



Staff Report to the Zoning Administrator

Application Number: **251432**

Applicant: Cheshire Rio Realty

Agenda Date: March 20, 2026

Owner: Shelly Lawrie

Agenda Item #: 1

APN: 043-072-34

Time: After 9:00 a.m.

Site Address: 260 Beach Drive, Aptos CA 95003

Project Description:

Proposal to establish a new two-bedroom vacation rental for the purpose of overnight lodging for a period of not more than 30 days at a time. Requires a Vacation Rental Permit and an On-Site Parking Exception.

Location: The property is located on the southern side of Beach Drive (260 Beach Drive), approximately 650-feet southeast of the intersection of Beach Drive and Rio Del Mar Boulevard in Aptos.

Permits Required: Vacation Rental Permit; On-Site Parking Exception

Supervisory District: 2nd District (District Supervisor: Kimberly De Serpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251432, based on the attached findings and conditions.

Analysis

The subject property is developed with an existing two-bedroom single-family residence, located in the 'No Limit' zone of the Seacliff/Aptos/La Selva Beach Designated Area. The single-family dwelling was constructed around 1955 and contains two bedrooms and two bathrooms.

Vacation rentals within residential structures are permitted within the RM-2.5 zone district, and the operation of the vacation rental is required to comply with all requirements of the vacation rental ordinance. Vacation rental permits are subject to renewal pursuant to County Code Section 13.10.694(D)(3), as conditioned.

As indicated in Santa Cruz County Code 13.10.694(D)(2)(c)(iv), one on-site parking space is required for vacation rentals containing one or two bedrooms. In situations where the required on-site parking cannot be provided, an On-Site Parking Exception may be requested in conjunction with a Vacation Rental Permit with consideration by the Zoning Administrator at a public hearing.

The existing dwelling covers the entirety of the parcel on which it is located and there are no on-site parking spaces available on the subject parcel; therefore, approval of an On-Site Parking Exception is required in conjunction with this Vacation Rental Permit.

Granting the On-Site Parking Exception will not adversely affect existing traffic and parking on nearby streets and properties, as street parking is available along Beach Drive at this location. The subject parcel is located on a residential block where many of the other dwellings on the block do not contain off-street parking facilities, such as driveways or garages. Historically, parking for many of the residences is provided on the street along Beach Drive. Notwithstanding, it is appropriate to consider how the project should be conditioned given that on-street parking availability may be limited at times due to the fact that no on-site parking is available for most of the units on this part of Beach Drive. Thus, if authorized, this vacation rental has been conditioned to allow a maximum of one non-exclusive on-street parking space, which coincides with the number of spaces required for a one-bedroom vacation rental.

Pursuant to SCCC 13.10.694(D), vacation rental permits expire the same month and day five years subsequent to the effective date of the Vacation Rental/Renewal Permit; therefore, the date of expiration of this permit is April 03, 2031.

Cheshire Rio Realty has been designated as the 24-hour contact for the vacation rental. Cheshire Rio Realty is located in Aptos, within the required 30-mile response radius from the proposed vacation rental property.

The property is located within the 'No Limit' zone of the Seacliff/Aptos/La Selva Beach Designated Area, which does not limit the number of vacation rentals allowed on a residential block for all parcels fronting along the subject section of the street along Beach Drive.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **251432**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 251432
Assessor Parcel Number: 043-072-34
Project Location: 260 Beach Drive, Aptos CA 95003

Project Description: Proposal to establish a new, two-bedroom Vacation Rental in an existing single-family dwelling with no on-site parking. Requires a Vacation Rental Permit and an On-Site Parking Exception.

Person or Agency Proposing Project: Cheshire Rio Realty

Contact Phone Number: (831) 688-2041

- A. The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

E. **Categorical Exemption**

F. **Reasons why the project is exempt:**

Class 1 – Existing Facilities: Conversion of an existing single family residence, to a short term residential vacation rental, will not result in environmental impacts in that a vacation rental use is synonymous with a residential use.

Class 3-Conversion of Small Structures: Conversion of the existing single family residence, to allow for short term vacation rental use, will not result in modifications to the existing, legally constructed residential structure.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Michael Lam, Project Planner

Date: _____

Discretionary Permit Findings

- (a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made; in that the proposed residential vacation rental is located in an existing residential structure in an area designated for residential uses and is not encumbered by physical constraints to development. The residential vacation rental will comply with health and safety standards established for vacation rental units, including smoke and carbon monoxide alarms, working ground fault circuit interrupters, emergency egress in all sleeping rooms, and handrails along stairs and walking surfaces above 30 inches in height to ensure the optimum in safety. In addition, the vacation rental standards address noise, occupancy, and parking to ensure that there are no detrimental effects of the vacation rental.

- (b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the location of the proposed vacation rental and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances, including the vacation rental ordinance, and the purpose of the RM-2.5 (Multi-family residential - 2,500 square foot minimum) zone district as the primary use of the property will be a residential vacation rental dwelling that meets all requirements of the vacation rental ordinance.

- (c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential vacation rental use is consistent with the use and density requirements specified for the R-UH (Urban High Density Residential) land use designation in the County General Plan as it is a residential use in an existing residential structure and the vacation rental ordinance implements the standards contained in the Noise Element of the General Plan.

A specific plan has not been adopted for this portion of the County.

- (d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in

inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed residential vacation rental is to be located within an existing single family residential structure. The expected level of traffic generated by the proposed vacation rental is commensurate to any other residential use of the dwelling because the short term rental occupancy of a residence does not change the type of use within the dwelling and, further, guest celebrations that result in temporary increased traffic can occur with both non-vacation rental residential use and vacation rental use. The project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the short-term vacation rental is proposed to be located within an existing residential dwelling located within a residential neighborhood, consistent with the land use intensity and density of residential neighborhoods. Both non-vacation residential uses and vacation rental uses can include celebrations that result in temporary increase in vehicles and building occupancy.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the short-term vacation rental of an existing residential dwelling is consistent with the provisions of the certified Local Coastal Program.

Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed short-term vacation rental is in substantial conformance with the requirements of the County Design Review Ordinance because no exterior changes to the existing residence are proposed as part of this application.

- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed short-term vacation rental is in substantial conformance with the requirements of the County Design Review Ordinance because no exterior

changes to the existing residence are proposed as part of this application.

On-Site Parking Exception Findings

- (a) Existing traffic and parking on nearby streets and properties would not be adversely affected by granting on an on-site parking reduction, as off-site parking is typically available and not subject to significant levels of congestion.

This finding can be made, in that the subject parcel is located on a residential block where many of the other residences on the block do not contain off-street parking facilities, such as driveways or garages. Historically, parking for many of these residences has occurred on the street along Beach Drive. The cars associated with the proposed Vacation Rental would not exceed the number that would be typically associated with use of the property as a single-family dwelling with full-time occupants and as required by the vacation rental ordinance. In this case, the ordinance requires one parking space for a two-bedroom rental; thus, the permit has been conditioned to allow one non-exclusive on-street parking space.

Conditions of Approval

Exhibit D: Project plans, prepared by Draeger Design & Development, dated 10/07/2025.

- I. This permit authorizes the operation of a vacation rental for the purpose of overnight lodging for a period of not more than 30 days at a time, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. Operational Conditions
 - A. The vacation rental shall be maintained and operated so that, at all times, it is in compliance with the items listed on the Vacation Rental Certification form on file with the Department of Community Development and Infrastructure.
 - B. Issuance of this permit shall not infer approval of new development or the private use of any property outside of the subject parcel boundary, including public and private rights-of-way, State Parks land, and County owned property. The term "new development" shall include, but is not limited to, fencing, patios, and accessory structures. The term "use" shall include, but is not limited to, outdoor seating, parking (in non-designated areas), and storage of equipment or materials.
 - C. The maximum, overnight occupancy of the vacation rental shall not exceed six people (two per bedroom, plus two additional people, children under eight not counted).
 - D. The maximum number of vehicles associated with the overnight occupants shall not exceed one non-exclusive on-street parking space.
 - E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 12 people (twice the number of overnight occupants, children under 8 not counted).
 - F. Occupants and guests shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30). A copy of the County Noise Ordinance (County Code Chapter 8.30) shall be posted inside the vacation rental in a location readily visible to all guests.
 - G. Vacation rental rules shall be posted inside the vacation rental in a location readily visible to all guests. The rules shall include, but not necessarily be limited to the following: maximum number of guests allowed; maximum number of people allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m.; maximum number of vehicles allowed; restrictions on noise (contained in the County Noise Ordinance), illegal behavior, and disturbances, including an explicit

statement that fireworks are illegal in Santa Cruz County; and directions for trash management.

- H. Fireworks are illegal in Santa Cruz County and prohibited at the vacation rental.
- I. The vacation rental shall have a sign identifying the structure as a permitted vacation rental and listing a 24-hour local contact responsible for responding to complaints and providing general information. The sign shall not exceed 216 square inches, be legible from, and be posted no more than 20 feet back from the nearest street. For all rentals, the sign shall also display the beginning and end dates of the five-year vacation rental permit. Sign information shall be updated upon any renewal of this permit. The sign shall be continuously maintained while the dwelling is rented.
- J. The name, address, and telephone number(s) of the local property manager (24-Hour contact person) shall be posted inside the vacation rental in a location readily visible to all guests.
- K. Any change in the local property manager's name, address, or telephone number shall be promptly furnished to the Planning Department, the local Sheriff Substation, the Auditor-Controller-Treasurer Tax Collector, the main County Sheriff's Office, and the local fire agency, and to the property owners of all properties located within a 300-foot radius of the boundaries of the parcel on which the vacation rental is located. Proof of mailing or delivery of the updated contact information to all of the above shall be submitted to the Planning Department within 30 days of change in the local property manager's contact information.

In addition, the applicant shall complete the online contact (see link below) information survey to ensure that the Community Development and Infrastructure Department is apprised of current contact information and for emergency notifications by the County Office of Response, Recovery and Resilience. Survey can be accessed via this link: <https://forms.office.com/g/5kfvAnC8n6>.

- L. The local property manager (24-hour contact person) shall be located within 30 miles of the vacation rental. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. Failure to respond within 60 minutes of being contacted, as verified by County Code Enforcement staff or the County Sheriff, shall constitute a significant violation and may lead to revocation of the permit in accordance with SCCC 18.10.136.
- M. All advertising for vacation rentals shall include the vacation rental permit number in the first two lines of the advertisement text, and where photos are included, a photo containing the permit number shall be included, as well as a photo of the required signage that includes the 24-hour contact information and vacation rental identification. Advertising a vacation rental for a property without a vacation rental permit is a violation of this chapter and violators are subject to the penalties set forth in SCCC 19.01.
- N. The owner/applicant shall comply with the regulations and standards set forth in Chapter 4.24 of the County Code, including any required payment of transient

occupancy tax for the vacation rental unit.

- O. Permits for vacation rentals shall expire five years from the date of approval. To continue in operation as a legal vacation rental, an application to renew the permit must be made before the expiration date, but no sooner than 180 days before the expiration date. Vacation rental permits are non-transferable and become void when a property transfer triggers reassessment.
- P. A violation of any of the requirements to obtain a vacation rental permit may be grounds for denial of a new vacation rental permit application. Further, violations of vacation rental regulations, or of any other provision of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing vacation rental permit after consideration at a public hearing by the Zoning Administrator (or by the Planning Commission upon referral).
- Q. If more than two significant violations occur on a vacation rental property within a 12-month period, a permit shall be noticed for a public hearing to consider permit revocation, pursuant to SCCC 18.10.136. "Significant violations" are: citations for violation of SCCC 8.30 (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the vacation rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of vacation rentals; delinquency in payment of transient occupancy taxes, fines, or penalties; non-responsive property management, including failure by the local property manager to respond to calls within 60 minutes; and failure to maintain signage. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a vacation rental permit for the same parcel without prior consent of the Board of Supervisors.
- R. The Vacation Rental shall provide overnight lodging for a period of not more than 30 days at a time.
- S. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

III. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its

sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.

Approval Date: March 20, 2026

Effective Date: April 03, 2026 (after 5 p.m.)

Expiration Date: April 03, 2031

Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

**Cheshire Rio Property Management
Vacation Rental Confirmation**

THIS RECEIPT CONFIRMS YOUR RESERVATION
ON THE BEACH IN SANTA CRUZ...BY THE SEA:

Cheshire Rio Property Management
107 Aptos Beach Drive
Aptos, CA 95003-9701

(831) 688-2041 ANYTIME

THE PROPERTY WHICH YOU WILL OCCUPY:
260 Beach Drive
BEGINNING ON: 07/04/2026 at: 3:00 PM
AND ENDING ON: 07/11/2026 at: 10:00 AM

ACCOUNT 40458

DATE OF THIS NOTICE IS: 10/14/2025

Randy Maldonado
107 Aptos Beach Dr
Aptos, CA 95003

AMOUNT	REQUIRED	RECEIVED
Security Dep. \$	750.00	0.00
Cleaning \$	300.00	0.00
Rents \$	2,520.00	0.00
Tax % 00	277.20	0.00
TOTAL \$	3,847.20	0.00
BALANCE DUE BEFORE ARRIVAL		3,847.20

BED SIZES KING, 1 QUEEN, 1 DOUBLE, 1 TWIN, HIDE, 1 PARKING,

Regular Garbage Day for this property is Friday

* PLEASE KEEP THIS CONFIRMATION FOR THE INFORMATION ABOVE *

The undersigned, an adult 21 years or older, as representative of him/herself and all the occupants, hereby agrees that no more than 6 persons will occupy the above referenced property address.

The under-signed and all occupants agree to rent the above premises at their own risk, thereby releasing Cheshire Rio and its agents from all liability, claims or actions resultant from the tenancy. This risk includes physical and emotional personal injury, death and property damages while occupying the above described premises, or any building, structure, street, or sidewalk appurtenant thereto, or equipment or facilities thereon.

The undersigned further agrees to accept liability for any damages, breakage, stains, or costs incurred for these related repairs. These damages or repairs are not limited to the security deposit on account, and should said damages and repairs exceed this amount, the undersigned agrees to accept full responsibility for all costs incurred. This agreement is binding for all members and guests in tenancy with and represented by the undersigned, and a copy of this document has been provided to the undersigned.

SIGNATURE: _____ DATE: _____

POLICY LETTER 260 beach drive

YOU MUST SIGN THIS COPY AND RETURN IMMEDIATELY

RENT: Rent is to be prepaid no later than **60 days prior** to occupancy (your date of arrival). Failure to have your monies received 60 days prior may result in cancellation of your reservation and loss of deposit. Last minute bookings (14-days before check in or less) must pay by cash or cashiers's check. **Please make check payable to Cheshire Rio Realty.**

SECURITY Security Deposit is not used as part of the rent. It is a reservation, cleaning, damage and **DEPOSIT:** utility bill deposit. It is deposited in a non-interest bearing account. Refund will occur by mail within three weeks from departure, if there are no deductions.

CLEANING: In addition to the rents you will be charged a pre-set cleaning fee (sani/inspect) for returning the property back to the condition you received it in. An extra charge will be assessed for cleaning over the time allotted or for the washing of any dishes, removal of excess sand, (rate charged is \$70 per hour, per cleaner). You will be supplied with a cleaning info sheet when you check-in. **ALL UNITS ARE NON-SMOKING UNLESS SPECIFIED.**

Trash All trash must be kept inside a closed container. Please call office for removal of excess trash.

PARKING County ordinance now limits parking to the number of off street parking (garage, driveway) plus 1 more on the street. **total number of parking spaces for 260 beach is 1**

Beachdrive- Aptos: notes (200 block of Beach drive has first come off street parking only). Homes Behind the Gates, 529-640 Beach will be issued parking permits.

CHANGES: For any change in date or properties, there is a \$25.00 charge. Changes must be made prior to 60 days of occupancy. **ROLL-OVER RESERVATIONS REQUIRE 90 DAY NOTICE FOR CHANGES OR CANCELLATIONS.**

IF YOU cancel A refund will be made (**less a \$50 service charge**) if a reservation is canceled at least 60 days **must** prior to check-in date. If cancellation occurs within the 60 day period, all of your monies may be subject to liquidated damages. (**additional cancellation fees of 6% will be levied from deposit if a credit card was used for pre-payment**). Please see back page, last para. for refunds if we re-rent.

PETS: **NO PETS ALLOWED, except for designated properties with pet addendum**
Violation of the PET RULE may result in eviction from rental property

WHAT TO BRING: All Units are ready for occupancy with these exceptions:
- Washable linens (sheets, towels pillow cases), **note, selected homes PROVIDE LINENS**
- Paper products, cleaning supplies, bathroom soap, food condiments
- Firewood is **not** provided
- VCR, DVD, DSL and TV reception and availability is not guaranteed by Cheshire

OCCUPANCY **Your beach rental allows 6 maximum people to sleep over. Children under 8 not counted. In addition the total number of allowed guests for celebrations and gatherings during the hours of 8 AM to 10 PM is 12.**

CHECK-IN: Check-in time is 3:00 PM at the Cheshire Office. Please call the office to make arrangements for key pick-up after 5:00 PM. There is a \$25.00 service charge for after hour service by an agent. A \$50.00 service charge for any service after 10:00 PM.

CHECK-OUT: Check-out time is 10:00 AM at the Cheshire office. Please return all keys, passes and the Tenant Information Sheet issued. **There is a \$25.00 per quarter-hour charge for check-outs after 10:00 AM.**

RENTAL RATES ARE SUBJECT TO CHANGE WITH A 60 DAY NOTICE. ADDITIONALLY, OWNER RESERVES THE RIGHT TO CANCEL WITH A SIXTY DAY NOTICE.

Property/260 Beach dr. _____ **Tenant:** _____

Signature: _____

Date: _____

CHESHIRE-RIO REALTY & PROPERTY MANAGEMENT www.cheshirerio.com----SIGN AND RETURN THIS COPY

107 APTOS BEACH DRIVE, APTOS, CA. 95003

831-688-2041 **PAGE ONE OF TWO 10-25**

Cheshire Property Management operates a selective rental service offering pre-planned vacation programs. We kindly request you to review the following conditions to fully appreciate your stay.

Every effort has been made by our agents to accurately describe the accommodations but Cheshire does not assume any responsibility for changes to the property, in respect to construction, furniture, gardens, garages, facilities, or surroundings of the properties or the condition thereof, nor for any temporary defects or stoppage in supply of water, gas, electricity or plumbing, nor will Cheshire accept liability for any loss or damage caused by weather conditions, natural disasters, acts of god, or other causes beyond its control. WE HIGHLY RECOMMEND YOU TO VISIT THE PROPERTY TO MAKE SURE YOU WILL BE HAPPY WITH UNIT, AREA, PARKING, ETC. CHESHIRE DOES NOT OWN ANY OF THE RENTALS, WE DO NOT HAVE THE LUXURY OF BEING ABLE TO MOVE YOU FROM ONE PLACE TO ANOTHER, UNLESS YOU GIVE US REQUIRED NOTICE. IF YOU ARRIVE AND ARE NOT HAPPY, MOVING OR REFUNDING MONIES IS SUBJECT TO THE OUR CANCELLATION POLICY TIME REFRAINS OR RE-RENTING THE PROPERTY. MOST TENANTS MAKE RESERVATIONS EARLY. FINDING AN ALTERNATE TENANT LAST MINUTE TO REPLACE YOU IS NEAR IMPOSSIBLE.

PLEASE VIEW YOUR RENTAL BEFORE YOU RESERVE OR BEFORE YOUR(CANCELLATION TIME PERIOD). TENANT CONCEDES THEY HAVE BEEN GIVEN THE CHANCE TO VIEW THE PROPERTY.

Tenant understands:

THEY WILL BE CHARGED FOR LOST KEYS, PERMITS, GATES CLICKERS OR REMOTES OR FOR EXTRA CLEANING NECESSARY FOR SMOKING INSIDE THE HOUSE.

Cheshire does not own any rental property and undertakes to act only as agent for the owner . Cheshire cannot and does not assume any liability for loss, damage or injury to persons or property or any inconvenience arising from the rental.

Cheshire does not act as insurer and is not liable for any loss, damage or inconvenience if the reserved accommodation is destroyed, damaged or sold.

No keys will be issued to anyone under the age of 21 years.

If owner furnishes outside help such as cleaners, gardeners, maintenance or other help, Cheshire assumes no liability of any kind for their performance or non-performance of duties or any acts or omissions on their part.

Tenant agrees:

To inform Cheshire of any loss or damage which may occur to the property and agrees to be responsible for the inventory of all items which may be broken, damaged or missing and for all debts or charges incurred during occupancy.

That the number of occupants shall not exceed the number of persons allowed per the occupancy agreement AND agree to occupy the property peacefully and abide by customary standards of acceptable behavior and to leave the property in good order at the end of their stay and acknowledges that the landlord of property, upon request will receive tenants phone numbers and address.

SANTA CRUZ COUNTY NOISE ORDINANCE

Tenant and all other occupants may be required to VACATE the premises and FORFEIT all rents for: Using the unit for any illegal activity including but not limited to serving alcoholic beverages to persons under 21 years of age. Having more than the allowed number of persons occupy the property than is allowed per the occupancy agreement. Causing damage to premises or any neighboring property. Any act which interferes with neighbor's right to QUIET enjoyment of their property. County code sect: 8.30.010-mandates quiet hours between 10pm to 8am.

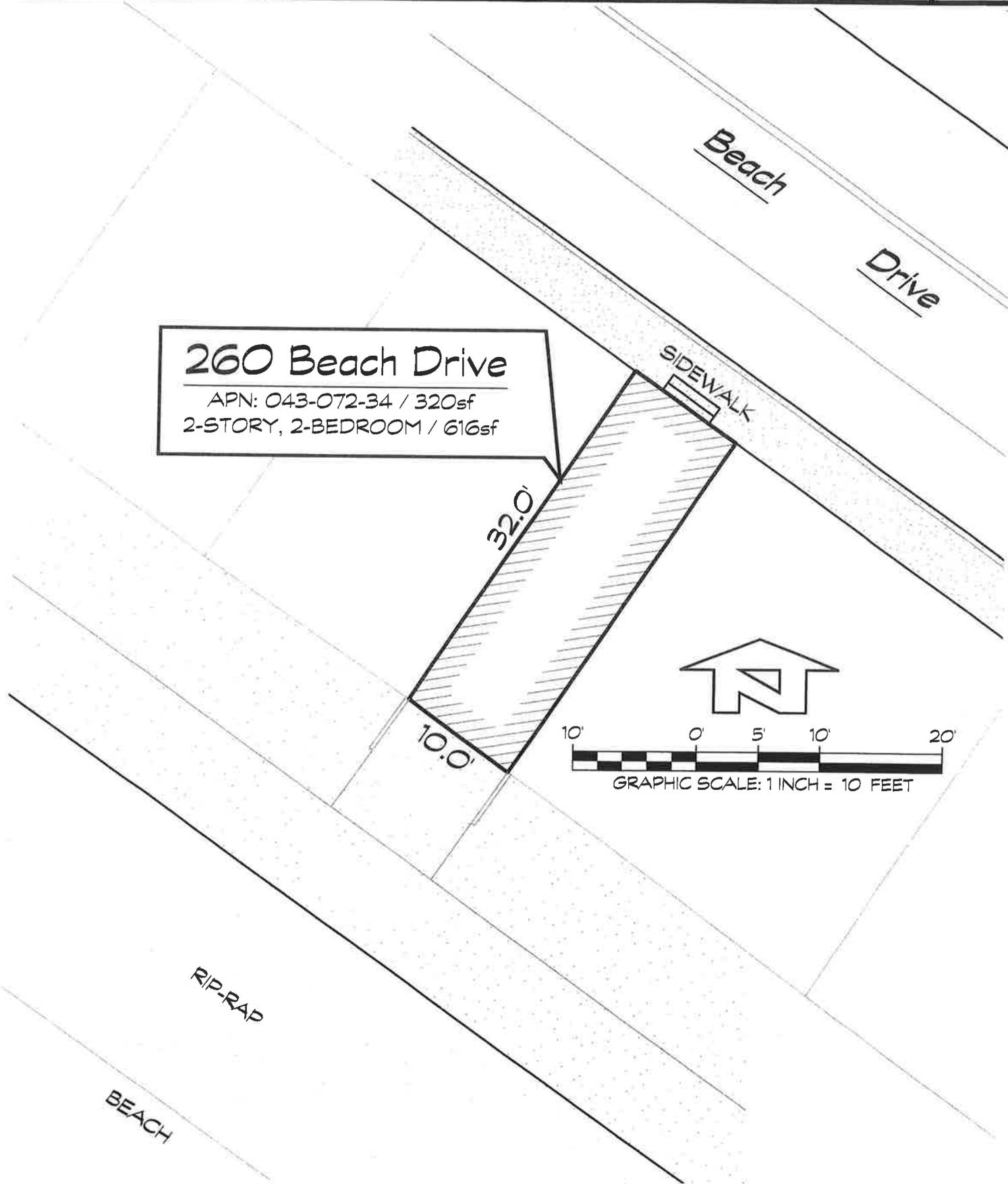
VIOLATIONS ARE SUBJECT TO A total loss of SECURITY DEPOSIT

FIREWORKS ARE ILLEGAL AND PROHIBITED AT ALL TIMES.

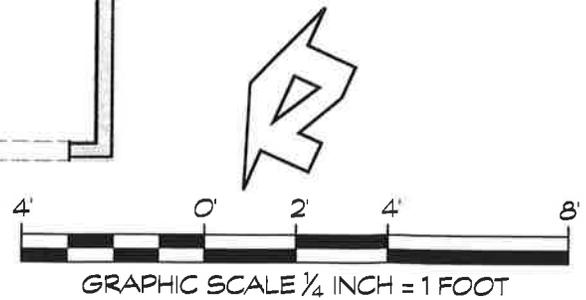
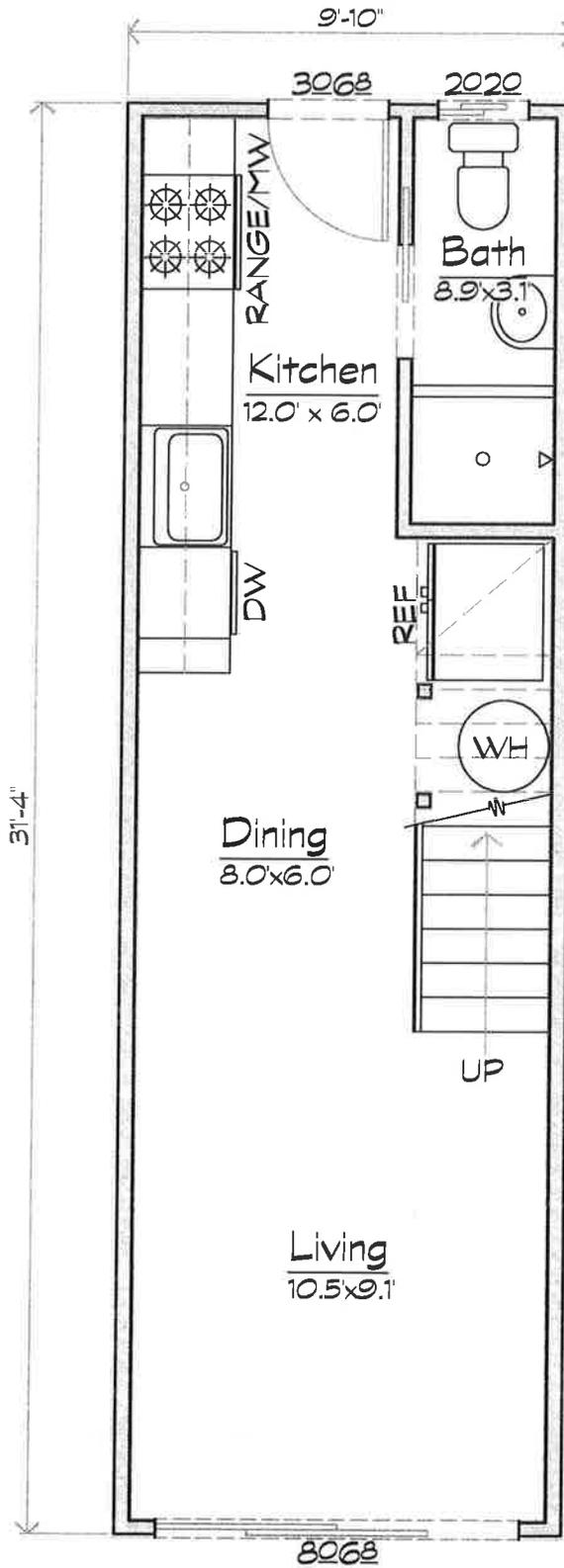
Cancellations may be in writing or by telephone or email. If cancellation is less than 60 days before occupancy start date, a refund of monies will be made only if the accommodation can be re-booked for the exact period reserved and for full amount of rents. If rents must be discounted for replacement tenant, deposit or rents received may be debited to make up difference.

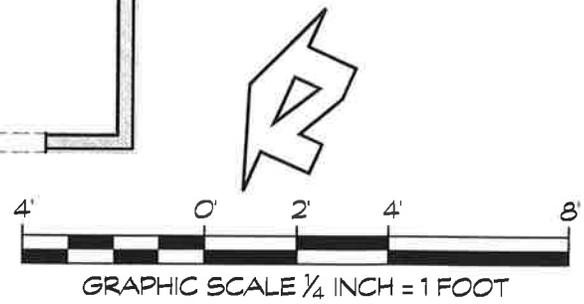
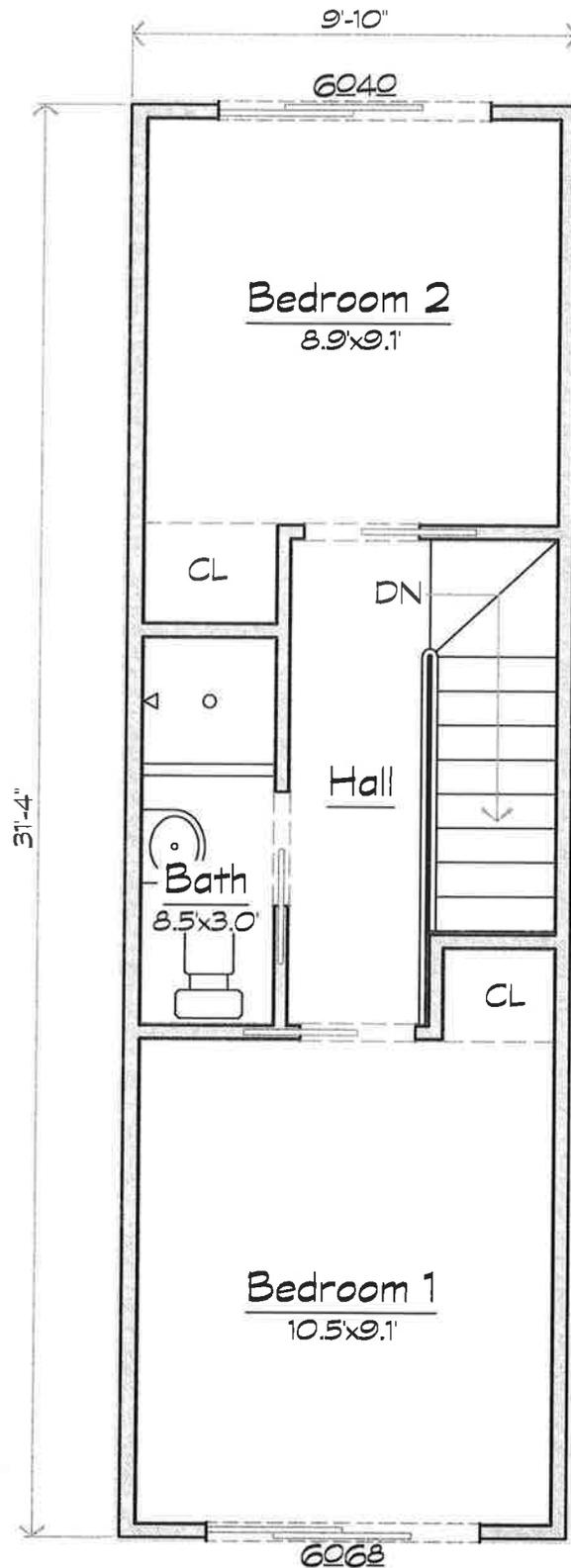
If Cheshire Rio as agent is required to enforce this contract by legal action and is awarded a prevailing judgment then lawyer fees shall also be awarded. CHESHIRE PHONE 831-688-2041

Tenant signature _____ page 2 of 2



260 Beach Drive
APN: 043-072-34 / 320sf
2-STORY, 2-BEDROOM / 616sf



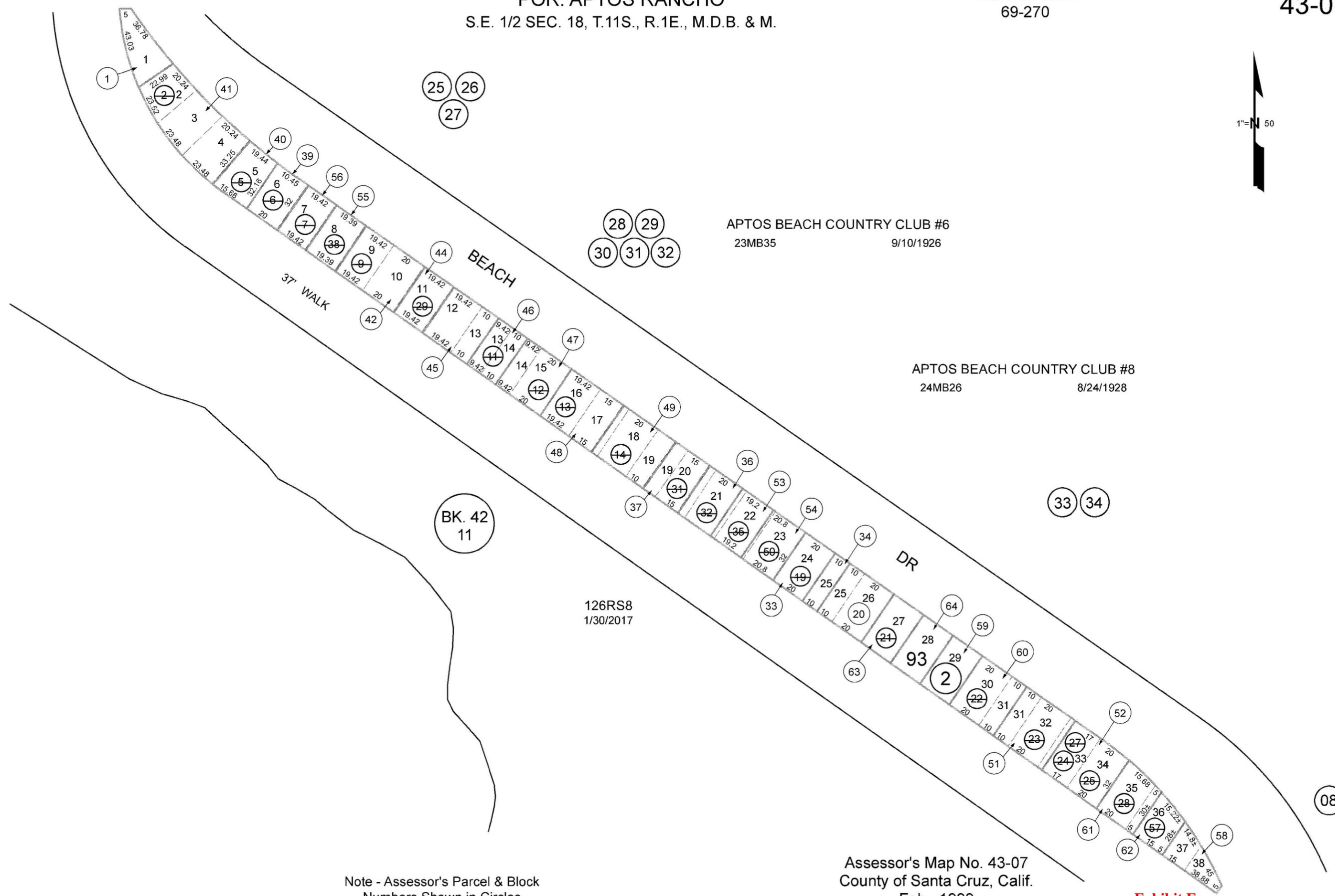
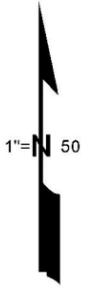


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POR. APTOS RANCHO
S.E. 1/2 SEC. 18, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-270

43-07



Note - Assessor's Parcel & Block
Numbers Shown in Circles.

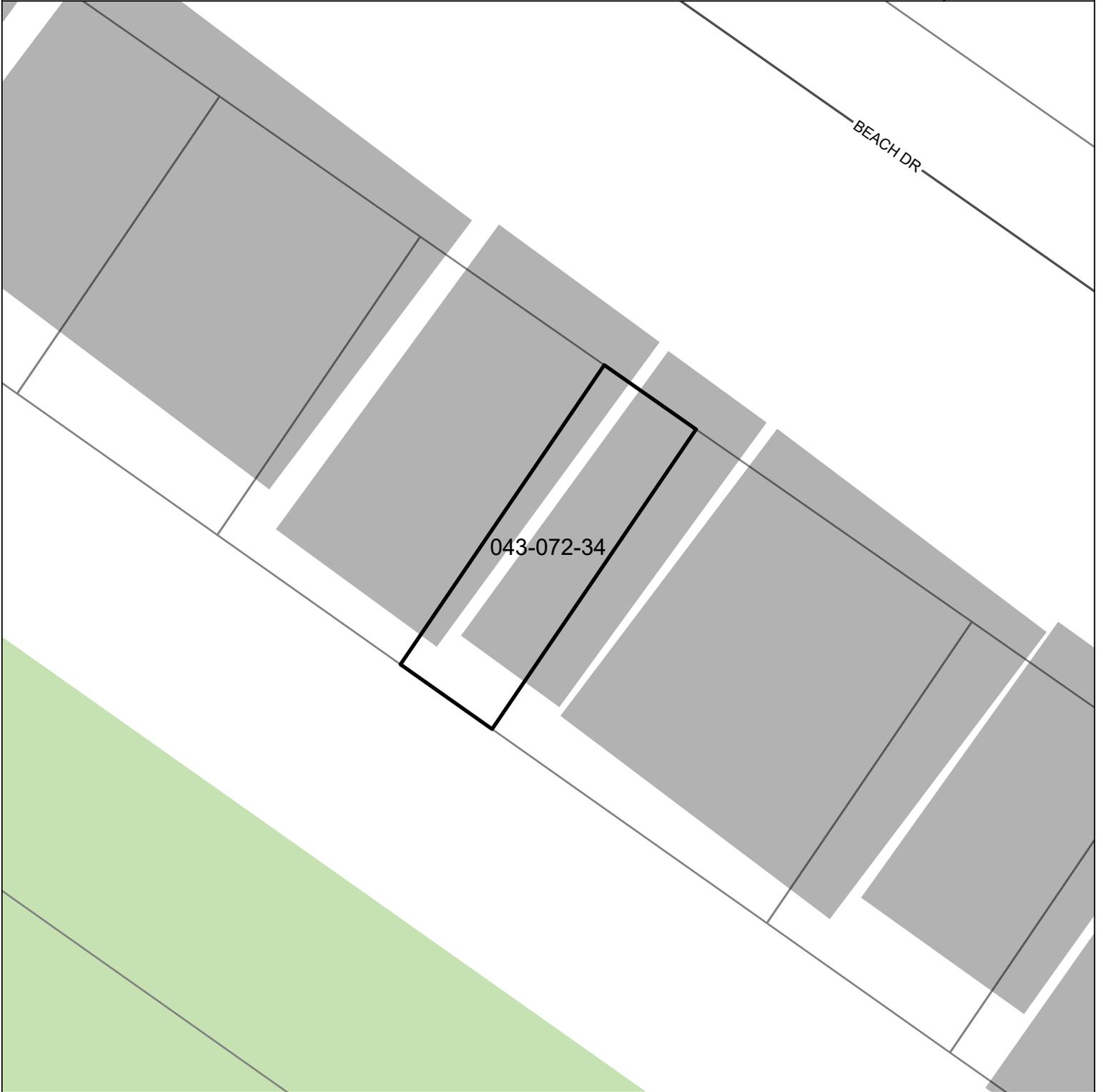
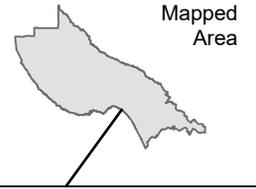
Assessor's Map No. 43-07
County of Santa Cruz, Calif.
Feb., 1999

Exhibit E

Electronically Redrawn 10/22/01 mvm
Rev 5/24/99 CB (Tax Consolidation)
Rev 5/25/01 mvm (Changed page refs.)
Rev 1/4/02 mvm (TCA)
Rev 2/19/03 DD (Cor tax code line 69-270)
Rev 6/7/04 CB (TCA change)
Rev 3/10/17 jg (126RS8)

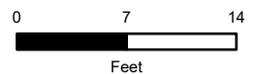
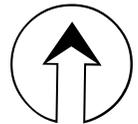


Parcel Location Map



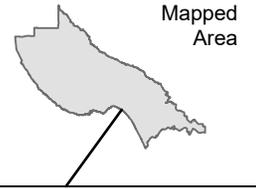
Parcel: 04307234

 Subject Parcel

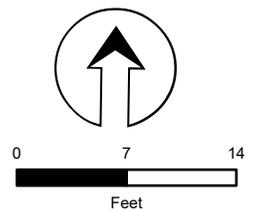




Parcel General Plan Map

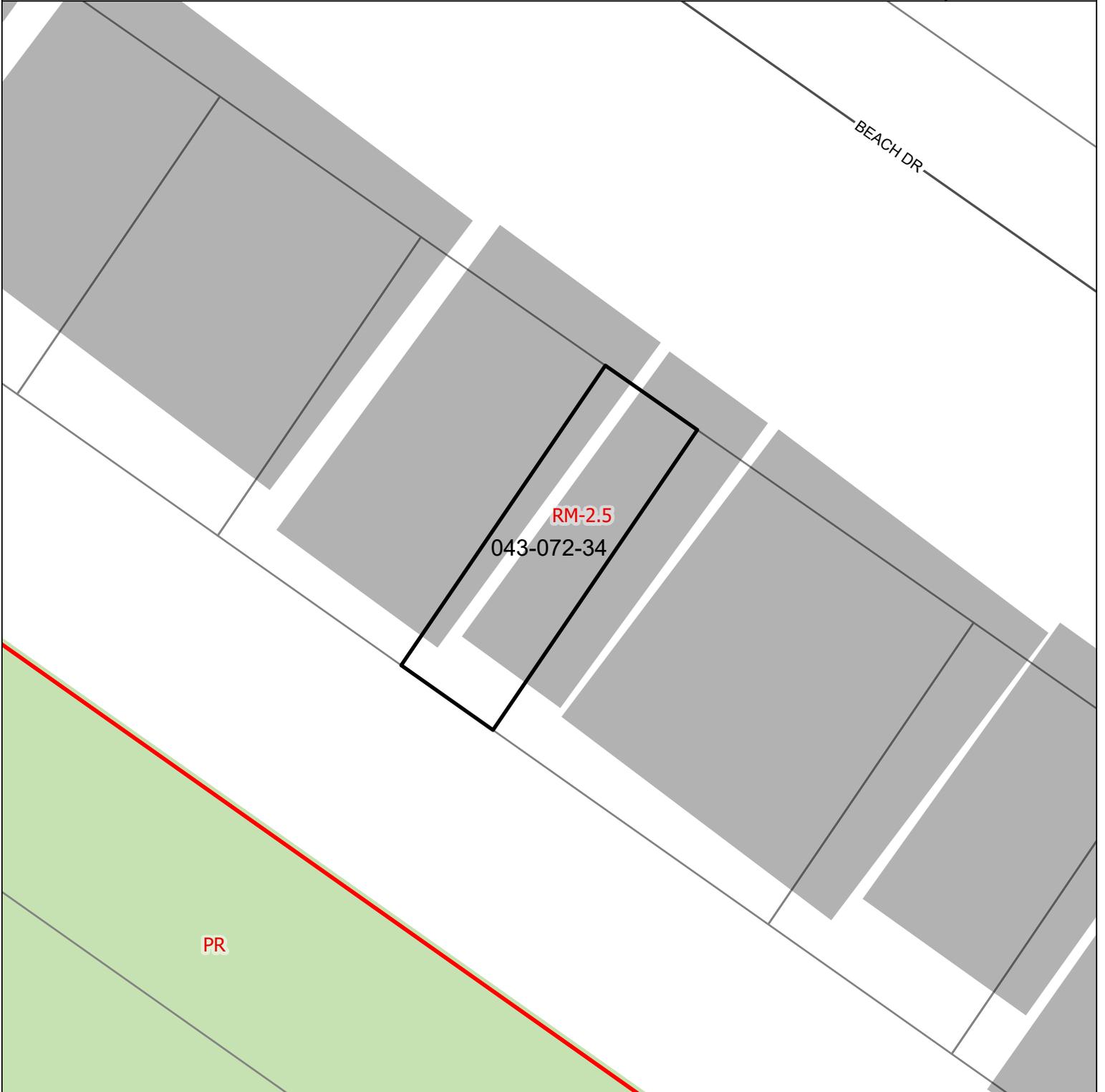
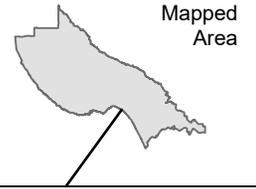


 Subject Parcel

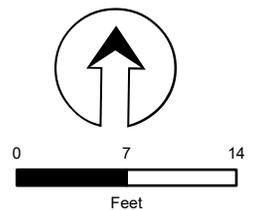




Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Flood Control Zone 6

Parcel Information

Parcel Size: 304 square-feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential, Parks & Recreation
Project Access: Beach Drive
Planning Area: Aptos
Land Use Designation: R-UH (Urban High Density Residential)
Zone District: RM-2.5 (Multi-family residential - 2,500 square foot minimum)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Technical Reviews: None

Environmental Information

Geologic Hazards: Coastal Hazard Screening Area
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: No physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Yes
Archeology: No physical evidence on site