



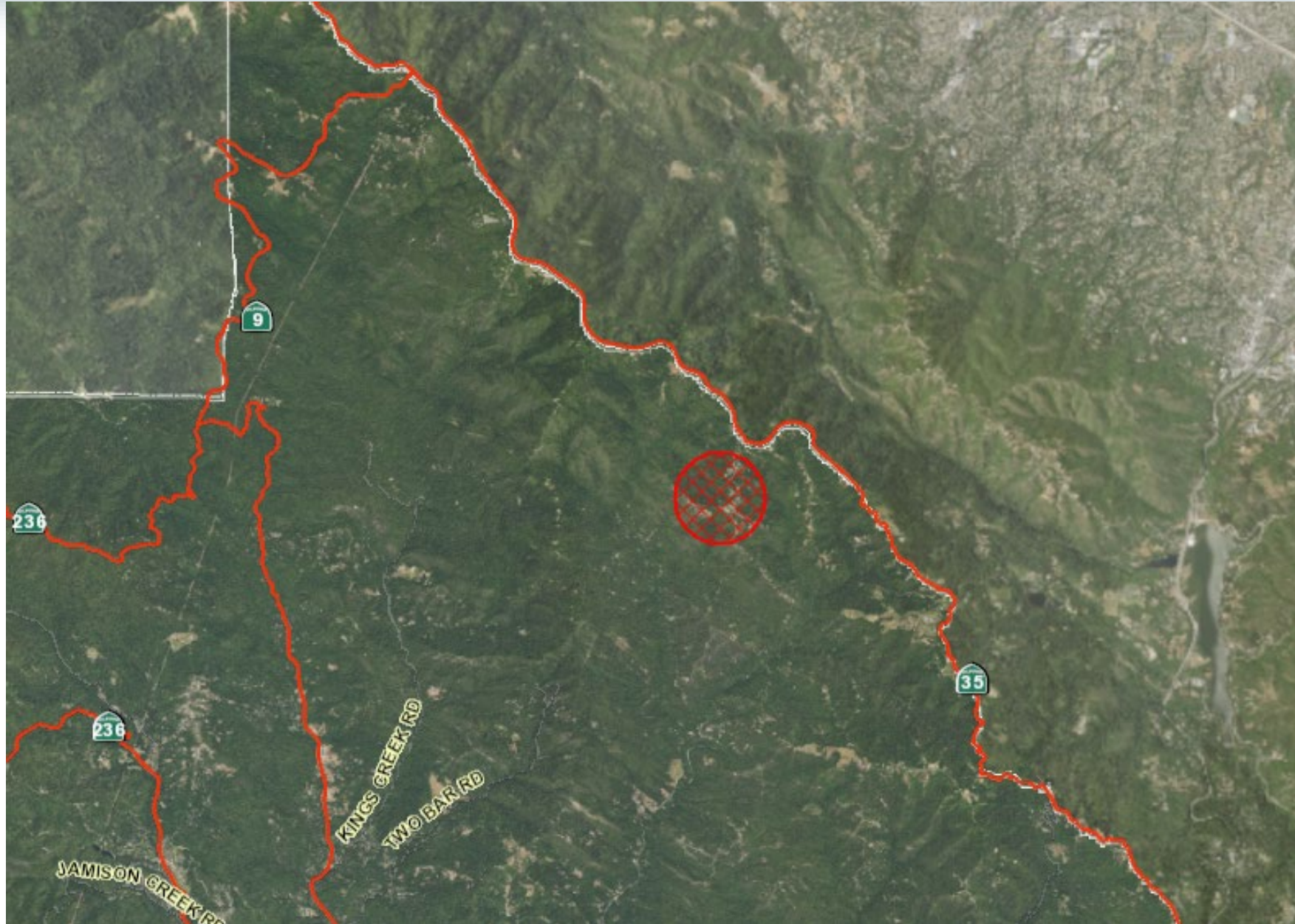
Community Development and Infrastructure

Item #12: Proposal to add six parcels the Las Cumbres Planned Unit Development Open Space Easement Contract

Application Number: 231323

January 28, 2025

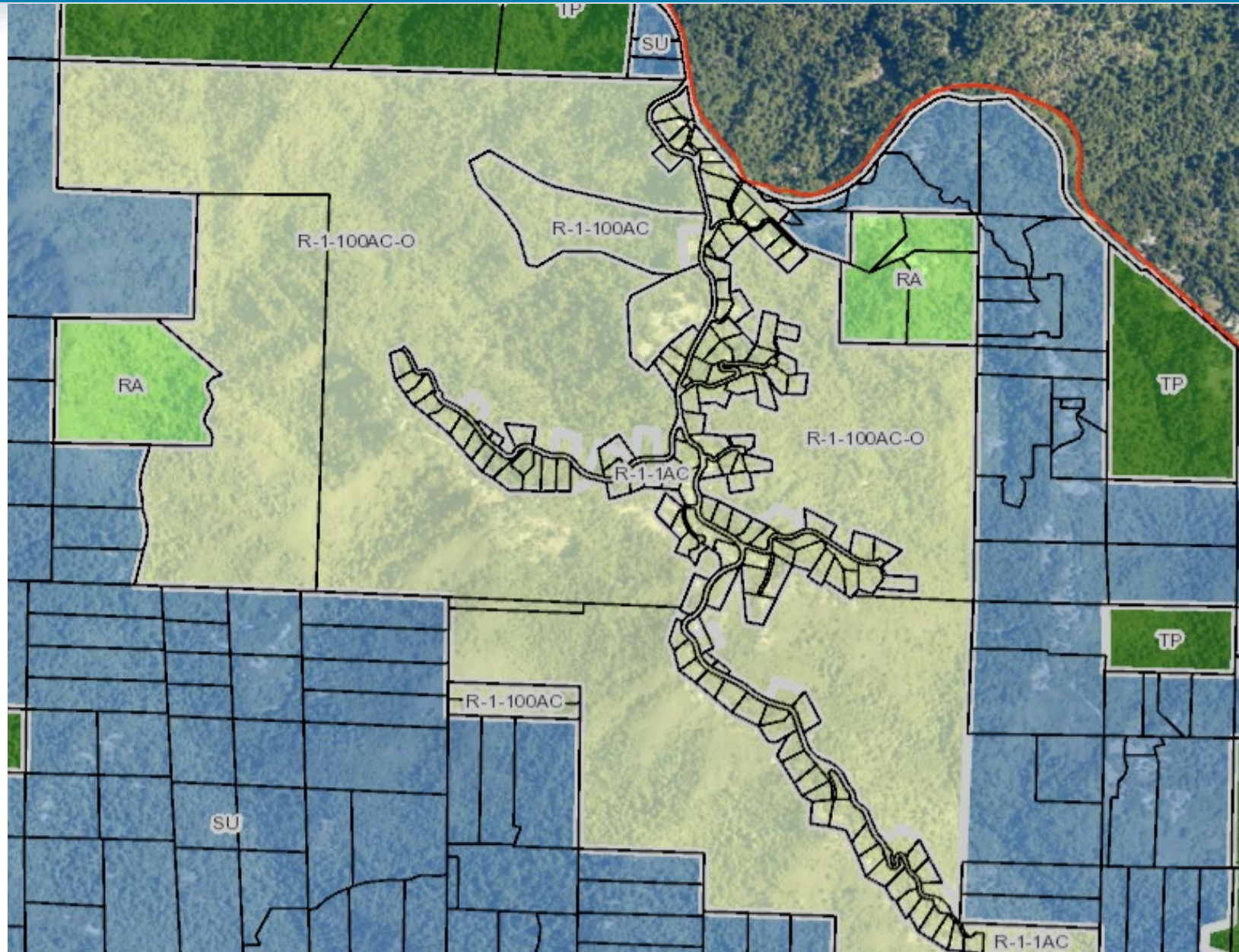
Project Setting: Las Cumbres Neighborhood



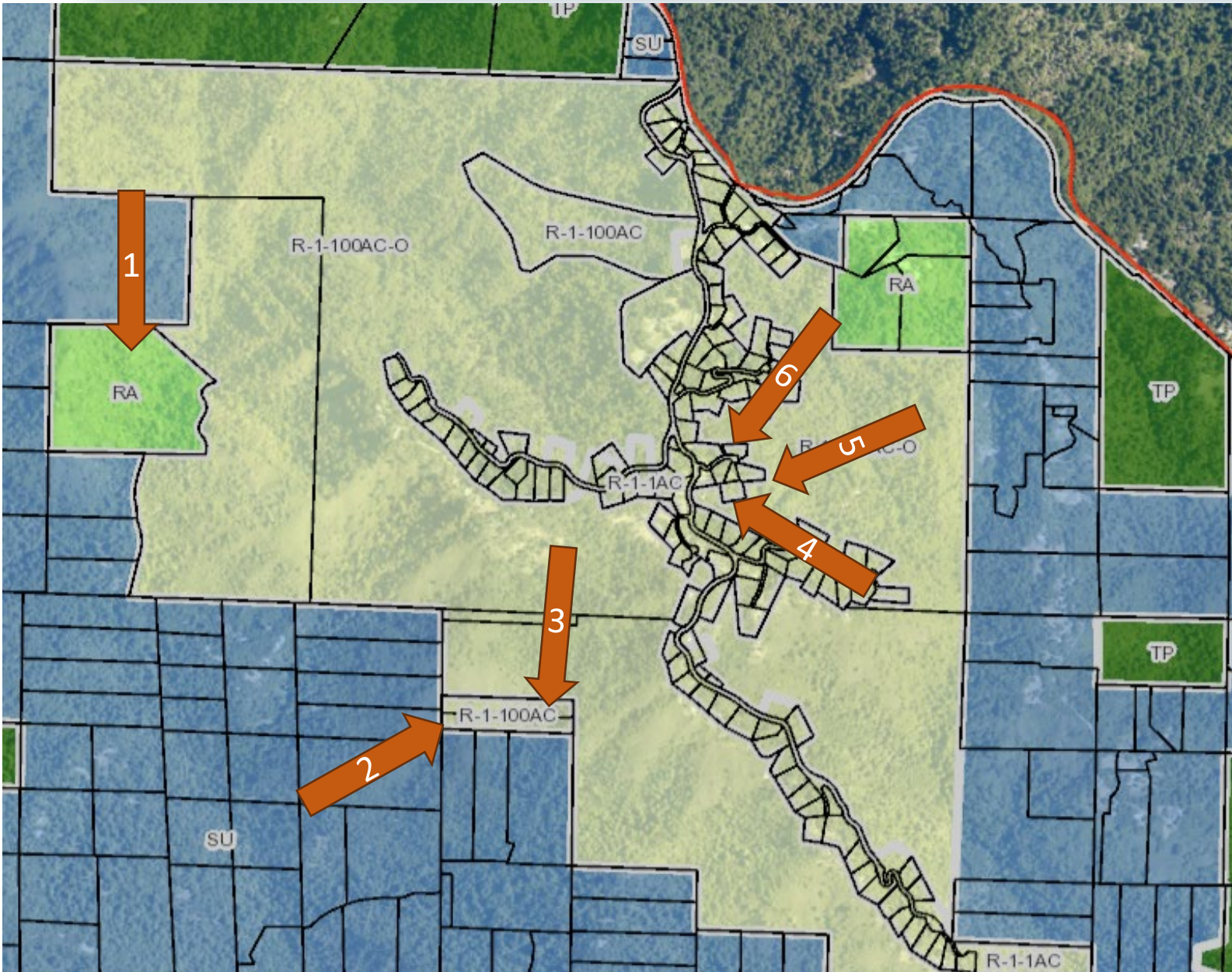
Project Setting: Topography



Project Setting: Zoning Designations



Project Proposal



1. Amend 1975 Open Space Easement Contract
 - i. Adds ~51 acres/six parcels
 - ii. Retained as open space in perpetuity
2. Add Open Space District Zoning Designation
 - i. "-O" designation is required by County Code

Recommended Actions

1. Accept the Planning Commission resolution, dated November 13, 2024;
2. Determine the proposal is exempt from further Environmental Review under the California Environmental Quality Act (CEQA) pursuant to Sections 15317 (Open Space Contracts) and 15183 (Projects Consistent with a Community Plan or Zoning);
3. Accept the amendment to Open Space Easement Contract for the Las Cumbres Subdivision;
4. Approve in concept an ordinance amending the zoning plan and map pursuant to Chapter 13.10.185 of the Santa Cruz County Code to rezone APN's 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, and 088-241-25 to include an Open Space Easement "O" Combining district designation;
5. Approve application 231323 to amend the Las Cumbres Planned Unit Development Permit 4286-U based on the staff report findings and conditions;
6. Schedule the ordinance for a second reading and final adoption on February 11, 2025; and
7. Direct the Clerk of the Board to publish the Notice of Proposed Ordinance Summary in a newspaper of general circulation at least five days prior to the scheduled second reading and final adoption, no later than February 1 2025, pursuant to Government Code Section 25124.