



## **County of Santa Cruz Board of Supervisors**

### **Agenda Item Submittal**

**From:** Community Development and Infrastructure

**Subject:** Setting Letter for Application 231323, Las Cumbres Open Space Easement Contract

**Meeting Date:** January 14, 2025

**Formal Title:** Schedule a public hearing on January 28, 2025, to consider Application 231323, a proposal to add six parcels to the Las Cumbres Subdivision Open Space Easement Contract, to rezone the parcels to add the Open Space Combining District Designation, and take related actions

### **Recommended Actions**

1. Schedule a public hearing for Tuesday, January 28, 2025, at 9:00 a.m. or thereafter, to consider a recommendation from the Planning Commission to approve Application 231323, a proposal to add six parcels to the Las Cumbres Subdivision Open Space Easement Contract, to rezone the parcels to add the Open Space Combining District Designation, and take related actions; and
2. Direct Community Development and Infrastructure Planning staff to mail notice of the date and time for the scheduled hearing to those required by Santa Cruz County Code Chapter 18.10.117.

### **Executive Summary**

The Board of Supervisors is the decision-making body for the subject application and is required to hold a public hearing to consider the application.

### **Discussion**

The Planning Commission held a public hearing on November 13, 2024, and took action to recommend that the Board of Supervisors approve Application 231323, a proposal to add six parcels to the Las Cumbres Subdivision Open Space Easement Contract. The application requires Board approval of an amended Open Space Easement Contract, an amendment to the zoning of the six parcels to include an Open Space Easement Combining District ("-O") designation, and an environmental determination pursuant to the California Environmental Quality Act (CEQA).

### **Financial Impact**

The project could result in a nominal fiscal impact to the County as a result in the change in annual property taxes collected for the six parcels. Five of the six parcels did not generate any property tax in 2024, but the sixth parcel generated an approximate \$4,200 annual tax bill.

The County Assessor's valuation for properties maintained under an Open Space Easement Contract is subject to formulas established by the California Revenue and Tax Code, and while some reduction in taxes is anticipated, the degree of reduction is uncertain. However, it can be reasonably anticipated that the reduction in annual taxes for the one parcel would not have a significant fiscal impact for the County.

### **Strategic Initiatives**

4B: Sustainable Environment – Natural Resources: Protect and restore natural

resources, including water, air, forests, coastline, and agricultural lands.

**Submitted By:**

Matt Machado

**Recommended By:**

Carlos J. Palacios, County Administrative Officer

**Artificial Intelligence Acknowledgment:**

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.