

15. Adopt "An Ordinance Amending the Zoning Plan and Map to Add Parcels in Las Cumbres Subdivision to the Open Space Easement Combining District Pursuant to Section 13.10.185 of the Santa Cruz County Code" (Approved in concept January 28, 2025) ()



## County of Santa Cruz Board of Supervisors

### Agenda Item Submittal

**From:** Clerk of the Board

**Subject:** Adopt "An Ordinance Amending Section 13.10.185 of the Santa Cruz County Code relating to Zoning Plan and Map to Add Parcels in Las Cumbres Subdivision"

**Meeting Date:** February 11, 2025

**Formal Title:** Adopt "An Ordinance Amending the Zoning Plan and Map to Add Parcels in Las Cumbres Subdivision to the Open Space Easement Combining District Pursuant to Section 13.10.185 of the Santa Cruz County Code" (Approved in concept January 28, 2025)

### Recommended Actions

1. Adopt "An Ordinance Amending the Zoning Plan and Map to Add Parcels in Las Cumbres Subdivision to the Open Space Easement Combining District Pursuant to Section 13.10.185 of the Santa Cruz County Code" as approved in concept on January 28, 2025.

### Executive Summary

n/a

### Discussion

On January 28, 2025, the Board approved the ordinance in concept and scheduled it for a second reading and final adoption on February 11, 2025.

### Financial Impact

Information on the financial and budgetary impacts of this item. Must include GL key and object.

### Strategic Initiatives

N/A

### Submitted By:

Juliette Rezzato, Chief Deputy Clerk of the Board

### 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.



ORDINANCE NO. 5472

**ORDINANCE AMENDING ZONING PLAN AND MAP TO ADD PARCELS IN LAS CUMBRES SUBDIVISION TO THE OPEN SPACE EASEMENT COMBINING DISTRICT PURSUANT TO SECTION 13.10.185 OF THE SANTA CRUZ COUNTY CODE**

The Board of Supervisors of the County of Santa Cruz ordains as follows:

**SECTION I**

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County zoning plan and map pursuant to Santa Cruz County Code section 13.10.185, to maintain a stable, desirable, well-balanced pattern of development throughout the County. The Board of Supervisors desires to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding APNs 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, and 088-241-25, and finds that the zoning to be established herein is consistent with all elements of the California Government Code, Santa Cruz County General Plan, and the Santa Cruz County Code.

**SECTION II**

The Board of Supervisors hereby adopts the Zoning Plan Amendment as described in Section III, and adopts the findings in support thereof described in application 231323, without modification, as set forth below:

1. The proposed zone district will allow a density of development and types of uses which are consistent with objectives and land use designations of the adopted General Plan;
2. The proposed zone district is appropriate to the level of utilities and community services available to the land;
3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; and
4. The proposed rezoning is in the best interests of the public health, safety or welfare.

**SECTION III**

The Board of Supervisors finds substantial public benefit in bringing APNs 088-111-32, 088-141-

Ordinance 5472

63, 088-141-64, 088-241-23, 088-241-24, and 088-241-25 within the open space easement contract adopted under Planned Unit Development application 4286-U. Adding the parcels to the existing open space easement contract serves the best interests of public health, safety, and welfare by:

1. Supporting the County’s goal for preservation of open space for current and future generations to ensure and conserve the continued availability of land for agriculture, the enjoyment of scenic beauty, outdoor recreation, and the conservation of sustainable use of natural resources;
2. Supporting public safety through fire protection planning and fire risk management, in that the proposed open space would provide and permanently maintain emergency access for the Las Cumbres residential subdivision; and
3. Providing potential for participation in fuel reduction programs, as specified in the Santa Cruz County Operation Plan’s Climate Action Strategy.

**SECTION IV**

The Zoning Map for the County of Santa Cruz, as referenced in Santa Cruz County Code Sections 13.10.180 and 13.10.185, is hereby amended to change the following properties from the existing zone district to the new zone districts as follows:

<u>Assessor’s Parcel Numbers</u>	<u>Existing Zone Districts</u>	<u>New Zone Districts</u>
088-111-32	RA (Residential Agricultural)	RA-O (Residential Agricultural, Open Space Easement Combining District)
088-241-23 088-241-24 088-241-25	R-1-1AC (Single-family residential, one acre parcel size)	R-1-1AC-O (Single-family residential, one acre parcel size, Open Space Easement Combining District)
088-141-63 088-141-64	R-1-100AC (Single-family residential, one- hundred-acre parcel size)	R-1-100AC-O (Single-family residential, one-hundred-acre parcel size, Open Space Easement Combining District)

**SECTION V**

This ordinance shall take effect on the 31<sup>st</sup> day after the date of final passage.

Ordinance 5472

PASSED AND ADOPTED THIS 11th day of February, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: Supervisors Koenig, De Serpa, Cummings, Martinez and Hernandez  
NOES: None  
ABSENT: None  
ABSTAIN: None

DocuSigned by:  
*Felipe Hernandez*  
309EB769DA614E4...

2/12/2025

---

Felipe Hernandez  
Chair of the Board of Supervisors

ATTEST:

DocuSigned by:  
*Juliette Rezzato*  
466B074F3141450...

2/12/2025

---

Juliette Rezzato  
Clerk of the Board

APPROVED AS TO FORM:

Signed by:  
*Natalie Kirkish*  
D52DC6AA0E74498...

---

Natalie Kirkish  
Assistant County Counsel

DISTRIBUTION: County Counsel  
Planning  
Assessor's Office  
County GIS



**Certificate Of Completion**

Envelope Id: 63ECF18B-1B53-4C8D-8B13-6613A72288A4	Status: Completed
Subject: Complete with Docusign: 231323_OSE_Ordinance.pdf	
Source Envelope:	
Document Pages: 3	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Evan Ditmars
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	701 Ocean Street
	Santa Cruz, CA 95060
	Evan.Ditmars@santacruzcountyca.gov
	IP Address: 63.194.190.100

**Record Tracking**

Status: Original	Holder: Evan Ditmars	Location: DocuSign
1/24/2025 1:24:50 PM	Evan.Ditmars@santacruzcountyca.gov	
Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: County of Santa Cruz	Location: DocuSign

**Signer Events**

Natalie Kirkish  
 Natalie.Kirkish@santacruzcountyca.gov  
 Security Level: Email, Account Authentication (None)

**Signature**

Signed by:  
  
 D52DC6AA0E74498...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 98.51.47.121

**Timestamp**

Sent: 1/24/2025 1:25:39 PM  
 Viewed: 1/24/2025 1:32:53 PM  
 Signed: 1/24/2025 1:33:10 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 8/1/2024 2:49:37 PM  
 ID: b763e46b-8c75-436f-b147-3f5717480ab2

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/24/2025 1:25:39 PM
Certified Delivered	Security Checked	1/24/2025 1:32:53 PM
Signing Complete	Security Checked	1/24/2025 1:33:10 PM
Completed	Security Checked	1/24/2025 1:33:10 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, County of Santa Cruz (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Ordinance 5472

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

**How to contact County of Santa Cruz:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us)

**To advise County of Santa Cruz of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

**To request paper copies from County of Santa Cruz**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

**To withdraw your consent with County of Santa Cruz**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

Ordinance 5472

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.

## Certificate Of Completion

Envelope Id: F6EEF72F-5A69-459E-A5F8-5208EAB83940

Status: Completed

Subject: Complete with Docusign: Ordinance 5472 Amending Chapter 13.10.185 (DOC-2025-077)(eSign).pdf

Source Envelope:

Document Pages: 7

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

CBD eSignature

AutoNav: Enabled

Stamps: 1

701 Ocean Street

Envelopeld Stamping: Enabled

Santa Cruz, CA 95060

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

cbd.esignature@santacruzcountyca.gov

IP Address: 63.194.190.100

## Record Tracking

Status: Original

Holder: CBD eSignature

Location: DocuSign

2/12/2025 12:03:41 PM

cbd.esignature@santacruzcountyca.gov

Security Appliance Status: Connected

Pool: FedRamp

Storage Appliance Status: Connected

Pool: County of Santa Cruz

Location: DocuSign

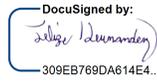
## Signer Events

Felipe Hernandez

Felipe.Hernandez@santacruzcountyca.gov

Security Level: Email, Account Authentication (None)

## Signature

DocuSigned by:  
  
 309EB769DA614E4...

## Timestamp

Sent: 2/12/2025 12:04:51 PM

Viewed: 2/12/2025 12:59:41 PM

Signed: 2/12/2025 1:00:28 PM

Signature Adoption: Uploaded Signature Image

Using IP Address: 63.249.104.22

## Electronic Record and Signature Disclosure:

Accepted: 7/17/2023 11:30:46 AM

ID: 2a2f0d4d-8f3b-4197-9c0c-4b7e9be9c82a

Juliette Rezzato

Juliette.Rezzato@santacruzcountyca.gov

Chief Deputy Clerk of the Board of Supervisors  
 County of Santa Cruz

Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 466B074F3141450...

Sent: 2/12/2025 1:00:29 PM

Viewed: 2/12/2025 1:23:23 PM

Signed: 2/12/2025 1:23:45 PM

Signature Adoption: Pre-selected Style

Using IP Address: 63.194.190.100

## Electronic Record and Signature Disclosure:

Accepted: 5/11/2022 7:47:21 AM

ID: 050883f5-a40c-4427-bdbd-fa282a697a25

CBD eSignature

cbd.esignature@santacruzcountyca.gov

County of Santa Cruz

Security Level: Email, Account Authentication (None)



Sent: 2/12/2025 1:23:47 PM

Viewed: 2/12/2025 1:26:05 PM

Signed: 2/12/2025 1:26:26 PM

Freeform Signing

Using IP Address: 63.194.190.100

## Electronic Record and Signature Disclosure:

Accepted: 6/20/2024 3:08:48 PM

ID: 4b7794de-1393-406f-a9a3-56a92d4b90d7

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

Certified Delivery Events	Status	Timestamp
---------------------------	--------	-----------

Carbon Copy Events	Status	Timestamp
--------------------	--------	-----------

Evan Ditmars Evan.Ditmars@santacruzcountyca.gov Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Accepted: 11/1/2023 12:39:45 PM ID: 70e90d09-19c8-4826-ab81-1653176546c2	<div style="border: 2px solid blue; padding: 5px; display: inline-block;"><b>COPIED</b></div>	Sent: 2/12/2025 1:26:28 PM
---	---	----------------------------

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
-------------------------	--------	------------

Envelope Sent	Hashed/Encrypted	2/12/2025 12:04:51 PM
Certified Delivered	Security Checked	2/12/2025 1:26:05 PM
Signing Complete	Security Checked	2/12/2025 1:26:26 PM
Completed	Security Checked	2/12/2025 1:26:28 PM

Payment Events	Status	Timestamps
----------------	--------	------------

Electronic Record and Signature Disclosure
--

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, County of Santa Cruz (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact County of Santa Cruz:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us)

### **To advise County of Santa Cruz of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

### **To request paper copies from County of Santa Cruz**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

### **To withdraw your consent with County of Santa Cruz**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.