

# ORCUTT

Union School District

Where a Dedicated Staff Means  
**KIDS COME FIRST**

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December 8, 2015

Hon. Janet Wolf, Chair  
Board of Supervisors  
Santa Barbara County  
105 E Anapamu Street, 4<sup>th</sup> Floor  
Santa Barbara, CA 93101

**Subject: Support for Rice Ranch Specific Plan**

Dear Chair Wolf and Members of the Santa Barbara County Board of Supervisors,

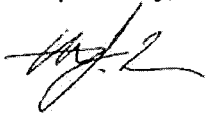
As Assistant Superintendent, Business Services of the neighboring Orcutt Union School District, I respectfully request that the Santa Barbara County Board of Supervisors approve the Rice Ranch Specific Plan (RRSP) as submitted by the applicant. We support the RRSP for the many benefits it provides not only to Rice Ranch residents, the community of Orcutt, Santa Barbara County, and to our District.

Orcutt Union School District receives approximately \$7,000 per Rice Ranch home in School Fees, which already has brought the District nearly \$1.5 million for the 195 Rice Ranch permits issued to date. At this level, upon approval of the Specific Plan and build-out of the community's 725 homes, Orcutt Union School District will receive over \$5 million in school fees from Rice Ranch.

Because to date these homes are occupied largely by empty-nesters, with only approximately 25% of Rice Ranch homes including school-aged children, the Orcutt Union School District receives a highly leveraged benefit from the school fees Rice Ranch pays, bringing significant benefits to our District.

Shea Homes and the development team have shown their commitment to Rice Ranch residents, the Orcutt community and Santa Barbara County by delivering benefits as promised, and therefore I request that their applications should be approved as submitted.

Respectfully,



Walter Con  
Assistant Superintendent, Business Services  
Orcutt Union School District

**Lenzi, Chelsea**

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**From:** sbcob  
**Subject:** FW: Discussion with Santa Barbara County Planning Commission regarding Trilogy Pine Creek, Orcutt, Ca.

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**From:** Louise :) [mailto:lc  
**Sent:** Tuesday, December 08, 2015 10:24 PM  
**To:** Zorovich, John; Zorovich, John; Probert, Kim; k  
**Subject:** : Discussion with Santa Barbara County Planning Commission regarding Trilogy Pine Creek, Orcutt, Ca.

Dec 8, 2015 from Louise Bruner, Home Owner Rice Ranch Trilogy

**Attention John Zorovich**  
**Please forward this important request to the SB Board of Supervisors to be considered Dec 15, 2015 at the hearing regarding Rice Ranch Trilogy. The Original message was dated Oct 9, 2014**

-----Original Message-----

**From:** Louise :) <@aol.com> Louise Bruner, !  
**To:** kprober  
**Sent:** Fri, Oct 10, 2014 12:26 am  
**Subject:** Discussion with Santa Barbara County Planning Commission regarding Trilogy Pine Creek, Orcutt, Ca.

Oct 9, 2014

**To:** Shea Homes Inc.:  
Rob Peterson, Community Development Manager  
Preston Holdner, Area Vice President Central Coast  
Andrew Daymude

Regarding : The planned development of 114 duplex Family units in the **"Pine Creek" meadow area of Trilogy Rice Ranch, at Rice Ranch Road and Sage Crest Dr, Orcutt, Ca.**

The purpose of this letter is to petition Shea Homes Inc. and **The Planners** to **make one very important change** to your plan as submitted to **the County of Santa Barbara Planning and Development.** **Please Do Not bring the traffic for the new Pine Creek development through Rice Ranch Trilogy by way of Sage Crest Rd.**

According to the map submitted to the County, all the traffic for the **construction and then the residents**

of those **114 families** is planned to enter the lower end of Sage Crest Rd. off of Rice Ranch Road. (or come down Sage Crest from Bradley...which is unlikely).

We have discussed this serious matter with **the Planners of the County of Santa Barbara Planning Commission**, and looking at the map submitted by Shea Homes, they suggested that it would be **feasible and practical** to have the **access entrance and exit** for that community **separate from the original community called Rice Ranch . Their suggestion was to have an access off Rice Ranch Rd approx one block west of Sage Crest Dr.** (perhaps keeping the proposed "entrance" as a fire lane **only.**)

John Zorovich and Kim Probert, the Planners, also assured us, as of Aug 2014, that the "plan" submitted by Shea Homes for Pine Creek is "far from being approved."

**The amount of traffic, pollution and noise and bottleneck that would cause daily** for those of us living along the lower end of Sage Crest Dr. and The Pines area in the original Rice Ranch Homes is **unacceptable.** Not only would it disturb our peaceful setting that brought us here to this beautiful hill in Orcutt, Ca. but it would also cause **a traffic jam daily** for all of the residents living here in Trilogy Rice Ranch Orcutt at present.

It should be noted that the advertisement **brochure from Shea Homes as of March 2014** still shows that Pine Creek area as "Natural Open Space"...which meant to us **buyers**, no buildings, 114 families, over 200 cars, numerous school buses and trucks daily! Trilogy ad reads **"Change your Life simply by changing your address"...."Bringing Beauty to your back door."**

Unfortunately our back door and patio is only 10 feet from Sage Crest Rd.....a road that **appeared** to be **only** the entrance to our little neighborhood and the park. It was very peaceful and quiet for the first few months...with a spectacular view of the "natural open space" as advertised. **The promised "Serene and natural setting" is beautiful.**

But.....

The amount of **traffic** that we have **endured during this past entire year** with the completing of the final 20-plus homes in the "Oaks" has been **unbearable !**

I am sure you are aware that **it takes at least 100 trucks per unit** over a period of many months to complete each building. Most all of these huge, extremely loud delivery trucks cause so much pollution, just 10 ft from our patio table where we enjoy our outdoor dining, that we feel like we are sitting on the freeway back in the city. The **air quality is so dangerous** that we must go in and even close the windows.

Imagine what our little neighborhood would be like **if you add 200 cars a day;** morning, noon and night to line up on **Sage Crest Rd** to get in and out of their new neighborhood, Pine Creek! Not to mention 100 trucks per unit times 114 units, for the year or more that it will take to complete the development.

**We beg you, Please don't do that.**

Respectfully, Home Owners at Rice Ranch, Orcutt, Ca.

submitted by Louise Bruner, Lot 3, #5681 Calle de la Rosa, Orcutt, Ca. 805-332-3545

A personal note from Louise Bruner :

When locating here, far away from all the **metropolitan pollution** of Los Angeles, as I enter my 80's, I had in mind this beautiful natural setting where I could enjoy the great outdoors working in my little garden while feeding the many birds and listening to their songs. It truly was serene. I thought I had found my dream house, the ideal setting for my golden years as many of my neighbors had also..... **until the constant parade of very large, very loud, very toxic trucks began to roar past my patio on Sage Crest Dr. for the construction of the remaining houses.**

Please don't destroy the very attraction that you advertise to bring people here. Please don't destroy the clean air and make my back yard a freeway.

**Please limit the traffic that must use Sage Crest Dr. and Alderwood Lane by getting a variance for another entrance off Rice Ranch Road....and closing off "Road O" and Road L"on the map.**

After meeting Preston and Andrew and talking to Rob Peterson I do feel that you all really do care about this lovely community that you are developing and have a genuine pride in

your reputation with Shea Homes. Even during the construction here in the Oaks the workman do their best to be quiet and respectful. I credit Shea Homes for that, and thank you.

Sincerely, Louise Bruner

December 4, 2015

Hon. Janet Wolf, Chair  
Board of Supervisors  
Santa Barbara County  
105 E Anapamu Street, 4<sup>th</sup> Floor  
Santa Barbara, CA 93101

RE: Rice Ranch approval key to local economy

Dear Chair Wolfe and Members of the Santa Barbara County Board of Supervisors,

A vote of approval for the Rice Ranch Specific Plan by the Board of Supervisors is vitally important to my business and the entire Santa Barbara and Central Coast economy.

My company, Safe 'n Sound, plans to employ approximately 6 workers on Rice Ranch construction upon the plan's approval, as one of approximately three dozen companies that will be engaged to prepare the site and build the homes. The boost this work will provide the local economy will be an important part of homebuilding's nearly \$40 billion contribution to the California economy, and the local jobs generated will be part of nearly 209,000 jobs statewide homebuilding generates annually.

Your vote in support of the Rice Ranch Specific Plan, which I understand was developed in close coordination with neighbors and county planners, will create hundreds of local jobs, and support hundreds of families.

Sincerely,  
Jeff S Madden

A handwritten signature in black ink, appearing to read "Jeff S Madden", is written over a faint, illegible stamp or watermark.