

Santa Barbara County Board of Supervisors

Briefing on Rice Ranch
Proposed Revised Project
January 10, 2012



RECOMMENDED ACTIONS

- Receive this report on processing issues for the Rice Ranch proposed revised project
 - Temporary Entry Permit
 - Process to Date
 - Next Steps
 - Inclusionary Housing Ordinance

BACKGROUND

- 12/13/2011 County Board Hearing
 - Accepted the fee dedication of public open space at Rice Ranch
 - Directed staff to prepare a briefing on the project and related issues

TEMPORARY ENTRY PERMIT

- Access to some portions of the now county-owned open space areas necessary during project construction
- Appropriate vehicle is temporary entry permit granted by General Services Director
- Applicant provided with General Services contact and an example entry permit

REVISED RICE RANCH CHRONOLOGY

- October 2010: Meeting with P&D and Developer team to discuss proposed changes
- December 2010: Partial application submittal for informal P&D feedback; applicant informed of General Plan initiation process
- January 13, 2011: P&D feedback on partial application submittal
- February 11, 2011: General Plan Amendment project description received from applicant
- March 9, 2011: Planning Commission hearing initiating General Plan Amendment

REVISED RICE RANCH CHRONOLOGY

- April through November: Numerous discussions with applicant and agent regarding application
- June 27, 2011: Applicant resubmits application
- July 27, 2011: Application determined incomplete by P&D
- December 13, 2011: Applicant resubmits application
- Status of Application resubmittal: Expected to be complete with advisories

REMAINING PROCESSING STEPS

- Complete/Incomplete determination
- Environmental Review:
 - Update to reflect increase in units by 14
 - Analyze Greenhouse Gas impacts (not previously analyzed)
- Subdivision Development Review Committee
- North Board of Architectural Review
- Staff Analysis
- Planning Commission hearing process
- Board of Supervisors hearing process

INCLUSIONARY HOUSING REQUIREMENTS

- Housing Element Requirements when approved:
 - 10% affordable at moderate income levels (Santa Maria Housing Market Area); in lieu fee payments allowed by Housing Element
- Project as Approved:
 - 10% affordable at moderate income levels, provided onsite
 - 10% affordable at workforce income levels, provided onsite
 - Orcutt Community Plan and Rice Ranch Specific Plan require all affordable units be provided onsite

INCLUSIONARY HOUSING REQUIREMENTS

- Current Housing Element Requirements:
 - 5% affordable at very-low income levels
 - 5% affordable at low income levels
 - 10% affordable at moderate income levels
- Proposed Revised Project:
 - Payment of in lieu fees for 5% at very-low income levels and 5% at low income levels
 - Provide 76 units in Pine Creek neighborhood as affordable by design with no deed restrictions
 - Proposal inconsistent with Housing Element Policy

INCLUSIONARY HOUSING ORDINANCE

- Board directed update of the Inclusionary Housing Program through development and adoption of an Inclusionary Housing Ordinance
- Ordinance intended to place the Inclusionary requirements in a separate ordinance, rather than in Housing Element Policy and update the requirements

INCLUSIONARY HOUSING ORDINANCE

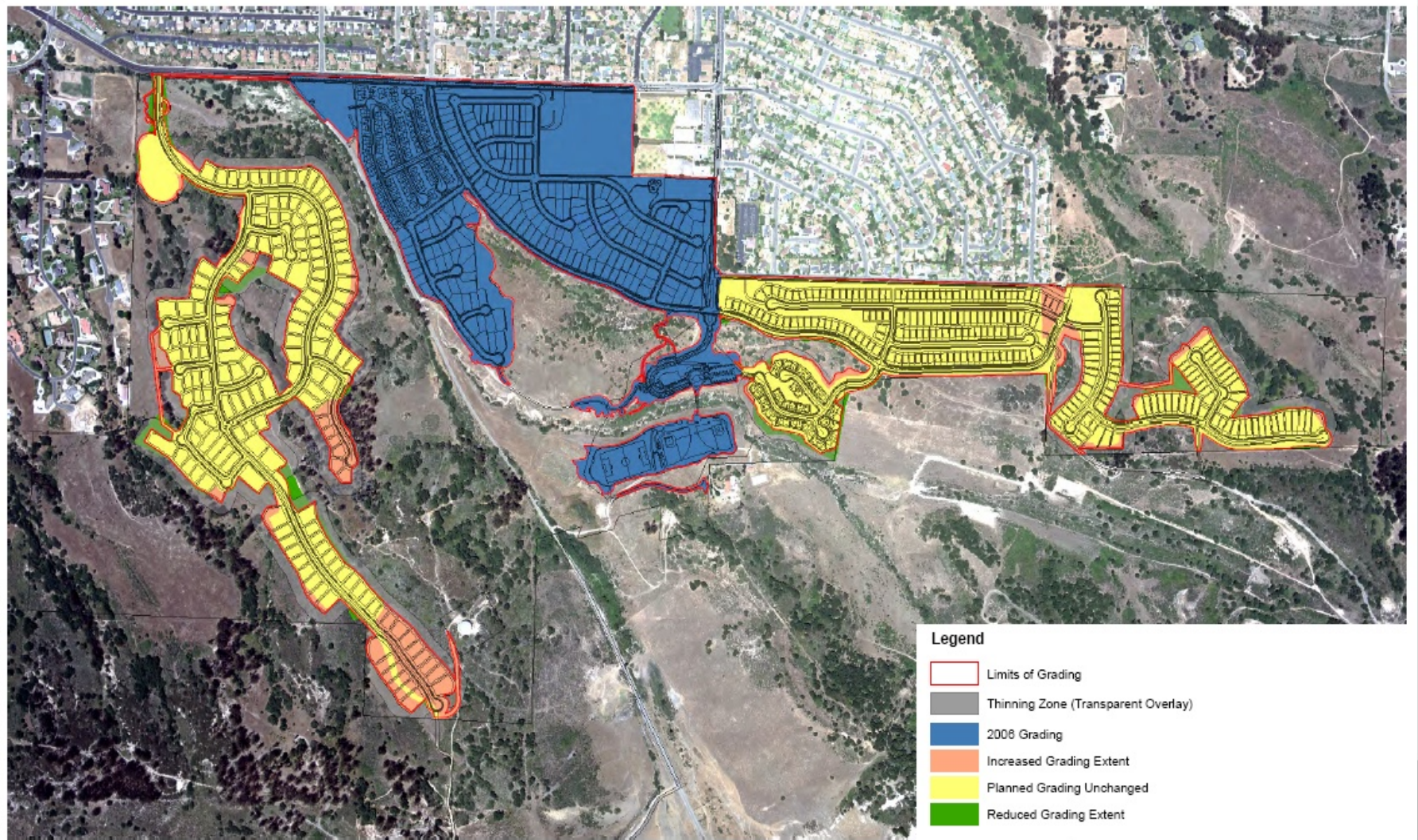
- Revised Schedule:
 - Public release of draft ordinance – no later than March 2012
 - Public review/State HCD review – March – June 2012
 - Environmental Review – June - July 2012
 - Planning Commission review – August/September 2012
 - Board of Supervisors review – October/November 2012

INCLUSIONARY HOUSING REQUIREMENTS

- Interim Affordable Housing Option
 - Option to allow additional construction of market rate housing in advance of the Board's consideration of changes to Inclusionary Housing Policy
 - Required an amendment to the Rice Ranch specific plan and project conditions
 - Applicant expressed interest in April/May 2011, but has not yet submitted an application

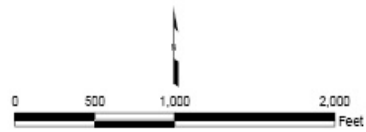
RECOMMENDATION

- Receive this report on the Rice Ranch Proposed Revised Project.



Map includes data from:
 Wallace Group CAD files 4/15/11
 Arcadis field surveys through 4/13/11
 and other sources.

Aerial Photo Date June 6, 2005



Changes in Disturbance Areas

Rice Ranch Ventures, Santa Maria, CA



Figure 4

Revised Rice Ranch Project



VICINITY MAP

LEGEND	
NEIGHBORHOODS	
	VALLEY VIEW
	PINE CREEK MULTI-FAMILY
	PINE CREEK SINGLE FAMILY
	THE OAKS
	THE MEADOW SINGLE FAMILY
	THE MEADOW DUPLEX
	THE GROVE
OPEN SPACE	
	NATURAL OPEN SPACE
	COMMUNITY PARK
	PRIVATE PARKS / OPEN SPACE
COMMUNITY FACILITIES	
	SCHOOL PARCELS
	DEVELOPED SLOPES IN VALLEY VIEW, MEADOWS, & GROVES WILL BE MAINTAINED BY H.O.A.
(SEE GRADING PLAN FOR REFERENCE)	