

ATTACHMENT 5

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA TO AMEND THE DEVELOPMENT AGREEMENT FOR THE RICE RANCH SPECIFIC PLAN SET OUT IN THE DEVELOPMENT AGREEMENT FOR THE RICE RANCH PROJECT, APNSs 101-380-002; 101-390-002 THROUGH -004 AND -007, -008, -009; 101-400-001, -002; 101-410-001 THROUGH -046; 101-420-001 THROUGH -034; 101-430-001 THROUGH -021; 101-440-001 THROUGH -028; 101-450-001 THROUGH -024; 101-460-001 THROUGH -028; AND, 101-470-001 THROUGH -016, LOCATED ON THE SOUTH SIDE OF STUBBLEFIELD ROAD AND RICE RANCH ROAD IN THE ORCUTT AREA, FOURTH SUPERVISORIAL DISTRICT.

Case No. 14ORD-00000-00012

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

SECTION 1:

Pursuant to Sections 65450 through 65454, inclusive, of the Government Code, the Board of Supervisors of the County of Santa Barbara, California hereby approves an amendment to the Specific Plan for the Rice Ranch Project (97-SP-001), including the exhibits thereto, and incorporated herein by reference.

SECTION 2:

Pursuant to the provisions of Section 35.88 “Specific Plans”, of the Land Use Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby approves an amendment to Section 4.3.1 and 4.3.2, Affordable Housing – Implementation and Monitoring, of the Rice Ranch Specific Plan (97-SP-001) as follows:

- A. Amend the Affordable Housing section 4.3 of the Rice Ranch Specific Plan, Subsection 4.3.1, Program Requirements, to revise the text of the final paragraph:

In addition, the applicant for the Rice Ranch will voluntarily price –restrict an additional 10% of units approved, for workforce housing buyers who currently earn less than 150% of the median area income. These units would be dispersed throughout the Meadows and ~~Pine Creek~~ neighborhoods.

- B. Amend the Affordable Housing section 4.3 of the Rice Ranch Specific Plan, Section 4.3.2, Implementation and Monitoring, to revise the text as follows:

Construction of the affordable units shall commence with the construction of the ~~182nd~~ 196th market rate unit. Following zoning clearance of the ~~181st~~ 195th market rate unit, three (3) affordable units shall be constructed concurrent with the construction of every eight (8) market rate units in each phase of development until a total of 146 affordable units have been constructed.

SECTION 3:

Except as amended by this Ordinance, the Rice Ranch Specific Plan (97-SP-001), shall remain unchanged and shall continue in full force and effect.

SECTION 4:

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

JANET WOLF
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel