

12/9/15

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

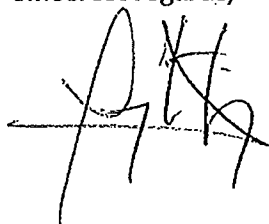
Subject: Support for Rice Ranch Applications and the Proposed Clubhouse

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

A clubhouse and new recreational courts and facilities for the exclusive use of Rice Ranch residents are included in the Rice Ranch Specific Plan that is on your agenda for December 15th. This addition to our community will make Rice Ranch an even more enjoyable place to live and improve our property values, so I encourage you to do all you can to ensure the quick approvals of the amendments so it may be constructed.

Thank you in advance for supporting our community.

Sincerest regards,

A handwritten signature in black ink, appearing to read 'Frank Gutierrez', written over a horizontal line.

FRANK GUTIERREZ
10391 LAUREN LANE
SANTA MARIA CA 93454

12/9/2015

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Board of Supervisors
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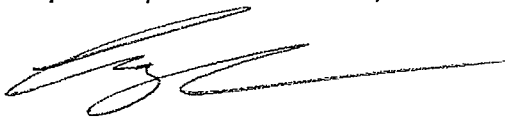
Subject: Support for Rice Ranch and Overall Project Benefits

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

Representatives of Shea Homes have met with the Rice Ranch community on multiple occasions to share their plans for the completion of the community, and to answer our questions. The new clubhouse, the miles of trails incorporated into the plan and the sustainable design of the new homes – with solar panels and maximum water conservation inside and outside the homes – are all strong positives. The benefits to the County of having the Rice Ranch community fully established and built-out include additional property taxes and a fully a funded Community Facilities District.

Shea's representatives have explained that responsibility for construction and maintenance of parks and streets will be transferred from the County to the HOA and that current resident assessments will not be affected by the change. I therefore support these changes as well, and encourage you and your colleagues on the Commission to quickly provide the approvals necessary for the rest of the plans to move forward.

Thank you for your consideration,



Drew Park
2327 cottage
Santa Maria, CA 93455

12/9/2015

Hon. Janet Wolf, Chair
Board of Supervisors
Santa Barbara County
105 E Anapamu Street, 4th 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 a resident of Rice Ranch, I respectfully request that the Santa Barbara County Board of Supervisors approve the Rice Ranch Specific Plan as submitted by the applicant. We support the RRSP for the many benefits it provides not only to Rice Ranch residents but also to the community of Orcutt and Santa Barbara County, including:

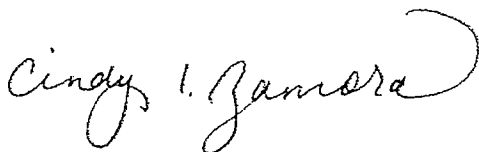
- Permanent preservation of more than 65% of Rice Ranch in open space (more than 300 acres)
- Creation of 8 miles of trails, that will benefit area nature enthusiasts & the incorporation of a 5K cross country training loop
- New secondary access roads to further improve safety and response times
- Provision of a 5,000 square-foot club house for Rice Ranch residents, with recreational play courts and meeting facilities
- Maintain the 725 units as approved in 2003
- The payment of fees to meet the affordable housing obligation rather than building affordable units on site

In addition, the project has already provided many benefits that include:

- The 26 acre Orcutt Community Park and on-going maintenance
- The Oaks Neighborhood Park and on-going maintenance
- Water Supply & Drainage Facilities
- Open Space & Trails
- School Site

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,



Cindy I. Zamora
719 N. 1st street Apt. A
Lompoc, CA 93436



1130 E. Clark Avenue Number 150-285 * Orcutt, CA. 93455

Phone: 805 - 445-9100 * Fax: 805 - 487-3568

December 10, 2015

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

RE: Rice Ranch Master Planned Community approval- Key to our local economy

Dear Chair Wolf 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 our business and the entire Santa Barbara and Central Coast economy.

Our company, Oakridge Landscape, Inc., currently maintains all the master association landscape areas and the County's Orcutt Community Park for the developer. We plan to employ approximately 25 workers on Rice Ranch construction upon the plan's approval, as one of approximately three dozen construction trade partners that will be engaged to prepare the site and build the homes and community. 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 over 200,000 jobs statewide homebuilding generates annually.

Working with Shea Homes on this project has given Oakridge Landscape, Inc. the ability to establish ourselves as a top provider of landscape construction, erosion control and landscape maintenance services in the Central Coast. This growth has opened the door for us to hire new employees in the Orcutt area, work with local Santa Barbara County companies, and contribute to the economic well being of the community. Our company's involvement in your community is exactly the reason we strongly support the Rice Ranch Community. We hope to continue to provide services, business and growth in Santa Barbara County for many years to come, and this project plays an integral part in making that hope a reality.

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

Sincerely,

Gary Scott
Branch Manager

Tileco

275 W. Betteravia Rd, Santa Maria CA 93455 | (805) 925-8638

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

RE: Yes Vote for Rice Ranch Specific Plan

Dear Chair Wolfe and Supervisors,

As the Rice Ranch Specific Plan comes before the Santa Barbara County Board of Supervisors for review, please take into consideration the valuable contribution the construction of 725 new homes will make to the local economy.

Our company, Tileco Distributors Inc. provides Ceramic, Porcelain and Natural Stone tiles and related materials to homebuilders, and we look forward to serving the needs of Shea Homes as it builds the new homes and facilities your approval of the Rice Ranch Specific Plan will make possible. Sales generated by supplying Shea Homes will help to support our company, our employees and their families.

I understand that you must look beyond economic benefits as you review this project. Therefore, please also consider the Specific Plan's compliance with County's planning and inclusionary housing ordinances, the permanent dedication of over 65 percent of the site as open space, the HOA's funding of street and park maintenance, and Shea Homes' construction of secondary access roads to further improve safety and response times.

Thank you for your consideration of these matters.


Gina Burchiere Flint

SALES AND MARKETING DIRECTOR
7 North Nopal
Santa Barbara, Ca 93103
805.564.1868
Fax 805.568.1159
tilecodist.com

December 10, 2015

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

Subject: Support for Rice Ranch Applications and the Payment of Fees for Affordable Homes

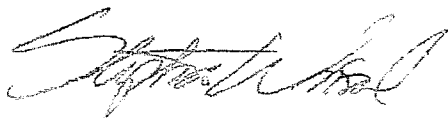
Dear Chair Wolf and Members of the Santa Barbara County Board of Supervisors,

The Rice Ranch residents have been fully briefed on the proposed minor changes to the Rice Ranch Specific Plan, thanks to the outreach efforts of Shea Homes. The community is very supportive of these changes, especially the potential for a clubhouse, the extensive trails system, and the addition of the County's Inclusionary Housing Ordinance into the new Specific Plan.

The Inclusionary Housing provisions are very important, as they will require the development to make significant financial contributions that will help the County address affordable housing in an intelligent, well-planned manner, instead of building units on site.

Shea has shown us through their actions that they take their responsibilities as a developer and homebuilder very seriously. The amendments that will be before you are evidence of this, and I urge you to approve this request.

Thank you,

A handwritten signature in black ink, appearing to read 'Stephanie Winford', written in a cursive style.

Stephanie Winford
Orcutt Resident

December 10, 2015

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

Subject: Support for Rice Ranch Applications and Trails

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

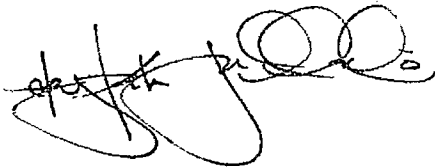
I am writing you in support of the Rice Ranch Specific Plan Amendment, and the significant improvement in area trails it will bring to the Orcutt community.

The Orcutt area is currently "trails poor," with limited public access to trails. With your approval of the Specific Plan, the residents of Orcutt and Santa Barbara County will ultimately have access to 9 miles of excellent public trails for hiking, mountain biking, bird watching and nature hikes. This is exceptionally good news for all who love the outdoors, and is something worthy of your support.

Shea Homes and their planning firm, Forma, worked tirelessly with the Trails Commission to identify the best trail locations and trail designs. I appreciate their efforts, and ask that you support the amendments they are requesting to their specific plan.

Sincerely,

Erykah Jullado

A handwritten signature in black ink, appearing to read "Erykah Jullado", with a large, stylized flourish at the end.