



# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
123 E. ANAPAMU ST.  
SANTA BARBARA, CALIF. 93101-2058  
PHONE: (805) 568-2000  
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March 11, 2011

Frances Romero  
Urban Planning Concepts  
2624 Airpark Drive  
Santa Maria, CA 93455

PLANNING COMMISSION  
HEARING OF MARCH 9, 2011

***RE: General Plan Amendment Initiation of the Revised Rice Ranch Project; 10GPA-00000-00006***

Request from Rice Ranch Ventures for initiation of a General Plan Amendment (10GPA-00000-00006) [application filed on December 1, 2010] which would include a change in base land use density from Planned Development 725 units to Planned Development 735 units; and amendments to the text of the Orcutt Community Plan (OCP) to stipulate that the Oaks, Meadow, Grove and Valley View neighborhood parks be privately owned. The requested General Plan Amendment also proposes to amend the existing OCP policy requirement that all affordable housing be developed onsite to: 1) provide in-lieu affordable housing fees for the required very-low and low income units; and, 2) satisfy the requirement for "moderate" income affordable housing with the provision of multi-family units which are "affordable by design." The project is located on ten valid legal parcels, known as AP Nos. 101-380-001, -002, -003; 101-390-001, -003, -007; 101-400-001, -002, -003, and 101-440-029. The site is located on the south side of Stubblefield and Rice Ranch Roads in the southeastern portion of the Orcutt community, Fourth Supervisorial District.

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Dear Ms. Romero:

At the Planning Commission hearing of March 9, 2011 Commissioner Valencia moved, seconded by Commissioner Blough and carried by a vote of 4 - 1 (Cooney no) to approve the request to initiate the General Plan Amendment to:

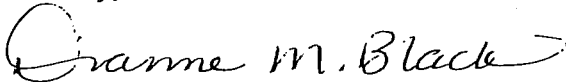
- 1) Change the base land use density from Planned Development (PD) 725 units to PD 735 units;
- 2) Consider changing the ownership of the four one-acre neighborhood parks from public to private; and,
- 3) Provide direction to staff that approval of the development will be contingent on a finding of consistency with the County's Housing Element policies, including the Inclusionary Housing Program, in existence when the project is considered.

The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on March 21, 2011 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$643 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

Sincerely,



Dianne M. Black  
Secretary to the Planning Commission

cc: Case File: 10GPA-00000-00006  
✓ Planning Commission File  
Owner: Rice Ranch Ventures, LLC, Attn: Bryan P. Troxler, 5023 N. Parkway Calabasas, Calabasas, CA 91302  
County Chief Appraiser  
County Surveyor  
Fire Department  
Flood Control  
Park Department  
Public Works  
Environmental Health Services  
APCD  
Joni Gray, Fourth District Supervisor  
Joe H. Valencia, Fourth District Planning Commissioner  
Rachel Van Mullem, Deputy County Counsel  
John Zorovich, Planner

DMB/dmv