

ATTACHMENT 3

**RESOLUTION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF ADOPTING AMENDMENTS TO THE RICE RANCH SPECIFIC PLAN (97-SP-001), AMENDING SECTION 4.3, AFFORDABLE HOUSING, SUBSECTION 4.3.1 – PROGRAM REQUIREMENTS TO CLARIFY THAT THE WORKFORCE HOUSING UNITS WILL NOT BE DEVELOPED IN THE PINE CREEK NEIGHBORHOOD AND AMENDING SUBSECTION 4.3.2 – IMPLEMENTATION AND MONITORING TO ALLOW FOR 27% OF THE MARKET RATE UNITS UP TO 195 UNITS TO BE ISSUED OCCUPANCY CLEARANCE PRIOR TO IMPLEMENTATION OF THE AFFORDABLE HOUSING PROVISIONS.

RESOLUTION NO.: 15 - _____

CASE NO.: 15GPA-00000-00001

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan (General Plan) for the County of Santa Barbara.
- B. On December 9, 2003, by Ordinance 4520 (03ORD-00000-00011), the Board of Supervisors adopted the Rice Ranch Specific Plan (97-SP-001).
- C. On July 10, 2012, by Ordinance 4840 (12ORD-00000-00010), the Board of Supervisors adopted revisions to the Rice Ranch Specific Plan (12SPP-00000-00001) to postpone the requirement to construct onsite affordable units until the time that 25% of the market rate units (181 units) have received zoning clearance issuance.
- D. The proposed amendments are consistent with the Santa Barbara County Comprehensive Plan and the requirements of California Planning, Zoning, and Development laws.
- E. Public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been provided the opportunity for involvement pursuant to Section 65351 of the Government Code.
- F. The County conducted consultations with Native American tribes as required by Government Code Section 65352.3 and 65352.4.
- G. This County Planning Commission has held a duly noticed hearing, as required by Section 65353 of the Government Code on the proposed amendment at which hearing the amendments were explained and comments invited from the persons in attendance and

has endorsed and transmitted a written recommendation to the Board of Supervisors pursuant to Government Code Section 65354.

- H. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code on the proposed amendments, at which hearing the proposed amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. Whereas the Board of Supervisors now finds consistent with the authority of Government Code Section 65358 that it is in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Rice Ranch Specific Plan of the Santa Barbara County Comprehensive Plan's 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.
3. In compliance with the provisions of Section 65356 of the Government Code, the above described changes are hereby adopted as amendments to the Rice Ranch Specific Plan of the Santa Barbara County Comprehensive Plan.
4. Pursuant to provisions of Government Code Section 65357(a), the Clerk of the Board is hereby directed to send copies of the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, to all public entities specified in Government Code Section 65352 and any other public entities that submitted comments on the amendment to the general plan during its preparation.
5. Pursuant to provisions of Government Code Section 65357(b), the Clerk of the Board is hereby directed to make the documents amending the Santa Barbara County

Comprehensive Plan, including the diagrams and text, available to the public for inspection.

6. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board.

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:

ABSTAIN:

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