

November 29, 2015

Salud Carbajal, 1st District
Janet Wolf, 2nd District, Chair
Doreen Farr, 3rd District
Peter Adam, 4th District
Steve Lavagnino, 5th District

Dear Supervisors:

The current revision of the Rice Ranch Plan and the proposed placement of the Orcutt Trail have many of us Oakhill residents feeling, quite frankly, stunned. We were under the assumption that all of the assurances that were given and promises made when the plans were first approved would be incorporated into the latest revisions. Sadly, much has changed and there doesn't appear to be much, if any consideration given to the neighboring community of Oakhill Country Estates. We hope that you will agree that the changes, including increased density and lack of any visual barrier, are not in the best interests of the neighboring Orcutt community.

We purchased our Oakhill lot knowing there were plans to build homes on the hill to the east of us beyond the eucalyptus windrow. The homes had block wall fencing and were hidden well behind the trees. The Rice Ranch Plan, dated 2003, showed a hiking trail right up next to the trees. It was a neat and tidy neighborhood on the hill separated from Oakhill Country Estates by trees and open space. We were told the homes were to be compatible with the Oakhill neighborhood- similar in size and on comparably sized lots. At the time, our only concern was that privacy issues be addressed when the trail was opened.

Instead of a few homes with block walls secluded beyond the trees, this revised Valley View section shows a whole ridgeline of much smaller, less expensive homes on "view lots" lining the hill. It has been confirmed that a good many of the trees will be torn down! All of the homes on the east side of Oakhill Drive as well as anyone traveling on that street will be looking into the backyards of over 20 Valley View homes. State Government code 66473.5 makes it clear that new subdivisions ensure consistency with surrounding neighboring lots. Not only are these homes inconsistent with the existing neighboring homes, but we will be looking at a whole ridgeline of metal fencing in place of the current eucalyptus windrow.

Not only are we in jeopardy of losing the windrow, we are faced with losing any sense of privacy or security in our own home. At first we were enthused that the trails would finally be opened. We attended a few of the first Orcutt Trail meetings. Since 2011, we have been dealing with bikers in the early morning, bobbing lights of bikers after dark, kids fighting, people attempting to hop back fences, off leash dogs intimidating our backyard pets, off leash dogs running off grazing deer, trespasser flipping our neighbors off, etc. This is a nuisance and an invasion of privacy. Are we really to spend the rest of our days dealing with rudeness in our own backyards? People are curious. They wander off the trails close to the homes to see where they are. Oakhill is a private gated community. Why is it okay to invite the public to intrude on our privacy? Who is to be held accountable when there is trash and graffiti and break-ins? Whom do we call when our pets are

being antagonized? Section 5.8 of the Rice Ranch Specific Plan of October 2014, says there have been numerous realignments to “preserve the integrity of existing residential neighborhoods.” This is not true of the area Valley View encroaches on at the southeastern end of Oakhill Estates.

We, along with several neighbors, recently met with Claude Garciacelay, County Parks Planner, and James Mosby, 4th District Parks Commissioner. They listened to our concerns and Claude said he would share our requests and suggestions with Frances Romero of Shea Homes. We are grateful for the time they took to meet with us and request that these changes be incorporated into the current plan. This means placing the trail up near the eucalyptus trees and placing the “visual barrier” to the west of the trail. This would provide the “buffer” as required in the Trail Siting Guidelines. Additional signage is requested to direct trail users away from the back of our homes at the south end of Robin Court.

The trail currently being used is just east of the eucalyptus windrow. There are many sunrise trail users who aren’t bothering anyone, but when the trail is moved west of the trees it will be an invasion of privacy. It is secluded behind our homes. There are no street lights on our streets. There is nothing to see but the back of our homes at the end of a cul-de-sac in a gated community.

We have been told over and over how this was approved in 1997, and a year and a half has been spent making plans for the trails. These concerns are not new! There are multiple trail use rules that are not being adhered to and common courtesy IS NONEXISTENT. The Orcutt Community Plan page 115, OS-0-5: in part states, “Such public trails and recreation facilities shall be cited and designed to reduce conflicts with adjacent private property through use of unobtrusive fencing, landscape screening, appropriate setbacks, signage, etc.” It does not say **may be** or **might be**, it says **shall be**! The Orcutt Multiple Use Trails Plan page 21, IV. B states, “Where feasible, trails should be cited a minimum of 100 yards from structures, and utilize topography and vegetative barriers to buffer surrounding residences from potential privacy impacts.” There are no plans to provide any type of barrier, whatsoever! The trail is closer to 100 feet away, not yards! The Rice Ranch Open Space Management & Restoration Implementation Plan section 10.0 states in part the trail system is “to allow access for light recreation through the Open Space.” It does not say it is a 5k track!

1. The trail currently being used is up on the flat along the eastern side of the eucalyptus. The old cattle trail is all but grown over and not currently used. At the very least, can the trail currently used east of the trees remain in use until such time ground is broken for Valley View?
2. Can the proposed trail be moved from the old cattle trail to run along the current windrow? The irrigation from the new development could be used for the required vegetative barrier west of the trail to keep trail users from venturing up to our back fences. Couldn’t some of the \$250k dedicated to these trails be used to provide this vegetative barrier required by the Trails Plan?
3. Multi-use trail historically means hiking, biking and horseback riding. When was the definition changed to include 5k run events? It makes more sense to have a 5k track closer to the Community Park, not placed next to the Oakhill neighborhood. Will we be given notice when events are to be held behind our homes?

4. Mitigation for us alone is estimated to cost nearly \$9000. This does not take into consideration the added watering cost. A proposal from our landscape architect is enclosed.

Also, with this public trails system and 750 new homes and thousands of new neighbors it does not appear as though much thought was given to the increased traffic that will occur on this deadly curve of Rice Ranch Road. Trail users will be parking in the bike lanes on Rice Ranch Road. This new street entrance to Valley View is at nearly the exact spot of many accidents. Are we in such a hurry to be finally finished with this umpteenth Rice Ranch Plan that anything goes?

We ask that you please rethink your approval of the increased density and intruding placement of Valley View. If it was determined larger homes on larger lots won't sell, then according to all your planning guidelines they should not be approved for this location. If the guidelines have been thrown out the window, can we at least be spared having these homes so visibly intruding on the existing neighborhood? Can they be required to have block wall fencing and be obscured by a "vegetative barrier?" The Rice Ranch Specific Plan, Attachment A: Findings, Page A-8, 2.3.2 states, "The Specific Plan will not be detrimental to the comfort, convenience, general welfare, health and safety of the neighborhood." We disagree with those findings! We are only requesting that reasonable accommodations be made to ensure that the privacy and compatibility that every single document regarding this project and its guidelines includes is incorporated into the Valley View Plan.

Sincerely,



Cathy and Randy Teixeira
Oakhill Country Estates Homeowners

Enc.

Cc: France Romero, Agent, Shea Homes
Andrew Daymude, Owner, Shea Homes
Claude Garciacelay, Park Planner
Paddy Langlands, Deputy Director, Parks
John Zorovich, County Planner
Zoraida Abresch, Supervising Planner

2003 proposed trail

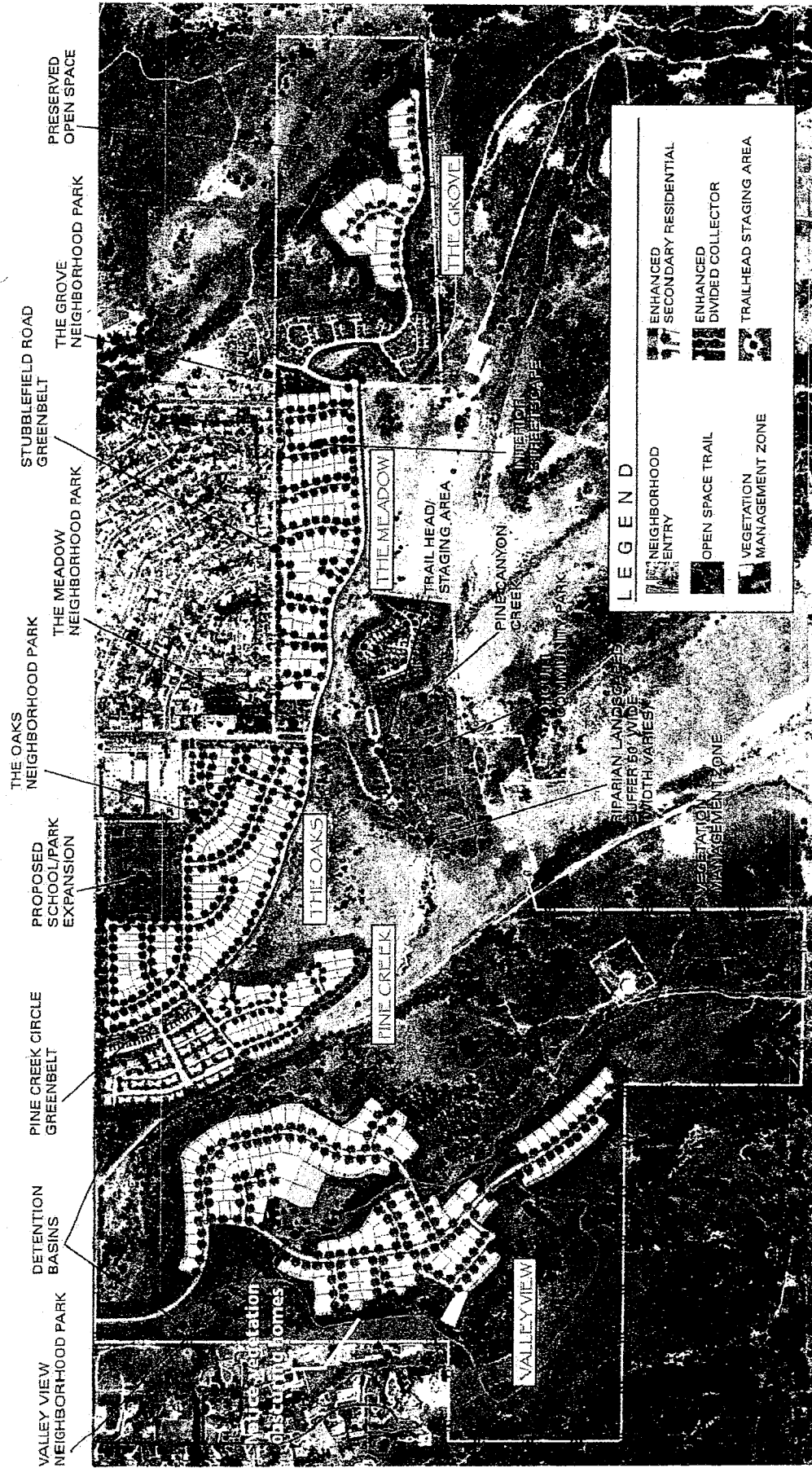
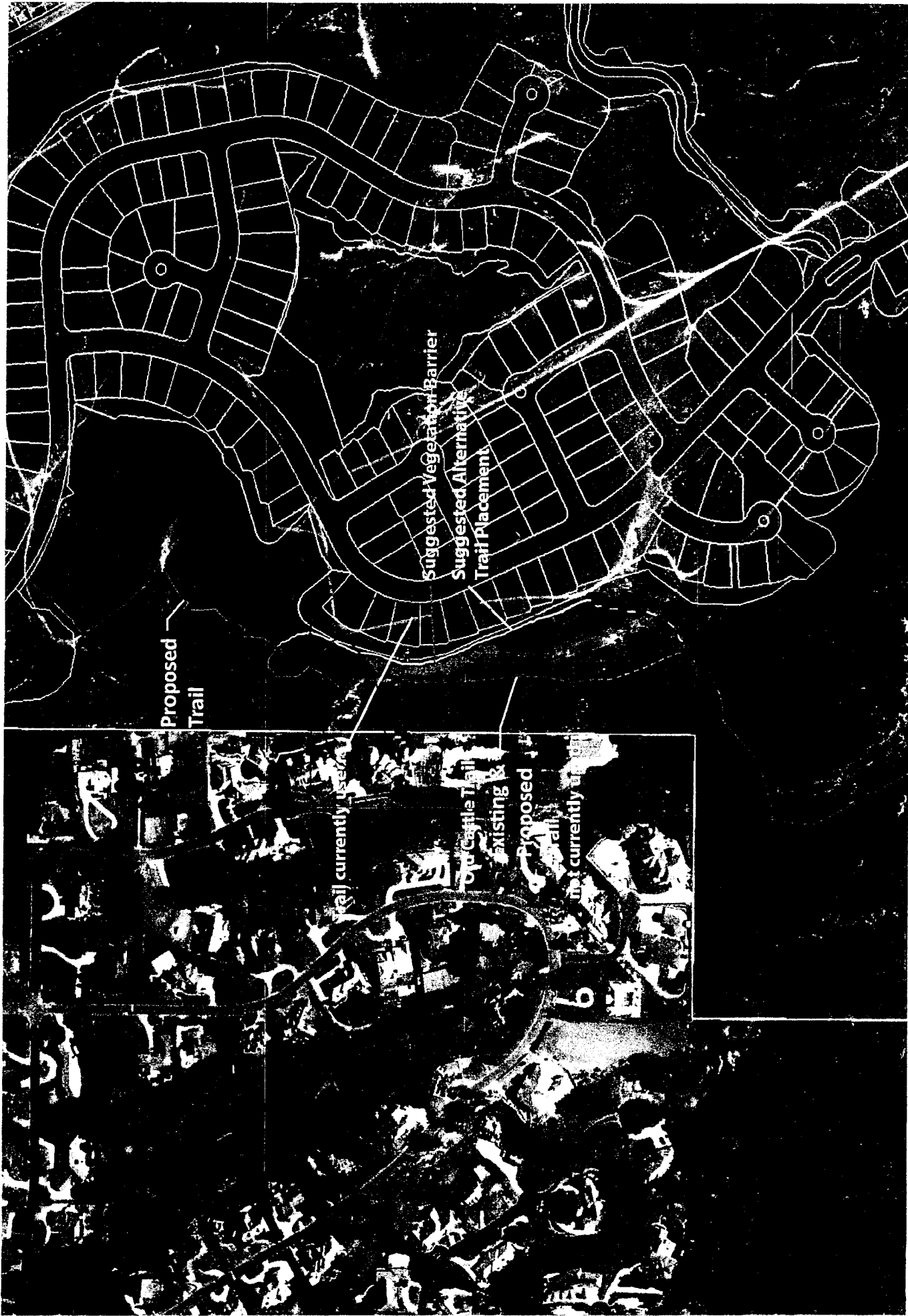


Figure 7.2-5
COMMUNITY LANDSCAPE CONCEPT PLAN
 Rice Ranch Specific Plan
 CITY OF RICE, TEXAS
 FORM 1000M
 10/2003



2015

Improved Existing & Proposed Trail Alignment

from Frances Romero & Shona Homet

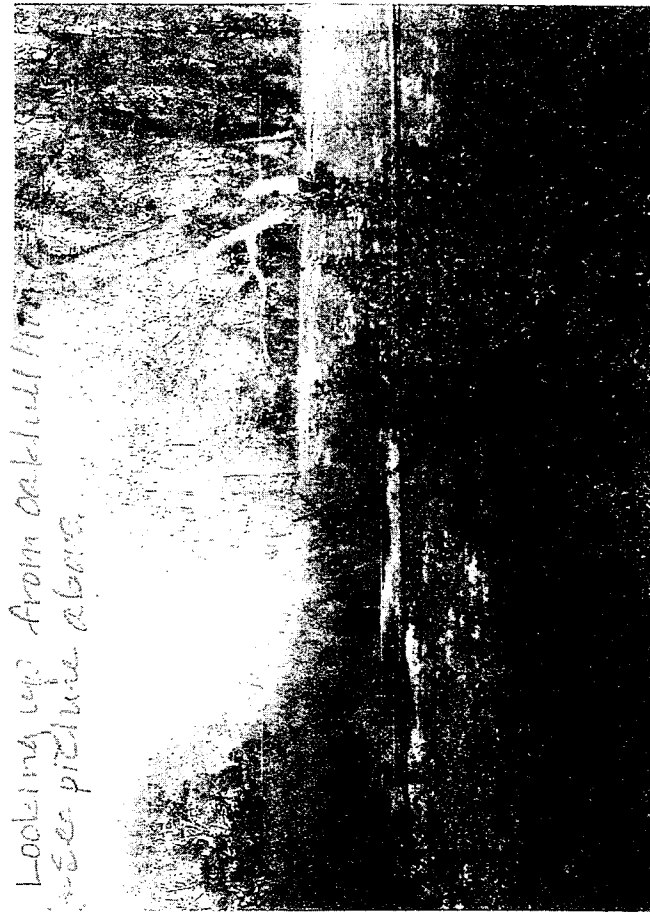
The eucalyptus windrows that Valley View will
be sitting on



Looking down from Valley View where
proposed trail comes over hill.



Looking up from the end of the oakhill
neighborhood.



Looking up from oakhill hill
-see picture above.

Nishimori Landscape & Design, Inc.

P.O. Box 1260
Santa Maria, CA 93456
Contractors License #610659
(805) 928-5756

November 3, 2015

Mr. & Mrs. Teixeira
5880 Robin Ct.
Santa Maria, CA 93455

MATERIAL

18 – 24” Box screen shrubs (see potential plant list of shrubs below)*

Planting mix (approx. 2.5 cu. yds.)

18 – Tree stakes and ties

Drip Irrigation Material:

Drip tubing

Drip fittings

Drip emitters

LABOR

Install plants as needed to provide screening to new trail on east side of property

Install drip irrigation to new plants

Stake shrubs as needed

TOTAL ESTIMATED COST OF JOB

\$8,946.00

*Potential shrubs: Prunus ilicifolia
Podocarpus gracilior
Dodonaea viscosa
Leptospermum
Ligustrum japonicum
Pittosporum ‘Silver Sheen’
Magnolia

Lenzi, Chelsea

From: Villalobos, David
Sent: Monday, December 07, 2015 8:47 AM
To: sbcob
Subject: Fw: Petitions Supporting Rice Ranch
Attachments: Barbara Walker Petition.pdf; Margaret Payne Petition.pdf

From: Frances Romero <francesr@formacompanies.com>
Sent: Monday, December 7, 2015 8:40 AM
To: Zorovich, John; Villalobos, David
Subject: Petitions Supporting Rice Ranch

Good Morning John & David,

Attached are 2 petitions collected by Rice Ranch residents.

Frances

Frances Romero

Director

FORMA

237 Town Center West #272

Santa Maria, CA 93458

C 805.720.1120

F 888.866.8786

<http://www.formacompanies.com/>

“Don’t mistake activity with achievement.” – John Wooden

December 5, 2015

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

Subject: Support for Rice Ranch Applications


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

Attached you will find a petition signed by current Rice Ranch Residents in support of the Rice Ranch Specific Plan ("RRSP") that will be before the Board on December 15th. The signers of the petition are unable to attend the meeting to provide their support, due to the time of day for which the hearing is scheduled.

As you can see from the attached petition language, Rice Ranch residents are in support of the specific plan because of the many additional benefits that a fully built-out community will provide.

We hope that the Commission will support the desire of our neighborhoods to become a community through the build out of the balance of this wonderful project; it is long overdue.

Thank you for your consideration.



Barbara Walker
626 Elderberry Circle
Rice Ranch Resident

To the Members of the Santa Barbara County Board of Supervisors

Janet Wolfe, Chair

Peter Adam, 4th District Supervisor

Salud Carbajal, 1st District Supervisor

Doreen Farr, 3rd District Supervisor

Steve Lavagnino, 5th District Supervisor

We, the undersigned residents of Rice Ranch, 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 we request that their applications should be approved as submitted.

Name

Address

Barbara Walker Barbara Walker 626 Elderberry
BRAD ADAMS Brad Adams 645 ELDERBERRY CIR
Marissa Adams Marissa Adams 645 Elderberry Circle
Laurel Cervo Laurel 631 Elderberry Circle
PATRICK AULT Patrick Ault 611 ELDERBERRY CIRCLE
Christine Ang Christine Ang 611 Elderberry circle
Lonna & Jim Weaver Lonna & Jim Weaver 636 Elderberry Cir.
Kacie Sheridan Kacie Sheridan 606 Elderberry Circle Orcutt, CA
Tommy M. Tommy M. 616 Elderberry Orcutt CA
Marilyn & Frank Marilyn & Frank 616 Elderberry Orcutt CA
Steven M. Steven M. 621 Elderberry Orcutt, CA
PAULINE PAULINE 621 ELDERBERRY CIRCLE, ORCUTT, CA
Jana Moe Jana Moe 621 Elderberry Circle Orcutt, CA

12/6/15

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

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We hope that the Commission will support the desire of our neighborhoods to become a community through the build out of the balance of this wonderful project; it is long overdue.

Thank you for your consideration.

Margaret Payne
725 Mahogany St.
Orcutt, CA 93455
Rice Ranch Resident

12/4/15

Name	Address	
MARGARET Payne	725 Mahogany St.	
Margaret Payne	Orcutt CA 93455	12/4/15
Gary Beilke	720 Mahogany St	12/4/15
Mary Beilke	Orcutt, CA 93455	
Handwritten	738 MAHOGANY ST	12/4/15
RICHARD LIBERT	775 MAHOGANY ST	12/4/15
Richard Libert	Orcutt	12/4/15
Janet Perry	792 Mahogany St	12-4-15
Janet Perry	Orcutt	
DAVE PERRY	792 MAHOGANY ST	
D Perry	Orcutt	12/4/15
DAVID STURGEON	784 APPLE TREE WAY	
Handwritten		12/4/15
S. FRANKLIN	772 APPLE TREE WAY	
Handwritten		12-4-15
Cowell Adams	768 APPLE TREE WAY	
Handwritten		12/4/15
Catherine L Adams	768 Apple Tree Way, Orcutt CA	12/4/15
Rose K Oda		
Rose K Oda	742 Apple Tree Way, Orcutt, CA	12/4/15
Chelsea Haupt	736 Apple Tree Way	
Handwritten		12/4/15
LINDA DUNLAP	720 APPLE TREE WAY, ORCUTT, CA	
JOHN DUNLAP	720 APPLE TREE WAY, ORCUTT, CA	
JOHN STOTT	712 APPLE TREE WAY, ORCUTT, CA	
Handwritten		4 DEC 15
RICHARD GROVES	712 APPLE TREE WAY ORCUTT CA	
Richard Groves		12/4/15
Adelata Choadle	5686 Calle de la Rosa	93455.

Name

Address

Patti Bonner 5725 Calle De La Rosa, Orcutt

~~Patti Bon~~ 12/5/2015

David Bonner 5725 Calle De La Rosa, Orcutt

~~David Bonner~~ 12/5/2015

CYNTHIA FONSECA 12/5/2015

Cynthia Fonseca 5745 Calle De La Rosa, Orcutt

~~Oscar Fonseca~~ 12-5-2015

Oscar Fonseca 5745 Calle De La Rosa, Orcutt

Clayton Williams 715 Sage Crest Dr., Orcutt

~~Clayton Williams~~ 12-5-15

P.J. SNOW 725 SAGE CREST DR ORCUTT CA

MARILYN CLAYCAMP 785 SAGE CREST SANTA MARIA, CA

~~Marilyn Claycamp~~ 12-5-15

Alan Claycamp 785 SAGE CREST DR, SM, CA 93455

~~Alan Claycamp~~ 12-5-15

Name

Address

12/4/15

Charles H. Schermerhorn 5661 Calle De La Rosa ^{Dec 4/15}

~~Charles H. Schermerhorn~~
Louise Bruner 5681 Calle De La Rosa Orcutt

Joyce Osborne 5707 Calle De La Rosa ^{Orcutt} Joyce Osborne

JEN Osborne 5707 Calle de la Rosa ORCUTT CA ^{Joyce Osborne}

Dennis F. Payne 725 Madogary St. Orcutt, CA 93455 ^{for [initials]}

Lined area for additional entries.

Petition

To the Members of the Santa Barbara County Board of Supervisors

Janet Wolfe, Chair

Peter Adam, 4th District Supervisor

Salud Carbajal, 1st District Supervisor

Doreen Farr, 3rd District Supervisor

Steve Lavagnino, 5th District Supervisor

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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 we request that their applications should be approved as submitted.

We, the undersigned residents of Rice Ranch, respectfully request that the Santa Barbara County Board of Supervisors approve the Rice Ranch Specific Plan as submitted by the applicant.

Name

Address

Charlotte Ritchie 5765 Oak Pass Lane Orcutt

Brenda Sniderhan 5785 Oak Pass Lane Orcutt

Patricia Heydt 5788 Oak Pass Lane, Orcutt

Ronnie King and Scott King 5745 Oak Pass Lane, Orcutt

Dylan Youngblood and Emily Youngblood 5750 Oak Pass Lane, Orcutt

Elizabeth Jones 5753 Oak Pass Lane, Orcutt

Kelly Marsalek 5793 Oak Pass Lane Orcutt

Tara Rutherford 5777 Oak Pass Lane Orcutt

Jason Looney 5777 Oak Pass Lane Orcutt

Betsy Ann Mutch 5725 Oak Pass Lane Orcutt

JEFF STOCKLAND 5713 OAK PASS LN ORCUTT

David Jones 5753 Oak Pass Lane Orcutt

Steve Canales 5703 OAK PASS LN. ORCUTT

LISA CANALES 5703 OAK PASS LN. ORCUTT

Sharon Brown 5768 Oak Pass Lane Orcutt

Robert Brown 5768 Oak Pass Lane Orcutt

Lenzi, Chelsea

From: Villalobos, David
Sent: Sunday, December 06, 2015 9:46 AM
To: sbcob
Subject: FW: Public Comment Letters to Support Rice Ranch
Attachments: Rice Ranch Support Letters.PDF

From: Frances Romero [<mailto:francesr@formacompanies.com>]
Sent: Friday, December 04, 2015 6:55 PM
To: Zorovich, John; Villalobos, David
Subject: Public Comment Letters to Support Rice Ranch

Dear John & David,

I wanted to be sure these got to you first thing Monday morning so that they can be posted and go out in the agenda packets for the Supervisors.

Please confirm their receipt.

Thanks for all of your help,

Frances

Frances Romero

Director

FORMA

237 Town Center West #272

Santa Maria, CA 93458

C 805.720.1120

F 888.866.8786

<http://www.formacompanies.com/>

“Don’t mistake activity with achievement.” – John Wooden

12-2-2015

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

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

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:

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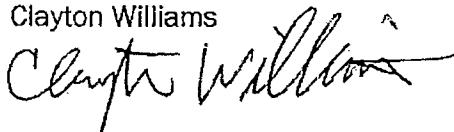
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Shea Homes and the development team have shown their commitment to Rice Ranch residents, the Orcutt community and Santa Barbara County by delivering benefits as promised, and therefore I request that their applications should be approved as submitted.

Respectfully,

Clayton Williams



12/2/2015

*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,

As a Rice Ranch resident, we 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!

*Jon and Joyce Osborne
5707 Calle De La Rosa
Orcutt, Ca. 93455*

3 December 2015

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

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

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:

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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,

Leotrim Chakshiri, 715 Mahogany Street, Rice Ranch Community, Orcutt, CA, 93454

Deana Warner

From: Michael Armstrong <marmstrong3@comcast.net>
Sent: Thursday, December 03, 2015 1:40 PM
To: Deana Warner
Subject: Supporting letter of Meeting on 15 December

Deana

Per your request here is the letter in supporting Shea Home position during the 15 December meeting.

Respectively,
Mike Armstrong

December 3 2015

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

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

Subject: Our Total 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, We respectfully request that the Santa Barbara County Board of Supervisors approve the Rice Ranch Specific Plan (RRSP) as submitted by the applicant. My wife and I totally support the RRSP for the countless benefits it provides not only to Rice Ranch residents but also to the community of Orcutt and Santa Barbara County, including:

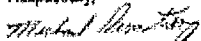
- Permanent preservation of more than 85% of Rice Ranch in open space (more than 300 acres)
- Creation of 8 miles of trails, that will benefit area nature enthusiasts & the incorporation of a 5K cross country training loop
- New secondary access roads to further improve safety and response times by police, fire department and emergency response teams
- 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 in lieu of 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 we request that their applications should be "approved" as submitted.

Respectfully,


Michael and Chong Armstrong
638 Redbud CT



Presidio Tile and Stone, Inc.
1633 West Central Avenue - Suite A
Lompoc, CA 93436
805.963-0044
License #: 985113

December 4, 2015

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

RE: Rice Ranch approval key to 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 my business and the entire Santa Barbara and Central Coast economy.

My company, Presidio Tile and Stone, Inc., plans to employ approximately 25 workers on Rice Ranch construction upon the plan's approval, as one of approximately three dozen companies that will be engaged to prepare the site and build the homes. 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 nearly 209,000 jobs statewide homebuilding generates annually.

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

Sincerely,

Josh Phillips | President

Deana Warner

From: Alan Eft <alaneft@gmail.com>
Sent: Friday, December 04, 2015 8:12 AM
To: Deana Warner
Subject: Letter to Board of Supervisors, please forward

Members of the Board of Supervisors,

I live at Rice Ranch, Orcutt.

I want to show my support for the Rice Ranch project. Specifically, I am in favor of the Rice Ranch Project paying fees for affordable homes as allowed by the **County's Inclusionary Housing Ordinance**, that some (if not all) of the current Board of Supervisors has approved.

By accepting the in lieu payment under the County's Inclusionary Housing Ordinance, you can take this money and multiply its value to build or restore housing in areas that are in most need of it. Also, Rice Ranch, and that section of Orcutt, is not situated to support the additional needs that may accompany the target residents of those units.

The County Planning Commission has stated that the Orcutt Community Plan reflects the semi-rural character of Orcutt, and I do not think that multiple 3-story multi-family buildings are consistent with that vision. They certainly don't blend into the character of the rest of the one and two story nature of our community.

Shea Homes has shown me through their actions that they take their responsibilities as a developer and homebuilder very seriously, and it has generated a quality community because of it.

Shea Homes has done an outstanding job of protecting and advancing the original Rice Ranch vision, that includes dedicating over 300 acres to a neighborhood school site, parks, permanent natural open space and trails (one of which is a 5K cross country training loop, used by a local High School), and designing the community so it reduces environmental impacts and respects the land's major natural resources and historic features.

Shea's representatives have explained that the responsibility for County required construction and maintenance of the future parks and streets will be transferred from the County back to the HOA since the County cannot afford to maintain them. And, unfortunately, future Rice Ranch residents will bear the brunt of increased HOA assessments due to the County's failure to maintain the developments that they require Shea to build.

It is readily apparent that Shea is very focused on ensuring that the completion of our community be undertaken in a responsible manner, with the interest of both the County, the greater Orcutt area, and my fellow Rice Ranch residents very much in mind.

In short, Shea Homes has made Rice Ranch a community that Santa Barbara County can highlight as an example of the right way to do things, which has put Orcutt and the North County in a very positive light.

As a resident of Rice Ranch, I respectfully request that you approve the Rice Ranch Specific Plan as submitted.

Thank You,
Alan Eft

Rice Ranch

Orcutt, California

December 3, 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 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.

I am strongly against the consideration of the multi-dwelling properties in the Rice Ranch community. I understand the intent of providing affordable housing, but believe it would be well suited elsewhere. As a homeowner, I am concerned these multi-dwellings will have a negative effect to the Rice Ranch community. By bringing such dwellings into the areas most newly developed community, it would stunt its growth and potentially reduce home values as aforementioned, which would subsequently reduce property tax income for the county. Lastly, the State is in a severe drought. Several single family residences would not use as much as multi-dwelling properties.

Furthermore, 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. As a resident of Rice Ranch, I have found the addition of Shea Homes to the ownership of the development as very positive. They have raised the bar in bringing the property management of the HOA and community to the highest level, and have consistently delivered on their promises. It is readily apparent that Shea is very focused on ensuring that the completion of our community be undertaken in a responsible manner, with the interests of both the County, the greater Orcutt area, and the Rice Ranch residents very much in mind. 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,

Dylan and Emily Youngblood

December 3, 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

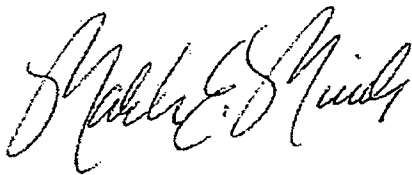
Dear Chair Wolf and Members of the Santa Barbara County Board of Supervisors,

I, as a Rice Ranch resident have been fully briefed on the proposed minor changes to the Rice Ranch Specific Plan, thanks to the outreach efforts of Shea Homes. As an active member of this community, I am 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.

As an ambassador for this community, 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 "Robert E. Guidry". The signature is written in a cursive, flowing style.

3 December 2015

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

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

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,

Alexander Chakshiri, 715 Mahogany Street, Rice Ranch Community, Orcutt, CA, 93454

December 3, 2015

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

Subject: Rice Ranch Project Benefits, Total Support

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

I am a resident of the Rice Ranch Development and completely support the Shea Homes project in its entirety. The representatives from Shea have presented their overall plan for this community including the new clubhouse, trails and home designs.

Shea is a very conscientious builder, taking into account energy use, water conservation and the overall environmental impact of the area. Their attitude towards building a positive community is to be admired and emulated by other builders.

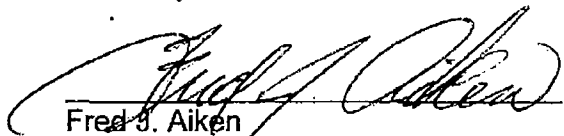
This project will be a show case community that Santa Barbara County can be proud of and when completed will provide income to the County that will bring in additional tax dollars.

It is my understanding that Shea will assume responsibility for street construction and park maintenance and those costs will be transferred from the County to the Rice Ranch HOA and I support these changes as well.

I can see no negatives in this plan and encourage you and all your fellow Board members to approve it as presented so that it can move quickly forward.

Thank you for your consideration and anticipated approval of this project.

Sincerely,



Fred S. Aiken
892 Romney Lane
Santa Maria, CA 93455

2 December 2015

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

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

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

We 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 Plan.

We are trying to maintain our health by walking, among other things, and the trails system planning was shown to us before we contracted for our home. We were and remain very enthusiastic about that feature of the community.

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. I understand that combined with other available funding, the in-lieu of fees from Shea homes would result in a more comprehensive affordable housing development at another site. We, my wife and I, are in favor of this approach.

As the developer of the largest home development in Santa Barbara County history, Shea has shown us through their actions here at Rice Ranch Trilogy, at Nipomo's Monarch Dunes Trilogy, and other developments we visited 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 unanimously approve this request.

Thank you!

Jim Colegrove
802 Calle de la Rosa
Rice Ranch, Santa Maria

12/02/15

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 Payment of Fees for Affordable Homes

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

As residents of Rice Ranch, we 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
- 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 and 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 we request that their applications should be approved as submitted.

Respectfully,

Gary and Nancy Markley
860 Romneya Lane
Rice Ranch
Orcutt, CA

ELIZABETH JONES
5753 Oak Pass Lane
Santa Maria, CA 93455
(805) 937-9190

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

December 1, 2015

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:

I am writing in support of the Rice Ranch Specific Plan that will be heard at your hearing on December 15th. As a resident of Rice Ranch, I have found the addition of Shea Homes to the ownership of the development to be very positive. They have raised the quality of the HOA property management and community to the highest level and have consistently delivered on their promises. It is readily apparent that Shea is very focused on ensuring that the completion of our community be undertaken in a responsible manner, with the interests of both the County, the greater Orcutt area, and the Rice Ranch residents very much in mind.

Shea Homes has shown they expect quality in the homes they build. In addition, company representatives sitting on our HOA board have shown the same expectation of quality for the future of the development as we move forward. They have taken positive measures to bring this development back from what was a serious decline.

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.

I believe that the payment of fees by Rice Ranch Ventures in lieu of developing affordable housing units at Rice Ranch will better serve those in need and, therefore, is the best option for County. The fee payment will allow for the opportunity to use the combined funds from the developer, the County and the State to design an ideal community to meet the specific needs of the target population.

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. Please vote to approve this request.

Thank you for your consideration.

Sincerely,

Elizabeth Jones

December 3, 2015

Hon. Janet Wolf, Chair
Board of Supervisors
Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA 93101

Subject: Approval of the Rice Ranch Applications

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

As residents of Rice Ranch, we respectfully request that the Board of Supervisors approve the Rice Ranch Specific Plan and all its applications as unanimously recommended by the Santa Barbara County Planning Commission.

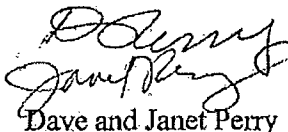
When we purchased our home we were looking forward to being a part of the 725 home community. The community would include open space, trails, parks and a club house complex. Shea Homes has provided us with a well built home and has performed follow-up services as promised. We have been very happy with Shea as a homebuilder.

We understand that as part of the Rice Ranch Specific Plan Shea Homes has proposed to pay substantial fees for affordable homes as allowed by the County's Inclusionary Housing Ordinance. We feel this will allow organizations that specialize in providing affordable housing to do so in an intelligent, well-planned manner, rather than building units on site.

We believe that the completion of the Rice Ranch Specific Plan will be beneficial in the continued development of the community of Orcutt. Shea Homes has shown their commitment to Rice Ranch, the Orcutt community and the County of Santa Barbara. Therefore, we request that their applications be approved as submitted.

Thank you.

Sincerely,



Dave and Janet Perry
792 Mahogany St.
Orcutt, CA 93455

December 4, 2015

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

RE: Rice Ranch approval key to local economy

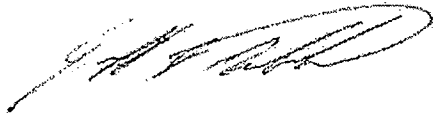
Dear Chair Wolf and Members of the Santa Barbara County Board of Supervisors,

A vote of approval for the Rice Ranch Specific Plan by the Board of Supervisors is vitally important to my business and the entire Santa Barbara and Central Coast economy.

My company, Safe 'n Sound, plans to employ approximately 6 workers on Rice Ranch construction upon the plan's approval, as one of approximately three dozen companies that will be engaged to prepare the site and build the homes. 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 nearly 209,000 jobs statewide homebuilding generates annually.

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

Sincerely,
Jeff S Madden

A handwritten signature in black ink, appearing to read "Jeff S Madden", written in a cursive style.

12/5/2015

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

Subject: Support for the Rice Ranch Specific Plan

Dear Chair Wolf and Members of the Santa Barbara Board of Supervisors.

I am writing in support of the Rice Ranch Specific Plan that will be heard at your hearing on December 15th. As a resident of Rice Ranch I urge you to support the plan for the following reasons:

- I sincerely feel the payment of fees to meet the affordable housing obligation is the best approach to meet the needs of not only the Rice Ranch Community, but the entire Santa Maria Valley. These fees will help the County address affordable housing in an intelligent and well planned manner, instead of building units at this rural site where public transportation and necessary day-to-day necessities are not readily available.
- I have noted that Shea Homes has been a very positive influence on the Rice Ranch Community and they take their responsibilities as a home builder and developer very seriously. Since Shea Homes has become the developer, they have taken the Rice Ranch Community back from what was a serious decline.
- Not only has the Rice Ranch Project provided a 26 acre park for all the Santa Maria Valley residents, they have created many miles of open trails and open space that benefit all area residents that choose to take advantage of those resources. In addition, I am looking forward to the planned Club House for Rice Ranch residents.

In closing, I can assure you that my neighbors in the Rice Ranch Community fully support the Specific plan and urge you and the other members of the Santa Barbara County Board of Supervisions to approve the application as submitted.

Respectfully,

Dennis Bornhoff

December 2, 2015

To: Chair Wolf and Members of the Board of Supervisors

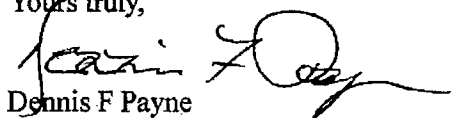
From: Dennis F. Payne, Resident of the Rice Ranch Community

There are so many reasons for you to vote in favor of the submitted Specific Plan for the Rice Ranch Community such as: 1) Shea Homes has taken the Board of Supervisors 2003 original vision of the largest Master Planned community in Santa Barbara history and improved it in every respect. 2) The preservation of 65% as open space is in keeping with Santa Barbara's county's image as an environmentally sound county which is also exhibited in our community's use of solar panels as a standard feature. & 3) The building out of our community will bring in much needed taxes for the county.

These issues have been beautifully presented in many of the Shea Home documents you have before you. I would like to address another issue that concerns me a lot. The issue of how traffic will exit our community. There are only two exits for all the residents in our community. One on the south end where Sage Crest Dr ends at the top of Bradley Road and one at the north end where Sage Crest Dr ends at Rice Ranch Road. Nearly all of the new traffic from the affordable housing area in Pine Creek will exit our community by dumping onto Rice Ranch Road since they are on the north end of the community. This is a significant amount of cars if the current 152 unit plan is built as originally planned. This will lead to a bottle-neck at the corner of Sage Crest Dr and Rice Ranch Road. Which will lead to significant pollution and accidents as stressed out drivers try to enter Rice Ranch Road taking risks they normally wouldn't if there wasn't a back up of traffic there. The new Specific Plan before you will reduce the number of units from the original 152 to 114 upon the build out of Pine Creek thereby reducing the traffic congestion and the resulting pollution caused by this congestion.

We as current homeowners have a wonderful neighborhood with a future vision of a fantastic master planned community. Shea Homes has shown this same commitment to our vision for our community. I know that you share this same commitment to developing an environmentally sound community on your watch. Therefore, please vote in favor of the Rice Ranch Specific Plan and all its applications as your appointed Planning Commissioners and Park Commissioners have done unanimously.

Yours truly,



Dennis F Payne
725 Mahogany Street
Orcutt, CA 93455

3 December 2015

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

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

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,

Rui Chakshiri, 715 Mahogany Street, Rice Ranch Community, Orcutt, CA, 93454

3 December 2015

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

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

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:

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- The 26 acre Orcutt Community Park and on-going maintenance
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- 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,

Julian Chakshiri, 715 Mahogany Street, Rice Ranch Community, Orcutt, CA, 93454

12/2/15

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

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

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:

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- 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,

Richard Cornejo



5755 Calle de la Rosa, Santa Maria CA.

Lenzi, Chelsea

From: Villalobos, David
Sent: Saturday, December 05, 2015 2:51 PM
To: sbcob
Subject: Fwd: Shea Homes - Rice Ranch Support Letters
Attachments: Letter 12.4.15.pdf

Sent from Outlook

----- Forwarded message -----

From: "**Frances Romero**" <francesr@formacompanies.com>
Date: Sat, Dec 5, 2015 at 11:41 AM -0800
Subject: Shea Homes - Rice Ranch Support Letters
To: "Zorovich, John" <Jzoro@co.santa-barbara.ca.us>, "Villalobos, David" <dvillalo@co.santa-barbara.ca.us>

Hi Again,

One more letter of support for Rice Ranch.

Frances

o esource

CLOSET & STORAGE SHUTTERS SHADES GARAGE SOLUTIONS

December 4th, 2015

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

RE: Rice Ranch approval key to local economy

Dear Chair Wolfe 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 my business and the entire Santa Barbara and Central Coast economy.

My company, OneSource Home Solutions, plans to employ approximately 2 - 3 workers at Rice Ranch upon the plan's approval, as one of approximately three dozen companies that will be engaged to prepare the site and build the homes. OneSource specifically provide interior and exterior window coverings, closet storage solutions, and garage cabinetry and floor coatings. 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 nearly 209,000 jobs statewide homebuilding generates annually.

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

Sincerely,



Timothy Waechter
OneSource Home Solutions

o esource
CLOSET & STORAGE

o esource
SHUTTERS  SHADES

o esource
GARAGE SOLUTIONS