



Rice Ranch Specific Plan

WHO WE ARE

- Established 1881
- BART
- The Hoover Dam
- The Golden Gate Bridge

- America's Most Trusted Resort Builder
 - 2012, 2013 & 2014

- America's #1 Rated Home Builder:
 - JD Powers 2011, 2012 & 2013



HOW WE BUILD

- **Certified Green Builder**



- **Solar power included with every home**



- **Drought tolerant landscaping, state of the art irrigation system**



- **2015 plan balanced earthwork & grading within each neighborhood**

- **Less overall dirt import**
- **Less need for retaining walls**
- **Less air emissions**
- **More efficient use of resources**



Team

- **County** - John Zorovich, Claude Garciacelay, Will Robertson
- **Planning** - FORMA - Frances Romero
- **Environmental** - DUDEK - David Stone
- **Biological** - ARCADIS - Greg McGowan
- **Traffic & Civil Engineering** - STANTEC - Brianna Daniels
- **Landscape Architecture** - Wallace Group - Bianca Koenig
- **Legal** - Land Use Law - Kate Neiswender



Over 225 Face-to-Face Meetings

since August 2013

- 30-Planning Department
- 16-Rice Ranch Residents
- 14-Orcutt Trail Commission
- 13-Board of Supervisors
- 12-Parks Division
- 11-Stubblefiled Neighbors
- 7-Golden State Water
- 7-Public Works-Roads
- 6-NBAR Meetings
- 6-Planning Commissioner
- 6-Rice Ranch HOA
- 5-Public Works –Flood
- 4-School District
- 4-County Real Property
- 3-Public Works-Sanitation
- 3-Oak Hills HOA
- 3-PCEC
- 2-SB Co Ag Commissioner

Why Are We Here Today?

- Maintain the approved 725 lots
- Configure lots to meet current market demands
- Reduced development footprint by 0.3 acre
- <1 acre land exchange between County & Developer
- Implement the Inclusionary Housing Ordinance (IHO)
Pay the In-Lieu Fee
- Accommodate County requests to privatize and maintain all new parks, street, slopes & secondary access roads
- Dedicated over 330 acres for parks and open space
- Request a waiver of any future Quimby Fees

Times have changed for both the County and for Rice Ranch Since 2003

- Orcutt Community Plan goals and policy state that park, trails, open space and road maintenance will be performed by the County (Table 42, page 245)
- County CFD-2002-1 maintenance bond has not been able to pay for park and open space as planned
- County has not yet accepted the existing new streets into Countywide Road Network
- Developer has funded on-going maintenance of the Orcutt Community Park (OCP) for the past 8 years at \$336,000 (\$42,000/year)

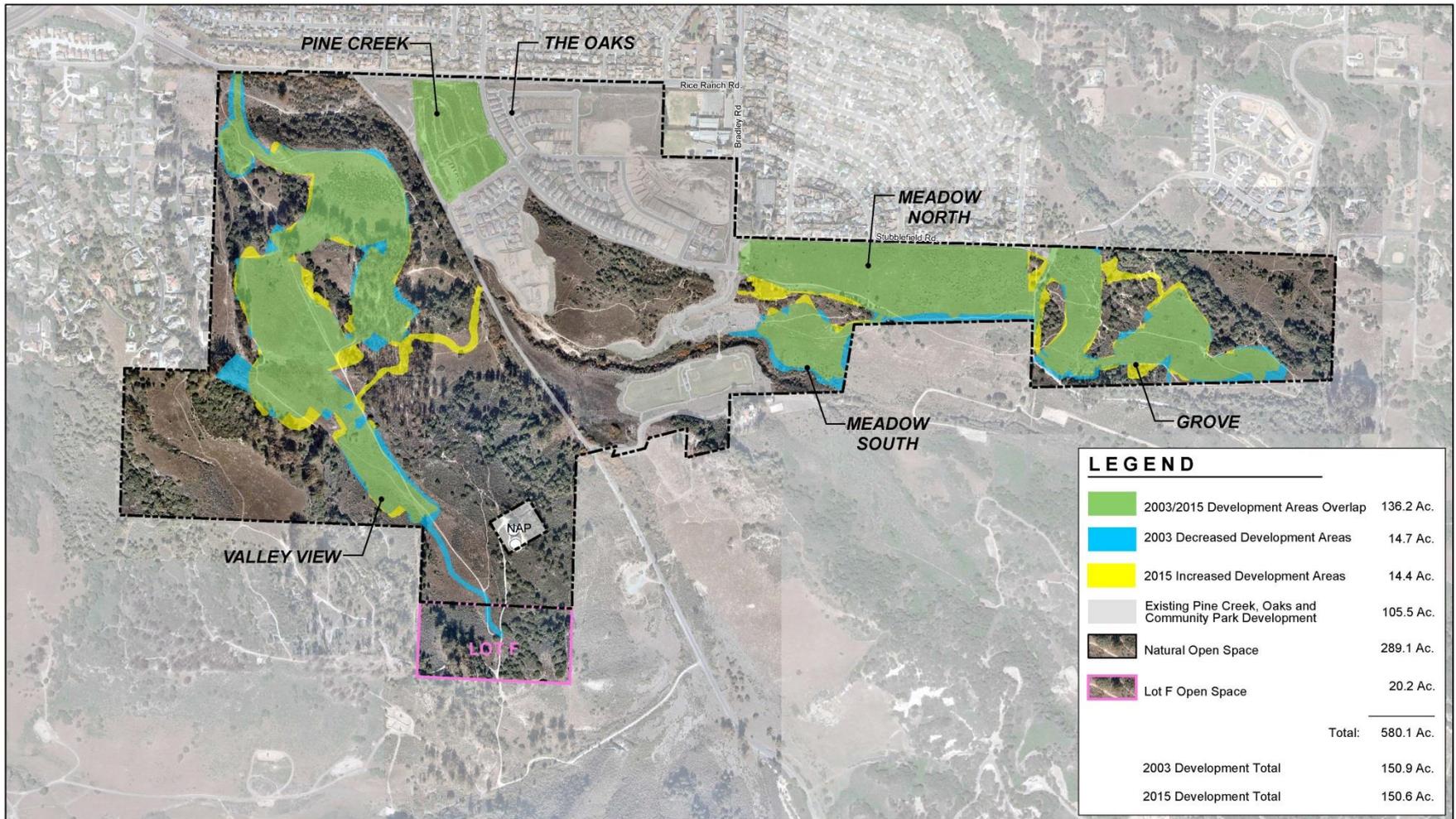


Figure 4.1-3
Comparison of 2003 Approved Development Areas
with 2015 Development Areas

RICE RANCH



“The overall change in the limits of disturbance associated with the proposed Specific Plan relative to the approved 2003 Plan is 0.3 acres less impacts. (From 150.9 to 150.6 acres, of the 560-acre area.)” — *Rice Ranch Specific Plan Board Letter, page 5*

Development Costs Per Lot

(Before any actual home construction)

2015 Update & Re-Entitlement Costs	\$9,000
Parks, Trails & Open Space	\$14,000
Land Costs	\$55,000
Building & Permit Fees	\$57,000
Lot & Public Facility Improvements	\$79,000
	\$214,000

$$\text{\$155,000,000} / 725 = \text{\$214,000} / \text{lot}$$

Affordable Housing – In Lieu Fees

- Since Rice Ranch was approved in 2003 the County has adopted the Inclusionary Housing Ordinance (IHO) to meet affordable housing needs
- The **in lieu fee program has a successful track record** in the County by providing affordable homes for families in need
- Rice Ranch will provide **\$2.3M** in fees, with the first **\$600,000** due 30 days following this BOS approval



- Non-profit organizations like **Peoples' Self-Help Housing (PSHH)** and **Housing Authority of Santa Barbara (HACSB)** leverage fees by **10-12 times** for every available dollar

Affordable Housing – Turning \$2.3M into \$23M

Criteria to turn our **\$2.3M into \$23M or more** for local shovel ready projects here in the Santa Maria housing market area.

- **Within a ¼ mile:**

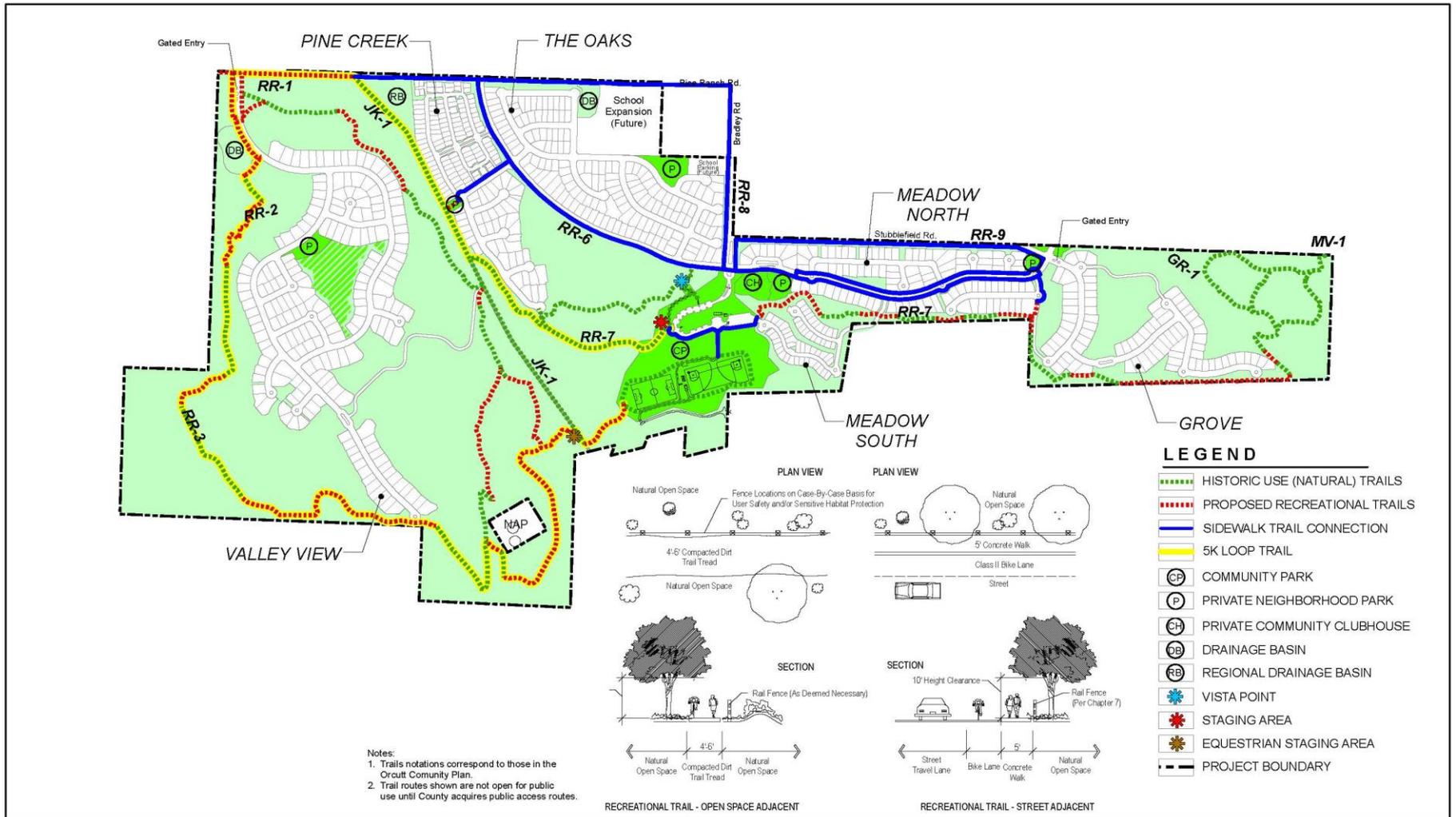
- Transit or Rail Station
- Public Bus Stop
- Public Parks & Community Center
- Library
- Supermarket & Farmers Market
- Public Elementary & Middle Schools



- **Within a ½ mile:**

- Medical Facilities & Hospitals
- Pharmacy & Drug Store
- Public High & Continuation Schools
- Shopping Complex & Commercial Center





The Quimby Act - Parks

Government Code 66477 requires project to either:

- Dedicate Land, or
- Improve Park Facilities & Open Space, or
- Pay Fees



725 homes would typically either:

- Dedicate of 9.3 Acres of Land, or
- Improve Park Facilities & OS valued @ \$1.9M, or
- Pay Fees of \$3.1M (@ \$4,304 per lot 2015 rates)

The Quimby Act - Parks

Total parks & open space land investment

- \$10,000,000 at project build out
- \$9,000,000 spent to date (\$14,000/home)
 - Paid Investment Over 300% of Required Quimby Fees (\$4,304/lot requirement)

Paid investment sufficient to fund Quimby parkland for over 2,100 homes, rather than the 725 proposed

- Dedicated 26 Acres of Parkland & 300 Open Space,
- Improved Park Facilities & Open Space at \$8.3M, and
- Paid \$745K for County requested supplemental items built into Orcutt Community Park

Project Benefits

- Continue to maintain hundreds of construction jobs for Central Coast companies
- Fully mitigates ecological impacts with native habitat restoration on site
- Provides Land for Future School Expansion
- Dedicated more than 330 acres of public open space with 8 miles of trails
- Provided the popular Orcutt Community Park

Economic Benefits - Over \$500M at Community Buildout:

- \$0.5M to CFD-2001 funding annually
- \$2.3M in Affordable Housing In-Lieu Fees
- **\$6.0M in Annual Property Taxes**
- \$8.0M to Laguna County Sanitation District
- **\$9.0M to Orcutt & Santa Maria School Districts**
- \$10M in Parks/Open Space/Trails Improvements
- \$19M in County Planning & Building Permit Fees
- \$45M in New Infrastructure Improvements
- **\$400M added real estate value resulting in additional property tax** (@ 1.5% x \$400M = \$6,000,000 annually)

Prior Approval Recommendations to BOS

July: **Orcutt Trails Commission** unanimous (5-0) recommendation for approval of project trail system

August: **Planning Commission** unanimous (5-0) recommendation for approval of the project

September: **Park Commission** unanimous (5-0) recommendation for 50% waiver of Quimby fees

We respectfully request that the Board of Supervisors:

- **Waive payment of additional Quimby fees**
- **Approve the balance of Staff's Recommendations and Findings**



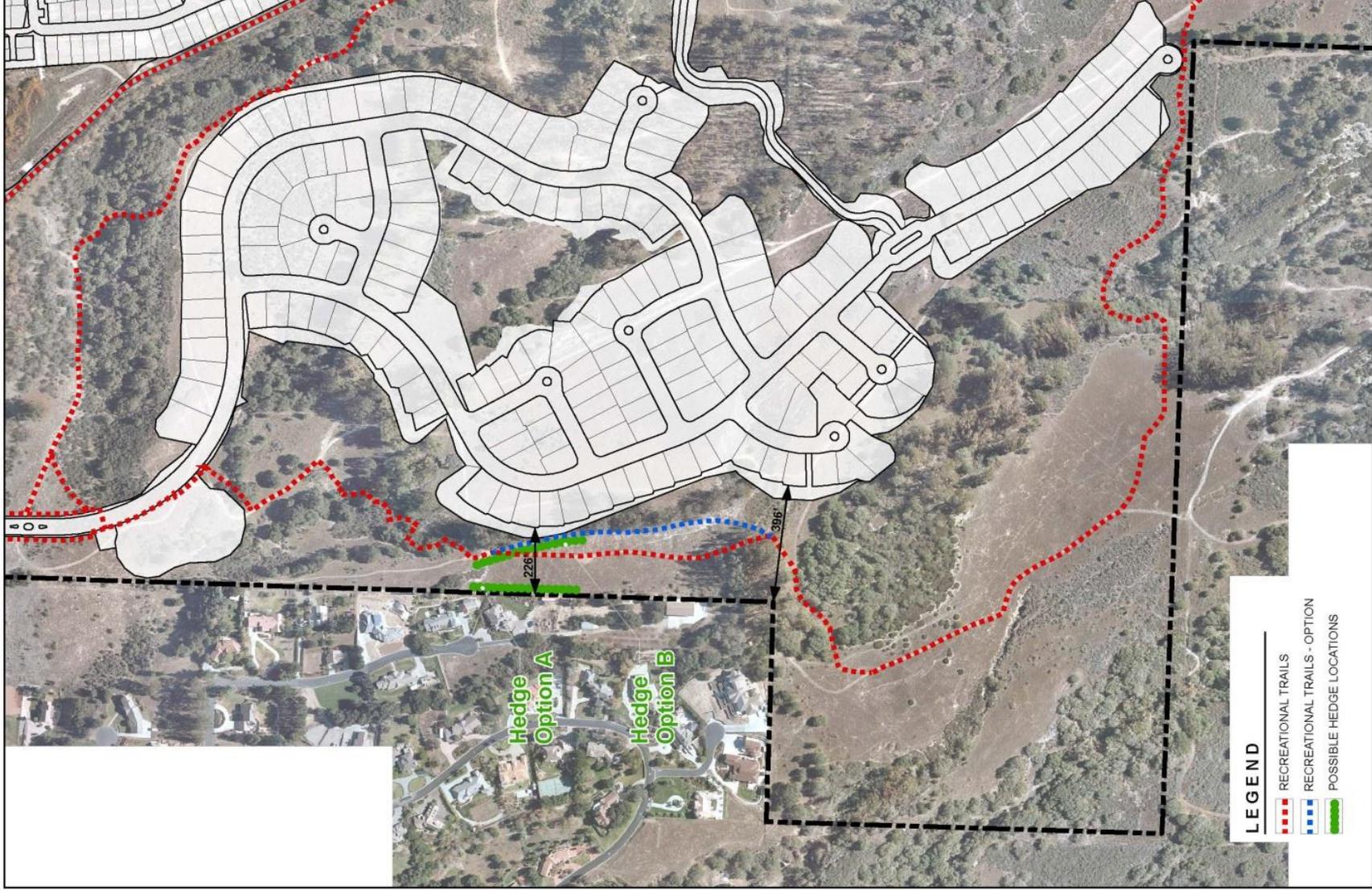


Thank You



EXTRA SLIDES





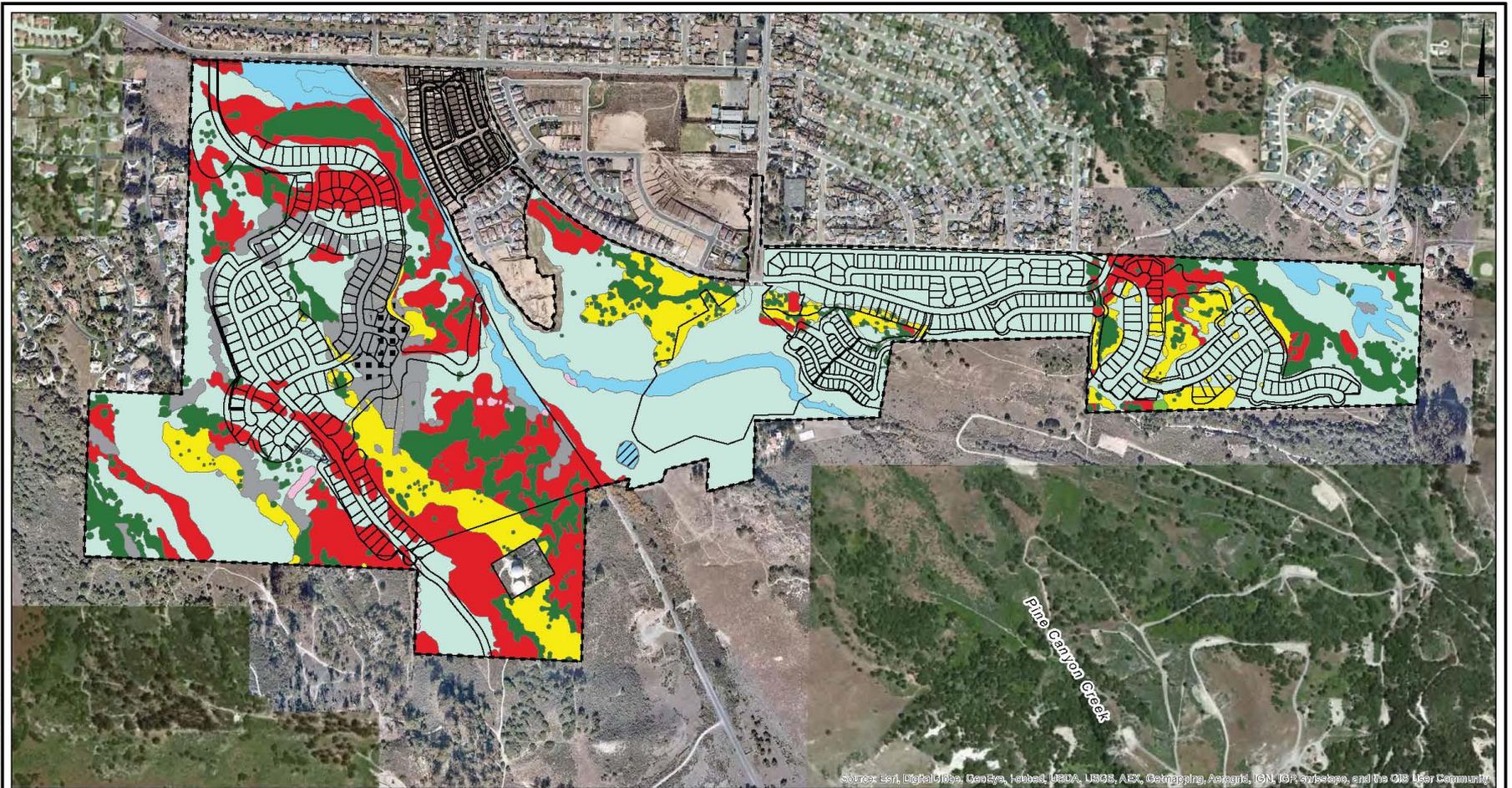
LEGEND

- ⋯ RECREATIONAL TRAILS
- ⋯ RECREATIONAL TRAILS - OPTION
- ⋯ POSSIBLE HEDGE LOCATIONS

RICE RANCH DRAFT

Recreational Trails Plan
Trails Commission Working Draft

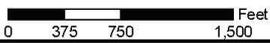
NORTH
 0 150 300 Feet
IORWA
December 8, 2015



Source: Esri, DigitalGlobe, GeoEye, iGeo, USDA, USGS, AEX, Compting, Aerogis, IGN, IGP, swisstopo, and the GIS User Community

- | | | |
|---|------------------------|--|
| Rice Ranch Project Boundary | Coastal Scrub | Eucalyptus |
| Coast Live Oaks and Oak Woodland | Arroyo Willow Thickets | Eucalyptus with Maritime Chaparral Understory |
| Maritime Chaparral | Monterey Cypress | Eucalyptus with La Purisima Manzanita Understory |
| Central Coast Riparian/Freshwater Marsh | Monterey Pine | Road |
| Isolated Freshwater Marsh | Grassland | |

Notes:
 -Aerial photography from Penfield and Smith, dated 24 Dec. 2013, 5 Feb. 2014.
 -Background aerial photograph from Microsoft through ArcGIS, dated 8 May 2010.



RICE RANCH OPEN SPACE HABITAT MANAGEMENT
 AND RESTORATION IMPLEMENTATION PLAN
 ORCUTT, CALIFORNIA

EXISTING HABITAT LOCATIONS

FIGURE

4-2



Legend

- Rice Ranch Project Boundary
- Dec. 2014 Limits of Disturbance
- Existing Freshwater Marsh
- Freshwater Marsh
- Wildlife Corridor
- Multi-use Trail

Existing Restoration Areas

- Maritime Chaparral
- Native Grassland
- Riparian Scrub

Proposed Restoration Areas

- Coastal Sage Scrub
- Maritime Chaparral
- Oak Woodland
- Riparian Scrub
- Freshwater Marsh

Notes:

- Aerial photographs from Purfield and Smith, dated 24 Dec. 2013, 5 Feb. 2014
- Background aerial photograph from Microsoft through ArcGIS, dated 8 May 2016
- Limits of Disturbance dated 2 December 2014 from Purfield & Smith



WIDE RANGING OPEN SPACE/HAZARD MANAGEMENT
AND RESTORATION/REVELOPMENT ACTION PLAN
SUNCOAST, CALIFORNIA

**LOCATION OF MASTER
RESTORATION SITES**

