



SB 330 Preliminary Application

This Application outlines the submittal requirements for housing development projects seeking vesting rights pursuant to Senate Bill 330, the Housing Crisis Act of 2019. Your project must consist of one of the following:

1. Residential units only,
2. Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use, or
3. Transitional housing or supportive housing, shall be deemed to have submitted a Preliminary Application upon provision of all of the information listed in this form and payment of the processing fee.

A complete Preliminary Application must be submitted in order to obtain vesting rights subject to zoning, development rules, regulations, ordinances and adopted policies within the County of Santa Barbara at the time of filing. A Preliminary Application is deemed complete when all required forms, documents and materials are submitted, and the submittal fees have been paid. In addition, a project must meet the following timelines and project thresholds in order to retain vesting rights granted through the Preliminary Application process:

1. The Preliminary Application must be filed with P&D prior to filing an application requesting approval of any land use entitlement.
2. An application filed with P&D requesting approval of a land use entitlement must be filed and fees paid within 180 days of the date that the Preliminary Application is deemed complete.
3. If the land use entitlement application is deemed incomplete after filing, the applicant must submit all missing or incomplete items to P&D within 90 days of being notified in writing by P&D staff in order to maintain the Preliminary Application vesting rights.
4. Construction of the project must commence within two and one-half years following the date that the project receives final land use approval.
5. Prior to commencement of construction, all building permits and any other applicable departmental permits/clearances must be obtained.
6. Any change in the dwelling unit count is limited to less than 20 percent, exclusive of any increase resulting from the receipt of a density bonus, concession, waiver, or similar provision, indicated on the submitted and deemed complete Preliminary Application in order to maintain the Preliminary Application vesting rights.
7. Any change in the square footage of construction is limited to less than 20 percent of the square footage, exclusive of any increase resulting from the receipt of a density bonus, concession, waiver, or similar provision, indicated on the submitted and deemed complete Preliminary Application in order to maintain the Preliminary Application vesting rights.

REQUIRED APPLICATION FORMS

- ☐ [Owner/Applicant Consent](#)
- ☐ [Agreement to Pay](#)
- ☐ [Authorization of Applicant](#) – required if applicant is not the property owner
- ☐ [Authorization of Agent](#) – required if applicant is represented by an agent

REQUIRED DOCUMENTS

- ☐ Site Plan – A legible site plan drawn to scale is required and must include all contiguous parcels under the applicants' ownership and any contiguous parcels proposed to be part of the project site. The site plan should identify which parcels are/are not a part of the proposed project and must show the building location(s) on the property and approximate square footage of each building that is to be occupied.
- ☐ Elevations – must show the design, color, material, massing and height of each building that is to be occupied.

REQUIRED FEES

A case number for the application will be assigned upon submittal of all required application forms and documents. An invoice for the required submittal fees will be provided to the applicant and/or agent with payment instructions. Applications are not accepted for processing until all intake fees are paid. Acceptance of an application package at intake is not a determination of application completeness. Additional information (e.g., special studies, updates to plans, etc.) may be required once assigned to a planner before final application processing.

DEVELOPMENT AND USE

A. Existing:

1. **Residential Units.** Describe the number of existing residential units on the project site, and whether each existing unit is occupied or unoccupied. Provide an attachment if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing			
To Be Demolished			

2. **Other Uses.** Describe any other existing structures and/or improvements on the site.

Other Existing Use	Size	Height

B. Proposed:

1. Proposed Use(s). Describe in detail the characteristics, scope and/or operation of the proposed project (attach additional pages if needed).

2. Residential Dwelling Unit Count. Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category as defined in California Health and Safety Code (HSC) Section [50079.5](#), HSC Section [50093](#), and Government Code Section [65008](#). State Income Limits, including Area Medium Income (AMI), are adjusted annually by the Department of Housing and Community Development and can be reviewed at the official [State Income Limits webpage](#).

Residential Dwelling Unit Type	Number of Units
Market Rate	
Managers Unit(s) – Market Rate	
Extremely Low Income (0-30% of AMI)	
Very Low Income (30% to 50% of AMI)	
Low Income (50% to 80% of AMI)	
Moderate Income (80% to 120% of AMI)	
Total Number of Units	
Total Number of Affordable Units	
Total Number of Density Bonus Units	

3. Floor Area. Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals separately if needed):

	Residential	Nonresidential	Total
Floor Area (gross)			

4. Parking. Provide the number of proposed vehicle and bicycle parking spaces:

Total Vehicle Parking	Residential	Nonresidential

Total Bicycle Parking	Residential Short Term	Residential Long Term	Nonresidential Short Term	Nonresidential Long Term

5. Affordable Housing Incentives, Waivers, Concessions and Parking Reductions. Please describe the number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to California Density Bonus Law (California Public Resources Code Section [65915](#)).

6. Subdivision. Will the project request any approvals under the Subdivision Map Act, including a parcel map, a vesting or tentative tract map, a lot line adjustment, or a certificate of compliance? ☐ Y ☐ N

If yes, please describe:

SITE INFORMATION

1. Are there any proposed point sources of air pollutants (e.g., air emission discharges from industrial operations)?
☐ Y ☐ N

If yes, describe the sources:

2. Are there any proposed point sources of water pollutants (e.g., drainage outfalls or wastewater discharges)?
☐ Y ☐ N

If yes, describe the sources:

3. Are there any year round or seasonal creeks, ponds, drainage courses, wetlands, or other water bodies on the property site? ☐ Y ☐ N

If yes, attach: (1) a site plan showing any streams or other resources that may be subject to a streambed alteration agreement, and (2) an aerial photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

4. Are there any [species of special concern](#) (as defined by the State of California), [Environmentally Sensitive Habitat \(ESH\)](#) (as defined by the County of Santa Barbara), or other special biological resources on the property?
☐ Y ☐ N

If species of special concern exist on the property, describe or provide a copy of relevant information from the California Department of Fish and Wildlife [Special Animal List](#) or [California Natural Diversity Database](#):

If ESH or other special biological resources exist on the property, describe or provide a copy of relevant information from the [Santa Barbara County Land Use and Zoning Map](#) ESH Overlays:

5. Are there any prehistoric or historic archaeological sites on the property or on neighboring parcels?

☐ Y ☐ N ☐ Unknown

If yes, describe the sources.

6. Are there any other cultural resources known to exist on the property?

☐ Y ☐ N ☐ Unknown

If yes, describe the sources.

7. Describe all third party property interests (such as easements, leases, licenses, rights-of-way, fee ownerships or water sharing agreements) affecting the project site, provision of public utilities to the site or drainage off the site.

HAZARDS

1. Is the property, or a portion of the property, located within any of the following zones/areas? (NOTE: Hyperlinks to potentially helpful maps are provided below.)
- | | |
|---|---|
| a. Very high fire hazard severity zone | <input type="checkbox"/> Y <input type="checkbox"/> N |
| b. Wetlands | <input type="checkbox"/> Y <input type="checkbox"/> N |
| c. Hazardous waste site | <input type="checkbox"/> Y <input type="checkbox"/> N |
| d. Special flood hazard area (100-year flood as determined by FEMA) | <input type="checkbox"/> Y <input type="checkbox"/> N |
| e. Delineated earthquake fault zone | <input type="checkbox"/> Y <input type="checkbox"/> N |
| f. Stream or other resource that may be subject to a streambed alteration agreement pursuant to the Fish and Game Code Section 1602 | <input type="checkbox"/> Y <input type="checkbox"/> N |
2. Is the property, or a portion of the property, located within the [Coastal Zone](#)? ☐ Y ☐ N
- If yes, answer questions a. through d. below.
- | | |
|--|---|
| a. Does any portion of the property contain wetlands ? | <input type="checkbox"/> Y <input type="checkbox"/> N |
|--|---|

b. Does the property contain [environmentally sensitive habitat areas](#)?

☐ Y ☐ N

If yes, please describe:

c. Does any portion of the property contain a [tsunami run-up zone](#)?

☐ Y ☐ N

d. Will any portion of the property be used for public access to or along the coast?

☐ Y ☐ N

If yes, please describe:

Please include any other information you feel is relevant to this Preliminary Application:

December 4, 2023

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County of Santa Barbara
Planning & Development Division
624 W Foster Rd
Santa Maria, CA 93455-3655

RE: SB330 Preliminary Application for Orcutt Commons
APNs 107-250-019, 107-250-020, 107-250-021, and 107-250-022

Dear Planning and Development:

We represent Richards Ranch LLC, owner ("Owner") of four legal parcels,¹ totaling approximately 43.75 acres ("Property"). The Property is identified as Key Site 26 ("KS26") in the Orcutt Community Plan ("OCP") of the County of Santa Barbara and occurs north, south, east, and west of the intersection of Orcutt Road and Union Valley Parkway near the City of Santa Maria.

The Richards Ranch Project ("City Project") is currently in the permitting process with the City of Santa Maria, which is finalizing the project EIR ("Project EIR") after years of collaboration with the City and various stakeholders.² The City Project not only proposes to add critically needed community serving commercial space to the area, but it also proposes a thoughtfully curated mix of housing densities, including apartments and for sale townhomes. This comprehensive mixed-use plan has been designed to align with the original intent of the Orcutt Community Plan for the area.

The project proposed in this SB330 Orcutt Commons Preliminary Application ("County SB 330 Project") is quite different. It includes 750 residential units (20% or 156 units of which would be deed-restricted low income affordable) and commercial uses such as a self-storage, car wash, and auto-related uses. The Owner has been forced to submit this County SB 330 Project application with a different design and mix of uses for two reasons: (1) the fact that the City Project is not yet approved and could ultimately be denied by either the City or LAFCO and (2) the absence of sufficient

¹ As established via Certificates of Compliance recorded in the County of Santa Barbara: 12-CC-19 (recorded document 2013-0039489 O.R.), 12-CC-21 (recorded document 2013-0029490 O.R.), 12-C-22 (recorded document 2013-0039491 O.R.), 12-CC-23 (2013-0039492 O.R.)

² As summarized in the City of Santa Maria EIR "On August 17, 2021, Richards Ranch, LLC (Applicant) applied for pre-zoning and annexation into the city of Santa Maria to facilitate future development of the Richards Ranch property. The proposed project includes the annexation, pre-zoning, general plan amendment, and conceptual development of the 43.75-acre property... The conceptual development plan includes a mix of commercial and high-density residential uses, which would allow a maximum buildout of 160,800 square feet of commercial uses on 16.35 acres of the project site, as well as 400 apartments and 95 townhomes on the remaining 27.40 acres."

commercial water resources to serve projects located in the County forces this project (if developed in the County) to propose more dense housing while omitting critically needed community serving commercial uses that are proposed in the City Project. Years of community engagement and analysis demonstrate that the City Project will better serve the area's needs than the County SB 330 Project, nonetheless, for the reasons described above the Owner submits this County SB 330 Project application and a precaution to preserve its rights under State housing laws. The anticipated entitlements for the County SB 330 Project may include the following

- A Comprehensive Plan Amendment, Rezone, and Specific Plan³ (if required)⁴ to change the zoning and configuration of proposed uses on site from those shown in the Orcutt Community Plan Figure KS26-2, to match the proposed project.
- Potential for subdivision of parcels 107-250-021 and 107-250-022 pursuant to the County's Subdivision Ordinance to subdivide these parcels of approximately 12 acres and 27.4 acres respectively to facilitate construction financing and development.
- One or more Development Plans on the resulting parcels⁵ as required per 35.42.030.C.2.
- Board of Architectural Review
- Accompanying Land Use Permits
- Airport Land Use Commission (ALUC) review is required as portions of the site are in the airport influence area of the Santa Maria Airport.

I. Introduction

The County SB 330 Project proposes a total of 750 residential units which includes twenty percent (20 percent or 156 units) of deed-restricted lower income affordable units on-site. By including 20% deed-restricted lower-income affordable units, the County SB 330 Project is a housing development project "for very-low, low- or moderate-income households" as defined in Government Code Section 65589.5(h)(3) (Affordable Housing Project).

³ The Orcutt Community Plan requires processing of a Specific Plan where proposed development diverges from Specific Plan - in this case, Figure KS26-2 - approved by the 1997 document (as amended from time to time).

⁴ In the case of Builder's Remedy (discussed further later in this letter), inconsistency with zoning cannot be used to deny the project except in certain circumstances, therefore a GPA, Specific Plan, and Rezone may not be pursued, or necessary, in that case.

⁵ In the case of Key Site 21, the County processed two Development Plans, one for each project area. In this case, it is unclear at this time how many Development Plans would be proposed.

The Applicant's County SB 330 Project is an Affordable Housing Project eligible for additional protections under the Housing Accountability Act ("HAA"), including the "Builder's Remedy." (Gov. Code, §65589.5(d)(5).) The Builder's Remedy applies to the County if its Housing Element is not "in substantial compliance with" Housing Element Law.⁶

While the County lacks a substantially compliant Housing Element, as it does at this time, the Builder's Remedy applies and the County cannot use inconsistency with its general plan land use designations or zoning regulations to deny or render infeasible an Affordable Housing Project such as the one we are proposing. Thus, the proposed County SB 330 Project technically does not require the County to approve a Comprehensive Plan/General Plan Amendment, Specific Plan amendment, or Rezone.

Also with this letter, the Applicant is submitting a preliminary application for the Project pursuant to Government Code Section 65941.1 (see Exhibit 4). This submittal freezes the Applicant's right to develop the proposed Project pursuant to the Builder's Remedy during the County's noncompliance with Housing Element Law—i.e., irrespective of general plan land use designations and zoning regulations for the Property. Accordingly pursuant to a recent HCD opinion letter,⁷ the Builder's Remedy will remain available for and applicable to the proposed Project throughout the duration of the County's SB 330 Project's application process, even if the County were to adopt a substantially compliant Housing Element prior to project approval.

II. Property Information

The Property is located in unincorporated Santa Barbara County, and comprised of approximately 43.75 acres across four legal lots north, south, east, and west of the intersection of Orcutt Road and Union Valley Parkway. The Property is adjacent to the southeastern side of the Santa Maria City Limits, and is within its Sphere of Influence (SOI). In LAFCO's 2016 approval of the City's Sphere of

⁶ Although there are exceptions to the application of the Builder's Remedy in Government Code section 65589.5(d)(1)-(4), none of them apply here. Specifically, subdivision (d)(1), like the Builder's Remedy, does not apply if the City's Housing Element is not in substantial compliance and the County has not met its share of the RHNA allocation for low income housing proposed with this Project; subdivision (d)(2) does not apply because the project will not have a "specific, adverse impact upon the public health or safety", as the Project will not result in any "significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete"; subdivision (d)(3) does not apply because the Project will not result in any violation of "specific state or federal law"; and subdivision (d)(4) does not apply because the Project is proposed on Property zoned for commercial and residential uses and is surrounded by existing urban development (e.g. no agricultural or resource protection uses surround the property) and adequate water and wastewater facilities exist that can serve the Project.

⁷ HCD, 3030 Nebraska Avenue, Santa Monica – Letter of Technical Assistance, Oct. 5, 2022 ("The submittal of a complete preliminary application pursuant to Government Code section 65941.1 vests the right to develop a housing development project in accordance with the ordinances, policies, and standards in effect when a preliminary application is submitted.")

Influence to include these parcels, “the City was found to have adequate capability to provide services to the SOI areas.”⁸

In the project description and on plans, the project parcels are identified as the Northeast, Northwest, Southwest, and Southeast Parcels. The parcels carry Comprehensive Plan land use designations of General Commercial, Office and Professional, and PD, and zoning of C-2. The land uses as prescribed in the OCP are also listed in Table 1 below.

Table 1: Project Parcels and Land Use Designations			
Parcel and APN	Parcel Size	Comprehensive plan Designation and Zoning ⁹	Zoning per Orcutt Community Plan Figure KS 26-2
Northeast 107-250-021	12.16 acres	General Commercial, Office and Professional, Planned Development C-2	Commercial, Park Area/Ballfields
Northwest 107-250-020	1.81 acres	General Commercial, Office and Professional, Planned Development C-2	Commercial
Southwest 107-250-019	2.27 acres	General Commercial, Office and Professional, Planned Development C-2	Commercial
Southeast 107-250-022	27.40 acres	General Commercial, Office and Professional, Planned Development C-2	Commercial, Office & Professional, Residential

⁸ LAFCO, March 2, 2023 Agenda “Study Session for City of Santa Maria Richards Ranch Annexation and Draft Environmental Impact Report comments” available at www.sblafco.org.

⁹ As indicated on County Accela permit history by parcel reports.

Prior to the OCP, the site had “an approved Specific Plan (Richard's Specific Plan (83-SP-1)) which designated a range of residential densities and other uses for the site, including: residential on 15.6 acres (12 single-family homes, 83 senior units, 23 townhomes); self-storage and recreational vehicle parking on 1.4 acres; 60,000 sf commercial on 6.2 acres; 30,000 sf professional offices on 4.5 acres; 11.7 acres for recreation; and Union Valley Parkway right-of-way on 3.1 acres. Public open space would be located in the Airport Safety Corridor in the northwest triangular area.”¹⁰

Most recently, the site has been included in the **County's Draft Housing Element Update** as a potential rezone site contributing to the County's 2023-2031 RHNA. In the draft, the current zoning is noted as C-2, with proposed zoning of C-2 and DR-30/40. The proposed number of units listed totals 586 units, while assigning affordability as 425 lower, 161 moderate, and 0 above moderate units.¹¹

Table 2: Santa Barbara County Housing Element Draft Appendix D¹²

Table D-19. Potential Rezone Sites Contributing to the 2023-2031 RHNA (Continued)

Site Name and APN(s)	Address	Acres	Existing Use(s)	Current Zoning	Proposed Zoning	Proposed Number of Units by Affordability		
						Lower	Moderate	Above Moderate
Key Site 26	East side of the intersection of CA-135 and W Union Valley Parkway Orcutt, CA 93455	2.27	Vacant	C-2	C-2			
107-250-019		1.8			C-2	0	0	0
107-250-020		12.2			C-2	0	0	0
107-250-021		27.4			DR-30/40	0	20	0
107-250-022					(Min/Max)	425283	141142	0141

A. Santa Maria Airport Land Use Compatibility Plan 2023

The site is within Safety Zones 2, 4 and 6 of the Santa Maria Airport. In the 2023 SBCAG “storymaps” for the 2023 Airport Land Use Compatibility Plan,¹³ a large portion of APN 107-250-021 is in Safety Zone 2, with some portion of that Zone 2 also within noise contour 60-65 dB CNEL.

¹⁰ Orcutt Community Plan, Key Site 26, page KS26.1

¹¹ In the September Draft County Housing Element, Appendix D had listed 586 units total: 283 lower, 162 moderate, 141 above moderate

¹² County Housing Element Update December 2023 Appendix D

¹³ <https://storymaps.arcgis.com/stories/30eeb151f7f84ab39a6e4bfe6901799f>

This same parcel is also identified as “Parcel 41” in the development displacement analysis of the Airport Land Use Compatibility Plan Initial Study. In this Initial Study, the parcel is described as being in “the (C-2) Retail Commercial zoning district and partially located in Safety Zone 2. As shown in Table 4-6, there are several currently permissible uses that are considered conditionally compatible in Safety Zone 2. These uses range from bed and breakfast inns to drive through facilities. Excluding drive through facilities, these uses would be considered compatible if maximum intensity (60 people per acre) and lot coverage (50%) limits are applied. Drive through facilities are limited to buildings of 3,000 square feet or less.”

In addition, a portion of the Southeast Parcel is in Safety Zone 4. In Zone 4, the maximum intensity of people per acre as a sitewide average for non-residential development is 200 people per acre, which can be between 300 and 400 people per acre with Risk Reduction strategies. The maximum lot coverage for properties in Zone 4 is 70% of building footprint. In Zone 4, self-storage is a “Compatible” use, meaning “Use is compatible if the basic criteria are met; no additional safety criteria apply (noise, airspace protection, and/or overflight limitations may apply).¹⁴”

All other portions of the Property are in Safety Zone 6 which is the most permissive zone where most uses, including all kinds of residential uses, are compatible.

B. Orcutt Community Plan

The 2006 Orcutt Community Plan identifies property as within the Flight Approach Zone of the Santa Maria airport. In addition, a “No Build” corridor is identified across the northeast section of Key Site 26 and suggests that this portion of the site be used for open space. The “No Build” title is however severely misleading as there are many conditionally compatible uses for this area. The language of the Orcutt Community Plan EIR¹⁵ clarifies as follows with emphasis added:

“In general, any concentration of people within the approach zone, either due to residential or to commercial activities, is strongly discouraged by the ALUC. All development within the clear and approach zones is reviewed on a case-by-case basis by the ALUC. In addition, as mentioned above the County Land Use element includes a 1,500 foot wide airport safety (“No Build”) corridor for runway 12-30 that precludes development which is incompatible with airport operations within the flight approach zone. This corridor is located centrally within the flight approach zone.”

The language is important in identifying that incompatible development is precluded, meaning compatible or conditionally compatible development is still allowed. As well, the Orcutt Community Plan Development Standard RISK-O-2.3 states “**Habitable structures** shall not be located within the

¹⁴ http://www.sbcag.org/uploads/2/4/5/4/24540302/smx_alucp_v2_final.pdf

¹⁵ OCP EIR: 5.12 Risk of Upset - Hazards.pdf | Powered by Box

County's "No Build" corridor." The project does not propose to develop the area affected by airport safety zone with habitable structures.

Thus, consistent with the conditionally compatible uses, and as proposed within the parameters provided by the Airport Land Use Commission, the project proposes to develop the portion of the site affected by Zones 2 and 4 with self-storage.

III. Existing and Surrounding Land Uses

The parcels are vacant. As such, no occupied or unoccupied residential units occur on site. Please see plan sheets A2 and A3 for existing conditions.

Surrounding land uses are described in the Project EIR as follows: "The project site is bordered on the west by SR 135, residential development, the recently approved Santa Maria Airport Business Park Specific Plan Amendment project, the Santa Maria Public Airport, and active agricultural lands generally located farther west of SR 135. Surrounding land uses to the north generally include residential uses with limited commercial uses along Orcutt Road. Residential uses, commercial services, offices, and school uses within the unincorporated community of Orcutt are located to the south of the project site. The Gloria Dei Lutheran Church is adjacent to the southwest corner of the site (4380 Orcutt Road). A mix of undeveloped lands and residential uses are located to the east and residential uses border the southeastern portion of the project site."

IV. Water and Wastewater

The property is in the Laguna County Sanitation District for sewer services. Water would be provided by Golden State Water Company which has water lines existing in the site.¹⁶

V. Project Description

As stated above, the project proposes 750 residential units and amenities, plus a variety of commercial uses including car washes, a gas station, and self-storage. The northeast and southeast parcels could be further subdivided in order to facilitate project construction or financing.

Table 3: Proposed Project At-A-Glance					
	Northwest	Northeast	Southwest	Southeast	Total
Commercial	<ul style="list-style-type: none"> Gas Station 4,500 SF "C store" 	<ul style="list-style-type: none"> 141,160 SF self-storage in 4 buildings 	<ul style="list-style-type: none"> 3,596 SF Carwash 	NA	157,285 SF Commercial

¹⁶ City of Santa Maria Richards Ranch Annexation EIR.

	• 848 SF Carwash		• 3,419 SF commercial pad building ("Pad J")		
Residential		• 72 units		<ul style="list-style-type: none"> • 258 Apartments (3-Story Walk-up Flats) • 264 Courtyard Apartments • 156 Affordable Units 	750 Residential Units (20% deed-restricted affordable)
Other				3,762 SF Clubhouse	3,762 SF Clubhouse

A. Potential Parcel Map

Parcels 107-250-021 and 107-250-022 could be subdivided to facilitate the proposed development. At this time, specifics related to a potential subdivision are not yet defined.

B. Residential Components

The proposed residential units would occur on a portion of the Northeast and most of the Southeast parcels. The units would be spread amongst three different multi-family product types: Eleven (11) 18-plexes, Twelve (12) 24-plexes, and (2) Courtyard buildings. The units will be a mix of one-, two-, and three-bedroom units. The 24-plex buildings are 3-story buildings with a maximum height of 44'6". The 18-plex buildings are also 3-story buildings but with a maximum height of 42'6". The two Courtyard buildings are each 4-stories with a 53' maximum height.

Table 4: Proposed Unit Mix	
Residential Dwelling Unit Type	Number of Units
Market Rate	522
Managers Units – Market Rate	

Extremely Low Income	156 (20%) units will be deed-restricted “for very-low, low- or moderate-income households” as defined in Government Code Section 65589.5(h)(3) (Affordable Housing Project). The mix will be determined prior to the next submittal, to occur within 180 days of this application.
Very Low Income	
Low Income	
Moderate Income	
Total Number of Units	750
Total Number of Affordable Units	156
Total Number of Density Bonus Units	

C. Commercial and Residential Common Area Components

Commercial uses would occur on parcels 107-250-019, -020, and a portion of -021. The clubhouse use would occur on APN -022. These non-residential structures and uses sizes, and maximum heights are outlined in Table 5 below.

Table 5: Other Proposed Structures and Uses			
Structure/Improvement	Proposed Use	Size	Height
Clubhouse building (Southeast Parcel)	Clubhouse	3,762 SF	Max 25’6”
Buildings A, B, C, and D (Northeast Parcel)	Self-Storage	Building A: 9,853 SF Building B: 91,532 SF Building C: 32,775 SF Building D: 7,000 SF	A: 12’ to 24’ max B: 22’ to 36’ 6 1/2” max C: 12’ to 27’10” max D: 9’4” to 11’ 3” max
Carwash (Southwest Parcel)	Car wash	3,596 SF	14’-6” to 29’0” max
Pad J (Southwest Parcel)	Drive-through restaurant	3,419 SF	18’ to 28’0” max
C-Store plus attached carwash and gas station (Northwest Parcel)	Convenience store plus attached carwash and gas station	4,500 SF store + 848 SF carwash	18’0” to 29’0” max
	Total SF	157,285 SF	9’ 4” to 36’ 6 1/2”

D. Floor Area Summary

The total floor area and square footage of construction are as follows

Table 6: Floor Area Summary			
	Residential	Nonresidential	Total
Floor Area (Zoning)	517,400 SF	157,285 SF	674,685 SF
Square footage of construction	604,080 SF	157,285 SF	761,365 SF

E. Parking & Access

The Project would be accessed from public roads Union Valley Parkway and Orcutt Road. Parking would be spread amongst the various parcels to serve the proposed development components.

Table 7: Parking by Parcel & Use (See Plan Sheet A1 for calculation details)			
	Commercial	Residential	Total
Northwest	22		Required 17 Provided 22
Northeast	20	99	Required 119 Provided 160
Southwest	53		Required 46 Provided 53
Southeast		990	Required 906 Provided 990

F. Affordable Housing incentives, waivers, concessions, and parking reductions.

The project includes 20% affordable units and is requesting a reduction in parking requirements. The project reserves its ability to request or exercise additional incentives, waivers, and concessions as may be warranted.

VI. Additional Site Conditions

This section provides the additional information required in the County SB330 Application keeping the numbering of the application.

1. Point sources of air pollutants – See 4.2 of the Project EIR which concludes, “ The proposed project would be consistent with the elements of the SBCAPCD Ozone Plan because implementation of the proposed project would not conflict with the SBCAPCD’s stationary source emissions inventory and would be consistent with identified mobile-source reduction strategies and dust control measures.”
2. Point sources of water pollution – See 4.8 of the Project EIR which describes various controls for stormwater during construction and operations (e.g. implementation of a SWPPP, compliance with the Central Coast RWQCB Post-Construction Stormwater Management Plan).
3. Historic and/or cultural resources – Per the Project EIR section 4.4, there are no known prehistoric archaeological sites or tribal cultural resources present within the project area.
4. Species of special concern – See Project EIR section 4.3 Biology for listing of species present or having the potential to occur, along with impact discussion and contemplated mitigation measures.
5. Recorded public easements – A review of the Title Report (Stewart Title Order No. 20000030028 dated July 2021) indicates that there are no public easements affecting the site.
6. Stream or other resources subject to CDFW – Per the Project EIR, there are no jurisdictional wetlands located within the project site.
7. Coastal Zone – The site is not within the coastal zone.

VII. Hazards

The Hazards section of the County SB330 Supplemental Application asks a number of questions related to known hazards. None of the listed hazards apply to the properties.

1. Very high fire severity zone - No
2. Wetlands – There are no jurisdictional wetlands located within the Property. The Project EIR states that “the project site does not have any mapped or defined watercourses, drainages, or wetlands and is not located within an identified flood zone.” As well, that “the project site does not support aquatic habitats.”
3. Hazardous waste site – The Project EIR states “Based on a query of the DTSC EnviroStor and the RWQCB GeoTracker databases, there are no active hazardous materials sites located within the project site or within a 1,000-foot radius of the project site (DTSC 2022b; RWQCB 2022). In addition, the Phase I ESA did not identify any areas of concern related to historical hazardous materials sites within the project site (SDC 2021). Therefore, no impacts would

occur related to hazardous materials sites compiled pursuant to Government Code Section 65962.5.” See also the Project EIR section 4.7 for more specific details.

4. Special flood hazard area – The Property is not in a flood hazard zone, tsunami zone, or seiche zone.
5. Delineated earthquake fault zone – As assessed in the Project EIR, the site is “not located within an Alquist-Priolo Earthquake Zone and no active faults that could result in rupture of the ground surface have been identified within or immediately adjacent to the project site.”
6. Stream or other resource subject to SAA 1600 CDFW – The Project EIR states that “the project site does not have any mapped or defined watercourses, drainages, or wetlands and is not located within an identified flood zone.” As well, that “the project site does not support aquatic habitats.”

VIII. Other Information

The County’s checklist indicates an intent to serve (Water/sewer) is a required submittal item¹⁷. This information is not required by the State of California SB330 Preliminary Application and therefore not included.

IX. Submittal Documents

1. Signed Master Application
2. Signed Indemnification Agreement
3. Signed Agreement to Pay
4. Signed Authorization of Agent
5. Legal Description (Stewart Title)
6. Plans:
 - Site Plan (A4)
 - Elevations (throughout plan set)
 - Materials board (materials noted throughout plans per building or product type)
7. Set of Photos
8. SB330 Supplemental Application
9. FEMA Firmette
10. County GIS mapping of the property
11. Title Report (as referenced for third party interests)

¹⁷ Per Government Code Section 65941.1(b)(1)(3), the County’s SB 330 Preapplication Application checklist or form “shall not require or request” any information beyond” that expressly identified in Government Code Section 65941.1(a) and HCD’s standardized form. Neither the statute nor HCD require detail related to water or sewer service in their form.

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12. Orcutt Community Plan by reference, available online
<https://www.countyofsb.org/940/Orcutt-Community-Plan>
13. City of Santa Maria EIR Incorporated by reference, and available online at
<https://cityofsantamaria.prod.govaccess.org/home/showpublisheddocument/31603/638073162287570000>

Sincerely,

A handwritten signature in blue ink that reads "Beth Collins" with a long horizontal flourish extending to the right.

Beth A. Collins