

# Rice Ranch Specific Plan & Development Agreement Amendments & Recorded Map Modification

Case Nos. 14SPP-00000-00002

14ORD-00000-00012

14RMM-00000-00007

15GPA-00000-00001

15ORD-00000-00001

Santa Barbara County Board of Supervisors

April 14, 2015



**FOSTER**

**ROAD**

**EXPRESSWAY**

**ORCUTT**

**PATTERSON**

**CLARK**

**BRADLEY ROAD**

**AVENUE**

**RICE**

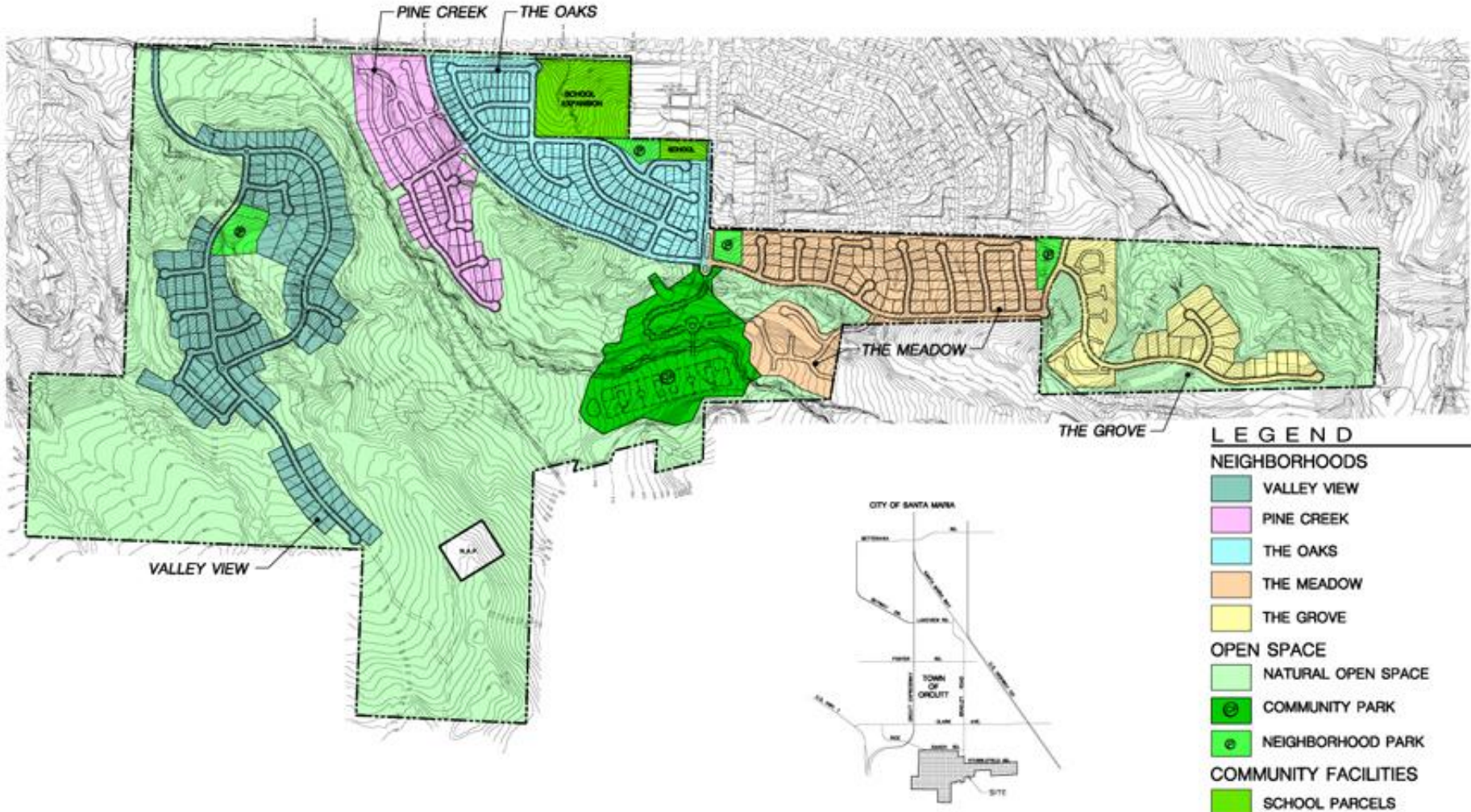
**RANCH ROAD**

**STUBBLEFIELD ROAD**





# Approved Rice Ranch Project



**LEGEND**

NEIGHBORHOODS	
[Teal Box]	VALLEY VIEW
[Pink Box]	PINE CREEK
[Light Blue Box]	THE OAKS
[Orange Box]	THE MEADOW
[Yellow Box]	THE GROVE
OPEN SPACE	
[Light Green Box]	NATURAL OPEN SPACE
[Green Circle with 'e']	COMMUNITY PARK
[Green Circle with 'e']	NEIGHBORHOOD PARK
COMMUNITY FACILITIES	
[Bright Green Box]	SCHOOL PARCELS



VICINITY MAP



# Rice Ranch

## Affordable Housing Provisions

➤ Tract Map 14,430

◆ Condition No. 50

➤ Specific Plan

◆ Section 4.3 Affordable Housing

➤ Development Agreement

◆ Section 4.4 Timing of Development



# TM 14,430 Condition No. 50

50. Construction of the affordable units shall commence with the construction of the ~~182<sup>nd</sup>~~ 196<sup>th</sup> market rate unit. Following zoning clearance of the ~~181<sup>st</sup>~~ 195<sup>th</sup> market rate unit, three (3) affordable units shall be constructed concurrent with the construction of every eight (8) market rate units in each phase of development until a total of 146 affordable units have been constructed.

**PLAN REQUIREMENTS & TIMING:** Prior to recordation of the map modification, this requirement shall be included in an amended “Agreement to Provide Affordable housing units” and shall be printed on all grading and building plans. Prior to issuance of a zoning clearance for each market rate or affordable unit, P&D staff shall obtain a sign-off from the Housing & Community Development Department.

**MONITORING:** Permit Compliance staff shall ensure compliance during construction.



# Specific Plan Revisions

## Section 4.3-Affordable Housing

### 4.3.1 Program Requirements (fourth paragraph)

In addition, the applicant for Rice Ranch will voluntarily price restrict an additional 10% of the units approved, for work-force housing buyers who currently earn less than 150% of the median area income. These units would be dispersed throughout the Meadows ~~and Pine Creek~~ neighborhoods.



# Specific Plan Revisions Con't.

## 4.3.2 Implementation and Monitoring

Construction of the affordable units shall commence with the construction of the ~~182<sup>nd</sup>~~ 196<sup>th</sup> market rate unit. Following zoning clearance of the ~~181<sup>st</sup>~~ 195<sup>th</sup> market rate unit, three (3) affordable units shall be constructed concurrent with the construction of every eight (8) market rate units in each phase of development until a total of 146 affordable units have been constructed.



# Development Agreement

## ➤ Section 4.4 Timing of Development

- ...Owner deems appropriate within the exercise of its subjective business judgment provided that following zoning clearance of the 195<sup>th</sup> market rate unit, three (3) affordable units shall be constructed concurrent with the construction of every eight (8) market rate units in each phase of development until a total of 146 affordable units have been constructed ~~affordable housing shall always constitute at least 10% of the the units built throughout the Rice Ranch Property.~~





# Environmental Review & Comp. Plan Consistency

## ➤ Environmental Review

- ◆ CEQA Section 15162 – Use of Previously Adopted EIR

## ➤ Comprehensive Plan Consistency

- ◆ Orcutt Community Plan
  - ◆ Key Site 12 Policy KS12-2
- ◆ 2015-2023 Housing Element
  - ◆ Goals 2, 3, 4



# Staff Recommendations

- Approve the introduction (first reading) of the Ordinances amending the Rice Ranch Specific Plan and Rice Ranch Development Agreement.
- Read the title of the Ordinances into the record and waive full reading of the Ordinances.
- Continue the item to the Administrative Agenda of April 21, 2015 for the second reading and final action on the project.



# Staff Recommendations, Cont.

- Make the required findings for the project.
- Determine that no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project pursuant to CEQA Guidelines Section 15162.
- Approve and adopt a resolution amending Subsections 4.3.1 Affordable Housing, Program Requirements and 4.3.2, Affordable Housing, Implementation and Monitoring of the approved Rice Ranch Specific Plan (14SPP-00000-00002, 15GPA-00000-00001).



## Staff Recommendations, Cont.

- Approve and adopt an Ordinance (14ORD-00000-00012) amending Subsections 4.3.1 Affordable Housing, Program Requirements and 4.3.2, Affordable Housing, Implementation and Monitoring of the approved Rice Ranch Specific Plan.
- Approve and adopt an ordinance (15ORD-00000-00001) amending Subsection 4.4 of the Rice Ranch Development Agreement.
- Approve Case No. 14RMM-00000-00007 to modify Condition No. 50, of TM 14,430.