

Deana Warner

From: Linda Dunlap <beachin.101@aol.com>
Sent: Thursday, December 10, 2015 3:10 PM
To: Deana Warner
Subject: Letter

December 10, 2015
Hon. Janet Wolf, Chair
Board of Supervisors
Santa Barbara County
105 E. Anapamu Street, 4th floor
Santa Barbara, CA 93101

Subject: Support of Rice Ranch Specific Plan

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

As residents of Rice Ranch, my wife and I respectfully request that the Santa Barbara County Board of Supervisors approve the Rice Ranch Specific Plan as requested by the applicant. Our support focuses primarily on the following points included in their "vision" as presented to their community residents:

The Shea Homes Amendment to the Specific Plan regarding the issue of open space and trails provides access to all county residents, not just the Rice Ranch community.

The plan to build a community club house would likely include a pool and a fitness center which would provide overall health benefits to its residents.

The 2003 Specific Plan, approved by the County of Santa Barbara, outlined the maintenance of a planned 725 unit community. Revisions to this plan would be contrary to our reasons for investing in the community when we purchased our home.

Shea Homes' obligation to fund affordable housing would be best served by strategically locating that housing in communities which provide better infrastructures regarding medical facilities, career training programs and shopping needs.

We urge the Board of Supervisors to approve the plan as it was submitted by Shea Homes.

Respectfully,
John and Linda Dunlap
720 Apple Tree Way
Orcutt, CA 93455

December, 10, 2015

Chair Wolf., Members of the Board of Supervisors, staff and members of the public;

Our names are Steve and Eileen Cochran and we are owners in Rice Ranch.

We support the Rice Ranch Project, paying fees for affordable homes as allowed by the County's Inclusionary Housing Ordinance.

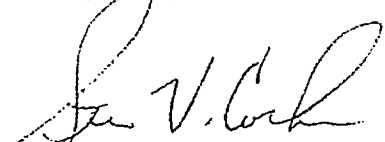
We also support the Rice Ranch Specific Plan and the overall project benefits.

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 on site.

We do not believe that 3 story, 5 and 8 unit multi-family buildings are consistent with the Orcutt community plan. Another consideration in these cash strained times, if low income homes are built, less property taxes will be received by the Santa Barbara County.

As a side note, the quality Shea incorporates in their construction, attention to detail, customer service and respect for the environment. i.e.; solar panels, tankless water heaters, double paned energy saving windows, water-saving fixtures and irrigation, programmable thermostats, proper drainage, and esthetically pleasing is a terrific bonus. If Shea does not complete this project, we shudder to think what will happen if a less able homebuilder completes the project. This would also remove Shea's financial support of the Orcutt Community Park and may lead to its closure.

In conclusion, we are very satisfied with Shea, their construction and direction, which led us to purchase our home and live in this beautiful community. The Rice Ranch Specific Plan and all its applications will make Rice Ranch an even more enjoyable place to live and improve our property values, which will provide more tax revenue for Santa Barbara County.


Steven Cochran
5860 Yarrow Drive, Orcutt


Eileen Cochran

December 9, 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 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
- Safe Community for raising our young children (4 and 1 years old)

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,

Gabriel & Krista Glynn

885 Romneya Lane, Orcutt, CA 93455

December 10, 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 companies business and the entire Santa Barbara and Central Coast economy.

The company that I work for, TruTeam of California, plans to employ approximately two to three 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.

Without the approval of this project, two or three of our employees would most likely be laid off.

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,

Craig Bricker

TruTeam of California

2393 A Street

Santa Maria, CA 93455

ATASCADERO DOOR CO., INC.
P.O. BOX 639
ATASCADERO, CA 93423
(805) 466-4661
atascaderodoor@atascaderodoor.com

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

RE: Yes Vote for Rice Ranch Specific Plan

Dear Chair Wolfe and Supervisors,

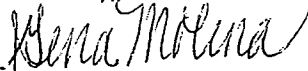
As the Rice Ranch Specific Plan comes before the Santa Barbara County Board of Supervisors for review, please take into consideration the valuable contribution the construction of 725 new homes will make to the local economy.

Our company, Atascadero Door Co., Inc. provides Doors & trim, Finish lumber, Finish Hardware and Finish Carpentry to homebuilders, and we look forward to serving the needs of Shea Homes as it builds the new homes and facilities your approval of the Rice Ranch Specific Plan will make possible. Sales generated by supplying Shea Homes will help to support our company, our employees and their families.

I understand that you must look beyond economic benefits as you review this project. Therefore, please also consider the Specific Plan's compliance with County's planning and inclusionary housing ordinances, the permanent dedication of over 65 percent of the site as open space, the HOA's funding of street and park maintenance, and Shea Homes' construction of secondary access roads to further improve safety and response times.

Thank you for your consideration of these matters.

Sincerely,



Gena Molina
Atascadero Door Co., Inc.

ATASCADERO DOOR CO., INC.
P.O. BOX 639
ATASCADERO, CA 93423
(805) 466-4661
atascaderodoor@atascaderodor.com

December 8, 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

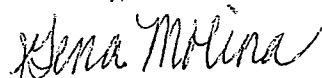
Dear Chair Wolfe and Members of the Santa Barbara County Board of Supervisors,

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, Atascadero Door Co., Inc, plans to employ approximately 12 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,



Gena Molina
Atascadero Door Co., Inc.

December 13, 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

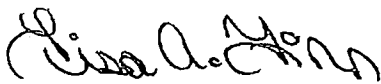
Dear Chair Wolf and Members of the Santa Barbara County Board of Supervisors,

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.

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!

A handwritten signature in black ink, appearing to read "Lisa A. Finn". The signature is fluid and cursive, with the first name "Lisa" being the most prominent.

Lisa A. Finn

December 13, 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 Specific Plan

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- **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,

Steven C. Finn

