

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 09/08/03
Department Name: County Counsel
Department No.: 0710
Agenda Date: 09-23-03
Placement: Administration
Estimate Time: N/A
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Stephen Shane Stark, County Counsel
Mary Ann Slutzky, Deputy County Counsel

STAFF CONTACT: Mary Ann Slutzky (x-2950)

SECTION Rice Ranch Development Agreement

Recommendation(s):

That the Board of Supervisors:

Instruct County Counsel and Planning & Development to enter into negotiations with the owner of Rice Ranch (Keysite 12) in the Orcutt Planning Area (4th District), regarding a Development Agreement to be submitted and processed concurrently with a Specific Plan, Tentative Tract Maps and Development Plans for the site. Any proposed Development Agreement will come before your Board at a noticed public hearing for full consideration. An ordinance is required for its approval.

Alignment with Board Strategic Plan

The recommendation is primarily aligned with actions required by law or by routine business necessity.

Executive Summary and Discussion:

On March 14, 2000 the Board determined that initiating negotiations with the applicant regarding a development agreement was premature. The Planning Commission will begin review of this project on September 24, 2003. Applicant has therefore again requested that the County consider processing a Development Agreement concurrently with a Specific Plan and associated maps and permits to govern future development on Rice Ranch (Key Site 12). This property was considered as part of the Orcutt Community Plan. The Orcutt Community Plan includes numerous development standards for the site, including a requirement that a Specific Plan be approved for the site prior to submittal of development applications.

The applicant has approached the County, requesting that we consider entering into a Development Agreement for the site which would contractually bind the owner and County to specific standards and densities, and identifying project phasing and fees. County Counsel seeks Board direction on whether to enter into negotiations for a Development Agreement. Before a Development Agreement is executed, it would return to your Board for its consideration and approval.

Mandates and Service Levels:

Not mandated.

Fiscal and Facilities Impacts:

The applicant has agreed to pay the costs of negotiating the Development Agreement: therefore, the decision to negotiate such an Agreement would result in no net County cost. There will be staff impact due to County Counsel and Planning staff time.

Special Instructions:

Not applicable.

Concurrence:

Planning and Development.