



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

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

**Department Name:** Planning &  
Development  
**Department No.:** 053  
**For Agenda Of:** January 5, 2016  
**Placement:** Administrative  
**Estimated Time:**  
**Continued Item:** Yes  
**If Yes, date from:** December 15, 2015  
**Vote Required:** Majority and 4/5

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**TO:** Board of Supervisors  
Board of Directors, Flood Control and Water Conservation District  
Board of Directors, Santa Barbara County Water Agency  
Board of Directors, Laguna County Sanitation District

**FROM:** Department Glenn Russell, Ph. D., Director, Planning & Development  
(805) 568-2085  
Contact Info: Alice McCurdy, Deputy Director, Development Review  
(805) 568-2518

**SUBJECT:** Consider the Rice Ranch Specific Plan and Orcutt Community Plan Amendments (Case Nos. 14SPP-00000-00001, 14GPA-00000-00006, 14ORD-00000-00004, 15GPA-00000-00005, 15ORD-00000-00015, 15RZN-00000-00008, 14TRM-00000-00001, 15TRM-00000-00005, 14DVP-00000-00004, 14CUP-00000-00006, 14RDN-00000-00004, 15GOV-00000-00002), Fourth Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:**

Community Services Department, Parks Division  
Public Works Department, Roads Division  
Public Works Department, Surveyor's Office  
County Fire Department  
General Services Department

**Recommended Actions:**

Consider the Planning Commission's recommendation for approval of the Rice Ranch Specific Plan, Development Agreement, Rezone, General Plan Amendments and associated entitlements, including a land exchange, (Case Nos. 14SPP-00000-00001, 14GPA-00000-00006, 14ORD-00000-00004, 15GPA-00000-00005, 15ORD-00000-00015, 15RZN-00000-00008, 14TRM-00000-00001, 15TRM-00000-00005, 14DVP-00000-00004, 14CUP-00000-00006, 14RDN-00000-00004, 15GOV-00000-00002), located on the south side of Stubblefield and Rice Ranch Roads in the southeastern portion of the Orcutt Community Plan area, Fourth District, as follows:

Acting as the Board of Supervisors:

- i) Make the required findings for the project specified in Attachment 9 to the Board Letter for the hearing of December 15, 2015, including California Environmental Quality Act (CEQA) and land exchange findings;
- ii) After considering the environmental review documents [Revised Addendum dated December 22, 2015 (included as Attachment 11 to this Board Letter for the hearing of January 5, 2016) together with previously adopted Supplemental Environmental Impact Report (EIR) and the Orcutt Community Plan EIR (link included as Attachments 16 and 18 to the Board Letter for the hearing of December 15, 2015)] determine that, as reflected in the CEQA findings, no subsequent EIR shall be prepared for this project;
- iii) Adopt a Resolution included as Attachment 2 to the Board Letter for the hearing of December 15, 2015 hearing amending the Rice Ranch Specific Plan (14SPP-00000-00001, 15GPA-00000-00005).
- iv) Adopt an Ordinance (second reading) (14ORD-00000-00004) included as Attachment 3 to this Board Letter for the hearing of January 5, 2016 cancelling the approved Rice Ranch Development Agreement and approving a new Rice Ranch Development Agreement;
- v) Adopt an Ordinance (second reading) (15ORD-00000-00015) included as Attachment 4 to this Board Letter for the hearing of January 5, 2016 amending the approved Rice Ranch Specific Plan;
- vi) Adopt an Ordinance (second reading) (15RZN-00000-00008) included as Attachment 5 to the Board Letter for the hearing of December 15, 2015 rezoning the zone district on 1.0 acres of the subject parcels from Planned Residential Development (PRD) to Recreation (REC) and 1.8 acres from Recreation (REC) to Planned Residential Development (PRD);
- vii) Adopt a Resolution included as Attachment 6 to this Board Letter for the hearing of January 5, 2016 amending a Comprehensive Plan Amendment (14GPA-00000-00006), revising the Orcutt Community Plan Key Site 12 Policies KS12-2A and -2B to allow for the payment of in-lieu affordable housing fees and to privatize the four neighborhood parks and to allow the Grove neighborhood park to be less than one acre in size, respectively;
- viii) Approve a Vesting Tentative Tract Map (Case Nos. 14TRM-00000-00001/14,805) subject to the conditions included in Attachment 10.2 to this Board Letter for the hearing of January 5, 2016;
- ix) Approve a Large Lot Conveyance Map (Case Nos. 15TRM-00000-00005/14,818) subject to the conditions included in Attachment 10.1 to the Board Letter for the hearing of December 15, 2015;
- x) Approve a Final Development Plan (Case No. 14DVP-00000-00004) subject to the conditions included in Attachment 10.3 to this Board Letter for the hearing of January 5, 2016;

- xi) Approve a Minor Conditional Use Permit (Case No. 14CUP-00000-00006) subject to the conditions included in Attachment 10.4 to the Board Letter dated for the hearing of December 15, 2015;
- xii) Approve the proposed Road Namings (Case No. 14RDN-00000-00004) subject to the conditions included in Attachment 10.5 to the Board Letter for the hearing of December 15, 2015;
- xiii) Consider the Parks Commission's recommendation that the Board reduce Quimby fees by 50%, make the finding it is in the public interest to do so, and approve the request;

Acting as the Board of Directors, Flood Control and Water Conservation District; the Board of Directors, Santa Barbara County Water Agency; and the Board of Directors, Laguna County Sanitation District:

- xiv) Adopt an Ordinance (second reading) (14ORD-00000-00004) included as Attachment 3 to this Board Letter for the hearing of the January 5, 2016, cancelling the approved Rice Ranch Development Agreement and approving a new Rice Ranch Development Agreement;
- xv) After considering the environmental review documents [Revised Addendum dated December 22, 2015 (included as Attachment 11 to this Board Letter for the hearing of January 5, 2016) together with previously adopted Supplemental EIR and the Orcutt Community Plan EIR (link included as Attachments 16 and 18 to the Board Letter for the hearing of December 15, 2015)] determine that, as reflected in the CEQA findings, no subsequent EIR shall be prepared for this project; and

Acting as the Board of Supervisors:

- xvi) Consider the following actions for the land exchange pursuant to Government Code Section 25356(b) (4/5 Vote Required):
  1. Approve and authorize the Chair to execute the Real Property Exchange Agreement (Attachment 12 to this Board Letter for the hearing of January 5, 2016) between the County of Santa Barbara (County) and Rice Ranch Community LLC and Rice Ranch Ventures, which involves County property, described as County Assessor's Parcel Numbers (APN) 101-380-001, 101-380-003, 101-390-001, 101-390-002, 101-400-003 and the Rice Ranch Community LLC property, described as APNs 101-380-002, 101-390-007, 101-400-001, 101-400-002, 101-440-029; and
  2. Approve and authorize the Chair to execute the Quitclaim Deed (Attachment 13 to the Board Letter for the hearing of December 15, 2015), conveying parcels held in fee and easement from the County to Rice Ranch Community LLC and Rice Ranch Ventures, described as APNs 101-380-001, 101-380-003, 101-390-001, 101-390-002, 101-400-003 and any other property interests held by the County in Tract Map 14,636, recorded September 29, 2005 in Book 200, Pages 93-99 of Maps, in the Office of the County Recorder of said County.

**A. Summary Text:**

The Board of Supervisors first heard this item on December 15, 2015 and after staff’s presentation, the applicant’s presentation, and receiving public testimony, the Board of Supervisors voted 5 to 0 on the Planning Commission’s recommendation to approve the project. The Board did not accept the staff recommendation to deny the applicant’s request for a 50% reduction on their Quimby fee requirements.

**Quimby Fees**

At the December 15<sup>th</sup> hearing, the Board of Supervisors voted 4 to 1 to grant a 50% reduction of the applicant’s remaining Quimby Fee requirements when final action is taken on the project. Subsequent to the December 15<sup>th</sup> hearing, the Community Services Department, Parks Division has submitted a revised Parks Division condition letter reflecting this reduction. This condition letter has been incorporated into the revised conditions of approval for the Vesting Tentative Tract Map and Development Plan (Attachments 10.2 and 10.3, respectively).

**Revisions to the Attachment**

At the December 15, 2015 hearing, the applicant submitted a comment letter from the applicant with recommended revisions to Attachments 3, 4, 6, 10.2, 10.3, 11 and 12. Staff indicated at the hearing that the suggested revisions are minor clean-up items and would not result in substantive changes to the documents. The documents have been revised and are attachments to this Board Letter. All the remaining attachments are included as attachments to the December 15, 2015 Board Letter.

**Performance Measure:**

N/A

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

County costs to process the project are fully reimbursed by the applicant pursuant to the current Board-approved fee resolution. Permit revenues are budgeted for the Development Review Division on page D-289 of the adopted 2015-2017 fiscal year budget. Estimated costs for processing the project, including preparation of this Board Letter, are approximately \$185,700.

**Special Instructions:**

The Planning and Development Department will satisfy all noticing requirements. A minute order of the hearing shall be returned to Planning and Development, Attention: David Villalobos.

**Attachments:**

1. Planning Commission Action Letter dated August 14, 2015 (Attached to 12/15/15 Board letter)
2. Resolution Amending the Approved Specific Plan (Attached to 1/5/16 Board letter)
3. Ordinance Amending the Approved Development Agreement (Attached to 1/5/16 Board letter)
4. Ordinance Amending the Approved Specific Plan (Attached to 1/5/16 Board letter)
5. Rezone Ordinance (Attached to 12/15/15 Board letter)

6. Comprehensive Plan Amendment Resolution (Attached to 1/5/16 Board letter)
7. Planning Commission Staff Report dated July 22, 2015 (Attached to 12/15/15 Board letter)
8. Planning Commission Memorandum dated August 11, 2015 (Attached to 12/15/15 Board letter)
9. Findings (Attached to 12/15/15 Board letter)
- 10.1 Conditions of Approval (Attached to 12/15/15 Board letter)
- 10.2 Conditions of Approval (Attached to 1/5/16 Board letter)
- 10.3 Conditions of Approval (Attached to 1/5/16 Board letter)
- 10.4 Conditions of Approval (Attached to 12/15/15 Board letter)
- 10.5 Conditions of Approval (Attached to 12/15/15 Board letter)
- 11 Addendum (Attached to 1/5/16 Board letter)
12. Real Property Exchange Agreement (Agreement attached to 12/15/16 Board letter; Exhibits attached to the 1/5/2016 Board Letter)
13. Quitclaim Deed (Attached to 12/15/15 Board letter)
14. Project Plans (Attached to 12/15/15 Board letter)
15. Santa Barbara County Park Commission's September 24, 2015 meeting minutes (Attached to 12/15/15 Board letter)
16. Rice Ranch SEIR Link: (<http://sbcountyplanning.org/projects/14SPP-00001RiceRanch/index.cfm>) (Attached to 12/15/15 Board letter)
17. Proposed Rice Ranch Specific Plan Link: (<http://sbcountyplanning.org/projects/14SPP-00001RiceRanch/index.cfm>) (Attached to 12/15/15 Board letter)
18. Orcutt Community Plan EIR:  
<http://longrange.sbcountyplanning.org/planareas/orcutt/OCP1995EIR.php> (Attached to 12/15/15 Board letter)
19. Orcutt Community Plan  
<http://longrange.sbcountyplanning.org/planareas/orcutt/documents/Orcutt%20Community%20Plan%20Final%20web%20version.pdf> (Attached to 12/15/15 Board letter)
20. 2003 Rice Ranch Specific Plan <http://sbcountyplanning.org/projects/14SPP-00001RiceRanch/index.cfm> (Attached to 12/15/15 Board letter)

**Authored by:**

John Zorovich, Planner, Development Review Division, P&D, (805) 934-6297