



Legislation Details (With Text)

File #: 15-00952 **Version:** 3
Type: Agenda Item **Status:** Passed
File created: **In control:** BOARD OF SUPERVISORS
On agenda: 1/5/2016 **Final action:** 1/5/2016

Title: 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: (4/5 Vote Required)

Acting as the Board of Supervisors:

- a) Make the required findings for the project, including California Environmental Quality Act (CEQA) and land exchange findings;
- b) After considering the environmental review documents [Revised Addendum dated December 22, 2015 together with previously adopted Supplemental Environmental Impact Report (EIR) and the Orcutt Community Plan EIR] determine that, as reflected in the CEQA findings, no subsequent EIR shall be prepared for this project;
- c) Adopt a Resolution amending the Rice Ranch Specific Plan (14SPP-00000-00001, 15GPA-00000-00005);
- d) Adopt an Ordinance (second reading) (14ORD-00000-00004) cancelling the approved Rice Ranch Development Agreement and approving a new Rice Ranch Development Agreement;
- e) Adopt an Ordinance (second reading) (15ORD-00000-00015) amending the approved Rice Ranch Specific Plan;
- f) Adopt an Ordinance (second reading) (15RZN-00000-00008) 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);
- g) Adopt a Resolution 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;
- h) Approve a Vesting Tentative Tract Map (Case Nos. 14TRM-00000-00001/14,805) subject to the conditions;
- i) Approve a Large Lot Conveyance Map (Case Nos. 15TRM-00000-00005/14,818) subject to the conditions;
- j) Approve a Final Development Plan (Case No. 14DVP-00000-00004) subject to the conditions;
- k) Approve a Minor Conditional Use Permit (Case No. 14CUP-00000-00006) subject to the conditions;

- l) Approve the proposed Road Namings (Case No. 14RDN-00000-00004) subject to the conditions;
- m) 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:

- n) Adopt an Ordinance (second reading) (14ORD-00000-00004), cancelling the approved Rice Ranch Development Agreement and approving a new Rice Ranch Development Agreement;
- o) After considering the environmental review documents [Revised Addendum dated December 22, 2015 together with previously adopted Supplemental EIR and the Orcutt Community Plan EIR] determine that, as reflected in the CEQA findings, no subsequent EIR shall be prepared for this project; and

Acting as the Board of Supervisors:

- p) Consider the following actions for the land exchange pursuant to Government Code Section 25356 (b) (4/5 Vote Required):

- i) Approve and authorize the Chair to execute the Real Property Exchange Agreement 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

- ii) Approve and authorize the Chair to execute the Quitclaim Deed, 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 Recorded of said County.

Sponsors: PLANNING AND DEVELOPMENT DEPARTMENT

Indexes:

Code sections:

Attachments: 1. Board Letter, 2. ATTACH 1 PC Action Letter, 3. ATTACH 2 SP Amendments Resolution, 4. ATTACH 3 Development Agreement Ordinance, 5. ATTACH 4 SP Ordinance, 6. ATTACH 5 Rezone Ord, 7. ATTACH 6 Comp Plan Resolution, 8. ATTACH 7 PC Staff Report, 9. ATTACH 8 PC Memo 8_11_15, 10. ATTACH 9 Revised Findings 11_20_15, 11. ATTACH 10 Revised Conditions with Dept Letters, 12. ATTACH 11 AddendumRev11-10_2015, 13. ATTACH 12 REAL PROPERTY EXCHANGE AGREEMENT Rice Ranch 11-23-15, 14. ATTACH 13 Quitclaim Deed for Rice Ranch Ventures, 15. ATTACH 14 Development Plan, 16. ATTACH 15 Parks Commission minutes, 17. ATTACH 16 - Rice Ranch SEIR Link, 18. ATTACH 17 - Proposed Rice Specific Plan Link, 19. ATTACH 18 - Orcutt Community Plan EIR, 20. ATTACH 19 - Orcutt Community Plan, 21. ATTACH 20 - 2003 Rice Ranch Specific Plan, 22. Neville Public Comment Letter, 23. Public Comment - Group 1, 24. Public Comment - Smith, 25. Public Comment - Group 2, 26. Public Comment - Group 3, 27. Public Comment - Group 4, 28. Public Comment - Group 5, 29. Public Comment - Group 6, 30. Public Comment - Orcutt Trails Commission, 31. Applicant Letter 12-14-15, 32. Presentation, 33. Presentation - Applicant, 34. Board Letter - 1/5/2016, 35. Revised ATTACH 2 SP Amendments Resolution, 36. Revised ATTACH 3 DA Ordinance Rev 12_16_15, 37. Revised ATTACH 4 SP Ordinance Rev 12_16_15, 38. Revised ATTACH 6 Comp Plan Resolution Rev 12_16_15, 39. Revised ATTACH 10 Conditions, 40. Revised ATTACH 11 AddendumRev 12-16_2015, 41. Revised ATTACH 12 Executed Real Property Exchange Agreement with Exhibits 12_16_15

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

1/5/2016	3	BOARD OF SUPERVISORS	Acted on as follows:	Pass
12/15/2015	2	BOARD OF SUPERVISORS	Acted on as follows:	Pass
12/15/2015	2	BOARD OF SUPERVISORS	Acted on as follows:	Pass
12/8/2015	1	BOARD OF SUPERVISORS	Acted on as follows:	Pass

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: (4/5 Vote Required)

Acting as the Board of Supervisors:

- a) Make the required findings for the project, including California Environmental Quality Act (CEQA) and land exchange findings;
- b) After considering the environmental review documents [Revised Addendum dated December 22, 2015 together with previously adopted Supplemental Environmental Impact Report (EIR) and the Orcutt Community Plan EIR] determine that, as reflected in the CEQA findings, no subsequent EIR shall be prepared for this project;
- c) Adopt a Resolution amending the Rice Ranch Specific Plan (14SPP-00000-00001, 15GPA-00000-00005);
- d) Adopt an Ordinance (second reading) (14ORD-00000-00004) cancelling the approved Rice Ranch Development Agreement and approving a new Rice Ranch Development Agreement;
- e) Adopt an Ordinance (second reading) (15ORD-00000-00015) amending the approved Rice Ranch Specific Plan;
- f) Adopt an Ordinance (second reading) (15RZN-00000-00008) 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);
- g) Adopt a Resolution 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;
- h) Approve a Vesting Tentative Tract Map (Case Nos. 14TRM-00000-00001/14,805) subject to the conditions;
- i) Approve a Large Lot Conveyance Map (Case Nos. 15TRM-00000-00005/14,818) subject to the conditions;
- j) Approve a Final Development Plan (Case No. 14DVP-00000-00004) subject to the conditions;
- k) Approve a Minor Conditional Use Permit (Case No. 14CUP-00000-00006) subject to the conditions;

l) Approve the proposed Road Namings (Case No. 14RDN-00000-00004) subject to the conditions;

m) 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:

n) Adopt an Ordinance (second reading) (14ORD-00000-00004), cancelling the approved Rice Ranch Development Agreement and approving a new Rice Ranch Development Agreement;

o) After considering the environmental review documents [Revised Addendum dated December 22, 2015 together with previously adopted Supplemental EIR and the Orcutt Community Plan EIR] determine that, as reflected in the CEQA findings, no subsequent EIR shall be prepared for this project; and

Acting as the Board of Supervisors:

p) Consider the following actions for the land exchange pursuant to Government Code Section 25356(b) (4/5 Vote Required):

i) Approve and authorize the Chair to execute the Real Property Exchange Agreement 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

ii) Approve and authorize the Chair to execute the Quitclaim Deed, 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.