

**ATTACHMENT 12: NORTH COUNTY POTENTIAL REZONE SITES**

Site Name and APN(s)	Address	Acres	Existing Use(s)	Current Zoning	Proposed Zoning	Proposed Number of Units by Affordability			Notes
						Lower	Moderate	Above Moderate	
Apollo 097-371-075	3695 Apollo Way Lompoc, CA 93436	26.11	Vacant	C-2 and DR-12	DR-20/30 and REC	302	0	0	Split zoning. DR-20/30 totals 10.2 acres. REC totals 15.9 acres.
Key Site 10 103-740-016	5175 S. Bradley Rd Santa Maria, CA 93455	9.8	Vacant	PRD Inland Urban Area	DR-20/30 (Min/Max) and REC	59	23	8	Split zoning. DR-20/30 totals 4.5 acres. REC totals 5.3 acres.
Key Site 11 103-181-006	250 E Clark Ave, Orcutt, CA 93455	21.43	Vacant	C-2 and REC Inland Urban Area	DR-20/30 (Min/Max), C-2, and REC	52	36	8	Split zoning. C-2 totals 3.8 acres. DR-20/30 totals 5.1 acres. REC totals 12.5 acres.
Mariposa Reale 107-590-001 107-580-027	290 Parkview S. Orcutt, CA 93455	4.79 6.04	Vacant	DR-3.3 Inland Urban Area	DR-20/25 (Min/Max)	60 30	0 0	0 0	
Boys and Girls Club 107-470-011	4300 Hummel Drive Santa Maria, CA 93455	14.9	Vacant	DR-3.3 Inland Urban Area	DR-20/25 (Min/Max) and DR-3.3	52	20	8	Split zoning. DR-20/30 totals 4.0 acres. DR-3.3 totals 10.9 acres.
Hummel Cottages 107-270-051	619 Hummel Village Ct. Orcutt, CA 93455	4.47	Apartments	DR-4.6 Inland Urban Area	DR-20/25 (Min/Max)	30	0	0	
Chumash LLC 143-220-005	1011 Meadowvale Rd	2.50 0.39 3.00	Vacant	C-2 and REC Inland Urban Area	DR-30/40 (Min/Max)	34 6 51	11 2 17	0 0 0	

2023-2031 Housing Element Update

Case Nos.: 24GPA-00003, 24GPA-00004, 24GPA-00005, 24RZN-00001, 24RZN-00002, 24ORD-00007, and 24ORD-00008

Board of Supervisors

Hearing Date: April 30 and May 3, 2024

Attachment 12 – Page 2

143-220-007 143-261-002	Santa Ynez, CA 93460								
Blue Sky Center 149-290-001	Immediately west of Cuyama Valley High School New Cuyama, CA 93254	37.88	Vacant	AG-I-10 Inland Urban Area	C-2 and DR-20	0	50	0	Split zoning. C-2 totals 7.88 acres. DR-20 totals 30 acres. Site is zoned but not used for agriculture.
<b>Potential Rezone Sites Not Selected by the County Planning Commission</b>									
Key Site 1 129-120-024	Clark Road and U.S. Highway 101 Orcutt, CA 93455	24.71	Vacant	C-2 Inland Urban Area	C-2 and MR-O	0	181	160	Rezoning would require moving the MR-O zoned portion of Key Site 3 to Key Site 1. Split zoning. C-2 totals 16.71 acres. MR-O totals 8 acres.
Key Site 3 (partial): DR-1 129-151-026	East of 5560 Cantata Ln Santa Maria, CA 93455	8	Vacant	MR-O Inland Urban Area	DR-1	0	0	8	See above note.
Key Site 10, northern APN: 103-740-017	5175 S. Bradley Rd Santa Maria, CA 93455	6.9	Vacant	PRD Inland Urban Area	DR-20/30 (Min/Max)	39	15	6	
Key Site 16 105-330-001 105-330-002	Intersection of Clark Ave and Marcum St	9.3 2.48	Vacant	C-2 Inland Urban Area	DR-30/40 (Min/Max) and C-2	68 0	22 27	0 0	Split zoning. C-2 totals 2.48 acres. DR-30/40 totals 9.3 acres.

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Board of Supervisors

Hearing Date: April 30 and May 3, 2024

Attachment 12 – Page 3

	Orcutt, CA 93455								
Key Site 26 107-250-019 107-250-020 107-250-021 107-250-022	East side of the intersection of CA-135 and W Union Valley Parkway Orcutt, CA 93455	2.27 1.8 12.2 27.4	Vacant	C-2 Inland Urban Area	C-2 C-2 C-2 DR-30/40 (Min/Max)	0 0 0 425	0 0 20 141	0 0 0 0	Builder's Remedy (BR) application.  Annexation to the City of Santa Maria pending.  Zone 2 covers approximately 8 acres; no units were assigned to this portion of the site.  Split zoning. C-2 totals 16.27 acres. DR-30/40 totals 27.4 acres.
Northpoint HOA 107-470-003	1,660 ft. east of CA-135 and W Union Valley Parkway Orcutt, CA 93455	8.75	Vacant	DR-3.3 Inland Urban Area	DR-20/25 (Min/Max)	62	24	9	Zone 2 covers approximately 3 acres; no units were assigned to this portion of the site.
Woodmere Villas HOA 107-250-017 107-770-027	Immediately east of 4300 Hummel Drive Santa Maria, CA 93455	10.84 6.71	Buildings, parking lot	DR-3.3 Inland Urban Area	DR-20/25 (Min/Max)	99 69	38 27	15 10	
Latter Day Saints	400 E. Waller Ln	4.83	Vacant	8-R-1 Inland	DR-30/40 (Min/Max)	86	28	0	

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Board of Supervisors

Hearing Date: April 30 and May 3, 2024

Attachment 12 – Page 4

109-040-001	Santa Maria, CA 93455			Urban Area					
Fong 1 097-491-007	Northeast side of intersection of Rucker Rd and Burton Mesa Blvd Lompoc, CA 93436	2.36	Vacant	7-R-1 Inland Urban Area	DR-30/40 (Min/Max)	53	17	0	
Fong 2 097-492-007	Northeast side of intersection of Calle Pasado and Burton Mesa Blvd Lompoc, CA 93436	2.35	Vacant	7-R-1 Inland Urban Area	DR-30/40 (Min/Max)	34	11	0	
Alexander 097-371-071	Immediately south of 3880 Constellation Rd Lompoc, CA 93436	1.63	Vacant	C-2 Inland Urban Area	C-2	0	17	0	This site was rezoned as part of a project separate from the Housing Element Update. The County will count potential units on this site.
Element Church 103-080-048	4890 Bethany Ln, Santa Maria, CA 93455	3.83	Church, rectory	10-R-1 Inland Urban Area	DR-20/30 (Min/Max)	20	8	2	