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Sarah Mayer *Public Comment - Key Site 26*

From: Michael Stoltey <Michael@Md3inv.com>
Sent: Monday, April 29, 2024 10:26 AM
To: sbcob
Subject: Housing Element Key Site 26 BOS April 30 Slide Deck
Attachments: 2024-04-26 - Presentation - Housing Element BOS - FINAL - Richards Ranch.pptx

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Good Morning, please find Key Site 26's slide deck for the BOS Housing Element April 30th.

Thank you,

Michael D. Stoltey

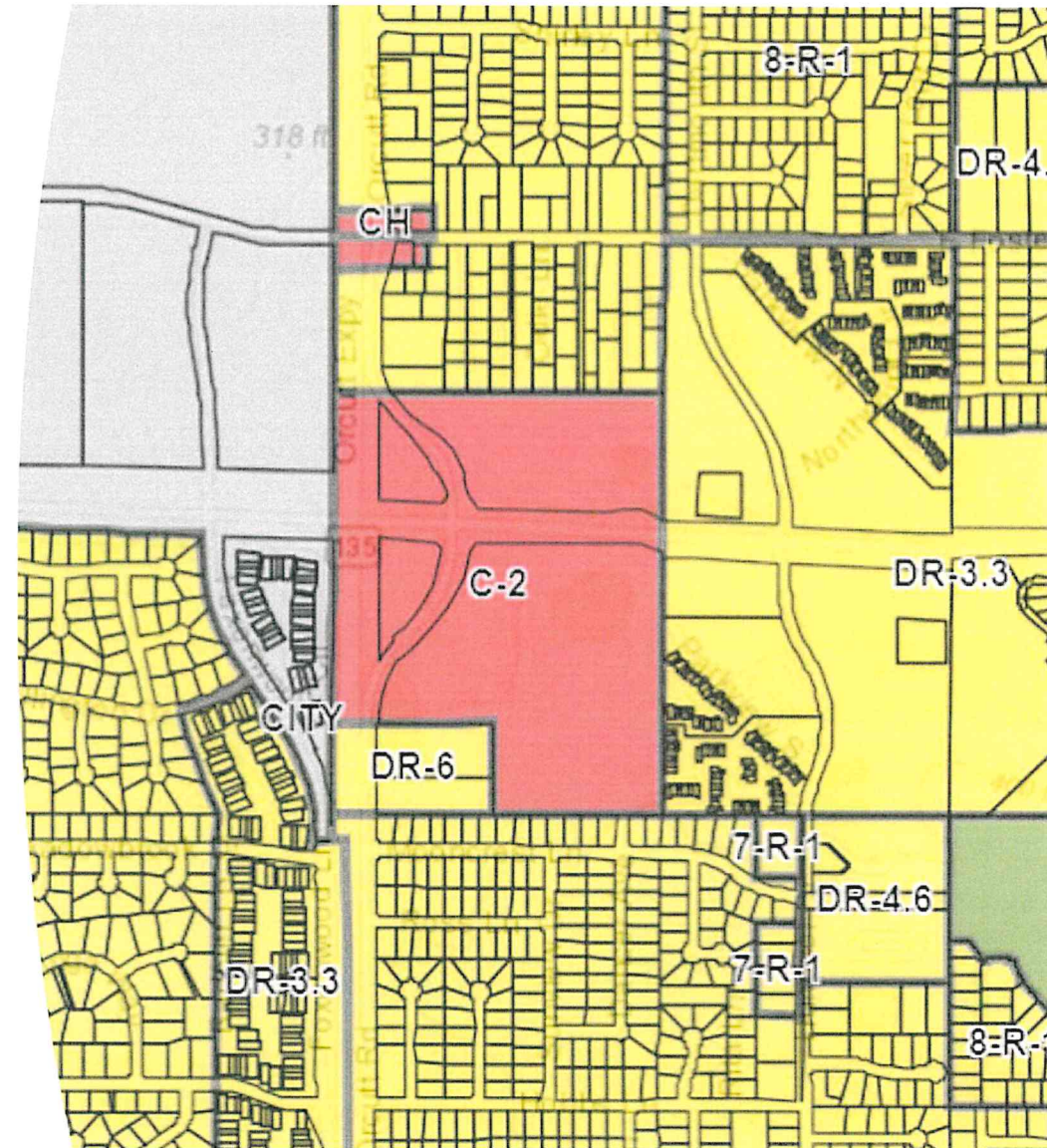
**Housing
Element
Key Site 26**



**Housing Element
Rezone Request**

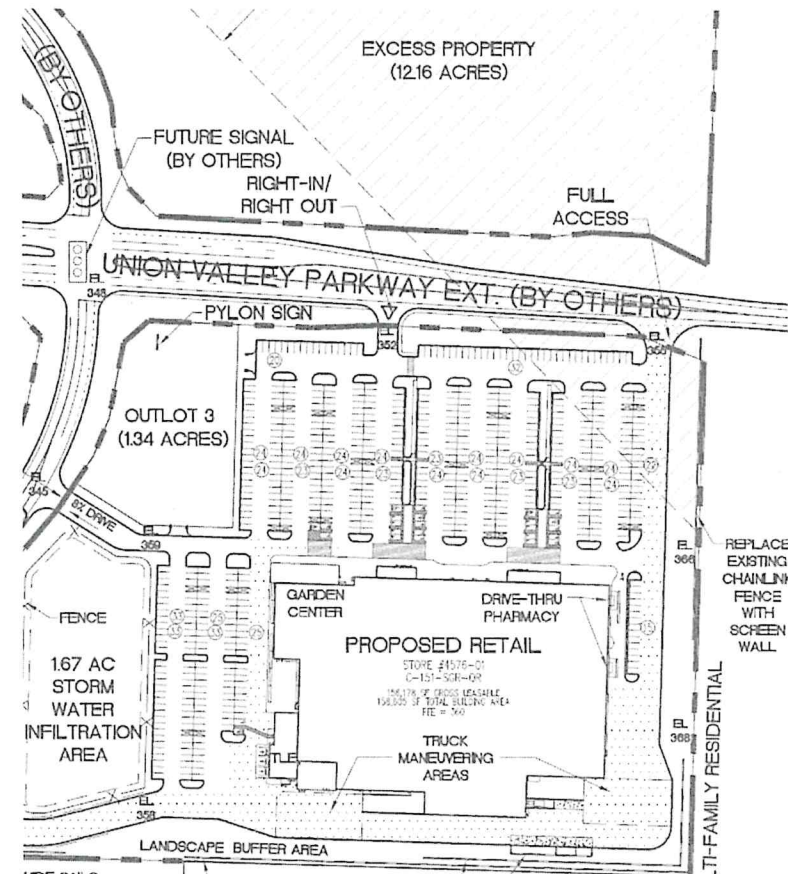
Key Site 26: Unbuildable due to lack of commercial water rights.

- **Key Site 26:** Zoned for Commercial Use
- **Water Availability:** Orcutt has no water for commercial development.
- **Dead Site:** Developers have been unable to resolve the commercial site's water issues for 25 years.
- **Resulting in an unbuildable 44-acre infill parcel, encircled by extensive road infrastructure.**



Walmart Development Attempt

- Walmart purchased the site in 2003, designing a 156,000 square foot supercenter with an additional 15 acres of Commercial Property.
- **Walmart was unable to secure water for the site due to Orcutt's lack of commercial water rights.**
- Walmart sold the property in 2021 after 18 years of trying to obtain water for the site.

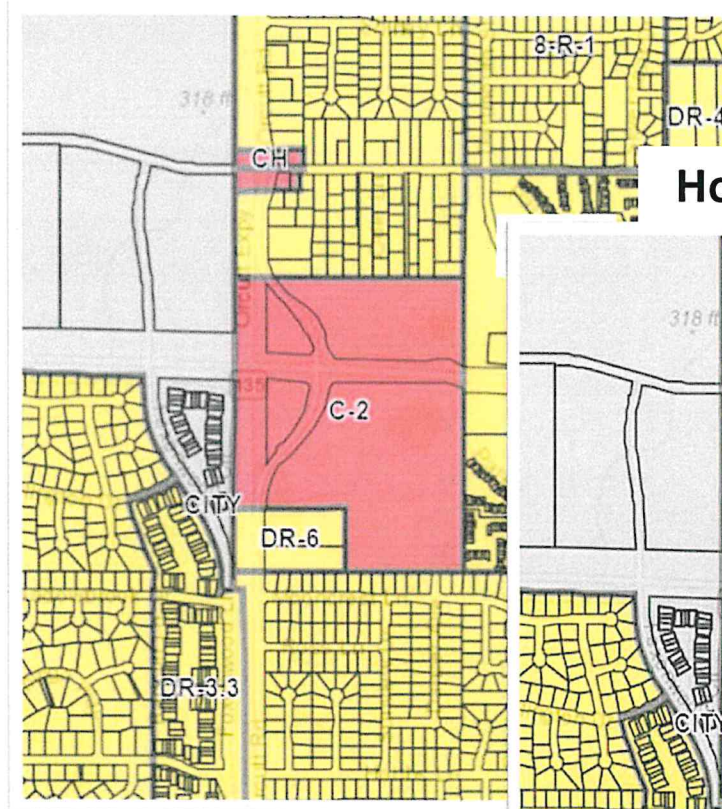


Walmart 2015 Development Drawings

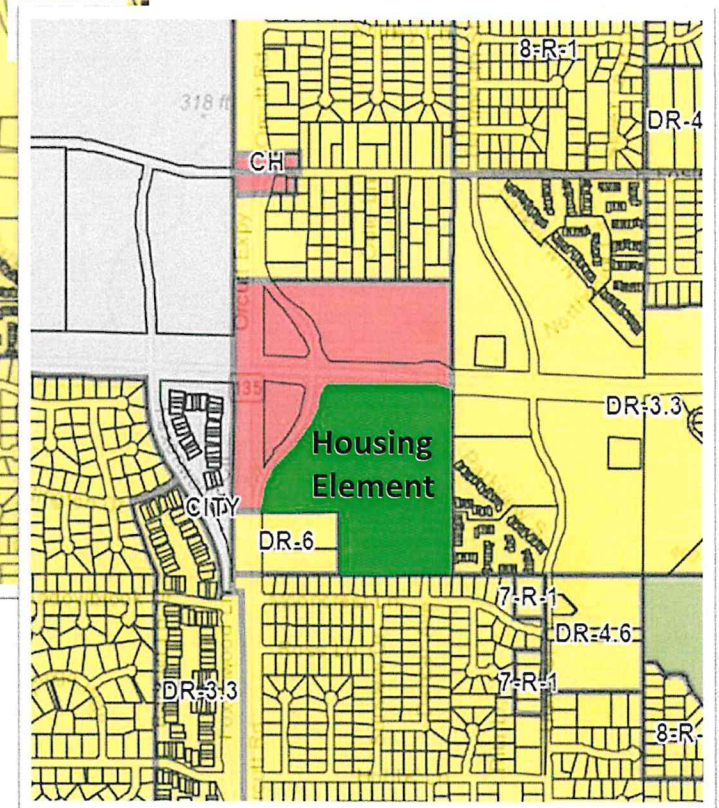
The Housing Element proposes to rezone a portion of the site for residential use. Resolving the issue.

- Residential development in Orcutt is feasible as it has water allocation.
- The property will maintain over 16 acres of prime land for commercial services, offering substantial space for a modern, mixed-use commercial neighborhood center, contingent upon securing water rights.

Current State



Housing Element





RICHARDS RANCH

Neighborhood Mixed-Use Community



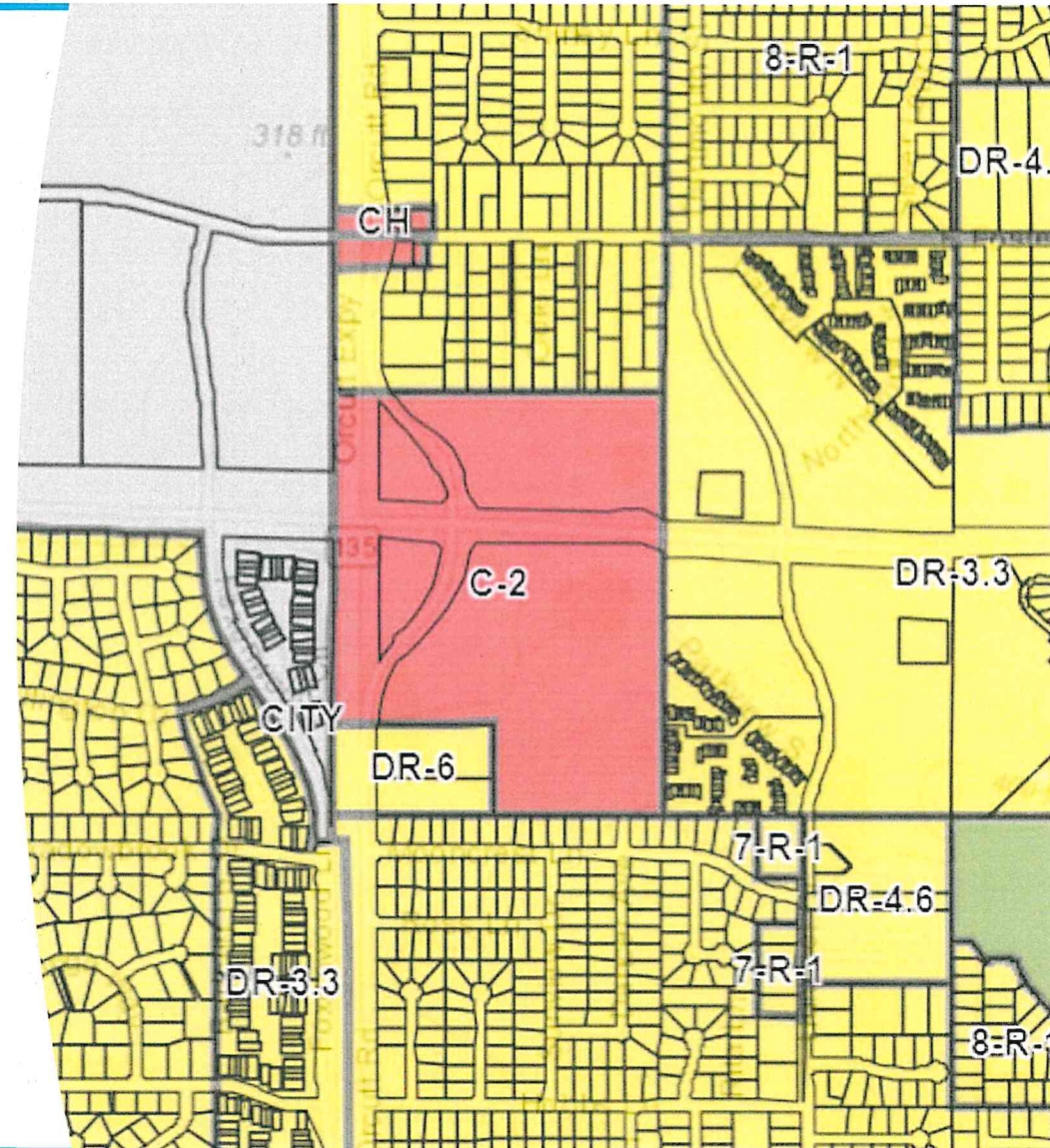
Why is Key Site 26 the best rezone candidate?

- 1. Unusable zoning:** The housing element would take an unusable site and make it usable for housing.
- 2. Urban Infill:** The site is surrounded by urban infrastructure, allowing for affordable housing with minimal community impact and no sprawl.
- 3. The Readiest Housing Site:** Richards Ranch is three years in planning. It boasts a fully realized design and a comprehensive 1,500-page Environmental Impact Report (EIR) with remarkably low impacts for 400+ housing units.
- 4. Urban Infrastructure / Transit:** Key Site 26 was planned for intensive use since the 1980s. It has extensive roads surrounding it, making it the optimal choice for high-density housing with the least impact on community traffic and well-being. There is not another site in the north county list that can support housing with such limited community impact.
- 5. Optimal Development Site:** The site has no agricultural value, is flat, has no wetlands or flood zoning, and is designed to comply with the Airport Land Use Safety Zones while delivering affordable densities.



If not rezoned, Key Site 26 remains unusable.

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PERSPECTIVE VIEW OF CLUBHOUSE



Apartment Village



Apartment Village



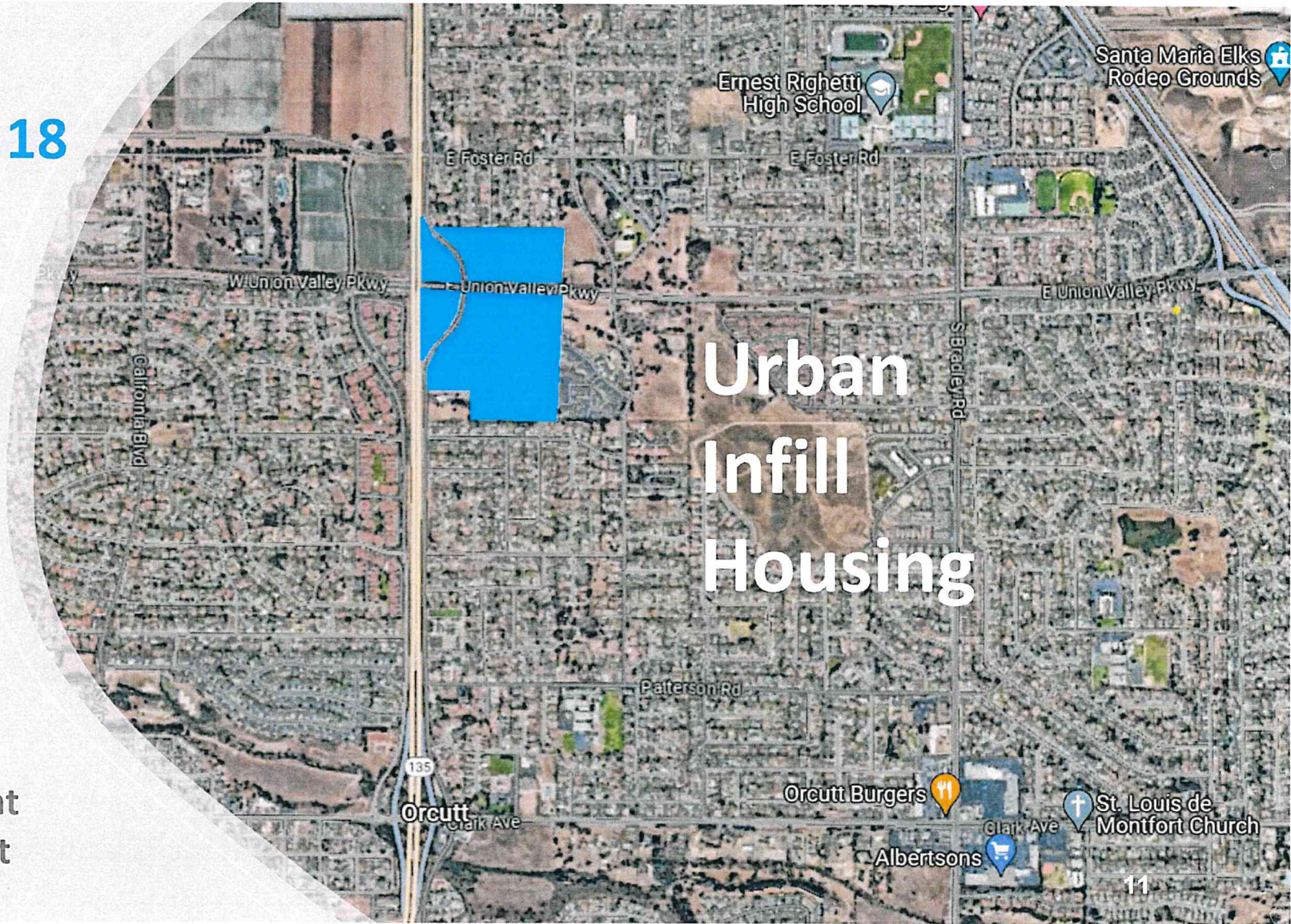
RICHARDS RANCH



Richards Ranch Townhomes



Housing Element Site 18



Housing Element
Rezone Request