

A photograph of a man with dark hair, wearing a light blue long-sleeved shirt, smiling broadly as he carries a young girl with curly brown hair on his shoulders. The girl is wearing a yellow long-sleeved shirt and light blue overalls, and she is also smiling and looking upwards. The background is a soft-focus green, suggesting an outdoor setting with trees or bushes. The overall mood is happy and family-oriented.

Our Concept for Homes
CAIRD PROPERTIES
Santa Barbara County

Goleta Valley

101

Patterson Ave

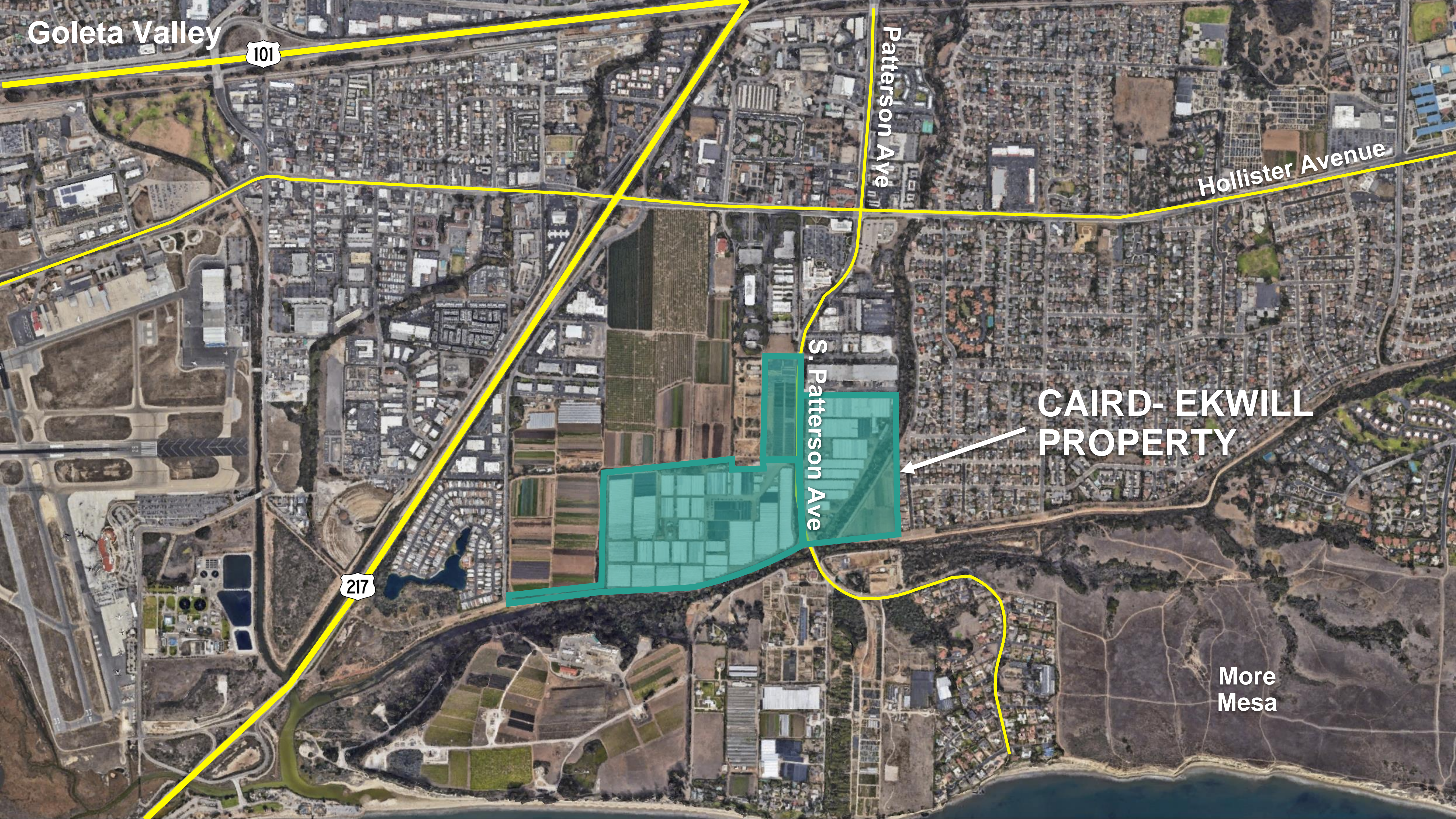
Hollister Avenue

S. Patterson Ave

CAIRD- EKWILL
PROPERTY

217

More
Mesa



Goleta Valley



CAIRD PROPERTY CHARACTERISTICS

.....

Public water supply allocated - GWD that meets 100% project water demand

Connected to **Sanitary District** with capacity to serve

Outside of high-fire and high-fire interface zones

Located near **services, shopping** and schools

Not infringing on **urban/rural boundary**

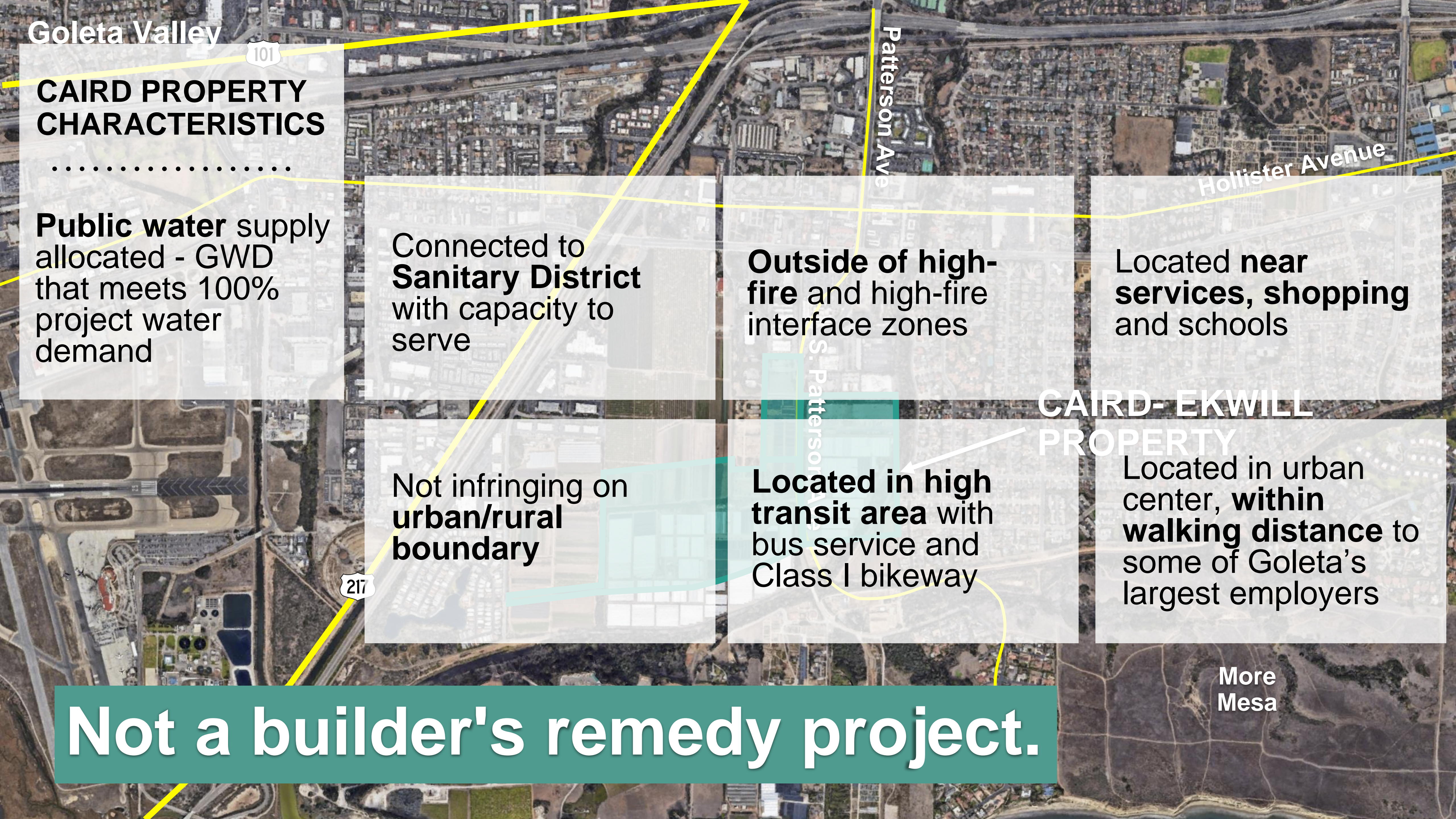
Located in high transit area with bus service and Class I bikeway

CAIRD- EKWILL PROPERTY

Located in urban center, **within walking distance** to some of Goleta's largest employers

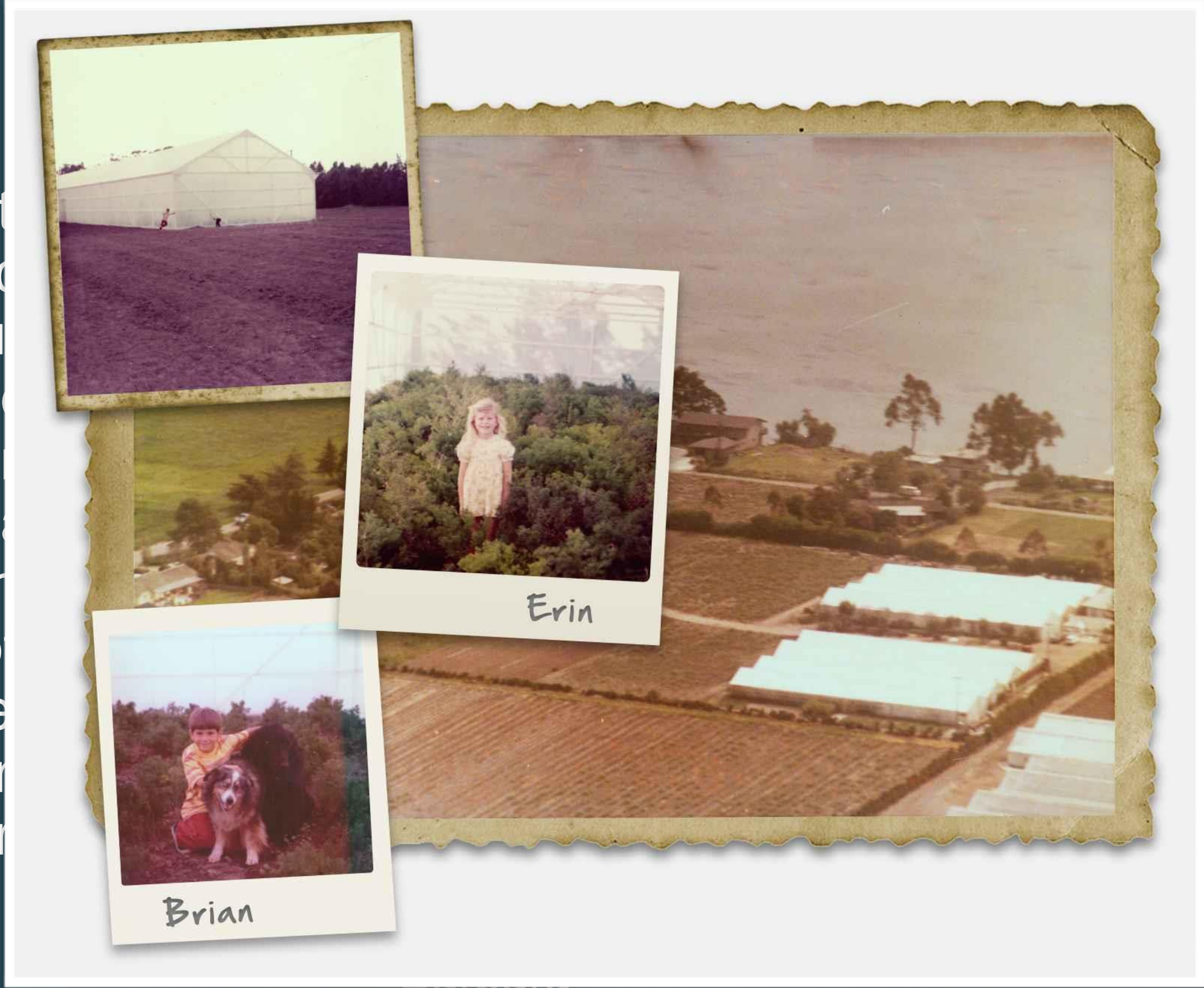
More Mesa

Not a builder's remedy project.



Por La Mar Nursery Maintaining Production and Heritage

An opportunity for the family to continue greenhouses and agricultural production in a better location for the long-term stability of the business and employee maintenance of the family heritage.



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age

⋮

2020s



10s

⋮

Welcomed 3rd
Generation of
Caird Family to
the Business

Developed with **antiquated greenhouses**, asphalt surfaces, concrete pads – potted plant nursery – not in-ground agriculture

50-70-year-old greenhouse infrastructure **requires replacement**

Patterson Ave

CAIRD
PROPERTY

101

217

Providing an Opportunity for Home

Op



High water table



Close to residential



All plants grown above ground



Greenhouses and hoop houses required

Providing an Opportunity for Home Ownership Close to Major Employment Area



ALLOWED WITHIN
AIRPORT SAFETY ZONE



AIRPORT ZONE 2
Homes CANNOT be
constructed

AIRPORT ZONE 4
New homes CAN be
constructed

Providing an Opportunity for Home Ownership Close to Major Employment Area



NEARBY EMPLOYERS



1,500



1,600



120



750

Near Thousands of Goleta Valley Jobs



Providing an Opportunity for Home Ownership Close to Major Employment Area



OUTSIDE
COASTAL ZONE



COASTAL ZONE

Providing an Opportunity for Home Ownership Close to Major Employment Area



AVOID
ESHA



ESHA
Environmentally Sensitive
Habitat Area

217

101

Patters Ave

Providing an Opportunity for Home Ownership Close to Major Employment Area



AIRPORT ZONE

ESHA
Environmentally Sensitive
Habitat Area

**BUILDABLE
AREA**

COASTAL ZONE

Providing an Opportunity for Home Ownership Close to Major Employment Area

More than 10 acres of **public open space and trails.**

PUBLIC OPEN SPACE

BUILDABLE AREA

CONTINUE GREENHOUSE



Providing an Opportunity for Home Ownership Close to Major Employment Area



Providing an Opportunity for Home Ownership Close to Major Employment Area

Conceptual new single-family homes



Conceptual new single-family homes



NEXT TO EXISTING

Existing homes



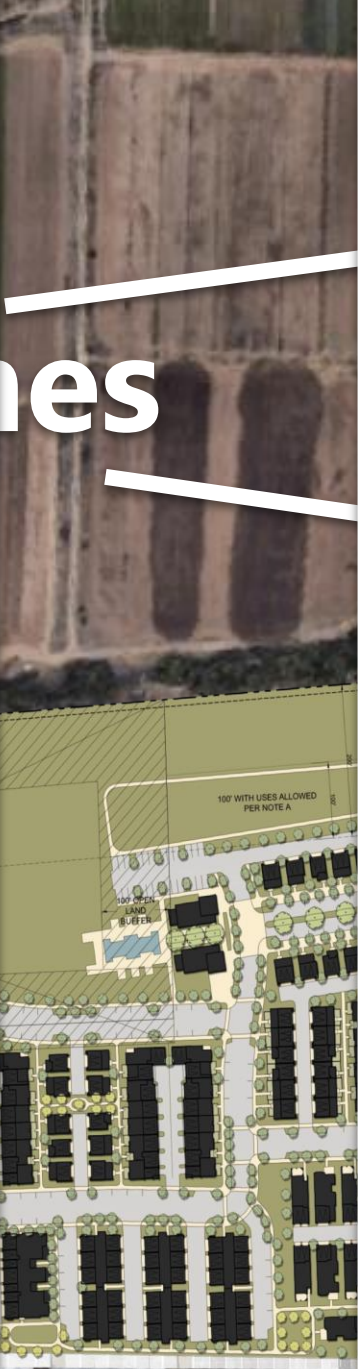
Homes

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Providing an Opportunity for Home Ownership Close to Major Employment Area



**Conceptual new
Multi-family homes**

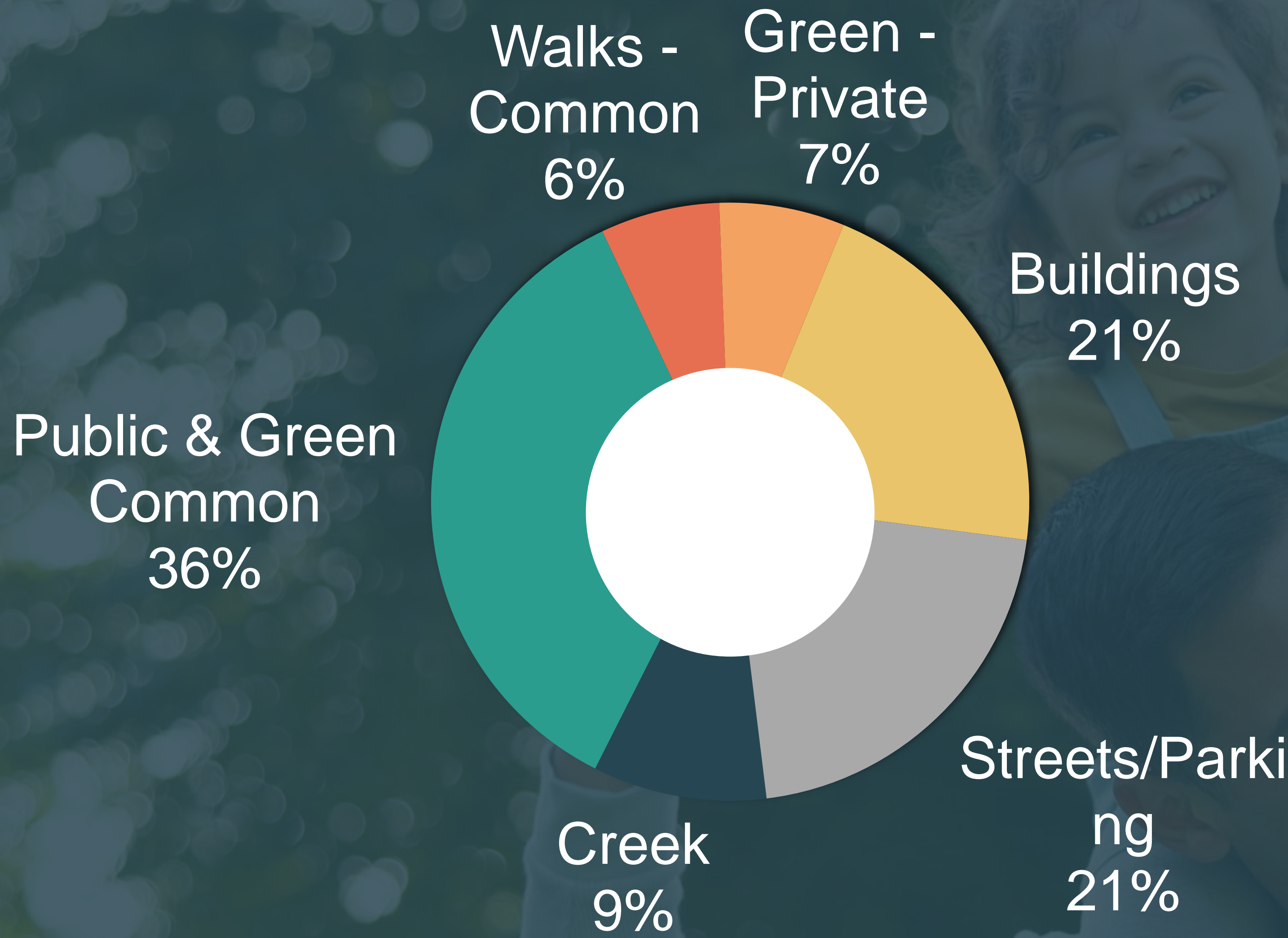


**Conceptual new
Multi-family homes**

Providing an Opportunity for Home Ownership Close to Major Employment Area



Provides more than 800 Homes with **58% Open Space**



Why **for Sale** Homes?

1.

Nearly all new housing on south coast has been rental

2.

Rising workers who can afford to buy need home sites

3.

More seasoned employees want for sale homes

4.

Adds pride of ownership to community

5.

For sale homes can be built over time

Partnership of Low-Income Affordable Homes



**People's
Self-Help
Housing**

**And working on partnerships
with large local employers**

FUTURE REPLACEMENT GREENHOUSES



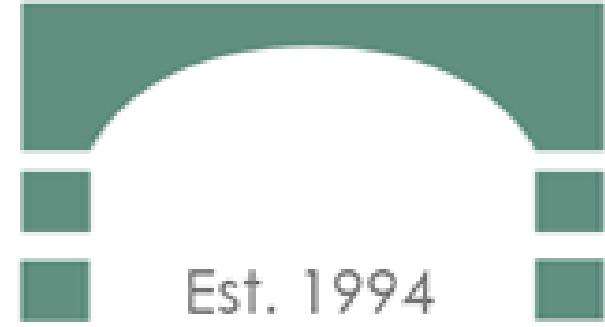
The current greenhouses and hoop houses are out of date and operations are difficult as urban uses have surrounded the nursery.

Caird Property Team

THE CHADMAR GROUP



Stantec



SEPPS

Planning & Permitting

R H A

ROBERT HIDEY ARCHITECTS



**People's
Self-Help
Housing**

Watershed Environmental



GIRVIN ASSOCIATES
PLANNING & LANDSCAPE ARCHITECTURE

A photograph of a man with dark hair, wearing a light blue long-sleeved shirt, smiling broadly as he carries a young girl with curly brown hair on his shoulders. The girl is wearing a yellow long-sleeved shirt and light blue overalls, and she is also smiling and looking upwards. The background is a soft-focus green, suggesting an outdoor setting with trees or bushes. The overall mood is happy and family-oriented.

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