

January 26, 2009

Dear Chairman Centeno and Members of the Board of Supervisors:

RE: Keysite 30

I am unable to attend the hearing tomorrow, due to a medical emergency with my 88 year old mother. I need to be with her.

You have heard me speak many times; my comments have all been heard.

You have letters of support for the re-zoning of Keysite 30. I did not ask these people to speak again, as their support has been put on the public record repeatedly and I know that you have considered the facts of the issue.

I would like you to re-visit the issue of the proposed senior housing. This is an under-served population, and a growing population bubble. Orcutt needs to provide for seniors at all levels of need, and you have a responsibility to do so. This project would provide independent and assisted living opportunities for these seniors at all levels of income...including low as well as fixed income seniors. The geographic location is close to community services and the site plan includes a bus stop. With your vote to re-zone; this site could be under construction within 12 months.

There are rumors going around that the Keysite 30 plan also includes condominiums that will sell for \$ 750,000 this is ABSOLUTELY inaccurate. Any townhouses would be sold at market rate, which in today's market would be approximately \$ 300,000.

I was asked by supervisor Joni Gray to relocate the senior housing away from the end of the "no build zone." I had the project re-engineered to accommodate her request and the site plan before you reflects that change.

Supervisor Gray also requested that I make available land for three baseball fields near the Aqua Center; I agreed to that in concept; pending the details currently being worked out with the County Santa Barbara.

On January 15, 2009; the project received overwhelming approval by SBCAG, reviewing the approval of the Airport Land Use Plan.

In review; Keysite 30 has completed the following:

1. Engineering
2. Grading plan
3. Architecture and Design Guidelines all approved by North County Board of Architectural Review
4. Reserved State Water Allocation with the City of Santa Maria; agreement has been executed.
5. Installed sewer line to serve the entire site and recorded the easement; all other utilities available to the site.
6. Noise Study
7. Traffic Study
8. Biological Habitat Study
9. “No Further Action Letter” on the very limited oil activity

The site plan follows the guideline provided by the Planning Commission and carefully respects the adjoining 3 developed neighborhoods with like kind of single family lot sizes. I volunteered to deed restrict the back elevation of the homes to one story...again in response to the existing neighbors' concern about having 2-story homes looking into their yards.

The passive open space (no build zone) includes walking trails open to the public and is approximately 40 acres. This trail ties in with the Orcutt Community Plan walking trail and has been reviewed and approved by the parks and Recreation Department.

The County has reviewed the site through the EIR and focused re-zone program and completed traffic and other environmental reviews. The public has attended many hearings through this focused re-zone process. The County Staff report recommends approval of the re-zone for Keysite 30, under the focused re-zone program.

It is important to understand that the site is engineered to follow the natural contours that follow lower terrain. The hill you see as you drive by the site fronting on Bradley will be taken down to the level of Bradley; and the buildings are located into the down sloping terrain, to minimize the view from Bradley. The top of the roofs are substantially lower than the houses across Bradley.

I have not asked for any exceptions to encroach on the “No Build Zone” and this was supported by SBCAG.

This entire site has received a “Complete for Processing” designation by the County after considerable input from County department heads and numerous meeting with County Staff. After the focused re-zone is adopted, the remainder of the site is the single family lots referred to above.

This is a site that meets the focused re-zone program; is ready to be built on, has no endangered species or oil contamination and will be developed in the near future.

Housing and Community Development (HCD) at the State of California has made it clear, that as of January 6, 2009 the County is out of compliance, and has a housing element that has not been certified. In their letter of January 6, 2009 to the County, they reference requirements of re-zoned property. Keysite 30 meets these requirements and is ready to be built on.

I assure you that this will be an asset to the community; will full a gap in a needed type of housing (seniors) and I will cooperate in any way to make this a neighborhood that the County as well as the residents of Orcutt will enjoy. Many of you are familiar with my work locally and I assure you that this community will uphold that high level of design and quality.

I urge you to vote to support the re-zone of Keysite 30 under the focused re-zone program.

Sincerely,

Lawnae Hunter,
Managing Member,
Bradley-Orcutt Ventures, LLC.