



110 S. PINE STREET #101 (ON HERITAGE WALK) • SANTA MARIA, CALIFORNIA 93458-5082 • 805-925-0951 • TDD 925-4354

## MAJOR RESIDENTIAL PROJECTS LIST

This list contains information on residential projects in the development process during the reporting period and reflects building permits issued 7/1/2007 through 6/30/2008<sup>a</sup>. Typically, Development List Updates occur twice each year, in January--reporting on the last half of the previous year--and in July--reporting on the first half of the current year.

<sup>a</sup> The January 2008 lists were not published; this report includes the residential projects status for the one-year period.

The City of Santa Maria Web Page at <http://www.ci.santa-maria.ca.us/54328.shtml> provides access to prior publications from 1999 to present. You are free to photocopy all or part of this publication. You need not secure permission; just copy it accurately and give credit to the City of Santa Maria, Community Development Department.

The MAJOR RESIDENTIAL PROJECTS LIST also contains a residential land inventory that identifies vacant, residentially zoned property within the July 1, 2008 City Limits. This list also identifies pending General Plan amendments, rezonings, and annexations, which would potentially add or remove residential land to this inventory.

This list contains information on all residential projects (subdivisions, PD or Use permits) with more than four units, which have submitted applications for project approvals.

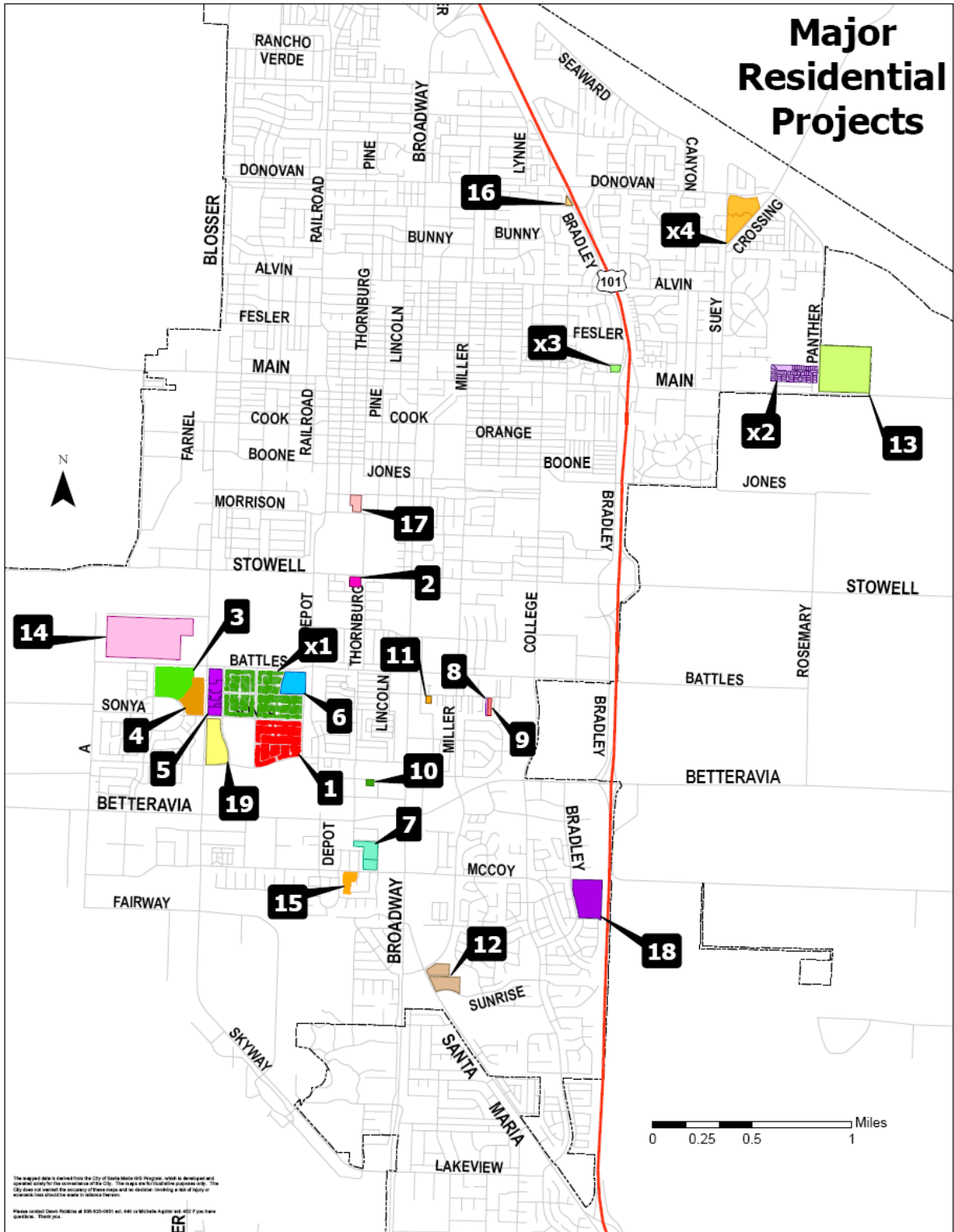
The information included here is a public service. It represents a standardized summary of information contained in City files and descriptions are subject to interpretation. The information is generally accurate; however, changes may occur in the status of any project at any time. Caution should be exercised in the use of this information to comply with the "cumulative impact analysis" required by Section 15130 of the California Environmental Quality Act (CEQA) Guidelines. For instance, this data does not necessarily present "probable future projects," as required by CEQA.

SUMMARY					
Project Type	Units Built (completed in Phases of Development)	Units with Building Permit(s) Issued	Units Approved (1)	Units Pending PC or Final Review (2)	<b>TOTAL</b>
Single Family	<b>324</b>	<b>62</b>	<b>348</b>	<b>205</b>	<b>939</b>
					Dwelling Units
Mobile Home	-	-	<b>375</b>	-	<b>375</b>
					Dwelling Units
Condominium	<b>49</b>	<b>81</b>	<b>172</b>	<b>790</b>	<b>1,092</b>
					Dwelling Units
Apartment	-	-	<b>10</b>	-	<b>10</b>
					Dwelling Units
Special Needs (3)	<b>133</b>	-	<b>37</b>	-	<b>170</b>
					Dwelling Units
<b>TOTAL:</b>	<b>506</b>	<b>143</b>	<b>942</b>	<b>995</b>	<b>2,586</b>
	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units

- Notes:
- 1 Approved projects include lots in final subdivision tracts (or those recorded phases of tracts) and projects approved by the Planning Commission or Zoning Administrator
  - 2 Projects pending review include lots within tentative tract maps, subdivisions that are pending Planning Commission review, and other projects that have not received discretionary permits.
  - 3 Special Needs units target groups that are identified in the Housing Element of the General Plan. These groups are: Disabled, Farmworkers, Female Head of Households, Homeless, Large Families, Seniors, and Students

# CITY OF SANTA MARIA

July 21, 2008



Project #	TO BE REMOVED FROM NEXT LIST		
X1	The Estates at Pacific Crest (Rose Gard.)	4	Siena at Westgate Ranch
X2	La Ventana (SFD and Townhomes)	5	St. Claire / Westfield
X3	Ted Zenich Gardens	6	The Terraces at Pacific Crest
X4	Merrill Gardens/Arbor View Terrace	7	Refugio (Tiexiera)
1	Harvest Glen (Acquistapace Homes)	8	Newlove Gardens-A (Crabtree PUD-6)
2	Asunson / SM Village Senior GPZ	9	Newlove Gardens-B (Crabtree PUD-11)
3	La Vigna at Westgate Ranch	10	Cale West Street
		11	Newlove Villas (McHaney PUD-8)
		12	Sevilla (Sunrise Terrace)
		13	Eastridge Estates
		14	Mattei's Landing (modular homes)
		15	Parkland Cottages (McCoy Properties)
		16	Armstrong Apartments
		17	Good Samaritan Shelter
		18	Montiavo (Apts converting to condos)
		19	Harvest Glen Townhomes

**The following projects will be removed from the next Major Residential Projects List update.**

<b>X1</b>	Project Name: Estates at Pacific Crest Location: South side of the 800 block of W. Battles TAZ: 205	<b>247 SFD built</b> ; 25 <u>not</u> finalized as of 7/1/2008 4 SFD permits ready to be issued 15 SFD <u>not in plancheck</u> as of 7/1/2008 -July thru December 2007: 23 final inspections -January thru June 2008: 15 final inspections	File: Tract 5725 Numbers: PD-2004-002 PD-2004-022
<b>X2</b>	Project Name: La Ventana SFD and TH Location: Northwest corner of Panther and E. Main TAZ: 198	<b>52 SFD built</b> -July thru December 2007: 14 final inspections -January thru June 2008: 2 final inspections <b>49 TH built; 8 TH under construction</b> -July thru December 2007: 19 final inspections -January thru June 2008: 10 final inspections	File: Tracts 5865 & 5886 Numbers: PD-2005-005
<b>X3</b>	Project Name: Ted Zenich Gardens Location: 1034 E. Chapel Street TAZ: 200	<b>24 Apartments built</b> -January thru June 2008 all final inspections	File: PD-2004-017 Numbers:
<b>X4</b>	Project Name: Arbor View Terrace (renamed Merrill Gardens) Location: 1220 and 1350 Suey Road TAZ: 199	<b>242 units built</b> (Built prior to 7-1-2007: 36 Dementia Care Rooms, 73 Assisted Living Units, and 24 Units in 12 Duplex Buildings) -July thru December 2007: 4 final inspections -January thru June 2008: 105 final inspections	File: PD-98-25 Numbers:

<b>1</b>	Contact Company: <b>Westgate Ranch, LLC</b>	<b>PD/R-2 Zone</b>	<b>30 Under Construction</b>
	Marketing Name(s): <b>Harvest Glen</b>	<b>SE Corner of Sonya Lane and Western Avenue (extended)</b>	File <b>Tract 5845</b> Numbers: <b>PD-2005-027</b>
	Subdivision Name: <b>ACQUISTAPACE HOMES</b>	<b>169 Single Family</b>	<u>Units Status</u>
	Contact Name: <b>Jay Higgins</b>	<b>42.62 Acres</b>	<b>20 Built</b> (6 from the previous list) -- 9 in 2nd half of 2007 -- 5 in 1st half of 2008)
	Contact Company: <b>Capital Pacific, Inc</b>	<b>PD/R-1/5,000 Zone</b>	<b>7 Under Construction</b>
	Mailing Address: <b>4050 Calle Real Suite 200B</b>	<b>118-013(all), -014(all), and APN(s) 015(all)</b>	<b>142 Houses in Plancheck</b>
	City, State, Zip: <b>Santa Barbara, CA 93110</b>	<b>Final Map Recorded Status</b>	
	Phone Number: <b>805.692.2006</b>	<b>12% Percent Built</b>	
	<b>205 TAZ</b>		

<b>2</b>	Marketing Name(s):	<b>400 block West Stowell Road</b>	File <b>Tract 5819</b> Numbers:
	Subdivision Names: <b>ASUNCION</b>	<b>9 Single Family</b>	<u>Units</u> <u>Status</u>
	Contact Name: <b>Peter Lopez</b>	<b>1.75 Acres</b>	<b>0 Built</b>
	Contact Company:	<b>R-1 Zone</b>	<b>0 Under Construction</b>
	Mailing Address: <b>110 S. Lincoln Street Suite 102</b>	<b>117-250-023 APN(s)</b>	<b>0 Approved Lots Not Under Construction</b>
	City, State, Zip: <b>Santa Maria, CA 93458</b>	<b>Tentative Map approved 5/15/02; one-year time extension to 5/16/2009</b>	<b>9 Tentative Map Approved</b>
	Phone Number: <b>805.928.8405</b>	<b>0% Percent Built</b>	<b>New Project Application Filed for this site; See Project Description Beow.</b>
		<b>219 TAZ</b>	
		<b>71 Senior</b>	Status: GPZ-2008-001 must be approved by the City Council prior to the consideration of PD-2008-001 by the City Planning Commission.  The request for senior housing @30 du/ac with a 35% density bonus allowed would result in a maximum development potential of 71.
		<b>1.75 Acres</b>	
	<b>R-3 (proposed) Zone</b>		
	<b>117-250-023 APN(s)</b>		
	<b>GPZ-2008-001 pending consideration PD-2008-001 pending GPZ 2008-001 actions</b>		

<b>3</b>	Marketing Name(s): <b>La Vigna</b>	<b>Southeast corner of Westgate Road and Battles Road</b>	File <b>Tract 5865</b> Numbers: <b>PD-2004-008</b>
	Subdivision Name: <b>LA VIGNA AT WESTGATE RANCH</b>	<b>142 Single Family</b>	<u>Units Status</u>
	Contact Name: <b>Jon Martin</b>	<b>17.33 Acres</b>	<b>5 Built in 1st half of 2008</b>
	Contact Company: <b>Westgate Ranch, LLC</b>	<b>PD/R-2 Zone</b>	<b>30 Under Construction</b>
	Mailing Address: <b>330 E Canon Perdido, Suite F</b>	<b>118-016 (all) and APN(s) 118-017 (all)</b>	<b>107 In Plancheck for final approval</b>
	City, State, Zip: <b>Santa Barbara, CA 93101</b>	<b>Final Map Recorded Status PD Permit approved 8/3/05</b>	
	Phone Number: <b>805.962.8299</b> Fax Number: <b>805.962.2919</b>	<b>4% Percent Built</b> <b>205 TAZ</b>	
<b>4</b>	Marketing Name(s):	<b>Northwest corner of Blosser Road and Marsala Avenue</b>	File <b>Tract 5892</b> Numbers: <b>PD-2005-006</b>
	Subdivision Name: <b>SIENA AT WESTGATE RANCH</b>	<b>117 Condominiums</b>	<u>Units Status</u>
	Contact Name: <b>Courtney Seeple</b>	<b>12.00 Acres</b>	<b>0 Built</b>
	Contact Company: <b>The Towbes Group</b>	<b>PD/R-2 Zone</b>	<b>33 Under Construction</b> (15 from the previous list) <b>15 permitted in 2nd half of 2007</b> <b>3 permitted in 1st half of 2008</b>
	Mailing Address: <b>21 East Victoria Street, Suite 200</b>	<b>118-018 (all) and APN(s) 118-019 (all)</b>	<b>84 In Plancheck for final approval</b>
	City, State, Zip: <b>Santa Barbara, CA 93101</b>	<b>Final Map Recorded Status PD Permit approved 8/3/05</b>	
	Phone Number: <b>805.962.2121 ext. 222</b> Fax Number: <b>805.568.1412</b>	<b>0% Percent Built</b> <b>205 TAZ</b>	
<b>5</b>	Marketing Name(s): <b>St. Claire</b>	<b>1735 S. Biscayne Street</b>	File <b>PD-2005-014</b> Numbers: <b>Tract 5899</b>
	Subdivision Names: <b>WESTFIELD</b>	<b>128 Condominiums</b>	<u>Units Status</u>
	Contact Name: <b>Brian Schwartz</b>	<b>10.02 Acres</b>	<b>0 Built</b>
	Contact Company: <b>Urban Planning Concepts</b>	<b>PD/R-3 Zone</b>	<b>40 Under Construction</b> (40 from the previous list -- Buildings A, B, C, D, and E)
	Mailing Address: <b>2624 Airpark Drive</b>	<b>118-005-008, -009, -010, -011, -012, -013 - APN(s)</b>	<b>88 In Plancheck for final approval</b> (88 from the previous list -- Buildings F through P)
	City, State, Zip: <b>Santa Maria, CA 93455</b>	<b>Tentative Map Status and PD Permit approved 4/19/2006</b>	<b>Clubhouse building finalized on 5/28/2008</b>
	Phone Number: <b>805.934.5760</b>	<b>0% Percent Built</b> <b>205 TAZ</b>	
<b>6</b>	Marketing Name(s): <b>The Terraces at Pacific Crest</b>	<b>Southwest corner of Battles and the SMVRR</b>	File <b>Tract 5904</b> Numbers: <b>PD-2006-003</b>
	Subdivision Names: <b>PACIFIC CREST TOWNHOMES</b>	<b>116 Townhouses</b>	<u>Units Status</u>
	Contact Name: <b>CONDOS</b>	<b>8.36 Acres</b>	<b>0 Built</b>
	Contact Company: <b>Brian Schwartz</b>	<b>PD/R-3 Zone</b>	<b>0 Under Construction</b>
	Mailing Address: <b>Urban Planning Concepts</b>	<b>118-010-058 APN(s)</b>	<b>0 In Plancheck for final approval</b>
	City, State, Zip: <b>2624 Airpark Drive</b>	<b>Tentative Map application Status received 1/13/2006</b>	<b>0 Approved Lots Not Under Construction</b>
	Phone Number: <b>Santa Maria, CA 93455</b> Fax Number: <b>805.934.5760</b>	<b>0% Percent Built</b> <b>205 TAZ</b>	<b>116 Tentative Map Approved</b>

<b>7</b>	Marketing Name(s):	<b>Northwest corner of Professional Parkway and McCoy Lane</b>	File <b>Tract 5905</b> Numbers: <b>PD-2006-004</b>
	Subdivision Names: <b>REFUGIO</b>	125 Townhouses	<u>Units Status</u>
	Contact Name: <b>Brad Weinstock</b> <b>Damon Porter</b>	7.20 Acres	<b>0 Built</b>
	Contact Company: <b>Weinstock Porter Development, LLC</b>	<b>PD/R-3 Zone</b>	<b>0 Under Construction</b>
	Mailing Address: <b>1725 21st Street</b> City, State, Zip: <b>Santa Monica, CA 90404</b>	<b>111-060-015 and -081 APN(s)</b>	<b>0 In Plancheck for final approval</b>
	Phone Number: <b>310.315.5411</b>	<b>Tentative Map Status and PD Permit approved 12/4 and 12/5/2007, respectively</b>	<b>0 Approved Lots Not Under Construction</b>
		<b>0% Percent Built</b> <b>214 TAZ</b>	<b>125 Tentative Map Approved</b>
<b>8</b>	Marketing Name(s): <b>Newlove Gardens (A)</b>	<b>580 E. Newlove Drive</b>	File <b>U-2006-007</b> Numbers:
	Project Name: <b>CRABTREE P.U.D.--6</b>	6 Single Family PUD	<u>Units Status</u>
	Contact Name: <b>Gary Crabtree</b>	0.43 Acres	<b>0 Built</b>
	Contact Company:	<b>R-2 Zone</b>	<b>0 Under Construction</b>
	Mailing Address: <b>1437 Ivory Drive</b> City, State, Zip: <b>Santa Maria, CA 93455</b>	<b>128-076-027 APN(s)</b>	<b>0 In Plancheck</b>
	Phone Number: <b>805.922.0660</b>	<b>CUP Approved Status 1/19/2007</b>	<b>6 Approved</b>
		<b>0% Percent Built</b> <b>207 TAZ</b>	
<b>9</b>	Marketing Name(s): <b>Newlove Gardens (B)</b>	<b>690 E. Newlove Drive</b>	File <b>Tract 5910</b> Numbers: <b>PD-2005-026</b>
	Project Name: <b>CRABTREE P.U.D.--11</b>	11 Single Family PUD	<u>Units Status</u>
	Contact Name: <b>Gary Crabtree</b>	1.01 Acres	<b>0 Built</b>
	Contact Company:	<b>PD/R-2 Zone</b>	<b>0 Under Construction</b>
	Mailing Address: <b>1437 Ivory Drive</b> City, State, Zip: <b>Santa Maria, CA 93455</b>	<b>128-076-028 APN(s)</b>	<b>0 In Plancheck</b>
	Phone Number: <b>805.922.0660</b>	<b>PD Approved Status 6/20/2007</b>	<b>11 Approved</b>
		<b>0% Percent Built</b> <b>207 TAZ</b>	
<b>10</b>	Marketing Name(s):	<b>302-308 West Street</b>	File <b>Tract 5915</b> Numbers: <b>PD-2006-002</b>
	Project Name: <b>CALE WEST STREET</b>	8 Single Family	<u>Units Status</u>
	Contact Name:	0.76 Acres	<b>0 Built</b>
	Contact Company: <b>Accord Engineering</b>	<b>PD/R-2 Zone</b>	<b>0 Under Construction</b>
	Mailing Address: <b>2125 S. Broadway, Ste 112</b> City, State, Zip: <b>Santa Maria, CA 93454</b>	<b>118-020-024 APN(s)</b>	<b>0 In Plancheck</b>
	Phone Number: <b>805.348.3320</b>	<b>Tentative Map Status and PD Permit approved 3/18 and 3/19/2008, respectively</b>	<b>8 Approved</b>
		<b>0% Percent Built</b> <b>205 TAZ</b>	
<b>11</b>	Marketing Name(s): <b>Newlove Villas</b>	<b>202-222 E. Newlove Drive</b>	File <b>GPZ-2007-003</b> Numbers: <b>PD-2007-020</b> <b>Tract 5941</b>
	Project Name: <b>MCHANEY P.U.D.-8</b>	8 Single Family	<u>Units Status</u>
	Contact Name: <b>Don McHaney</b>	0.66 Acres	<b>0 Built</b>
	Contact Company:	<b>R-2 Zone</b>	<b>0 Under Construction</b>
	Mailing Address: <b>1811 S. Broadway</b> City, State, Zip: <b>Santa Maria, CA 93454</b>	<b>128-075-007 APN(s)</b>	<b>0 In Plancheck</b>
	Phone Number: <b>805.928.3900</b>	<b>New applications Status submitted 8/20/2007</b>	<b>0 Approved</b>
		<b>0% Percent Built</b> <b>207 TAZ</b>	<b>8 Pending PC Review</b>

<b>12</b>	Marketing Name(s):	2770-2850 Santa Maria Way	File <b>PD-2007-010</b> Numbers: <b>Tract 5924</b>
		70 Single Family	<u>Units Status</u>
	Subdivision Names: <b>SEVILLA</b>	7.23 Acres	<b>0</b> Built
	Contact Name: <b>Laurie Tamura</b>	<b>PD/R-3 Zone</b>	<b>0</b> Under Construction
	Contact Company: <b>Urban Planning Concepts</b>	portions of <b>128-090-023 APN(s)</b> and <b>109-010-029</b>	<b>0</b> In Plancheck
	Mailing Address: <b>2624 Airpark Drive</b>	<b>Tentative Map Status</b> and <b>PD Permit approved</b> <b>12/18 and 12/19/2007,</b> <b>respectively</b>	<b>70</b> Approved
	City, State, Zip: <b>Santa Maria, CA 93455</b>	<b>0%</b> Percent Built	
	Phone Number: <b>805.934.5760</b>	<b>212 TAZ</b>	

<b>13</b>	Marketing Name(s):	Northeast corner of E. Main St. and Panther Dr.	File Numbers: <b>Tract 5939</b>
		120 Single Family	<u>Units Status</u>
	Subdivision Names: <b>EASTRIDGE ESTATES</b>	35.27 Acres	<b>0</b> Built
	Contact Name: <b>Laurie Tamura</b>	<b>R-1 Zone</b>	<b>0</b> Under Construction
	Contact Company: <b>Urban Planning Concepts</b>	portion of <b>128-052-043 APN(s)</b>	<b>0</b> In Plancheck
	Mailing Address: <b>2624 Airpark Drive</b>	<b>Tentative Map Status</b> approved <b>11/7/2007</b>	<b>120</b> Approved
	City, State, Zip: <b>Santa Maria, CA 93455</b>	<b>0%</b> Percent Built	
	Phone Number: <b>805.934.5760</b>	<b>212 TAZ</b>	

<b>14</b>	Marketing Name(s):	North side of West Battles at Westgate Rd	File <b>PD-2005-017</b> Numbers: <b>Tract 5864</b>
		375 Mobile Homes 2 Manager Apts.	<u>Units Status</u>
	Project Name: <b>MATTEI'S LANDING</b>	52.6 Acres	<b>0</b> Built
	Contact Name: <b>Jason McCoy</b>	<b>PD/RMH Zone</b>	<b>0</b> Under Construction
	Contact Company: <b>RRM Design Group</b>	<b>117-240-029 APN(s)</b>	<b>0</b> In Plancheck
	Mailing Address: <b>3765 S. Higuera St., Ste 102</b>	<b>Tentative Map Status</b> and <b>PD Permit</b> approved <b>4/19/2006; one-</b> <b>year time extension</b> <b>granted to 10/19/2008</b>	<b>377</b> Approved
	City, State, Zip: <b>San Luis Obispo, CA 93401</b>	<b>0</b> Percent Built	<b>B06-1379 - Fine Grading permit was approved 4/22/2008</b>
	Phone Number: <b>(805) 543-1794</b>	<b>205 TAZ</b>	

<b>15</b>	Marketing Name(s): <b>Parkland Cottages</b>	500 block of West McCoy Lane	File <b>Tract 5908</b> Numbers: <b>PD-2005-018</b>
		21 Senior "Single-Family" Houses	<u>Units Status</u>
	Project Name: <b>McCOY PROPERTIES</b>	3.20 Acres	<b>0</b> Built
	Contact Name: <b>Dan Blough</b>	<b>PD/R-3/Senior Zone</b>	<b>0</b> Under Construction
	Contact Company: <b>Premier Landing Services</b>	<b>111-640-002, -003 APN(s)</b>	<b>21</b> In Plancheck
	Mailing Address: <b>2429 Professional Parkway</b>	<b>Final Map recorded Status</b> <b>PD Permit approved</b> <b>6/21/2006</b>	<b>B07-0410 - Perimeter Wall under construction; Model Homes in plancheck</b>
	City, State, Zip: <b>Santa Maria, CA 93455</b>	<b>0%</b> Percent Built	
	Phone Number: <b>805.361.9300</b>	<b>216 TAZ</b>	

<b>16</b>	Marketing Name(s):	<b>1340-1400 North Bradley Road (even side) adjacent to US 101</b>	File <b>PD-2004-013</b> Numbers:
	Project Name: <b>ARMSTRONG APARTMENTS</b>	<b>8 Apartments</b>	<u>Units Status</u>
	Contact Name: <b>Tom Martinez</b>	<b>0.56 Acre</b>	<b>0 Built</b>
	Contact Company: <b>Martinez &amp; Associates</b>	<b>R-3 Zone</b>	<b>0 Under Construction</b>
	Mailing Address: <b>2624 Airpark Drive</b>	<b>121-380-063 APN(s)</b>	<b>8 In Plancheck</b>
	City, State, Zip: <b>Santa Maria, CA 93455</b>	<b>PD Permit approved Status 9/15/04; time extension to 3/15/2009</b>	<b>8 units in 4 buildings B06-1316, B06-1329, B06-1330, and B07-0661 are approved, but not issued, and could expire 9/19/08</b>
	Phone Number: <b>805.934.5737</b>	<b>0% Percent Built</b>	
		<b>193 TAZ</b>	

<b>17</b>	Marketing Name(s):	<b>401 W. Morrison Street</b>	File <b>PD-98-25</b> Numbers:
	Project Name: <b>Good Samaritan Shelter</b>	<b>16 Female Head of HH Group Quarters</b>	<u>Units Status</u>
	Contact Name: <b>Sylvia Barnard</b>	<b>2.71 Acres</b>	<b>0 Built</b>
	Contact Company: <b>Good Samaritan Shelter</b>	<b>PD/CPO Zone</b>	<b>0 Under Construction</b>
	Mailing Address: <b>731 S. Lincoln Street</b>	<b>123-172-014 APN(s)</b>	<b>16 In Plancheck</b>
	City, State, Zip: <b>Santa Maria, CA 93454</b>	<b>PD approved 12/20/06 Status</b>	<b><u>Building Plans in for Revisions.</u></b>
	Phone Number: <b>805.928.9210</b>	<b>0% Percent Built</b>	
		<b>209 TAZ</b>	

<b>18</b>	Marketing Name(s): <b>MONTIAVO</b>	<b>2460 Rubel Way</b>	File <b>PD-2006-014</b> Numbers: <b>Tract 5914</b>
	Subdivision Name: <b>Montiavo Condominium Conversion</b>	<b>208 Condominiums</b>	<u>Units Status</u> <b>208 Existing Units</b>
	Contact Name: <b>David Nix</b>	<b>18.19 Acres</b>	<b>This is a <u>condominium conversion</u> from an existing apartment complex</b>
	Contact Company: <b>Newport Capital</b>	<b>PD/R-2 Zone</b>	
	Mailing Address: <b>1400 Quail St., Suite 280</b>	<b>128-128-010 APN(s)</b>	
	City, State, Zip: <b>Newport Beach, CA 92660</b>	<b>PD Permit and Airspace Status Condominium Map approved 9/19/2007</b>	
	Phone Number: <b>(949) 474-0122, ext. 13</b>	<b>100% Percent Built</b>	
		<b>211 TAZ</b>	

<b>19</b>	Marketing Name(s): <b>Harvest Glen</b>	<b>SE Corner of Sonya Lane and Blosser Road</b>	File <b>PD-2005-031</b> Numbers: <b>Tract 5906</b>
	Subdivision Name: <b>HARVEST GLEN TOWNHOMES</b>	<b>203 Townhouses</b>	<u>Units Status</u>
	Contact Name: <b>Jay Higgins</b>	<b>13.09 Acres</b>	<b>0 Built</b>
	Contact Company: <b>Capital Pacific, Inc</b>	<b>PD/R-3 Zone</b>	<b>0 Under Construction</b>
	Mailing Address: <b>4050 Calle Real Suite 200B</b>	<b>117-330-088 APN(s)</b>	<b>0 Approved Lots Not Under Construction</b>
	City, State, Zip: <b>Santa Barbara, CA 93110</b>	<b>Tentative Map Status approved 8/1/2006 PD Permit approved 8/2/2006</b>	<b>203 Tentative Map Approved</b>
	Phone Number: <b>805.692.2006</b>	<b>0% Percent Built</b>	
		<b>205 TAZ</b>	

**\*NOTE--** starting in 2008 -- All **MIXED USE PROJECTS** are being tracked by a new list and are discontinued from both the Major Residential Projects List and the Non-Residential Projects List

S:\Community Development\Admin\Development Lists\2008\54328-January2008ResidentialList

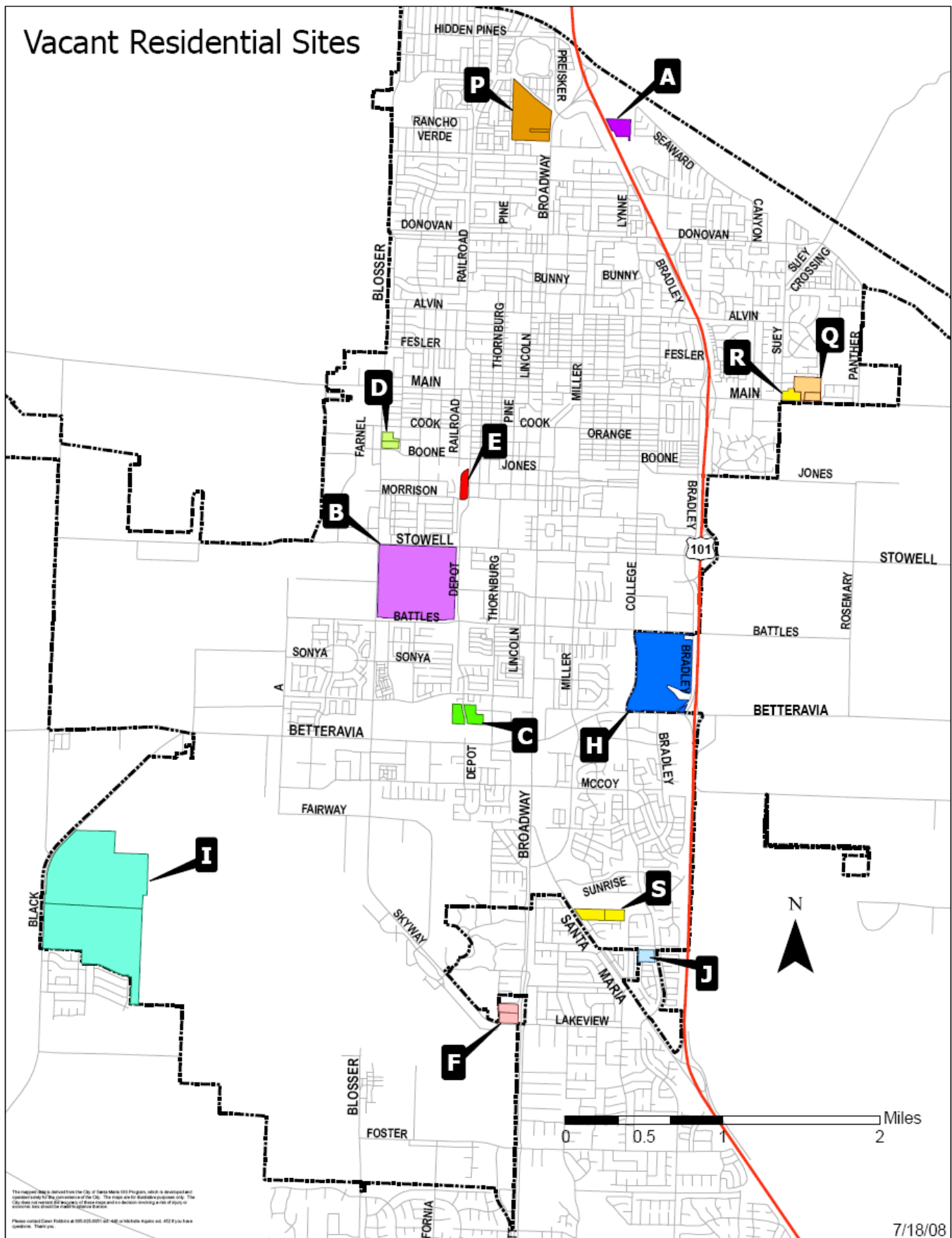
This inventory of vacant land identifies the larger properties within the City of Santa Maria that have residential land use and zoning designations. A light yellow shading shows that a GPZ application is pending for residential land, but land uses as of the report date are applied to the buildout potential.

Green shaded rows indicate pending projects that have the same map reference numbers and are detailed in the list.

This inventory of vacant land applies the potential number of units that could be generated from each site, including the known constraints on the property and density restrictions from prior land use and zoning applications. Where projects are pending approval on October 31, 2007, the potential units shown are the number of units requested in the project applications. Once a project is approved, it is removed from the vacant land inventory list.

<u>Map Reference</u>	<u>Project Name</u>	<u>Acres</u>	<u>Zoning</u>	<u>Status</u>	<u>Potential DU</u>		
a	Rivergate-Roemer	6.00	R-3		102	HIGH DENSITY	MFR RESIDENTIAL ZONES
b	Blosser SE Specific Plan	13.00	R-3		234		
c	Engle & Gray	12.51	R-3		244		
<b>2</b>	<b>Santa Maria Village Senior</b>	<b>1.75</b>	<b>R-3 (Proposed)</b>	<b>GPZ-2008-001 Pending Review</b>			
e	Rice Depot Street Rezone	5.18	R-3 (proposed)	GPZ-2008-004 Pending Review			
f	Lakeview Promenade	9.40	R-3 / C-2 (proposed)	GPZ-2006-009 Pending Review			
Subtotal High Density:		<b>47.84</b>	--totals do not include proposed GPZ changes--		<b>580</b>		
g	Blosser SE Specific Plan	12.00	R-2		144	MEDIUM DENSITY	MFR RESIDENTIAL ZONES
h	Enos-Ranchos Specific Plan	19.00	R-2	ANNEXATION #100	228		
i	Mahoney Ranch South Specific Plan	52.00	R-2	GPZ-2006-006 SPZ-2006-002 Pending City Council	624		
Subtotal Medium Density:		<b>83.00</b>	--totals do not include proposed GPZ changes--		<b>996</b>		
j	Quail Run	5.01	RMH	ANNEXATION #105	50	MOBILE HOME	MFR RESIDENTIAL ZONES
Subtotal Mobile Home:		<b>5.01</b>	--totals do not include proposed GPZ changes--		<b>50</b>		
k	Blosser SE Specific Plan	82.00	RSL-1		656	SMALL LOT SFR	MFR RESIDENTIAL ZONES
l	Mahoney Ranch South Specific Plan	30.00	RSL-1	GPZ-2006-006 SPZ-2006-002 Pending City Council	240		
Subtotal Small Lot SFR:		<b>112.00</b>	--totals do not include proposed GPZ changes--		<b>896</b>		
m	Mahoney Ranch South Specific Plan	74.00	R-1	GPZ-2006-006 SPZ-2006-002 Pending City Council	370	STANDARD LOT SFR	MFR RESIDENTIAL ZONES
n	Mahoney Ranch South Specific Plan	122.00	R-1/10,000	GPZ-2006-006 SPZ-2006-002 Pending City Council	488		
o	Illif Property	45.00	R-1		225		
p	Enos-Ranchos Specific Plan	23.20	R-1	ANNEXATION #100	116		
q	Walnut Grove (Ibsen)	14.82	R-1/8,000		59		
r	Tamooka	4.55	R-1/10,000		18		
s	N. of Rolling Hills	13.24	R-1/10,000		53		
Subtotal Standard Lot SFR:		<b>296.81</b>	--totals do not include proposed GPZ changes--		<b>1,329</b>		
<b>Total Vacant Residential Land:</b>		<b>544.66</b>	<b>acres</b>		<b>3,852</b>	<b>units</b>	
<b>Land with pending applications</b>		<b>294.33</b>	<b>acres</b>		<b>1,722</b>	<b>units</b>	
<b>Land without pending applications</b>		<b>250.33</b>	<b>acres</b>		<b>2,130</b>	<b>units</b>	

**MAP OF VACANT RESIDENTIALLY ZONED PARCELS**  
located in the City Limits as of JULY 1, 2008



The information provided in this list is a public service. This map is generally accurate for illustrative purposes. The City of Santa Maria makes no guarantee about the complete accuracy of the data and information contained herein.

## INFORMATION UPDATE RESOURCE HYPERLINKS

Between publications list up-to-date information may be accessed through these Internet links

[City Council Agendas/Actions](#)

This page includes the past minutes of all City Council meetings from 2003 to the present date. The site provides the current agenda with access to the agenda reports to the Council. The agenda typically, is available for two-weeks, from the Friday before the scheduled until the Friday before the following the meeting date.

[Planning Commission Agendas/Actions](#)

Like the City Council Agendas and Actions, the Planning Commission minutes on the Internet date back to 2003. There is no link to staff reports. The actions are posted until the Planning Commission adopts the meeting minutes.

[Building Permits Issued \(Year-to-date\)](#)

Monthly Building Permit data is posted by the Building Division. The reports continue to be updated throughout the year until the final report is posted on the ARCHIVED PAGE.

[Archived Archived Building](#)

These past report publications are Archived on the Internet. Presently, the archived development lists start in 1999; Building Permit Reports and the General Plan Annual Reports start in 2003.

[General Plan Annual Reports](#)

[County Assessor Map Pages](#)

The first six numbers (enter without dashes) of the APN (listed XXX-XXX-XXX: **Book-Page-Parcel**) may be used to retrieve a copy of the Assessor Page from SBCo. This allows the user to locate the tax parcel on the Assessor Page.

Map of the Assessor Book Nos. for the Santa Maria Valley

