

Site Information

Site	Acres	Zoning	Current use	Known biological & physical constraints	Proximity to MTD bus routes	Proximity to shopping, jobs, schools	Comments	Priority (H/M/L)
1. Noel Christmas Tree Farm	25.9	AG-I-5	Agriculture	Creek, power lines, fault (each requires setback)	1/3 mile to Calle Real, 1 mile to Hollister	<ul style="list-style-type: none"> <li>▪ 1 ½ miles to Calle Real Center</li> <li>▪ 1 mile to Hollister/Patterson intersection</li> <li>▪ &lt; 1 mile to Mountain View, Foothill and Kellogg Schools</li> </ul>		
2. Magnolia Center	9.1	SC	Shopping center	No	Adjacent to Hollister	<ul style="list-style-type: none"> <li>▪ Shopping and jobs on site</li> <li>▪ ¼ mile to El Camino School</li> <li>▪ ¾ mile to San Marcos HS</li> </ul>		
3. Hodges (San Marcos Growers)	33.1	AG-I-5	Nursery/Agriculture	No	Adjacent to Hollister, ¼ mile to Turnpike	<ul style="list-style-type: none"> <li>▪ &lt; ½ mile to Turnpike and Magnolia Shopping Centers</li> <li>▪ San Marcos HS and El Camino Elementary</li> </ul>		
4. Lane Family	11.4	AG-I-5	Residential/Agriculture	No	< 1/4 mile to Hollister	<ul style="list-style-type: none"> <li>▪ &lt; ½ mile to Turnpike and Magnolia Shopping Centers</li> <li>▪ San Marcos HS and El Camino Elementary</li> </ul>		
5. McCloskey	6.9	AG-I-5	Residential/Agriculture	No	Adjacent to Hollister	<ul style="list-style-type: none"> <li>▪ &lt; ½ mile to Turnpike and Magnolia Shopping Centers</li> <li>▪ San Marcos HS and El Camino Elementary</li> </ul>		
6. Tatum (SBHS)	23.0	DR 3.3	Vacant	Slopes, oaks	Adjacent to Hollister	<ul style="list-style-type: none"> <li>▪ &lt; ½ mile to Turnpike and Magnolia Shopping Centers</li> <li>▪ San Marcos HS and El Camino Elementary</li> </ul>	Approximately 15 developable acres	
7. Turnpike Center	9.9	SC	Shopping center	No	Adjacent to Hollister and Turnpike	<ul style="list-style-type: none"> <li>▪ Shopping and jobs on site, across from San Marcos HS</li> <li>▪ &lt; ½ mile to El Camino School</li> </ul>		
8. MTD	18.6	DR 20, AG-I-5	Vacant	No	Adjacent to Calle Real	<ul style="list-style-type: none"> <li>▪ ½ mile to Turnpike Center and San Marcos HS</li> <li>▪ Adjacent to County Campus and Community Center</li> <li>▪ &lt; ¼ mile to In -N-Out Burger and IHOP</li> </ul>		
9. Caird	15.9	AG-I-10	Agriculture	Airport Approach Zone, creek	½ mile to Hollister	<ul style="list-style-type: none"> <li>▪ ½ mile to shopping and jobs on Hollister</li> <li>▪ ¾ mile to Goleta Old Town</li> </ul>	Protected by new policies	
10. Giorgi/St.Athanasius	85.4	AG-I-10	Agriculture	Airport Approach Zone	Adjacent to Hollister	<ul style="list-style-type: none"> <li>▪ Adjacent to shopping and jobs on Hollister</li> <li>▪ 1/4 mile to Goleta Old Town</li> </ul>	Protected by new policies	
11. Rowe	4.6	12-R-1	Residential/Orchard	Some oaks	¾ mile to Hollister	<ul style="list-style-type: none"> <li>▪ 1 mile to Calle Real Center</li> <li>▪ &lt; ¼ mile to Kellogg School</li> </ul>	Development proposed	
12. Palmer	4.8	DR 1.8	Residential	Oaks	¼ mile to Calle Real	<ul style="list-style-type: none"> <li>▪ 1 mile to Calle Real Center</li> <li>▪ 1 mile to Hollister and Patterson intersection</li> <li>▪ &lt; ¾ mile to Foothill and Kellogg Elementary Schools</li> </ul>		
13. Cobb	4.3	1-E-1	Residential	No	1/3 mile to Calle Real, 1/2 mile to Hollister	<ul style="list-style-type: none"> <li>▪ 1 ½ miles to Calle Real Center</li> <li>▪ 1 mile to Hollister/Patterson Intersection</li> <li>▪ &lt; 1 mile to Mountain View</li> <li>▪ Foothill and Kellogg Elementary Schools</li> </ul>		
14. Tosta	5.9	1-E-1	Residential/Orchard	No	1/3 mile to Calle Real, 1/2 mile to Hollister	<ul style="list-style-type: none"> <li>▪ 1 ½ miles to Calle Real Center</li> <li>▪ 1 mile to Hollister/Patterson Intersection</li> <li>▪ &lt; 1 mile to Mountain View</li> <li>▪ Foothill and Kellogg Elementary Schools</li> </ul>		
15. Lane	3.4	10-R-1	Fruit Stand/Agriculture	No	Adjacent to Hollister	<ul style="list-style-type: none"> <li>▪ ½ mile to El Camino School and San Marcos HS</li> <li>▪ Across Hollister from Magnolia Center and ½ mile from Turnpike Center</li> </ul>		
16. Bishop/Protestant Episcopal	3.0	DR 4.6	Church	No	Adjacent to Hollister	<ul style="list-style-type: none"> <li>▪ ½ mile to El Camino School and San Marcos HS</li> <li>▪ Across Hollister from Magnolia Center and ½ mile from Turnpike Center</li> </ul>		
17. Salvation Army	3.1	DR 4.6	Church	No	Adjacent to Hollister	<ul style="list-style-type: none"> <li>▪ Across the street from Turnpike Center</li> <li>▪ Across the street from San Marcos HS, ¼ mile to El Camino School.</li> </ul>		
18. Yee	0.8	15-R-1	Vacant	No	Adjacent to Hollister	<ul style="list-style-type: none"> <li>▪ ¼ mile to Turnpike Center</li> <li>▪ across the street from San Marcos HS</li> <li>▪ &lt; ¼ mile to Page Center and sports fields</li> </ul>		

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19. Carmela Investments	1.1	10-R-1	Apartment	No	Adjacent to Hollister	<ul style="list-style-type: none"> <li>1/2 mile to Turnpike Center</li> <li>&lt;1/2 mile to San Marcos HS</li> <li>across the street from Page Center and sports fields</li> </ul>		
20. Bantilan	3.1	3-E-1	Vacant	Slopes, access	Low frequency service to Cathedral Oaks, 1/2 mile to Calle Real	<ul style="list-style-type: none"> <li>1 mile to Turnpike Center and San Marcos HS</li> <li>3/4 mile to jobs at County Calle Real Campus</li> <li>1.2 mile to community center</li> </ul>		
21. Sandford	4.3	3-E-1	Residential	Slopes, access	Low frequency service to Cathedral Oaks, 1/2 mile to Calle Real	<ul style="list-style-type: none"> <li>1 mile to Turnpike Center and San Marcos HS</li> <li>3/4 mile to County Calle Real Campus</li> <li>1/2 mile to community center</li> </ul>		
22. St Vincent's East	15.7	DR 1, DR 4.6	Vacant	Some oaks, coastal sage scrub, noise	1 1/2 miles to State Street	<ul style="list-style-type: none"> <li>1 1/2 miles to Monte Vista School</li> <li>3/4 mile to La Colina Middle School</li> <li>2 miles to La Cumbre and 5 Points Centers</li> </ul>	Church has plans for this site	
23. St Vincent's West	33.4	DR 1	Vacant	Slopes, extensive coastal sage scrub, access	1 1/2 miles to State St., low frequency service to Cathedral Oaks	<ul style="list-style-type: none"> <li>1 1/2 miles to Monte Vista School</li> <li>1/2 mile to La Colina Middle School</li> <li>1 1/2 miles to La Cumbre and 5 Points Centers</li> </ul>	Approximately 10 developable acres, church has plans	
24. Webster (Foothill Triangle)	3.6	SC	Vacant	Deed restricted to prohibit housing	1 1/2 miles to State Street, low frequency service to Cathedral Oaks	<ul style="list-style-type: none"> <li>1 1/4 miles to Monte Vista School</li> <li>&lt; 1/4 mile to La Colina Middle School</li> <li>1 1/2 miles to La Cumbre and 5 Points Centers.</li> </ul>	Deed restricted to prohibit housing	
25. Trinity Baptist	32.9	RR 5	Vacant	Fire danger, slopes	1 1/2 miles to State Street, low frequency service to Cathedral Oaks	<ul style="list-style-type: none"> <li>1 1/2 miles to Monte Vista School, 3/4 mile to La Colina Middle School</li> <li>2 miles to La Cumbre and 5 Points Centers.</li> </ul>		
26. Cathedral Oaks County Campus	37.5	Rec	Fire and School District Offices	Some oaks and coastal sage scrub, slopes, on-site fire danger, setbacks	1 3/4 miles to State St, low frequency service to Cathedral Oaks	<ul style="list-style-type: none"> <li>1 3/4 miles to Monte Vista School</li> <li>3/4 mile to La Colina Middle School</li> <li>1 3/4 miles to La Cumbre and 5 Points Centers.</li> </ul>	Approximately 15 acres developable	
27. Calle Real County Campus	143.5	Rec	Office, Sheriff facilities and jail, maintenance yards, old landfill, transfer station	Slopes, coastal sage scrub, designated ESH, existing uses may not be compatible with housing	1 3/4 miles to State St, low frequency service to Cathedral Oaks	<ul style="list-style-type: none"> <li>1 3/4 miles to Monte Vista School</li> <li>3/4 mile to La Colina Middle School</li> <li>1 3/4 miles to La Cumbre and 5 Points Centers.</li> </ul>	Limited area for housing and incompatible uses	
28. Hollister Ave County Campus	37.3	Rec	Juvenile Hall, Sports Complex, Little League Fields, Fire Station, retention basin, storage	Highly developed, uses may not be compatible with housing	Adjacent to Hollister	<ul style="list-style-type: none"> <li>1/2 mile to Vieja Valley School &amp; San Marcos HS</li> <li>3/4 mile to Turnpike Center</li> <li>1 1/4 mile to La Cumbre and 5 Points Centers.</li> </ul>	Site already highly developed	
29. Catholic Cemetery	4.7	PI	Vacant	Archdiocese owned, coastal sage scrub near creek, noise, access, former graveyard	Adjacent to Hollister	<ul style="list-style-type: none"> <li>1/2 mile to Vieja Valley School and San Marcos HS</li> <li>3/4 mile to Turnpike Center</li> <li>1 1/4 mile to La Cumbre and 5 Points Centers.</li> </ul>	Human remains on-site	
30. Anderson (next to Thrifty Gas)	1.7	C-3	Vacant	Site clean-up	Adjacent to Hollister	<ul style="list-style-type: none"> <li>1 mile to Vieja Valley School</li> <li>1/3 mile to La Cumbre and 5 Points Centers.</li> </ul>		
31. Giorgi/Calle Real-Patterson	1.5	C-1	Orchards	No	Adjacent to Calle Real	<ul style="list-style-type: none"> <li>1 mile to Foothill and Kellogg Schools</li> <li>1 1/3 miles to Mountain View and San Marcos HS</li> </ul>		
32. Peterson	0.7	CH	Gas Station	Possible contamination. Demo in progress.	Adjacent to Calle Real	<ul style="list-style-type: none"> <li>1/2 mile to Turnpike Center and San Marcos HS</li> <li>&lt; 1/4 mile to County Campus and Community Center</li> </ul>	May be deed restricted	
33. Tosco	0.6	CH	Gas Station	Possible contamination	Adjacent to Calle Real	<ul style="list-style-type: none"> <li>1/2 mile to Turnpike Center and San Marcos HS</li> <li>&lt; 1/4 mile to County Campus and Community Center</li> </ul>	May be deed restricted	

**Notes:**

Sites 1 through 8 are the sites proposed in the Draft Housing Element.

Sites 9 through 21 are the alternative sites presented to 2<sup>nd</sup> District Neighborhood Council in Nov. 2003.

Sites 22 through 33 are sites suggested by the public.

All sites are within the designated urban area boundary.

All sites are within the boundaries or sphere of influence of municipal water and sewer services.