

From: donna pulling <pulling@hotmail.com>
Sent: Wednesday, March 01, 2023 12:07 PM
To: natasha@sblafco.org
Cc: donna pulling; bob.nelson@countyofsb.org
Subject: Item No 4 Richards Ranch

Please read the following statement into the record at the meeting Mar 2 at 1pm.
Thank you, Donna Pulling

Dear Commission members,

I oppose the high density development at Union Valley and Hwy 135 known as Richards Ranch for all the reasons listed in the February issue of the Orcutt Pioneer by Steve Southwick which are increased burden on traffic, schools, roads, police and fire, library, parks, loss of Eucalyptus and most importantly #6 The Orcutt Community Plan adopted to provide county guidance for development in the Orcutt community would not apply.

I would like to see provisions added to the development plan that add incentives for use of public transportation for residents of the 400 apartments and 95 homes to reduce the traffic impact of approximately 1,000 more vehicles in the area. Incentives such as, bus passes or electric bike allowances, car pooling coordination. I encourage the developer to work with the Regional Transit Authority to develop a strategy to address this concern.

As a low income property owner and taxpayer I oppose this project unless modified to address these traffic concerns.

Donna Pulling
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Orcutt