

From: [Tim Rogers](mailto:Tim.Rogers@sbafco.org)
To: Natasha@sbafco.org
Subject: Richard's Ranch Comments
Date: Monday, May 5, 2025 8:18:37 PM

Good Evening,

I am writing in as an Orcutt resident in opposition to the annexation of the Richard's Ranch property into the City of Santa Maria. This is a key site for our community, and myself and my family would love to see this developed into something additive to and compatible with our community. This won't happen if the property is annexed as Orcutt residents will have no say. This property should remain within the County so that all of us direct neighbors can have input and influence how this project is developed. We all know that this property is more closely integral to Orcutt than into Santa Maria—in fact, the annexation as originally proposed, would have created a 'peninsula' effect with the majority of the property surrounded by county parcels. This annexation will disenfranchise the neighboring residents of Orcutt—those that are most affected by this development.

My understanding is that this particular parcel was identified in the Orcutt Community plan as a key site over 25 years ago. Some of the listed goals directly from the Orcutt Community Plan are:

1. To 'Enhance the quality of life for residents in the Orcutt Planning Area'
2. To 'Maintain the community's semi-rural character and quality of life, and the need to preserve agricultural land where feasible'
3. 'Provide the means by which the Orcutt Planning Area can develop a self-supporting financial base.'
4. 'Future growth and development should be directed so as to create neighborhood centers and to develop neighborhood identities'

I believe both the concept of annexation as well as the currently proposed project at the site are in direct conflict with the Orcutt Community Plan. Referencing item one above, annexation into the city does not enhance the quality of life for the residents in the planning area. I, and most other Orcutt residents, would argue that it does the opposite—it deteriorates the quality of our lives by not having a say and having zero control or input on what is developed on the site. Further if this site were developed within the county, the Orcutt residents would realize the ongoing tax benefits of the full development. Regarding the second item above, the only way we are going to maintain the semi-rural character of this site is by developing it within the county. We know that that City of Santa Maria has no such standards. This is not a knock against the city—they just have a different general plan that is not in line with the Orcutt Community Plan. Regarding the third item listed above, keeping this development in the county would generate much needed ongoing tax revenue that furthers the goal of a self-supporting financial base. Even if there is a shared tax agreement through annexation, Orcutt residents won't receive the full tax benefits compared to if the property were to stay in the county. Regarding the fourth item above—I believe both the concept of annexation as well as the currently proposed project at the site go directly against this item four. The currently proposed project does not build upon the existing, neighboring, neighborhood identity. Further, if this property is annexed, there is no way that we (Orcutt residents) will be able to impact the project at all in order to help mold it into a project that we feel actually enhances our neighborhoods.

I ask LAFCO, what is the purpose of having the Orcutt Community Plan if we are just going

to ignore it? I know a lot of time and money was spent on this plan over several decades—all for it to be pushed aside? It is pretty evident that this annexation is in direct conflict with The Plan.

We need to have a voice. This is our neighborhood. Many folks like myself sought out and moved to this area due to the very principles outlined in the Orcutt Community Plan. Let's develop this site within the county and let us Orcutt residents keep our voice. Let's honor the plan that was developed and maintained by many others before us. If we disrespect that plan now, and push it aside, it will just set precedent for the same to happen in years to come—in which case in 50 years, all traces of our community will be swallowed up and disappear.

Please confirm receipt of this email.

Thank You,

Tim Rogers

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