

Dear Orcutt Community,

I am a Central Coast native and former resident of Old Town Orcutt, and I am thrilled to share information about the proposed Richards Ranch development on the corner of UVP and Orcutt Road. As the managing partner of this project, my team and I are committed to ensuring that the development aligns with the original community plan and enhances the area's aesthetic appeal.

The 43-acre infill parcel has been planned for development since 1986 and is surrounded by existing infrastructure. Our team has designed a thoughtful project that includes green spaces and modern agrarian architecture and landscaping, providing Orcutt residents with the commercial options they desire, including a grocery store, gas station, dining options, electrical charging, veterinarian, and childcare services. The development will also offer a gated townhome community along the southern half of the property and full amenity apartments to provide a comfortable living and working experience for the Orcutt community, with a design that reduces the project's impact on its Orcutt neighbors.

As a local, I understand that some in the community may have concerns about the proposed development, particularly the annexation of the site. Despite our design being for the county and our attempts to deliver the project in the county, the property cannot be served water from the County of Santa Barbara per the court-ordered water basin adjudication. Therefore, we have applied for water and annexation to the City of Santa Maria in order to fulfill the community's long-standing intent for the property. Regardless of the city title of the 43-acre parcel, it's important to note that the future property taxes and fees from Richards Ranch will financially support the Orcutt schools, significantly benefiting current Orcutt students. Additionally, the Land Area Formation Commission will require a tax-sharing agreement between Santa Maria and Santa Barbara County to ensure that the county receives a share of the property's increased tax revenue to support further Orcutt needs.

We are hosting an information meeting on Tuesday, May 23, at the Oasis Center from 6:00 pm to 7:30 pm. We invite you to attend and learn more about the proposed development. As a local and someone who cares deeply about the Orcutt community, I believe that Richards Ranch will be a valuable addition to the area. We look forward to meeting you and hearing your thoughts.

Sincerely,

Michael Stoltey, Managing Partner of Richards Ranch.