

**From:** susan bryant <bryantsb7@gmail.com>  
**Sent:** Wednesday, March 01, 2023 6:57 AM  
**To:** Natasha@sblafco.org  
**Subject:** Business Item No. 4 Richards Ranch DEIR Comments  
**Attachments:** Screenshot\_20230228\_150351\_Gmail.jpg; Screenshot\_20230228\_150415\_Gmail.jpg; 20230227\_114834.jpg

Dear Members of the Commission,

Below are my comments for your consideration in reviewing the Richards Ranch draft EIR.

**Richards Ranch annexation creates an ISLAND/PENINSULA--a fitting metaphor for isolation and divisiveness**

This 2004 article from the *Santa Maria Times* ([https://santamariatimes.com/news/local/city-suburb-or-status-quo/article\\_01a2eba1-6ccb-502e-b4ea-51f76cf492c6.html](https://santamariatimes.com/news/local/city-suburb-or-status-quo/article_01a2eba1-6ccb-502e-b4ea-51f76cf492c6.html)) discusses annexation issues between the City of Santa Maria and Orcutt.

The method of dealing with annexation has not changed for more than 20+ years. The City of Santa Maria and the property owner are not working with the County to mutually rather than competitively resolve issues for development.

Orcutt residents are caught in a zero-sum game.

As Michael Stoltey of Richards Ranch stated in his Tuesday, February 28, presentation in Orcutt, he stopped his six months of negotiations with the County and went to the City of Santa Maria because he couldn't build without supplemental water. The City will not provide supplemental water for the commercial aspect of his project unless it is annexed into the City. The City of Santa Maria is leveraging their water rights to grab this island/peninsula for the City.

Is it not possible to find a way to reach an agreement outside of the competitive and limiting structures of annexation? Is it not possible for the three parties--City, County, property owner--to find a way to:

- 1) develop the parcel in the County in a manner to best suite the established community and maintain their representation;
- 2) have the City share water reasonably; and
- 3) have the County make tax concessions to accommodate the City?

**HOUSING, a new land use, is being proposed directly under Santa Maria Airport's two steepest-sloped approach paths. Richards Ranch draft EIR decisions focus on the main approach path.**

SBCAG's Santa Maria ALUCP and their CNEL contours and charts in this EIR do not reference safety or specifically measure noise from flights of military planes.

The airport is soliciting and promoting increased military use, particularly jet-pilot training, through Central Coast Jet Center.

There are 4 flight approach paths to the Santa Maria Airport. Two of those approach paths have steep slopes (50:1 the steepest). The military uses these two approaches for their cargo and jet-pilot training. They fly multiple low, noisy, and often frightening passes.

The proposed housing units will be built directly under these approach paths.

Military sound-barrier-breaking jets generate noise and vibrations on take off, approach, and landing that are easily double the 55-65 acceptable CNEL levels. And, **safety** is a concern when these training jets (F-5, T-38, F-18, Osprey, etc.) fly extremely low making sloping passes over Mooncrest Lane and this project's parcel. The noise exposure range and safety zones in SMLUCP do not consider the two referenced approach paths used by military planes.

Screenshots of 2 of the most current complaints I filed with the FAA and airport district are below along with a photo taken of the C-130 this week from my back yard.

Military flights, whether acknowledged or not, will adversely affect the high-end gated communities proposed by Michael Stoltey in his February 28 meeting.

### **HOUSING allocation of regional needs per Senate Bill 35 (SB 35) and eucalyptus stand/monarch habitat as it potentially relates**

Guidelines for the Streamlined Ministerial Approval Process under **Section 401. Site Requirements**

(b)(10): Habitat for protected species identified as candidate, sensitive, or species of special status ... " and

(10)(A) "The identification of habitat for protected species discussed above may be based upon information identified in underlying environmental review documents ..."

If SB 35 were to be invoked, it appears that the following potentially could apply to Richards Ranch for which "projects must not be located in or on environmentally sensitive lands, ..., protected habitat, etc."

Richards Ranch draft EIR states:

**Section 4.3 Biological Resources, MONARCH BUTTERFLY:** The monarch butterfly (*Danaus plexippus*) is a candidate for listing under the ESA and on CDFW's Special Animals list ...

**4.3.1.7 Special-Status Wildlife Species:** "Eight species are formally listed under FESA and one (monarch butterfly) is a candidate for listing (DWE 2022)."

"The proposed project site supports mature eucalyptus tree stands, ... These trees provide biological habitat for nesting birds and monarch butterflies."



# FAA Noise Reporting Email Confirmation



Work



noisesupport@f... Yesterday  
to me



We received a noise complaint from you. The details of the complaint are included below. In order to submit your complaint, we request you to validate your email address by clicking the URL included at the bottom of the email. You can either copy and paste the URL in a browser window or click the URL.

Contact Name: Susan Bryant

Contact Email: [bryantsb7@gmail.com](mailto:bryantsb7@gmail.com)

Event Location: 307 mooncrest lane, Santa Maria, California, 93455

Description of the complaint:

Hercules C-130 from Miramar NAS made 5 passes over my house: 3 directly over, 1 just to the east, and 2 to the west. It was loud and flew at an UNSAFE LOW altitude over my house in a residential neighborhood.

Please copy and paste the following URL into supported browsers:

<https://noise.faa.gov/noise/pages/verifyEmail.html?noiseid=7aad8cc5-05d3-483d-a411-59e6d5d5312e>

Reply

Reply all

Forward

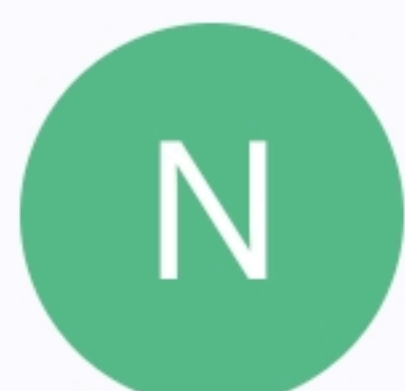




# FAA Noise Reporting Email Confirmation



Work



noisesupport@faa... Jan 31

to me 

We received a noise complaint from you. The details of the complaint are included below. In order to submit your complaint, we request you to validate your email address by clicking the URL included at the bottom of the email. You can either copy and paste the URL in a browser window or click the URL.

Contact Name: Susan Bryant

Contact Email: [bryantsb7@gmail.com](mailto:bryantsb7@gmail.com)

Event Location: 307 mooncrest lane, Santa Maria, California, 93455

Description of the complaint:

Navy North Island Osprey touch & go from 8:07 p.m. until at least 8:35 p.m. Circling over neighborhood at UNSAFE 900 foot altitude ... noisy and vibrating house. Called (619) 545-8233 to complain. Flight RUDY71

Please copy and paste the following URL into supported browsers:

<https://noise.faa.gov/noise/pages/verifyEmail.html?noiseid=c31c2ff0-bef1-4a05-83a7-333cf5ce7aaa>

 Reply Reply all Forward

