

Katherine Douglas

Public Comment

5

LATE
DIST

From: Laurie Tamura <laurie@urbanplanningconcepts.com>
Sent: Monday, December 8, 2025 2:43 PM
To: Chris Sneddon; sbcob
Cc: William Robertson; Jocelyn Brennan; Michael Stoltey; Suzanne Singh <suzanne@santamaria.com>; Caldwell, Andy; Michael Boyer
Subject: RE: OTIP questions comments on OTIP Fees

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Chris

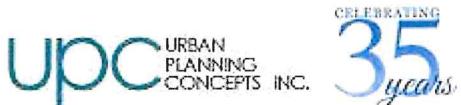
Thank you for meeting with us and responding to the questions below.

I still not agree with your response to 4 or 5. The Taussig report dated 10-16-1997 does not include these two road sections. See Table I-2 so when were these two porjects added to the OTIP? I would like to get a copy of the County Adopted OTIP. Also what sections of Rice Ranch and Still are you referring to as most of those roads have already been improved by Orcutt developers.

Look forward to speaking on this item tomorrow and asking for another continuance to go over these numbers again.

Laurie Tamura, AICP

Principal Planner



2624 Airpark Drive
Santa Maria, Ca 93455

805-934-5760 Office
805-431-6713 Cell



From: Chris Sneddon <csneddo@countyofsb.org>
Sent: Sunday, December 7, 2025 2:43 PM
To: Laurie Tamura <laurie@urbanplanningconcepts.com>
Subject: OTIP questions

Hi Laurie,
Please see responses in red. Thx, Chris

1. How much money has already be collected and not yet spent in the Traffic fund? **The OTIP fund balance is approximately \$2M.**
2. What are the current projects that the county is working on? Hummel signal? Others? That are on this list. **The County is currently working on Hummel signals, UVP widening, the Bike Path project, and medians.**
3. We need to see the plans for UVP and what is being proposed from 101 to 135? Why is it so much??? **The costs are consistent with projects of this scope. They are currently under development.**
4. Why is reconstruction of Rice Ranch Road a Dev Fee ...It should be a county maintenance budget item ? No new development will be added to RR Road. Delete \$2,000,000. **This is a project in the County-adopted OTIP. This is a capital project to increase the structural section to accommodate future traffic, not a maintenance project.**
5. Why is reconstruction of Stillwell Road a Dev Fee ...It should be a county Maintenance budget item? Also there is no nexus as no new traffic will be directed to Stillwell Road? Delete \$1,800,000 **This is a project in the County-adopted OTIP. This is a capital project to increase the structural section to accommodate future traffic, not a maintenance project.**
6. Has most of the improvements on Clark and 101 already been done? why is it still on the list??? **The northbound on and offramps has been completed. The Southbound on and offramp project has not been completed. Estimates have been adjusted to reflect this.**
7. Transit Funds form Measure A should take care of the Trans fund. **Available funding is reflected in the funding plan.**

Final page ...the math was not done to delete the grant /other column from the total . road fee should only be \$3,059.07 or less when the grants are deleted. **This has been edited to reflect current expected funding. If the OTIP project funding changes, that will be reflected in future updates.**

From: Laurie Tamura <laurie@urbanplanningconcepts.com>
Sent: Monday, November 24, 2025 12:49 PM
To: Chris Sneddon <csneddo@countyofsb.org>
Subject: FW: PW Meeting at 11:30

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Chris

Thanks for the meeting today. Sorry I was not there at the beginning

Here are the questions that we would like to see addressed before this item goes to the Board of Supervisors.

I understand that it has been continued to December 9th.

We might need to ask for another continuance id these items are not resolved.

Also I am surprised that you are not relying the grants to be applied to these project.

SBCAG has made a commitment to get more money to the north county and UVP and other projects for Orcutt.

Look forward to hearing from you on these items and other questions.

Laurie Tamura, AICP

Principal Planner



2624 Airpark Drive
Santa Maria, Ca 93455

805-934-5760 Office
805-431-6713 Cell



From: Laurie Tamura

Sent: Monday, November 24, 2025 10:18 AM

To: 'Michael Stoltey' <Michael@Md3inv.com>; 'jocelyn' <jocelyn@thehrmcorp.com>; 'v.conner strategicvitalityllc.com' <v.conner@strategicvitalityllc.com>; 'Suzanne Singh' <suzanne@santamaria.com>; 'Michael Boyer' <michael@santamaria.com>; 'Patrick Cusack' <pcusack@me.com>; 'Andy Caldwell' <andy@colabsbc.org>

Subject: PW Meeting at 11:30

To all

I have reviewed the items that were on the board agenda.

Here are the following questions.

1. How much money has already be collected and not yet spent in the Traffic fund?
2. What are the current projects that the county is working on? Hummel signal? Others? That are on this list.
3. We need to see the plans for UVP and what is being proposed from 101 to 135? Why is it so much???
4. Why is reconstruction of Rice Ranch Road a Dev Fee ...It should be a county maintenance budget item ? No new development will be added to RR Road. Delete \$2,000,000
5. Why is reconstruction of Stillwell Road a Dev Fee ...It should be a county Maintenance budget item? Also there is no nexus as no new traffic will be directed to Stillwell Road? Delete \$1,800,000
6. Has most of the improvements on Clark and 101 already been done? why is it still on the list???
7. Transit Funds form Measure A should take care of the Trans fund.

Final page ...the math was not done to delete the grant /other column from the total . road fee should only be \$3,059.07 or less when the grants are deleted.

Hope these comments help when we meet with county.

From: Laurie Tamura
Sent: Wednesday, November 19, 2025 8:39 AM
To: 'Michael Stoltey' <Michael@Md3inv.com>; jocelyn <jocelyn@thehrmcorp.com>; v.conner strategicvitalityllc.com <v.conner@strategicvitalityllc.com>; Suzanne Singh <suzanne@santamaria.com>; Michael Boyer <michael@santamaria.com>; Patrick Cusack <pcusack@me.com>; Andy Caldwell <andy@colabsbc.org>
Subject: RE: Continuance request on item one

I am working on this today.

Hopefully we can get something set in the next week or two.

Of course next week might be tough with Thanksgiving on Thursday.

Will let you all know when we have something

Laurie

From: Michael Stoltey <Michael@Md3inv.com>
Sent: Tuesday, November 18, 2025 9:04 AM
To: Laurie Tamura <laurie@urbanplanningconcepts.com>; jocelyn <jocelyn@thehrmcorp.com>; v.conner strategicvitalityllc.com <v.conner@strategicvitalityllc.com>; Suzanne Singh <suzanne@santamaria.com>; Michael Boyer <michael@santamaria.com>; Patrick Cusack <pcusack@me.com>; Andy Caldwell <andy@colabsbc.org>
Subject: Re: Continuance request on item one

This is great, these fees are very concerning.

Laurie, have you requested a meeting with PW?

Michael D. Stoltey, MBA

MD3 INVESTMENTS

805.710.7866 (M)

From: Laurie Tamura <laurie@urbanplanningconcepts.com>
Sent: Tuesday, November 18, 2025 8:04 AM
To: jocelyn <jocelyn@thehrmcorp.com>; v.conner strategicvitalityllc.com <v.conner@strategicvitalityllc.com>; Suzanne Singh <suzanne@santamaria.com>; Michael Boyer <michael@santamaria.com>; Michael Stoltey <Michael@Md3inv.com>; Patrick Cusack <pcusack@me.com>; Andy Caldwell <andy@colabsbc.org>
Subject: Fw: Continuance request on item one

Public works has pulled the item from the agenda.

No discussion today.

Hope fully we will hear from pw soon for a working meeting on this item

Thank you Andy for highlighting this last week.

Laurie

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: Andy Caldwell <andy@colabsbc.org>

Sent: Tuesday, November 18, 2025 7:31:49 AM

To: Laurie Tamura <laurie@urbanplanningconcepts.com>

Subject: Continuance request on item one

Memorandum

Date: November 17, 2025

To: Members of the Board

From: Chris Sneddon, Public

Sent from my iPad