

# County Of Santa Barbara

Mona Miyasato  
County Executive Officer



105 East Anapamu Street, Room 406  
Santa Barbara, California 93101  
805-568-3400 • Fax 805-568-3414  
www.countyofsb.org

Executive Office

## REVISED LETTER

August 13, 2014

Santa Ynez Band of Chumash Indians  
Attn: Vincent Armenta, Tribal Chairman  
P.O. Box 517  
Santa Ynez, CA 93460

**Re: Notice of Availability of Environmental Evaluation – Chumash Hotel Expansion Project**

Dear Mr. Armenta:

Thank you for the opportunity to comment on the Environmental Evaluation for the Santa Ynez Band of Chumash Indian's Chumash Hotel Expansion Project. A letter dated August 11, 2014 was sent prematurely. Please disregard that letter and accept this revised letter as the County's comments to the Environmental Evaluation. At this time, the County is submitting the attached letters from the County Fire Department, Planning and Development Department, Public Works Department, and Sheriff Department.

The County looks forward to hearing more about the project's off-reservation mitigation measures. If you should have any further questions, please do not hesitate to contact my office directly or David Lackie, Interim Director in the Office of Long Range Planning at (805) 568-2023.

Sincerely,

  
Mona Miyasato  
County Executive Officer

cc: Rob Heckman, Fire Marshal, Fire Department  
Glenn Russell, Ph.D., Director, Planning & Development Department  
David Lackie, Interim Deputy Director, Long Range Planning Division  
Bret Stewart, Senior Development Engineer, Public Works Department  
William Brown, Sheriff, Sheriff Department

Attachments: August 4<sup>th</sup> Letter, Fire Department  
August 11<sup>th</sup> Letter, Planning & Development Department  
August 11<sup>th</sup> Letter, Public Works Department  
August 13<sup>th</sup> Letter, Sheriff Department

Renée E. Bahl  
Assistant County Executive Officer  
rbahl@co.santa-barbara.ca.us

Terri Maus-Nisich  
Assistant County Executive Officer  
tmaus@countyofsb.org

Dennis Bozanich  
Assistant to the County Executive Officer  
dbozanich@co.santa-barbara.ca.us



# Fire Department

“Serving the community since 1926”

## HEADQUARTERS

4410 Cathedral Oaks Road  
Santa Barbara, CA 93110-1042  
(805) 681-5500 FAX: (805) 681-5563

Michael W. Dyer  
Fire Chief  
County Fire Warden

Eric Peterson  
Deputy Fire Chief

August 4, 2014

TO: **Vincent Armenta**  
Tribal Chairman  
Santa Ynez Band of Chumash Indians

FROM: **Rob Heckman**  
Fire Marshal,  
Santa Barbara County Fire Dept.

SUBJECT: Comments Related to the Proposed Santa Ynez Band of Chumash Indians  
Hotel Expansion Project.

Please find enclosed the “request for comment” to Santa Barbara County by the Santa Barbara County Fire Department: Comments related to the Proposed Santa Ynez Band of Chumash Indians Hotel Expansion Project.

As with all development in the County, Santa Barbara County Fire Department’s (SBCFD) concerns are focused on the infrastructure put in place to support emergency services delivery. Despite a comprehensive Environmental Evaluation (EE) prepared by AES, there are still areas of strong concern and require the need for clarification in several Fire Department related areas. To address these areas, SBCFD submits the following:

### Section 2.0 Project Description

The EE reads, *“The hotel and casino development features would be constructed in compliance with the 2012 Edition of the International Building Code (IBC), International Fire Code (IFC)”*

The SBCFD **strongly** recommends the tribe adopt the Santa Barbara County Fire and Building Codes or, at the very least, the California Fire and Building Codes. The International Fire Code (“IFC”) is merely a model code and suggested template for jurisdictions to use when determining what standards are necessary to serve their unique needs and the California State Fire Marshall’s Office adopts certain applicable sections of the IFC along with many other referenced documents to form the California Fire Code (“CFC”). The Santa Barbara County Fire Code consists of the CFC as well as additional requirements designed to address specific local needs. Examples of more restrictive Santa

Barbara County Fire Code requirements include those related to: automatic sprinkler systems; fire protection water supplies; fire apparatus access roads.

As an alternative to the above recommendations, the SBCFD would endorse the hiring of a professional Fire Protection Systems Specialist to act as third party consultant and liaison between the Fire Department and Tribe. It should be noted that fire hydrant locations, alarm panel locations, standpipe connections, access and egress etc. all have Fire Department tactical considerations and application of a Fire Protection specialist would serve both parties mutual concern for public safety.

### **Section 2.3.1**

The EE reads, *“The Tribe will upgrade its on-site fire booster station to ensure adequate pressure and flow to all upper floors of the new hotel tower. The existing eight-inch diameter fire main loop that surrounds the existing casino and hotel structures will continue to serve the casino and hotel lower floors. The existing 130,000 gallon storage tank has the capacity to serve the proposed expansion.”*

The EE should, at a minimum, require compliance with the following:

1. National Fire Protection Association Standards including:
  - a. NFPA 20 Standard for the Installation of Stationary Pumps for Fire Protection;
  - b. NFPA 22 Standard for Water Tanks for Private Fire Protection;
  - c. NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances; and
  - d. NFPA 25 Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems
2. Fire flow requirements in Appendix BB of the 2013 California Fire Code.
3. Fire hydrant flow rates and spacing based on the requirements of Santa Barbara County Fire Department Development Standard #2.
4. Santa Barbara County Fire Department Development Standard #3, *Stored Water Fire Protection Systems*.

### **Section 2.0 Project Construction**

The EE states, *Construction would involve minor demolition, earthwork, placement of concrete foundations, steel structural framing, masonry, electrical and mechanical work, building finishing, and paving, among other construction trades. Project construction would require from 20 to 200 construction workers on site, depending upon the phase of construction.*

The SBCFD would insist that we have full access to the site during the two year construction project. We would require a guarantee that road widths are not compromised and that we would be able to respond to any hazard throughout the two years. Notwithstanding this we would also request that we have full access to all of the construction phases to ensure all the fire protection systems are fully functioning at all times.

### **Section 3.4 Hazards and Hazardous Materials**

The EE reads, excerpt from the Santa Ynez Valley Community Plan (Section 1.2)

*“The County shall work with the Santa Ynez Band of Chumash Indians to maintain the necessary additional personnel and equipment and facilities required to serve the fire protection needs of the reservation and casino.”*

SBCFD would no longer have jurisdictional or response authority over the project site during construction and upon completion due to the limited scope of the current contract. There is no agreement, contractual or otherwise, in place giving SBCFD permission to FULL access of the reservation or tribal trust land for emergency response or prevention purposes. The current agreement is to provide “Emergency response to life/fire and other all-risk emergencies at and around the CHUMASH Casino”. SBCFD has historically responded to emergencies on the reservation and has never been refused access. Prevention authority, on the other hand, has never been afforded to SBCFD. Consequently, if this project does come to fruition, the historical and uncompensated emergency response services provided to the Chumash would need to be reevaluated due to the project’s negative impact on response resources and district revenues.

### **Section 3.7.4 Land Use and Population and Housing**

*“The EE states, The Santa Ynez Airport is an active general aviation airport with over 90 based aircraft and approximately 30,400 annual operations (FAA, 2014).”*

The SBCFD feels that once this expansion project is complete the addition of a 12 story 215 room high rise tower will increase the volume of aircraft using the Santa Ynez Airport and therefore increase the potential for an aircraft emergency in the Valley.

### **Section 3.10.2 Environmental Setting – Fire Protection**

The EE reads, *“The California Department of Forestry and Fire Protection (CAL FIRE), under contract to the BIA, provides wildland brush fire protection and responds to wildfires on Indian reservations in California.”*

Santa Barbara County contracts with CAL FIRE to provide wildland fire protection to state responsibility areas (SRAs) in Santa Barbara County. The California Master Cooperative Wildland Management and Stafford Act Response Agreement *specifically prohibits* County Fire from assuming CAL FIRE’s role in assisting federal agencies such as the BIA. The tribe would need to establish a separate local agreement with County Fire to provide wildland fire protection to the proposed project site. There is no agreement, contractual or otherwise, in place giving SBCFD permission to FULL access of the reservation or tribal trust land for emergency response or prevention purposes. The current agreement is to provide “Emergency response to life/fire and other all-risk emergencies at and around the CHUMASH Casino”.

### **Section 3.10.5 Public Services and Utilities and Service Systems**

The EE states, *“Fire hydrants are located every 300 feet around the entire perimeter of the Chumash Casino Resort facilities and portable fire extinguishers are on the property at all times, consistent with IFC requirements. The Tribe maintains a 20-foot fire lane with adequate setback from the Chumash Casino Resort facilities for emergency and fire truck access as well as other fire access roads around the Reservation.”*

#### **Aerial Fire Apparatus Access Roads for any structure that exceeds 30 feet in height shall meet the CFC Section D105 requirements.**

**D105.1** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of the pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

**D105.2** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

**D105.3** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. This side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

**D105.4** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Additionally the EE states, *“The Santa Barbara County Fire Department (SBCFD) provides fire protection services to the Reservation”*

There is no agreement, contractual or otherwise, in place giving SBCFD permission to FULL access of the reservation for emergency response or prevention purposes. The current agreement is to provide “Emergency response to life/fire and other all-risk emergencies at and around the CHUMASH Casino”. SBCFD has historically responded to emergencies on the reservation and has never been refused access. However, a new agreement will have to be agreed upon to fully encompass an “all hazard” emergency response plan to include the entire reservation (as it currently stands) and the expanded casino.

Furthermore the EE reads, *“The total payment to the SBCFD for services from 2002 through 2013 was approximately \$4.58 million. Included in the 2013-2014 Special Distribution Fund funding cycle is \$519,000 to the SBCFD for firefighter/paramedic position”*

These funds have provided a fourth paramedic position at Fire Station 32 and were specifically implemented to offset the 25% - 30% increase in Station 32 emergency responses related to the construction and operation of the casino. This paramedic is also available for response to other areas within SBCFD jurisdiction.

The SBCFD maintains that the mitigation measures noted in section 3.10-5 are solely for impacts to the SBCFD for the current casino.

Moreover the EE explains, *“The Chumash Wildland Fire Department (CWFD) was founded in 2004 as a basic fire training program and provides non-structural wildland fire prevention, detection, and suppression services throughout southern California and nationally when needed.”*

The SBCFD feels strongly that it is essential to have an agreement to provide fire protection and emergency response for existing and potential future projects. The scope of this agreement would need to be all encompassing and not just focused on authorization to provide fire protection and emergency response services on the project site during and after build out. A comprehensive “Auto Aid Agreement with Annual Operating Plan” should be developed to not only include the area in and around the current casino (as the current language reads) but the entire reservation.

### **Section 3.10-6 Emergency Dispatch and Transport**

The EE reads, *“Emergency air transportation is provided by California Shock Trauma Air Rescue (CALSTAR). CALSTAR 7 is based out of the Santa Maria Airport. Response times to the project area for either air transportation service range from approximately 21 to 39 minutes.”*

The Santa Barbara County Air Support Unit (ASU) also provides emergency medical air transportation as back-up to CALSTAR. ASU is based out of the Santa Ynez Airport. Response times to the project area for air transportation service range from approximately 10 to 15 minutes.

### **Section 3.10-7 Santa Barbara County Sheriff’s Department**

The EE recites that *“SBCSD provides search and rescue assistance for incidents in the Santa Ynez Valley. Specialized rescue teams are trained in floods, earthquakes, swift water rescue, vehicle extraction, trench rescue, low angle rescue, and confined space rescue”*.

This statement is misleading, the Santa Barbara County Fire Department is an “all hazard” department and is responsible for **all** technical rescues, flood rescue, earthquakes, swift water rescue, vehicle extraction, trench rescue, low angle rescue, and confined space rescue. The department occasionally works with the Sheriff’s department Search and Rescue team, but the authority and command and control remains with the Fire Department.

### **Section 3.10-17 Mitigation – Fire Protection**

The EE states, *“If the proposed structures are not accessible to fire engines during construction, fire connections shall be placed every 300-feet throughout the parking, hotel, and any other inaccessible structure.”*

CFC 2013 Section D105 requires 26’ road width for Aerial ladder truck access roads. In addition a minimum of 15’ from the building to a max of 30.

The SBCFD understands that during construction unhindered access may not be possible. However, Public Safety must still be the priority and to that end; the SBCFD would endorse the hiring of a professional Fire Protection Systems Specialist to act as third party consultant and liaison between the Fire Department and Tribe.

We would require a guarantee that road widths are not compromised and that we would be able to respond to any hazard throughout the two years. Notwithstanding this we would also request that we have access to all of the construction phases to ensure all the fire protection systems are fully functioning at all times.

### **Section 3.10.3 Impact Analysis - Fire Protection**

The EE reads, *“However, the SBCFD is not equipped with the necessary equipment nor staff to operate the equipment to provide fire protection for large structural fires at the proposed 12-story hotel. The Tribe would request of the State that money from the Special Distribution Fund be provided to the County to reduce fire protection service impacts from the Proposed Project. Additionally, mitigation is included below to ensure the Tribe provides fair share funding to enable the SBCFD to adequately equip itself to provide fire protection to the Proposed Project without constructing new or upgrading existing facilities, the construction of which may have resulted in a significant off-Reservation impact. With implementation of mitigation, the off-Reservation impacts would be less than significant.”*

The SBCFD concurs with this first sentence. The industry standard fire response for a “High-Rise” structure (this would be anything over 75’ in height) consists of 5 Engines, 2 Ladder Trucks, 1 Rescue Squad, and 2 Battalion Chief’s for a total of 30 personnel all arriving within the first 5 minutes of the initial alarm. Currently, the SBCFD only has the capability in the Santa Ynez Valley to respond 2 Engines consisting of 7 Firefighters in this same timeframe (E-32 at the Santa Ynez Airport & E-30 in the City of Solvang). Two additional engines (E-31 in the City of Buellton & E-24 in Los Alamos) and 1 Battalion Chief would also be responded in the initial alarm, however, they have much longer response times due to their locations. It should be strongly noted that the impact of a 12 story “high Rise” hotel and a vast casino gaming floor is a considerable “Target

Hazard” for the SBCFD. In the event of a fire in either the gaming floor or the high rise the resources needed would commit the entire SBCFD and many more resources from other fire departments through our Mutual Aid system. In order to extinguish a “High Rise” fire rapidly before it becomes much larger two essential things are required:

1. A rapid, expeditious and robust response from the closest units.
2. A response plan committing enough units to sustain “Fire Attack” quickly and effectively.

Notwithstanding the above comments, the SBCFD recognizes the semi-rural location of the Casino and with that, we endorse a mitigation measure to meet our mutual concern for public safety and submit the following minimum requirements:

As stated in the paragraph above, the *“fair share funding to enable the SBCFD to adequately equip itself to provide fire protection to the Proposed Project...”* will require the purchase and outfitting of a 100’ aerial ladder truck (approx. one time cost of \$1,700,000.00 in 2014 dollars) as well as staffing this equipment with a Captain, Engineer, Firefighter, & Firefighter/Paramedic daily. Since County Fire staffs with three platoons, each post position is filled with three personnel plus an additional overtime factor to cover constant staffing requirements (Constant staffing assures a person is on duty regardless of vacations, illness, holidays, etc.). This will result in the need for 3 Captains, 3 Engineers, 3 Firefighters, & 3 Firefighter/Paramedics for a total of 12 employees. This truck company will be housed at either Station 32 (Santa Ynez Airport) or Station 30 (Solvang) for quick response to the Chumash Casino Resort. The 2014/2015 cost for staffing this truck company is \$3,100,000.00. In addition, the annual maintenance and replacement costs for this vehicle are approx. \$100,000.00. The annual costs for staffing, operations, maintenance and replacement of apparatus and its equipment will be exclusively provided by the Chumash.

Infrastructure improvements to existing fire station facilities in order to house the additional equipment and staffing will need to be addressed by the Chumash. There are several configurations to the proposal and the County Fire Department is willing to discuss all options to facilitate mitigation measures of the expansion proposal.

It should be clarified that the State Distribution Fund (SDF) already is intended to cover existing casino impacts. Under the current agreement (signed by all parties on 04/03/2002) between SBCFD and the Santa Ynez Band of Chumash Indians, the Chumash currently pay for one additional Firefighter/Paramedic post position at fire station 32. It is understood that this agreement will remain in effect. The above mentioned staffing and



equipment increases are based solely upon the proposed Chumash Casino Resort expansion and are in addition to the current agreement.

### **Section 3.10.3, paragraph 5**

*Additionally the EE states, “Medical emergencies requiring an emergency response would increase as a result of the increased number of patrons and employees associated with operation of the proposed project....The medically trained staff at the SBCFD could be overburdened by this increase in demand for their services”*

Given the projected increase of hotel patrons due to an increase of 215 rooms and approximately 1,200 additional patrons per day visiting the Chumash Casino Resort; additional response capability will be needed in order to mitigate this demand. This will require the purchase and outfitting of a “Rescue Squad” (approx. one time cost of \$250,000.00 in 2014 dollars) staffed with two Firefighter/Paramedics daily. Since County Fire staffs with three platoons, each post position is filled with three personnel plus an additional overtime factor to cover constant staffing requirements (Constant staffing assures a person is on duty regardless of vacations, illness, holidays, etc.). This will result in the hiring a total of 6 Firefighter/Paramedics. This Paramedic Rescue Squad will be housed at either station 32 (Santa Ynez Airport) or station 30 (Solvang) for quick response to the Chumash Casino Resort. The 2014/2015 cost for staffing this Paramedic Rescue Squad is approx. \$1,500,000.00 annually. In addition, the annual maintenance and depreciation costs for this vehicle is approx. \$11,000.00. The annual costs for staffing, operations, maintenance and replacement of apparatus and equipment will be exclusively provided by the Chumash.

Infrastructure improvements to existing fire station facilities in order to house the additional equipment and staffing will need to be addressed by the Chumash. There are several configurations to the proposal and the SBCFD is willing to discuss all options to facilitate mitigation measures of the expansion proposal. It should also be observed that the addition of the Rescue Squad is not only mitigate the increase demand for EMS calls at the Casino but also to bolster the response plan to a multi-company emergency at the Casino. As previously discussed, any large incident to the Casino will produce a strain on the resources available to the entire County of SB. The addition of the Rescue Squad to any multi-engine response will assist in more robust initial fire attack.



# County of Santa Barbara Planning and Development

Glenn S. Russell, Ph.D., Director

Dianne Black, Assistant Director

August 13, 2014

Santa Ynez Band of Chumash Indians  
Attn: Vincent Armenta, Tribal Chairman  
P.O. Box 517  
Santa Ynez, CA 93460

**RE: Revised Comments on the Environmental Evaluation for the Santa Ynez Band of Chumash Indians Hotel Expansion Project (supersedes previous letter dated 08-11-14)**

Dear Mr. Armenta:

Thank you for the opportunity to comment on the Environmental Evaluation for the Santa Ynez Band of Chumash Indians Hotel Expansion Project. Our comments are stated below. Specific recommended changes are highlighted with ~~strike through~~ and underline.

## ***I. Document Title***

The document title can further clarify the project for the reader by including the casino expansion project as well. (i.e., Santa Ynez Band of Chumash Indians Hotel/Casino Expansion Project). The fact that there is no increase in numbers of slot machines can be explained within the document.

## ***II. Water Resources***

### **A. Water Expansion Supplies**

The final sentence on page 2-6 is an unsubstantiated assertion. Please reference any studies or calculations that support the assertion.

### **B. Santa Barbara County Comprehensive Plan Policies.**

The policies listed starting on page 3.2-4 do not reference from which element they are derived. Please note the correct Community Plan or Comprehensive Plan element when citing County policies. This is a global comment.

### **C. Mitigation**

Mitigation measure W1 contains the word increase in quotations. This calls into question the veracity of the mitigation measure. Please remove the quotations. Also, the mitigation measure – that the Tribe will maximize recycled water use on-Reservation to reduce non-casino/hotel water usage of potable water is both vague and insufficient. There is no

showing that the mitigation measure will reduce off-Reservation water resource impacts to an insignificant level.

**D. Water Supply and Groundwater Impacts**

Page 3.11-4 of the Environmental Evaluation states that “no cumulative impacts to water supply and groundwater would result from the implementation of the proposed project,” based in large part on an alleged “surplus of approximately 513 AFY within the Uplands Basin to accommodate new long-term demand.” We disagree with this conclusion.

The proposed hotel/casino expansion alone is expected to increase water usage by 40 AFY over existing water demands. All proposed tribal projects in the Santa Ynez Valley would result in a cumulative water demand increase of 147 AFY. Recent data on water supply in the area confirms that the Uplands Basin is in a state of overdraft and does not have a surplus of 513 AFY. The standing water levels in wells in the project area have fallen considerably from 2009 to 2013. Further, recent data suggests that the supplemental supplies obtained from the State Water Project and the Cachuma Project, that helped create a surplus in the past, will not constitute a long-term, stable additional water source.

**III. Air Quality and Greenhouse Gas Emissions**

**A. Air Quality Impacts.**

Calculated operational criteria pollutant emissions exceed the County threshold of 25 lbs/day. However, no mitigation measures have been applied. Therefore, this off-Reservation impact remains significant and unavoidable

**B. Santa Barbara County Comprehensive Plan Policies.**

On page 3.3-6 it states that the Comprehensive Plan was adopted in 1991. The Comprehensive Plan was adopted in 1980, although the Agriculture Element was adopted in 1991 (see comment 2B, above).

**C. Santa Barbara County Clean Air Plan.**

We note that the proposed level of development is not accounted for in the Santa Barbara County Clean Air Plan.

**IV. Noise**

**A. Rooftop Uses.**

There is no discussion of potential noise impacts from the rooftop pool and associated uses. Please include a discussion of, and potential off-Reservation impacts from, these uses.

**V. *Traffic and Circulation***

A. Special Events Traffic.

There is no discussion of special event/concert related traffic. Please include a discussion of potential off-Reservation impacts from these uses and proposed mitigation measures.

B. Table 3-6.5.

Revise the misleading note text under the table. The note states that bold text equates to Caltrans LOS exceedance, but it does not apply here.

**VI. *Land Use and Population and Housing***

A. Santa Ynez Airport.

Revise the following word in the penultimate sentence of the second paragraph: "...FAA if a tall crane is utilized...".

**VII. *Aesthetics***

A. Impact Analysis.

We couldn't disagree more with the impact analysis that concludes that the proposed 12-story hotel tower "...would...be consistent with the rural character of the Santa Ynez Valley...". Our analysis is that the opposite is true. The proposed hotel tower is patently inconsistent with and destructive of the rural visual character of the Santa Ynez Valley from several vantage points, as demonstrated on the included visual simulations. This off-Reservation impact is significant and unmitigable. This entire analysis on pages 3.8-10 & -11 should be rewritten to reflect this.

B. Shadow, Light, and Glare.

The analysis of light and glare is lacking. The sheer height of the proposed hotel tower, with rooftop pool, etc. would negate the mitigative effect of shielded light fixtures limited to an 18-foot tall standard from the perspective of someone at ground level. Also, from a common sense perspective, the fact that the tower hotel rooms have blackout curtains does not preclude light and glare from escaping once, as is expected, occupants periodically open their curtains. In addition, the fact that lighting for aircraft is shielded from view from the ground level does not account for the overall effect on the night sky. Our analysis of light and glare impacts concluded that these off-Reservation impacts would be significant and unmitigable. This entire analysis should be rewritten to reflect this.

**VIII. Public Services and Utilities and Service Systems**

A. Santa Barbara County Fire Department.

As stated on page 3.10-12, the County Fire Department is: “not equipped with the necessary equipment or staff to operate the equipment to provide fire protection for large structural fires at the proposed 12-story hotel”. This is a significant public safety issue that could affect off-Reservation property or personnel. Mitigation PS2 is inadequate to mitigate the impacts. An appropriate mitigation measure should state that prior to construction of any structure out of the reach of current equipment, the County Fire Department shall be provided with the necessary equipment, training, and personnel on a permanent basis as it deems necessary to fully respond to emergencies for all proposed structures. Otherwise, this off-Reservation impact would remain significant and unavoidable.

B. Airport Land Use Commission.

The project should be reviewed by the Airport Land Use Commission. Also, SBCAG is currently updating the Airport Land Use Plan (ALUP). This ALUP update process (now referred to as the Airport Land Use Compatibility Plan (ALUCP)) should be described in your document.

Please consider these comments when deliberating on the proposed project. If you have any questions or comments regarding this letter, or would like to discuss these issues further, please call Brian A. Tetley (805) 884-6848.

Sincerely,



Glenn S. Russell, Ph.D., Director

c: Board of Supervisors  
File  
Chron File

## PUBLIC WORKS MEMORANDUM



**To:** Katie Hentrich, Long Range Planning  
**From:** Bret A. Stewart, P.E., <sup>BA S</sup> Senior Development Engineer  
**Date:** August 11, 2014  
**Subject:** RAR – Chumash Hotel Expansion Project, Environmental Evaluation

---

Public Works has reviewed the referenced Environmental Evaluation and recommends the following comments be included in your comment letter:

1. The Environmental Evaluation states that the proposed location is not in a FEMA 100-year floodplain. This because FEMA did not perform a study on the reservation lands. This issue should be addressed.
2. The District recommends that a full hydrologic/hydraulic study be performed using appropriate methods to map where overflow would occur on the County's unincorporated lands due to the potential creek blockage caused by the casino/hotel that is proposed to be spanning the East Fork of the Zanja de Cota Creek. According to FEMA's Flood Insurance Study, just upstream of the project site, 100-year flows are 2,400 cfs.
3. There appears to be inconsistencies in the correlation between Levels of Service and delay times in the Environmental Evaluation and also in the Traffic Study. For example in Table 3.11-7 of the Environmental Evaluation,, ">50" seconds is identified as LOS "F", while 56.2 seconds is designated LOS "D".
4. The Traffic Impact Study and the Environmental Evaluation fail to analyze the intersection of Cuesta Street and SR 246. This intersection is offset from Casino Drive. While the Level of Service at Cuesta and 246 may not be a concern in the classic sense, the offset is an operational and potential safety concern, especially with the increased anticipated Casino volumes and cumulative traffic growth. It is our recommendation that the applicant re-align

Casino Drive or Cuesta Street to create a standard, aligned intersection. This was also a concern by the County at the time of the original Casino construction, and the response was that it would be a more appropriate improvement at the time of a future expansion. This location should be evaluated in the Traffic Study both with and without the offset.

5. To mitigate the traffic impacts identified in the Traffic Impact Study, section 3.11.3 includes recommendations for “fair share payment” for constructing roundabouts or signals at several intersections along SR 154 and SR 246. Because these intersections are within the jurisdiction of both Caltrans and the County, a formal agreement should be negotiated between the three parties to specify the specific mitigation project and payment options and timing. This agreement should be executed prior to occupancy of the addition.
6. The intersection of Edison Street and SR 246, regardless of potential future roundabout or signal improvements, should be evaluated and improved in the interim (concurrently with the subject proposed expansion) to add additional turn lanes to accommodate the increased Casino/Hotel traffic and turning movements.

# Office of the Sheriff



SANTA BARBARA COUNTY

**BILL BROWN**

Sheriff - Coroner

## HEADQUARTERS

P.O. Box 6427 • 4434 Calle Real • Santa Barbara, California 93160

Phone (805) 681-4100 • Fax (805) 681-4322

[www.sbsheriff.org](http://www.sbsheriff.org)

August 13, 2014

## STATIONS

### Buellton

140 W. Highway 246  
Buellton, CA 93427  
Phone (805) 686-8150

### Carpinteria

5775 Carpinteria Avenue  
Carpinteria, CA 93013  
Phone (805) 684-4561

### Isla Vista

6504 Trigo Road  
Isla Vista, CA 93117  
Phone (805) 681-4179

### Lompoc

3500 Harris Grade Road  
Lompoc, CA 93436  
Phone (805) 737-7737

### New Cuyama

70 Newsome Street  
New Cuyama, CA 93254  
Phone (661) 766-2310

### Santa Maria

812-A W. Foster Road  
Santa Maria, CA 93455  
Phone (805) 934-6150

### Solvang

1745 Mission Drive  
Solvang, CA 93463  
Phone (805) 686-5000

### Sheriff - Coroner Office

66 S. San Antonio Road  
Santa Barbara, CA 93110  
Phone (805) 681-4145

### Main Jail

4436 Calle Real  
Santa Barbara, CA 93110  
Phone (805) 681-4260

## COURT SERVICES CIVIL OFFICES

### Santa Barbara

1105 Santa Barbara Street  
P.O. Box 690  
Santa Barbara, CA 93102  
Phone (805) 568-2900

### Santa Maria

312 E. Cook Street, "O"  
P.O. Box 5049  
Santa Maria, CA 93456  
Phone (805) 346-7430

Santa Ynez Band of Chumash Indians  
Attention: Vincent Armenta, Tribal Chairman  
Post Office Box 517  
Santa Ynez, California 93460

## RE: Comments on the Environmental Evaluation for the Santa Ynez Band of Chumash Indian Hotel Expansion Project

Dear Chairman Armenta:

The Sheriff's Office respectfully submits the following comments on the environmental evaluation of the Chumash Indian Hotel Expansion Project.

On page 3.10-7 of the Environmental Impact Report (EIR), it mentions that over the past ten years the Special Distribution Fund (SDF) paid a total of \$4.6M to the Sheriff's Office to mitigate the law enforcement impacts of the casino. Historically the amounts paid to the Sheriff's Office allowed for one 24/7 (five full-time equivalents) position to mitigate the law enforcement impacts of the casino. Beginning in FY 2011-12, the amount of SDF funds available for mitigation of law enforcement impacts were greatly reduced by the State of California. The SDF award for 2013-14 was \$83,376. (The 2014-15 cost of the 24/7 position would be \$840K.)

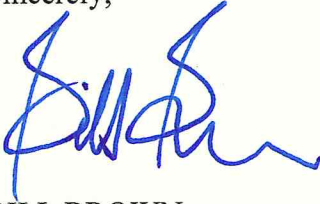
In FY 2012-13, with the knowledge that the available funds from the SDF would continue to be less than needed for fully funding a full-time position, the Sheriff's Office and the Tribe began negotiations for a contract for law enforcement services. As a result of these negotiations, the Sheriff's Office presented a contract for law enforcement services on the reservation to the Board of Supervisors on June 3, 2014. The Board asked the Sheriff and the Tribe to modify some provisions of the proposed contract and bring the matter back to the Board for further consideration.



Santa Ynez Band of Chumash Indians  
Attention: Vincent Armenta, Tribal Chairman  
RE: Comments on the Environmental Evaluation for the Santa Ynez Band  
of Chumash Indian Hotel Expansion Project  
August 13, 2014  
Page 2

The proposed expansion of the casino will place additional strain on limited law enforcement resources, making restoration of the additional 24/7 deputy position even more important. The Sheriffs' Office and the Tribe have resumed negotiations and plan to bring the modified contract to the Board in the near future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill Brown", with a stylized flourish at the end.

BILL BROWN  
Sheriff – Coroner