



## Santa Ynez Band of Chumash Indians

P.O. Box 517 • Santa Ynez, CA 93460  
 805-688-7997 • Fax 805-686-9578  
[www.santaynezchumash.org](http://www.santaynezchumash.org)

### BUSINESS COMMITTEE

Vincent Armenta, *Chairman*  
 Richard Gomez, *Vice Chairman*  
 Kenneth Kahn, *Secretary/Treasurer*  
 David D. Dominguez, *Committee Member*  
 Gary Pace, *Committee Member*

September 15, 2014

Ms. Mona Miyasato, CEO  
 County of Santa Barbara (“County”)  
 105 E. Anapamu Street, Room 406  
 Santa Barbara, CA 93101

RE: Chumash Casino Hotel Project: Off Reservation Mitigation Measures  
Reply to County letter dated September 10, 2014

2014 SEP 15 PM 2:03

Dear Ms. Miyasato:

The Santa Ynez Band of Chumash Indians (“Tribe” or “Chumash”) are in receipt of the response of the County of Santa Barbara dated September 10, 2014 (“County Letter”) to those Chumash Casino Hotel: Off Reservation Mitigation Measures dated September 4, 2014.

The decision of the County to merely *“[r]eassert ... the need for the County’s requested mitigations”* seems to reflect a misunderstanding of the role of the County in this process. The County is not the lead agency; the Tribe is. The Tribe is required to make good faith efforts to mitigate the off reservation impacts raised by the County. As the County is merely a stakeholder and not a lead agency the County is required to document and justify the off reservation impacts it alleges and document and justify the specific mitigations requested by the County.

The County has made no effort to substantiate its claims off reservation impacts. The effort to have the Tribe assume the costs for fire protection for the entire Santa Ynez Valley proposed as mitigation, for example, is not a permissible off reservation mitigation under the Tribal-State compact or the Indian Gaming Regulatory Act, 25 U.S.C. 2701, et seq. As the Ninth Circuit stated in *Rincon v. Schwarzenegger*, “general fund revenue sharing is not a state public policy interest directly related to gaming ... and [a Tribe] need not ... submit to demands that it assist the State in addressing its budget crisis.”

<http://cdn.ca9.uscourts.gov/datastore/opinions/2010/04/20/08-55809.pdf> (April 20, 2010).

Merely repeating unsubstantiated impacts with undocumented mitigations is not negotiating in good faith. In fact, it is not negotiation at all. Therefore, the Tribe is under no obligation, good faith or otherwise to respond to such September 10, 2014 letter from the County. Any remaining items in your comments will be separately addressed in general or specific responses to comments to the EE.

Per our prior letter dated September 4, 2014, we are also attaching a separate AESTHETIC EVALUATION.

We also note the 2013 certification of the UCSB San Joaquin Apartments and Precinct Improvement Projects where the County did not object to a finding that UCSB could mitigate to less than significant the aesthetic impacts of two six (6) story apartment towers. See Exhibit A attached.

Please contact me if you have any additional comments or questions.

Sincerely,



Vincent Armenta  
Tribal Chairman

Enclosure: CHUMASH HOTEL EXPANSION PROJECT AESTHETIC ANALYSIS

Exhibit A

<http://regents.universityofcalifornia.edu/regmeet/jan14/gb5.pdf>

**ENVIRONMENTAL IMPACT SUMMARY**

**University of California, Santa Barbara**

**San Joaquin Apartments and Precinct Improvements Project**

**Final Environmental Impact Report**

**(State Clearinghouse No. 2013051009)**

**December, 2013**

ATTACHMENT 9

**SAN JOAQUIN APARTMENTS AND PRECINCT IMPROVEMENTS PROJECT**

**Final Environmental Impact Report, Environmental Impact Summary**

**December 2013**

Pursuant to State law and University procedures for the implementation of the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (SCH# 2013051009), dated January 2014, was prepared for the proposed San Joaquin Apartments and Precinct Improvements Project.

**PROJECT DESCRIPTION**

The Santa Barbara Campus proposes to construct apartment style housing to accommodate 1,003 undergraduate students, live-in residential staff and faculty in residence. The Project would be constructed on undeveloped land at the Santa Catalina Residence Hall on the Storke Campus. Development of the 1,003 student beds would be in two distinct areas 1) the North Village consisting of 14 buildings of 2 and 3 stories (35 to 45 feet tall) providing housing for 651 student beds, and 2) Storke Gateway Towers consisting of 2 medium-rise 6-story buildings (approximately 65 to 70 feet tall) housing 352 students.

**D. Potentially Significant Impacts Identified in the EIR That Are Reduced to a Level of "Less Than Significant" by Mitigation Measures Incorporated Into the Project.**

The Initial Study and Final EIR identify the following significant impacts associated with the Project that are reduced to less than significant levels by Mitigation Measures identified in the EIR. Pursuant to Public Resources Code 21081(a)(1) and CEQA Guidelines (a)(1), The Regents finds that the significant environmental impacts which these Mitigation Measures address will be mitigated to a less than significant level or avoided by incorporation of the Mitigation Measures into the Project.

\*\*\*

The mitigation measures identified below are presented in summary form. For a detailed description of these mitigation measures, please see appropriate references in the Draft EIR, as amended by the Final EIR.

\*\*\*



### **1. Aesthetics-Potential Impact to Scenic Trees**

Construction of the parking lot on the west side of Storke Road has the potential to affect the long-term health of a row of six redwood trees located along the southern border of the proposed parking lot. Project Mitigation Measure BIO-1a and 2010 LRDP Mitigation Measure BIO-3D requiring a tree protection plan be prepared and implemented to avoid loss of the trees during construction is hereby adopted and incorporated into the Project, and would reduce the potential significant impact to an important visual resource to a less than significant level (See Page 5.1-40 of the Final EIR). The changes in the Project to defer the Portola Dining Commons and move 17 apartments to the North and Storke Towers do not alter the conclusion of the Final EIR because the Project change does not result in impacts to scenic trees.

### **2. Aesthetics-Shadows From Landscaping**

Proposed landscaping adjacent to non-UCSB residences to the Project has the potential to result in shadow-related impacts. Project Mitigation Measure AES-2a requiring UCSB to maintain landscaping adjacent to non-UCSB residences so that it provides beneficial screening effects but does not result in shadow impacts and is maintained so that it does not exceed the height of the property line wall is hereby adopted and incorporated into the Project and would reduce potentially significant impacts to a less than significant level (See Pages 5.1-53 through of the Final EIR). 2010 LRDP Mitigation Measures AES-4A and 4B requiring the Design Review Committee to review the Project designs to protect mountain views and ensure Project designs are compatible with surrounding development would further reduce potentially significant impacts to less than significant levels. The changes in the Project to defer the Portola Dining Commons and move 17 apartments to the North and Storke Towers do not alter the conclusion of the Final EIR because the Project change does not result in new landscaping that would create shadows on the adjacent Storke Ranch residents. Additional apartments on the Towers would not result in significantly more shadows and are not adjacent to Storke Ranch residents.

### **3. Aesthetics-Lighting**

Lighting for the Project along walkways and service drives and the bicycle path on the eastern and northern perimeter of the site has the potential to effect nearby users, lighting from upper sun decks on the buildings has the potential to impact adjacent residences, and lighting from the proposed parking lot would potentially impact traffic on Storke Road. Project Mitigation Measures AES-3a, 3b, and 3c requiring directional lighting and shielding, Design Review Committee review of lighting plans to ensure illumination limits effects on nighttime views, and providing minimum lighting for adequate safety and security and Project Mitigation Measures AES-4 and AES-5 requiring limiting hours of nighttime lighting, limiting the height of lights to approximately 1-foot candle size, and landscaping heights to shield lighting are hereby adopted and incorporated into the Project and would reduce potentially significant impacts to a less than significant level (See Page 5.1-65 of the Final EIR). The changes in the Project to defer the Portola Dining Commons and move 17 apartments to the North and Storke Towers do not alter the conclusion of the Final EIR because the Project change does not result in new lighting beyond what was considered in the Final EIR.



Santa Ynez Band of Chumash Indians

# Chumash Hotel Expansion Project

PROJECT INSTRUCTIONS:

2014 SEP 15 PM 2:03

PROJECT ID:

CITY ADMINISTRATION

## Aesthetics Study



September 2014

# Chumash Hotel Expansion Project

## Aesthetics Study

*Prepared for:*

**Santa Ynez Band of Chumash Indians**

100 Via Juana Lane

Santa Ynez, CA 93460

(805) 688-7997

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

*Prepared with the assistance of:*

**Rincon Consultants, Inc.**

180 North Ashwood Avenue

Ventura, California 93003

**September 2014**

---



*This report is printed on 50% recycled paper.*

---

# CHUMASH HOTEL EXPANSION PROJECT AESTHETICS STUDY

## Table of Contents

	Page
1.0 Project Description.....	1
1.1 Project Location.....	1
1.2 Existing Site Characteristics .....	4
1.3 Project Characteristics .....	4
2.0 Regulatory Setting.....	7
2.1 State Scenic Highways Setting .....	7
2.2 Santa Barbara County Comprehensive Plan.....	7
2.3 Santa Ynez Valley Community Plan .....	8
3.0 Environmental Setting.....	8
3.1 Visual Character of the Region .....	8
3.2 Scenic Corridors .....	23
3.3 Visual Character of the Off-Reservation Environment .....	26
4.0 Conclusions.....	26
5.0 References .....	27

### List of Tables

Table 1	Chumach Hotel Expansion Project Components .....	4
---------	--	---

### List of Figures

Figure 1	Regional Location .....	2
Figure 2	Project Location and Vicinity .....	3
Figure 3	Proposed Site Plan .....	5
Figure 4	Site Photographs (Granite Construction) .....	10
Figure 5	Site Photographs (Pea Soup Andersen's) .....	11
Figure 6	Site Photographs (Avenue of Flags).....	12
Figure 7	Site Photographs (Firestone Walker Brewing Company) .....	13
Figure 8	Site Photographs (Santa Ynez Marriot) .....	14
Figure 9	Site Photographs (CalPortland) .....	16
Figure 10	Site Photographs (Worldmark Solvang).....	17
Figure 11	Site Photographs (Hotel Corque).....	18
Figure 12	Site Photographs (Mission Santa Ines).....	19
Figure 13	Site Photographs (Development at Mission Drive & Alamo Pintado).....	20
Figure 14	Site Photographs (Santa Ynez Valley Presbyterian Church) .....	21
Figure 15	Aerial View of Santa Ynez.....	22
Figure 16	Site Photographs (YMCA).....	24
Figure 17	Site Photographs (Views from Santa Ynez Airport) .....	25





*This page intentionally left blank.*



This report is an aesthetics analysis of the Santa Ynez Band of Chumash Indians Hotel Expansion Project at the existing Chumash Casino Resort located on Reservation lands in Santa Barbara County. The report has been prepared by Rincon Consultants, Inc. under contract to the Tribe in support of the Environmental Evaluation of potential Off-Reservation impacts consistent with Ordinance No 4 "Off-Reservation Environmental Impacts". The purpose of this study is to analyze the proposed project's aesthetic effects to Off-Reservation lands in the Santa Ynez Valley. The analysis discusses how the project compares to, and fits within the context of, other development in the area. The analysis builds upon the aesthetics analysis completed as part of the Environmental Evaluation for Santa Ynez Band of Chumash Indians Hotel Expansion Project (Environmental Evaluation) completed by Analytical Environmental Services in July 2014.

## 1.0 PROJECT DESCRIPTION

### 1.1 Project Location

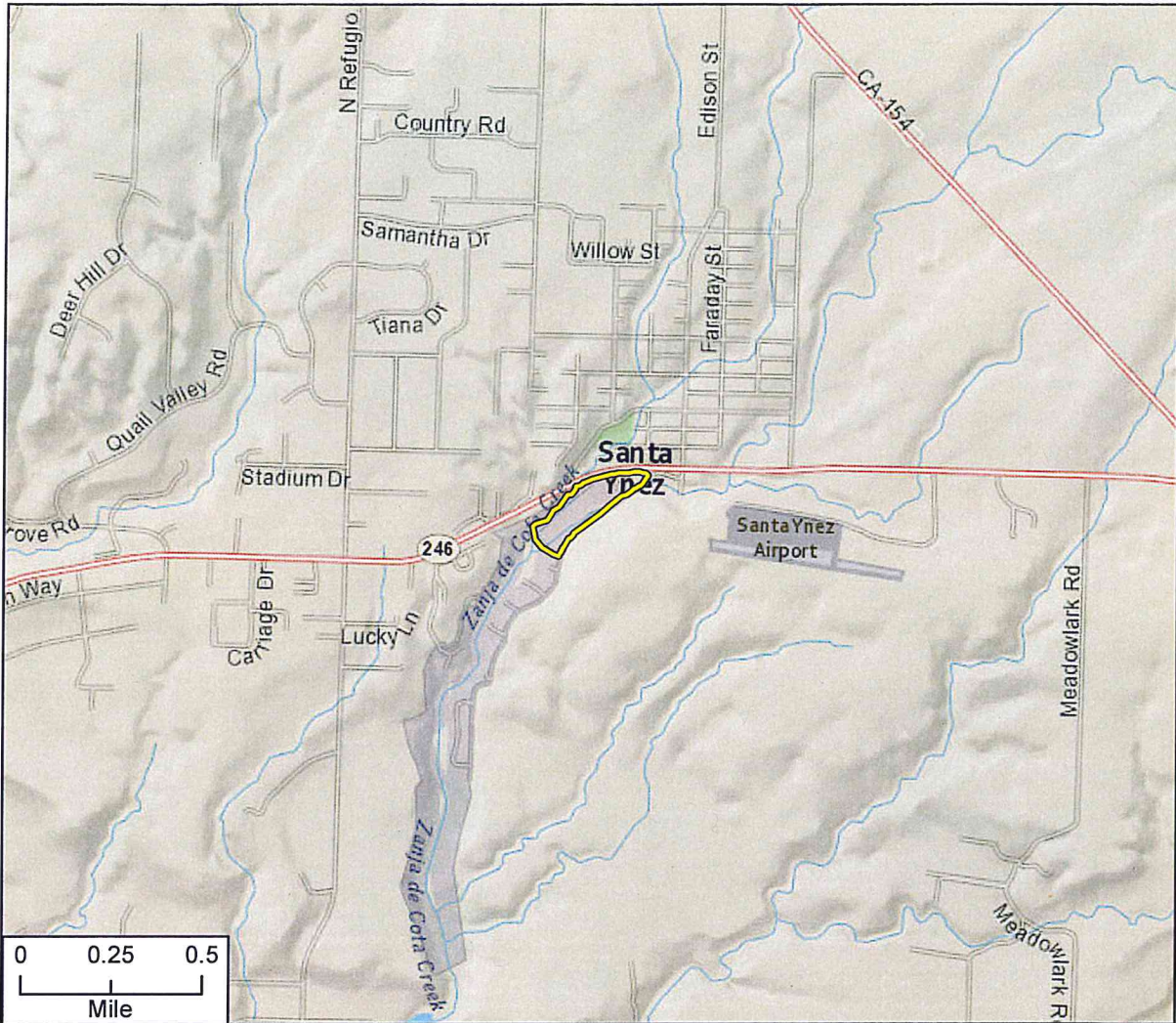
The Santa Ynez Band of Chumash Indians (Tribe), a federally recognized sovereign Indian Tribe, proposes to expand its hotel and gaming facilities on the Tribe's Reservation (project site) located in Santa Barbara County (County). The Reservation is located within the Santa Ynez Valley, adjacent to the community (unincorporated township) of Santa Ynez and is approximately 25 miles northeast of the City of Santa Barbara, California. Regional access to the Reservation is provided by State Route (SR) 246, a major highway that connects on the west to U.S. Highway 101 and on the east to SR 154. The Reservation is located west of Edison Street and south of SR 246. The project site is relatively level at an elevation that varies from approximately 530 to 550 feet above mean sea level and consists primarily of previous developed areas. Two forks of Zanja de Cota Creek, the East Fork and the West Fork, bisect the Reservation in a generally north to south direction.

The nearest off-Reservation land uses surrounding the project site primarily include SR 246 and residential developments. North of the casino structure is SR 246, followed by a 6.9-acre undeveloped trust parcel (which constitutes on-Reservation in accordance with the Tribe's Ordinance No 4 "Off-Reservation Environmental Impacts") with the Santa Ynez Park located immediately north of the 6.9-acre trust parcel. Due west of the project site is the West Fork of the Zanja De Cota Creek, the Tribe's Wildland Fire Department, and a Tribal housing subdivision, with off-Reservation residential lands beyond the western boundaries of the Reservation. Commercial uses are present to the east (gas station owned and operated by Tribe) and northeast (miscellaneous commercial) within the unincorporated township of Santa Ynez. Residential areas of the community of Santa Ynez are also present northeast of the Reservation. Land uses south and southwest of the project site consist of agricultural lands. The East Fork of Zanja De Cota Creek is located to the southeast and confluences with the West Fork of Zanja de Cota Creek just south of the project site. East of the project site is the Santa Ynez Airport. **Figure 1** shows the regional location of the project site and **Figure 2** shows the project site and its vicinity.





Chumash Hotel Expansion Project  
Aesthetics Study



Imagery provided by ESRI and its licensors © 2014.



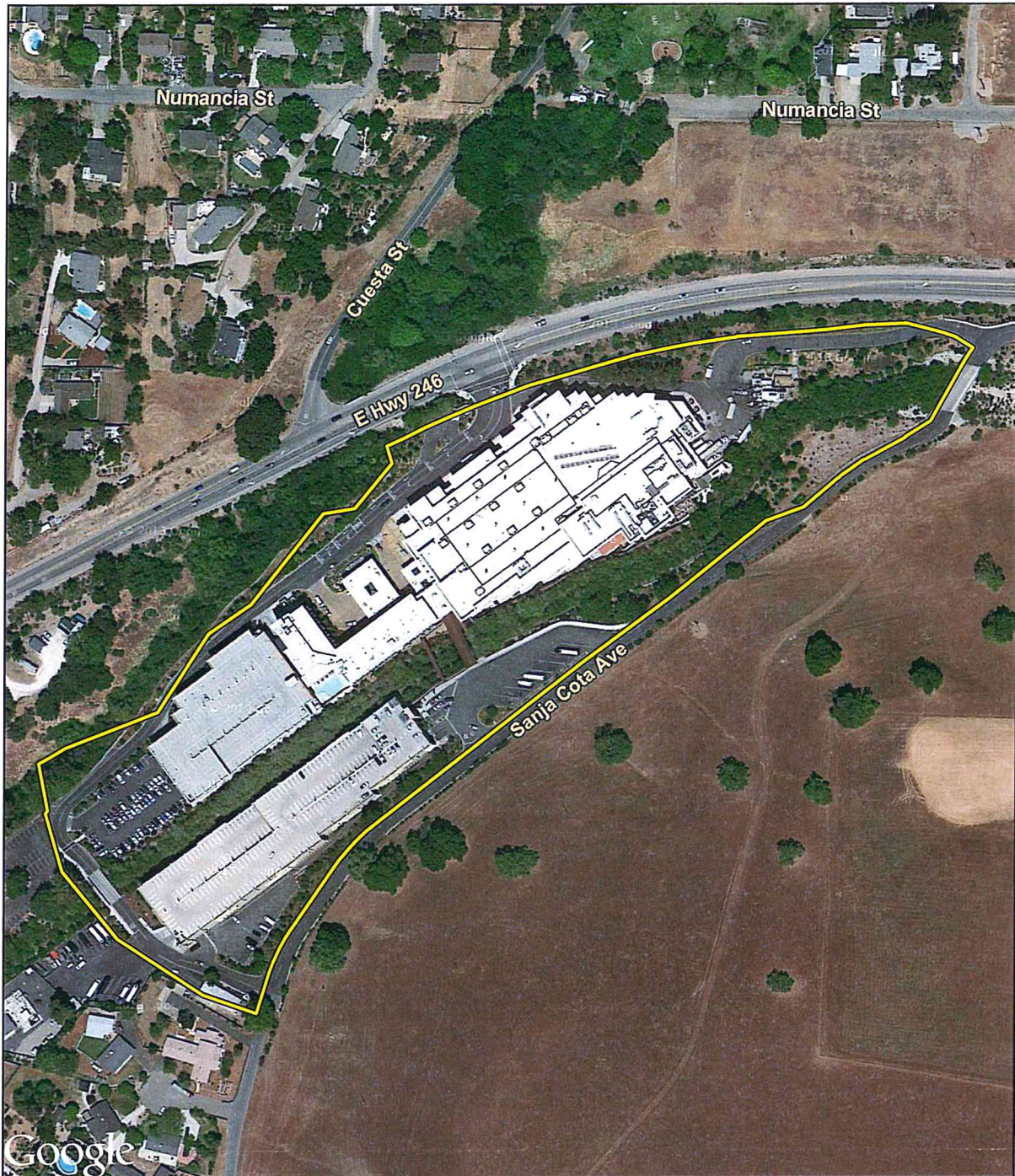
Regional Location

Figure 1





Chumash Hotel Expansion Project  
Aesthetics Study

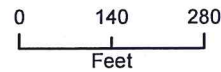


Imagery provided by Google and its licensors © 2014.



Project Location\*

\*Site boundary is approximate



Project Location and Vicinity

Figure 2



## 1.2 Existing Site Characteristics

The facilities located on trust lands include the Chumash Casino Resort, Tribal homes, Tribal hall, education building, medical clinic, administration and storage facilities, dining facilities, and parking structures. Developed portions of the Reservation are clustered at the northern end of the property due to constraints associated with Zanja de Cota Creek. The existing Chumash Casino Resort consists of approximately 285,600 square feet, including 2,000 slot machines, 46 table games, 14 poker tables, 800 bingo seats, and supporting dining space. The existing Chumash Casino Resort includes a 4-story hotel tower that provides 106 rooms. In addition, there are currently 140 surface parking spaces and 1,817 parking spaces in two parking structures on the site. An aerial view of the existing Chumash Casino Resort is shown in Figure 2. The Chumash Casino Resort currently employs approximately 1,600 employees and is managed by the Tribe.

## 1.3 Project Characteristics

The Tribe proposes to add a new tower to the existing hotel, to renovate and expand the existing casino structure to replace and improve upon existing operations, and to construct additional structured parking adjacent to one of the existing parking structures. The proposed layout of the Proposed Project is shown in Figure 3. The project components are listed in Table 1, below.

**Table 1**  
**Chumash Hotel Expansion Project Components**

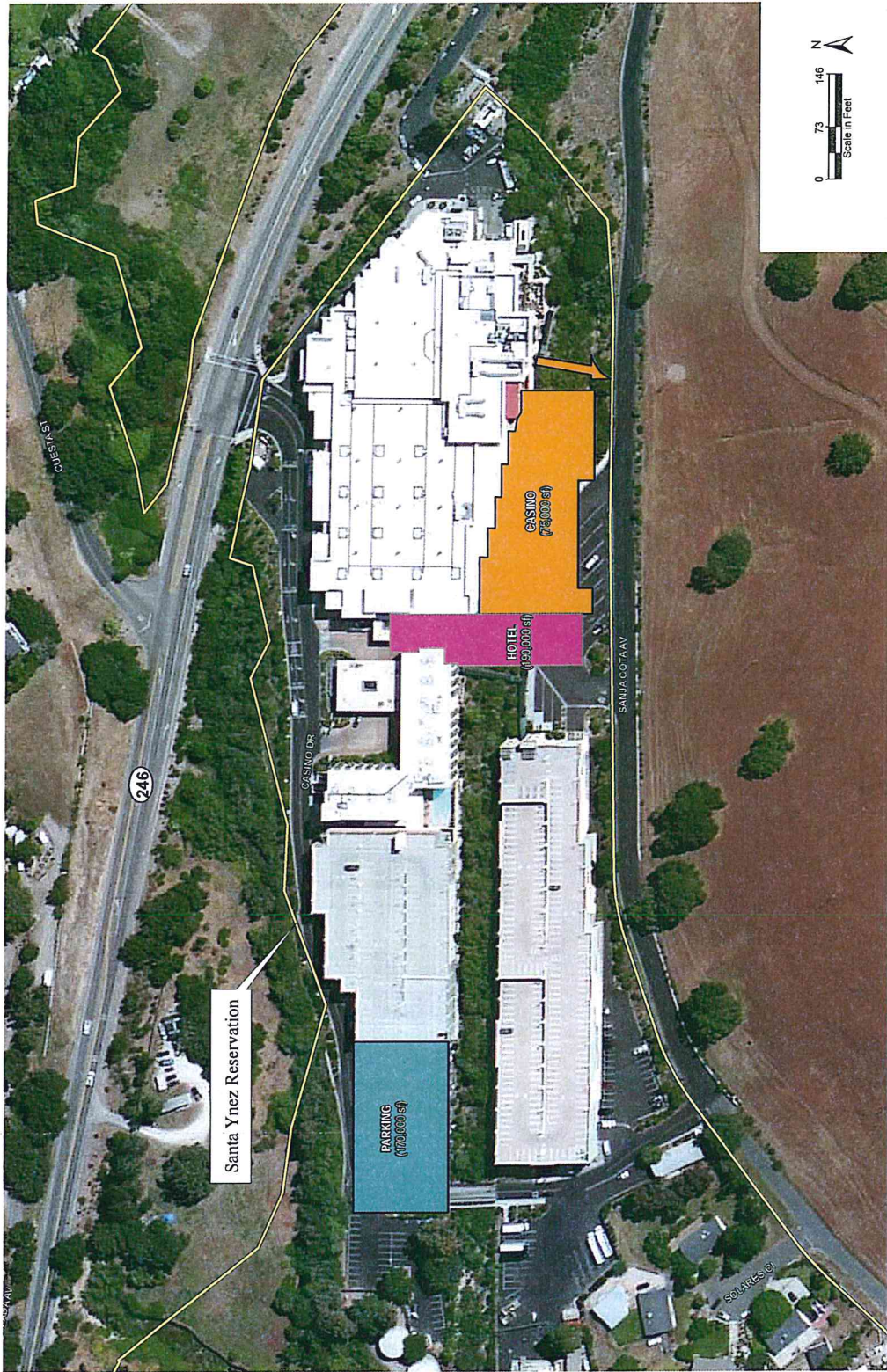
Component		Square Footage
New Facilities	<b>Hotel (up to 215 Rooms)</b>	<b>190,000 SF</b>
	New 12 Story Tower	150,000 SF
	New Meeting Room and Restaurant Space	15,000 SF
	New Hotel Rooftop Pool Deck	20,000 SF
	New Breezeway and Entry Enclosure	5,000 SF
	<b>Casino</b>	<b>75,000 SF</b>
	New Casino Area	45,000 SF
	New Back of House (BOH)/Administrative Space	30,000 SF
	<b>New Parking Structure (Six-Tiers, Five Stories)</b>	<b>170,000 SF</b>
	<b>Total New Facilities:</b>	
Remodeled Facilities	<b>Hotel</b>	<b>24,000 SF</b>
	Existing Ground Level to be Remodeled	24,000 SF
	<b>Casino</b>	<b>126,000 SF</b>
	Major Renovation of Existing BOH and Casino	100,000 SF
	Fine Dining/Buffer Remodel	26,000 SF
<b>Total Renovation:</b>		<b>150,000 SF</b>

Source: Analytical Environmental Services, July 2014

The Tribe is proposing to develop a new 12-story hotel tower to alleviate existing shortages of hotel rooms and retain more patrons for a longer period of time. The new hotel tower would be located perpendicular to the existing hotel and would span the East Fork of Zanja de Cota







Source: Santa Ynez Band of Chumash Indians, July 2014, Environmental Evaluation, Santa Ynez Band of Chumash Indians Hotel Expansion Project.

Proposed Site Plan

Figure 3  
Santa Ynez Band of Chumash Indians



Creek to connect to the existing southern parking structure. The new hotel tower would include a maximum of 215 guest rooms, new meeting room and restaurant space, a rooftop pool, and a new breezeway and entry enclosure. The Tribe would also renovate approximately 24,000 square feet (SF) on the ground level of the existing hotel to enhance the existing elements as well as maximize the utilization of the new hotel tower.

To alleviate existing crowding in the casino and dining areas, the Tribe proposes to expand the casino structure, adding approximately 75,000 SF to the southeastern corner of the building. The new casino expansion would span the East Fork of Zanja de Cota Creek. The new casino expansion would include approximately 45,000 SF of additional casino area to improve patron circulation and the patron experience by increasing the gaming area housing the existing 2,000 regulated gaming devices allowed by the Tribal-State Gaming Compact (Compact) and by providing additional space for food, beverage, and other amenities. Approximately 30,000 SF of additional back of house (BOH)/administrative space would be included in the casino expansion. In addition to the expansion, approximately 126,000 SF of the existing casino would be renovated to maximize the utilization of the expansion as well as increase capacity within the restaurant facilities. The expansion would include BOH and casino floor renovations along with the expansion of the buffet by moving the non-smoking casino and poker room to the main gaming level.

The Tribe would construct a new six-tier parking structure (five above-ground stories) providing an additional 584 parking stalls to accommodate the increase in patrons associated with the hotel addition. The proposed parking structure would be constructed atop the existing self-parking lot located adjacent to the existing northern parking structure.

## **2.0 REGULATORY SETTING**

### **2.1 State Scenic Highways**

In 1963, the State Legislature established the California Scenic Highway Program through Senate Bill (SB) 1467, provisions of which were added to the Streets and Highways Code. The goal of the California Scenic Highway Program is to preserve and enhance the natural beauty of California, with scenic highways being designated based upon the amount of natural landscape visible to a passing motorist (Caltrans, 2007). Scenic highway designation does not preclude nearby development; however, the program encourages development that does not degrade the scenic value of the highway corridor (Caltrans, 2008). The California Department of Transportation (Caltrans) identifies the entire 32-mile length of State Route (SR) 154 as a State Scenic Highway from U.S. Highway 101 near the community of Los Olivos via San Marcos Pass in the north to U.S. Highway 101 in the City of Santa Barbara in the south (Caltrans, 2013). U.S. Highway 101 is eligible for scenic designation pending approval of a corridor management plan.

### **2.2 Santa Barbara County Comprehensive Plan**

The Santa Barbara County Comprehensive Plan (Comprehensive Plan) adopted in 1991 and republished in 2009 is the guiding document for development in Santa Barbara County (County). The Comprehensive Plan does not apply to trust land but does apply to lands





surrounding the Reservation. Policies in the Comprehensive Plan that are relevant to off-Reservation aesthetic resources as described in the Checklist are as follows:

- Visual Resource Policy 4.** Signs shall be of size, location, and appearance so as not to detract from scenic areas or views from public roads and other viewing points.
- Visual Resource Policy 5.** Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.

While open space by itself is not necessarily scenic, the Comprehensive Plan includes the following regarding open space and includes a policy regarding open space that is related to scenic value.

Scenic Areas - The County's scenic beauty is one of the principal factors that has attracted its resident and visitors. Without doubt, high quality scenic areas should be preserved, both to retain the present quality of life and to ensure the future of the tourist sector of the economy.

### **2.3 Santa Ynez Valley Community Plan**

The Santa Ynez Valley Community Plan (SYVCP), adopted in 2009, is the guiding document for development in Santa Ynez Valley. The SYVCP does not apply to trust land but does apply to lands surrounding the Reservation. Goals, policies, and actions in the SYVCP that are relevant to off-Reservation public services and utilities as described in the Checklist are as follows:

- Policy VIS-SYV-1:** Development of property should minimize impacts to open space views as seen from public roads and viewpoints and avoid destruction of significant visual resources.
- Policy VIS-SYV-3:** The night sky of the Santa Ynez Valley shall be protected from excessive and unnecessary light associated with new development and redevelopment.

## **3.0 ENVIRONMENTAL SETTING**

### **3.1 Visual Character of the Region**

The Santa Ynez Valley is largely rural in character, with distinct compact urban communities separated by rural agricultural lands. The area contains rugged mountains to gently rolling hills and valley lowland areas. The Valley is bounded by the Santa Ynez Mountains on the south, the San Rafael Mountains to the east and north, and the Purisima Hills on the west. Visually prominent natural habitats in the area include oak woodlands, grasslands, and riparian areas. In addition to these scenic natural features, the Santa Ynez River, along with numerous streams and creeks and their tributaries wind throughout the region. The majority of development is contained within the cities of Buellton and Solvang and within the townships of Santa Ynez, Los



Olivos and Ballard. In recent years, development within the urban areas has been increasing which is illustrated with the photo documentation provided in **Figures 4 to 17**. A more detailed discussion of the visual character of the developed areas in the Santa Ynez Valley is provided below. Much of the area outside of these townships remains in rural agricultural, ranchette, or open space use, and the Valley's long tradition of diverse working agriculture has played a significant role in defining the area's character (County of Santa Barbara, 2009c)..

### **Buellton**

The City of Buellton is located in the western Santa Ynez Valley. The U.S. Highway 101 traverses the City in a north-south direction, while State Route 246 is the city's primary east-west arterial. Buellton is a predominantly residential community contained within a 1.6-square mile area, with a commercial core centered on the two major highways that intersect in the center of the town. Buellton is surrounded by equestrian ranches, farms, vineyards and wineries. The Santa Ynez River generally forms the city's southern boundary (City of Buellton, September 2005).

**Figures 4 through 8** illustrate commercial and industrial developments within and adjacent to Buellton as follows:

- **Figure 4**, Granite Construction Aggregate Production Facility Located East of U.S. Highway 101 at the Santa Rosa Road Exit, provides two views of the Granite Construction Facility located just outside of Buellton. The photographs are representative of the facility as seen from the Santa Rosa Road exit off of U.S. Highway 101.
- **Figure 5**, Pea Soup Andersen's Inn located in Buellton, provides images of the tallest part of Pea Soup Anderson's Inn as seen from the Avenue of Flags in Buellton. The figure also provides an image of the hotel.
- **Figure 6**, Development Along Avenue of Flags in Buellton, provides a southwest facing view of multi-family development and a south facing view of commercial development along Avenue of Flags from the north end of the street.
- **Figure 7**, Firestone Walker Brewing Company in Buellton, illustrates the Firestone Walker Brewing Company's restaurant located on McMurray Road in Buellton.
- **Figure 8**, Santa Ynez Valley Marriot, provides multiple views of the Santa Ynez Valley Marriot, which is a 4-floor hotel with 122 room and 27 suites located on McMurray Road in Buellton.

### **Solvang**

The City of Solvang is located east of Buellton in the Santa Ynez Valley. Solvang is surrounded by the Purisima Hills to the north, the upper Santa Ynez Valley to the east, the Santa Ynez Mountains to the south, and the lower Santa Ynez Valley to the west. The city has a well-established identity as an authentic Danish community and relies heavily on tourism as its key economic strength. The majority of the land within city boundaries has been developed. The bulk of its land is zoned for residential use. The city is separated from neighboring communities by a greenbelt of agricultural and open space areas (City of Solvang, 2012).



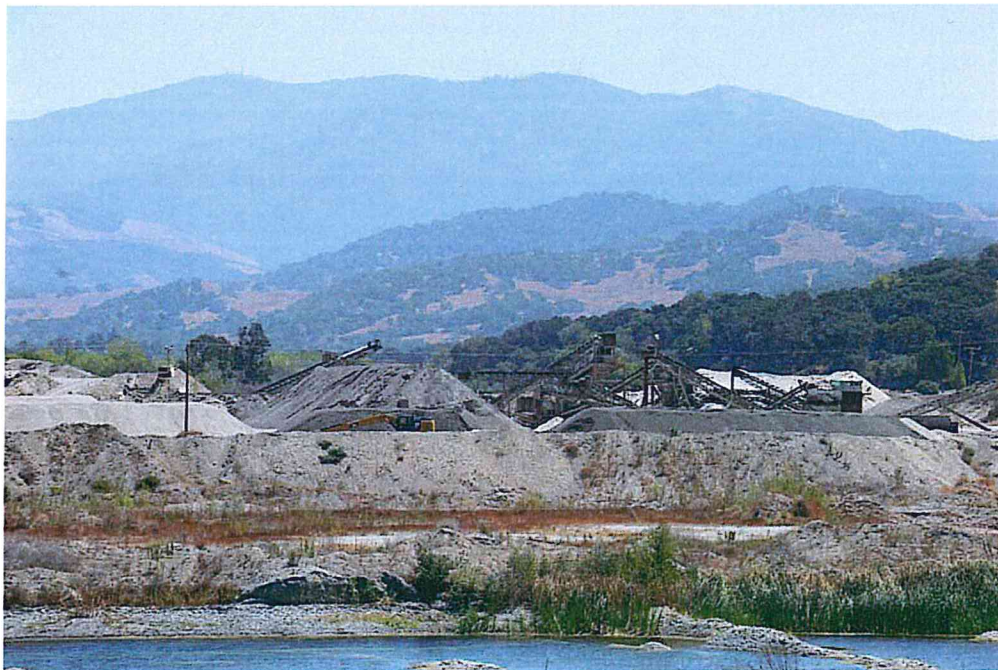


Chumash Hotel Expansion Project  
Aesthetics Study

---



Granite Construction Aggregate Production Facility Located East of Highway 101 at the Santa Rosa Road Exit



Additional view of Granite Construction Aggregate Production Facility





Chumash Hotel Expansion Project  
Aesthetics Study

---



Pea Soup Andersen's Inn Located in Buellton



Photography Source: Santa Ynez Band of Chumash Indians, 2014.

Additional View of Pea Soup Andersen's Inn





Chumash Hotel Expansion Project  
Aesthetics Study

---



Multi-Family Residential Development along Avenue of Flags in Buellton



Photography Source: Santa Ynez Band of Chumash Indians, 2014.

Commercial Development along Avenue of Flags in Buellton





Chumash Hotel Expansion Project  
Aesthetics Study

---



Photography Source: Santa Ynez Band of Chumash Indians, 2014.

Firestone Walker Brewing Company in Buellton





Chumash Hotel Expansion Project  
Aesthetics Study

---



Santa Ynez Valley Marriot in Buellton



Photography Source: Santa Ynez Band of Chumash Indians, 2014.

Additional View of Santa Ynez Valley Marriot





Figures 9 through 13 illustrate industrial and commercial developments within and adjacent to the City of Solvang as follows:

- **Figure 9** illustrates the CalPortland Ready-Mix Concrete Facility Located West of Solvang Adjacent to SR 246 with residential uses adjacent and on hillside overlooking facility.
- **Figure 10** illustrates the Worldmark Solvang Timeshares located on Alisal Road in Solvang with views of hillsides in the background.
- **Figure 11** illustrates Hotel Corque in the top photo which is a hotel located on Alisal Road in Solvang. The bottom photo illustrates additional commercial development on Alisal Road in Solvang.
- **Figure 12** provides a view of Mission Santa Ines located in Solvang off of Mission Drive (SR 154).
- **Figure 13** illustrates commercial development at the corner of Mission Drive and Alamo Pintado in Solvang. The figure illustrates both street views and a view from the hillside to the east looking down.

### Ballard

Ballard is the smallest of communities located in the Santa Ynez Valley. It is located north of Santa Ynez and south of Los Olivos, and encompasses approximately 102 acres (gross) and 118 parcels. A mix of smaller agricultural parcels between five and forty acres, and a variety of agricultural uses surround Ballard. Over 90 percent of the township is designated for residential use an approximately four acres are commercially zoned. The commercial district maintains a quiet, rural character (Santa Barbara County, 2009c). **Figure 14** illustrates the Santa Ynez Valley Presbyterian church located on Alamo Pintado Road on the western side of Ballard.

### Santa Ynez

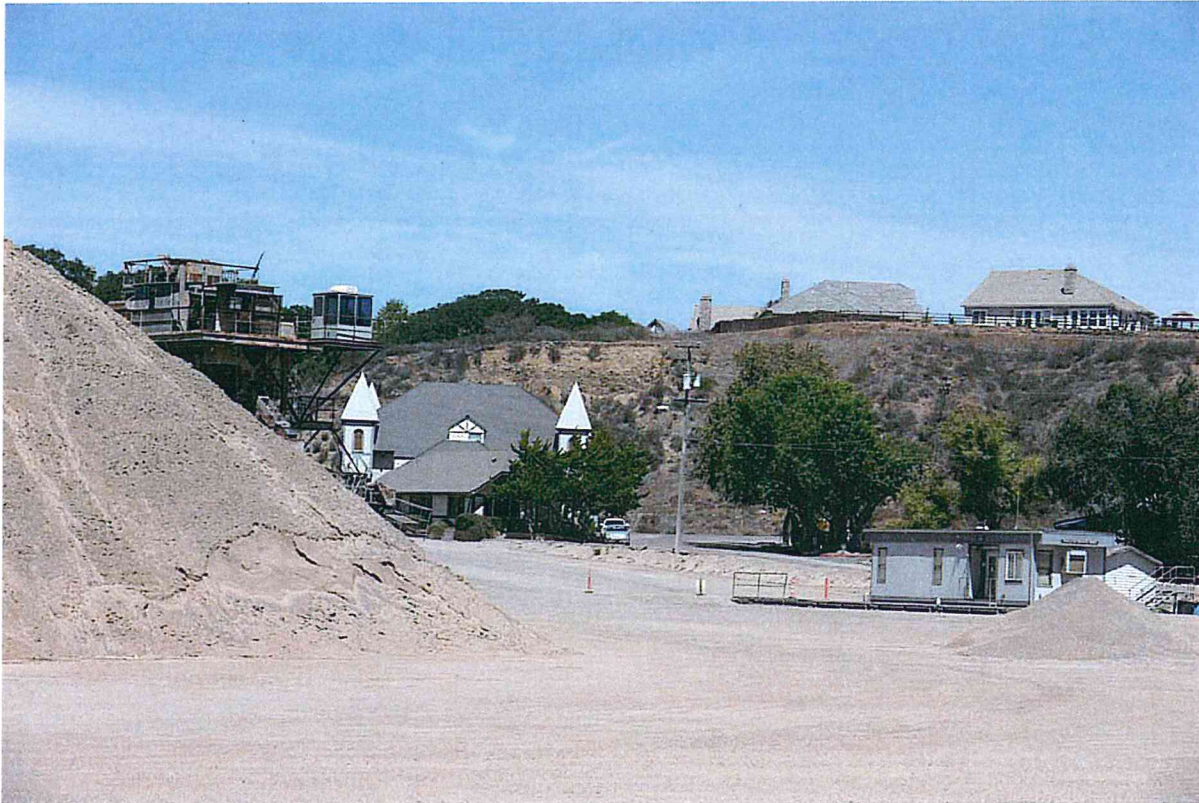
The township Santa Ynez is located in the unincorporated area of Santa Barbara County east of the City of Solvang just west of the junction of SRs 154 and 246. According to the SYVCP EIR, approximately 4,000 residents inhabit the township's approximately 1,750 acres (gross) where land use is predominately lower density residential surrounding a downtown commercial center located in the southeastern part of the town. A gradual increase in the overall housing density of the Santa Ynez township has occurred during recent years. Construction of second residential units and guest houses on single-family parcels has become more common and most of the few remaining vacant parcels have been developed. Santa Ynez has 90 commercially zoned parcels totaling 56 acres. **Figure 15** provides an aerial view of the township of Santa Ynez surrounding the Chumash Casino Resort and illustrated the few vacant properties remaining. Residential development can be seen surrounding the project site to the north and west. The commercial core of Santa Ynez can be seen in the southeastern corner of the township on **Figure 15** which is within 0.25 miles of the Chumash Casino Resort. Historically, Santa Ynez has provided community-serving commercial uses. In recent years, a growing number of tourist-serving uses have been established. Areas fronting SR 246 are designated for Highway Commercial uses, though they remain largely undeveloped. Santa Ynez is also home to the Santa Ynez Valley's only high school, which can be seen on the southwest corner of **Figure 15**. The Santa Ynez municipal airport, which is the Santa Ynez Valley's only airport, is located within the urban boundary of the township and adjacent to the Chumash Casino Resort. Additionally, the Reservation is located within urban boundary of Santa Ynez (Santa Barbara County, 2009c).





Chumash Hotel Expansion Project  
**Aesthetics Study**

---



Photography Source: Santa Ynez Band of Chumash Indians, 2014.

CalPortland Ready-Mix Concrete Facility Located West of Solvang, Adjacent to Highway 246



Chumash Hotel Expansion Project  
**Aesthetics Study**

---



Photography Source: Santa Ynez Band of Chumash Indians, 2014.

Worldmark Solvang Timeshares Located on Alisal Road in Solvang





Chumash Hotel Expansion Project  
Aesthetics Study

---



Hotel Corque in Solvang on Alisal Road



Photography Source: Santa Ynez Band of Chumash Indians, 2014.

Commercial Development in Solvang on Alisal Road



Chumash Hotel Expansion Project  
Aesthetics Study

---



Photography Source: Santa Ynez Band of Chumash Indians, 2014.

Mission Santa Ines in Solvang





Chumash Hotel Expansion Project  
Aesthetics Study

---



Development at the Corner of Mission Drive and Alamo Pintado in Solvang



Additional Development at the Corner of Mission Drive and Alamo Pintado



Photography Source: Santa Ynez Band of Chumash Indians, 2014.

Additional Development at the Corner of Mission Drive and Alamo Pintado

Site Photographs

Figure 13



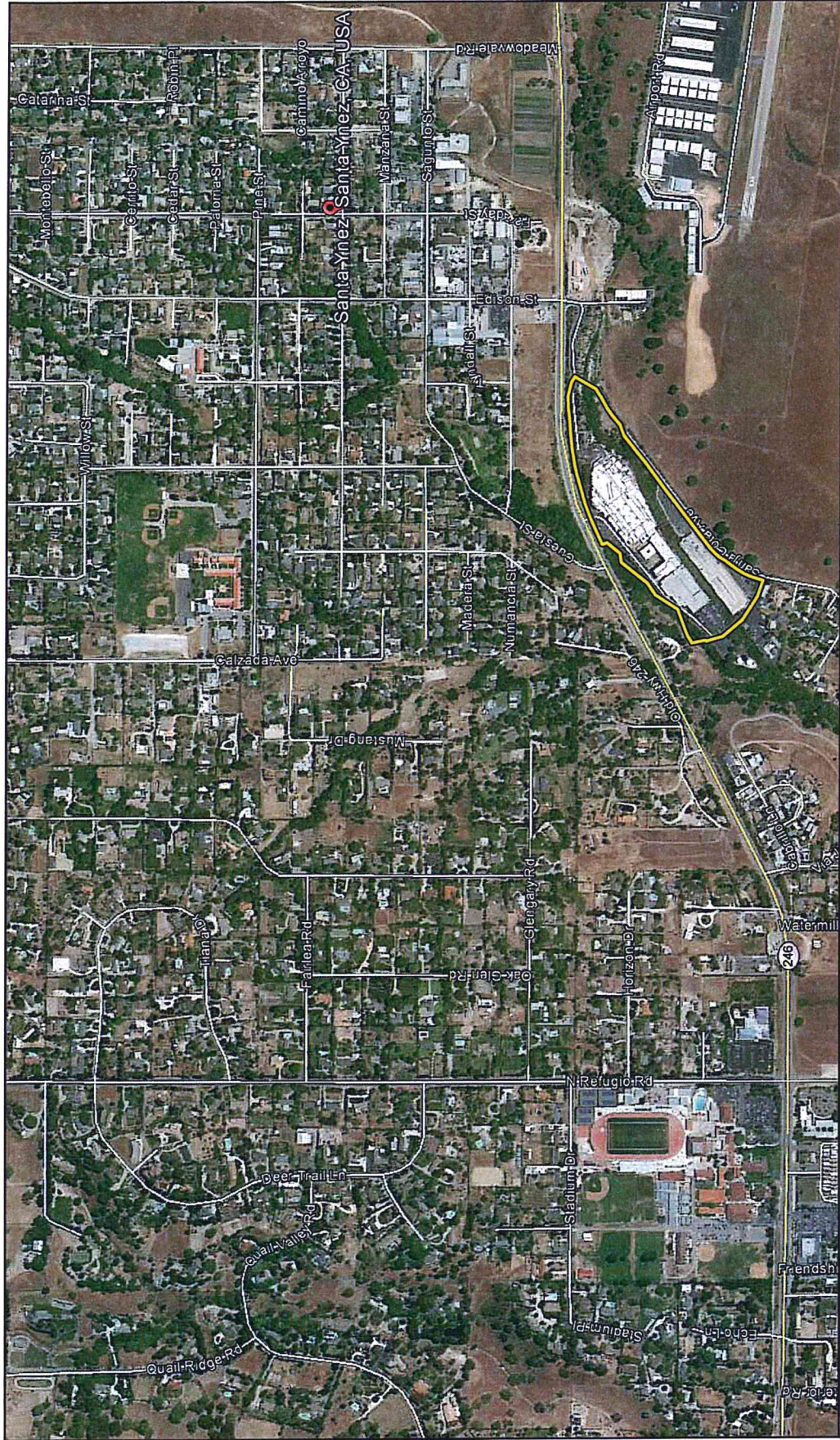


Photography Source: Santa Ynez Band of Chumash Indians, 2014.

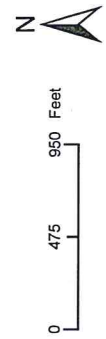
Santa Ynez Valley Presbyterian Church on Alamo Pintado Road in Ballard







Project Location\*  
\*Site Boundary is approximate



Aerial Views of Santa Ynez

Imagery provided by Google and its licensors © 2014.



Figures 16 and 17 illustrate commercial developments within the urban boundary of Santa Ynez and near the Reservation as follows:

- **Figure 16** illustrates the Stuart C. Gildred Family YMCA in Santa Ynez. One view is provided of the YMCA from the Santa Ynez High School parking lot and the other is provided from Refugio Road south of SR 246.
- **Figure 17** illustrates commercial development along Edison Road in Santa Ynez taken from the Santa Ynez municipal airport. The Chumash Casino Resort can be seen in the bottom photo.

### Los Olivos

Los Olivos is the final community located in the Santa Ynez Valley. Los Olivos is the northern most community in the Santa Ynez Valley located approximately 3.5 miles north of SR 246 along SR 154. Due to its distance from the larger commercial developed areas of the Santa Ynez Valley it is not discussed further in this study.

## 3.2 Scenic Corridors

Views of the Santa Ynez Valley's scenery are provided by many of the rural roads and highways. As discussed in Section 2.0, *Regulatory Setting*, two of the three main highways crossing the Santa Ynez Valley are recognized by the State of California as scenic highways. The entire 32 mile length of SR 154 is an officially designated state scenic highway and U.S. Highway 101 is eligible for scenic designation pending approval of a corridor management plan (Caltrans, 2013). In addition the SYVCP EIR has identified the following roads as scenic rural roads:

- Baseline Avenue
- Foxen Canyon Road
- Alamo Pintado Road
- Santa Rosa Road
- Figueroa Mountain Road
- Happy Canyon Road
- Armour Ranch Road (County of Santa Barbara, 2009c)

The project site is not visible from any of these scenic rural roads or highways.

Views of the area are also provided to pedestrians and bicyclists who also utilize the Santa Ynez Valley's recreational trails. There are both off-road and on-road trails including Class I bike path along SR 246 between Solvang and Refugio Road just west of the township of Santa Ynez. The bike path turns into a Class II bike path at Refugio Road until it terminates at SR 154 (SBCAG, 2013). The Class II bike path segment provides views of the project site.

There is also a Class II bike path along Refugio Road that starts at the intersection with Highway 246 and terminates in the township of Los Olivos (County of Santa Barbara, 2009c). The project site is approximately 0.5 miles from this path but cannot be viewed.





Chumash Hotel Expansion Project  
Aesthetics Study

---



View of Stuart C. Gildred Family YMCA in Santa Ynez



Photography Source: Santa Ynez Band of Chumash Indians, 2014.

Additional View of Stuart C. Gildred Family YMCA





Chumash Hotel Expansion Project  
Aesthetics Study

---



View of Santa Ynez from Santa Ynez Airport



Photography Source: Santa Ynez Band of Chumash Indians, 2014.

Additional View of Santa Ynez from Santa Ynez Airport





Other important viewing areas of the Valley are those that can be seen from points of entry along major highways. These scenic gateways provide a physical and visual distinction from surrounding areas and establish the Santa Ynez Valley as a unique region. Areas considered scenic gateways as defined in the SYVCP are:

- Southern entrance into the Valley via U.S. Highway 101, just south of Buellton
- Northern entrance into the Valley at the U.S. Highway 101 and SR 154 interchange
- Southern entrance into the Valley on SR 154 near the SR 246 intersection
- The inner-rural region to the west of the City of Buellton

The southern and northern entrances at U.S. Highway 101 would not be affected by the proposed project as they are each located approximately 6 miles away. The inner-rural region to the west of Buellton would also not be affected as it's not within viewing distance of the project site at approximately 5 miles away. The southern entrance on SR 154 near the SR 246 intersection is the closest to the project site at a distance of approximately 1.75 miles to the east of the project site. As discussed in the Environmental Evaluation, the proposed 12 story hotel would be visible from a few locations on SR 154; however these views would be restricted to the upper floors of the proposed 12 story hotel. A small portion of the proposed hotel could be glimpsed from SR 154 when facing southwest just north of SR 246. However, as discussed in the Environmental Evaluation, the proposed hotel would not be discernable from the intersection of SR 154 and SR 246 when facing west. As such, the scenic gateways would not be affected by the proposed hotel.

### **3.3 Visual Character of the Off-Reservation Environment**

The project site lies at the interface between the SYVCP designated rural and urban planning areas. Areas adjacent to the north and northeastern borders of the project site are designated urban and include the community of Santa Ynez whereas areas adjacent to the east, south, and southwestern borders of the Reservation are designated rural. The visual character of the community of Santa Ynez has distinct architectural styles and design elements that differentiate the community from others in the Santa Ynez Valley. The areas south of the Reservation consist primarily of agricultural operations, including some vineyards, orchards, and pasture, and some open space (County of Santa Barbara, 2009b). The Santa Ynez Airport is located approximately 0.2 mile east of the Reservation. The Santa Ynez River and riparian corridor is located 0.25 mile south of the Reservation. Rolling hills dominate the landscape in the vicinity of the project site.

## **4.0 CONCLUSIONS**

While much of the Santa Ynez Valley is rural in character, the Santa Ynez Valley contains several distinct urban communities and, as discussed in *Project Location*, the proposed project is located within one of these urban communities. Additionally, the Santa Ynez Valley already contains many similar hotel/resort developments. For these reasons, the proposed project would not represent a substantial departure from the context of development within the urban areas of Santa Ynez Valley.



## 5.0 REFERENCES

California Department of Transportation (Caltrans), 2007. Guidelines for the Official Designation of Scenic Highways. Updated October 2008. Available online at [http://www.dot.ca.gov/hq/LandArch/scenic/guidelines/scenic\\_hwy\\_guidelines\\_04-12-2012.pdf](http://www.dot.ca.gov/hq/LandArch/scenic/guidelines/scenic_hwy_guidelines_04-12-2012.pdf). Accessed September 9, 2014.

California Department of Transportation (Caltrans), 2008. California Scenic Highway System. Available online at <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>. Updated May 5, 2014. Accessed September, 4, 2014.

California Department of Transportation (Caltrans), 2013. Updated October 14, 2013. Available online at <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>. Accessed September 3, 2014.

City of Buellton, 2005. Final City of Buellton General Plan Land Use Element and Circulation Element Update EIR. Available at: <http://cityofbuellton.com/files/General%20Plan%20Update/318E0-Buellton%20GP%20LUE%20-%20CE%20Update%20FEIR%2009-29-05.pdf>

City of Solvang, 2012. Water System Master Plan Update EIR. Available at <http://www.cityofsolvang.com/index.php/departments/planning/wsmmp-feir>

County of Santa Barbara, 2009a. Santa Barbara County Comprehensive Plan. Available online at: [http://longrange.sbcountyplanning.org/general\\_plan.php](http://longrange.sbcountyplanning.org/general_plan.php). Accessed September 4, 2014.

County of Santa Barbara, 2009b. Santa Ynez Valley Community Plan; Adopted October 6, 2009. Available online at: <http://longrange.sbcountyplanning.org/planareas/santaynez/documents/Board%20of%20Supervisors%20Adoption/Electronic%20Docket/Master%20Final%2010-15-09.pdf>. Accessed September 4, 2014

County of Santa Barbara, 2009c. Final Santa Ynez Valley Community Plan Environmental Impact Report (EIR). September 2009. Available online at: [http://longrange.sbcountyplanning.org/planareas/santaynez/sy\\_EIR.php](http://longrange.sbcountyplanning.org/planareas/santaynez/sy_EIR.php). Accessed April, 2014.

Hotel Corque website. <http://www.chumashcasino.com/resort/hotel>. Accessed on September 8, 2014.

Pea Soup Anderson's website. <http://www.peasoupandersens.com/> Accessed on September 8, 2014.





Chumash Hotel Expansion Project  
**Aesthetics Study**

---

Santa Barbara County Association of Governments, Traffic Solutions, 2013 Santa Barbara County Bike Map. Available online at:  
<http://www.trafficsolutions.info/bikemap.htm>. Accessed September, 2014.

Santa Ynez Valley Marriot website. <http://www.marriott.com/hotels/travel/sbasy-santa-inez-valley-marriott/> Accessed on September 8, 2014.

Worldmark Solvang website. <https://www.worldmarktheclub.com/resorts/sv/#descriptions>  
Accessed on September 8, 2014.

