



County of Santa Barbara
Policy Study 01-2 Revised

Impact of Casino Expansion on the Santa Ynez Valley

May 9, 2001

Office of the County
Administrator

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Introduction

Purpose:

The purpose of this report is to explain the community impacts on the Santa Ynez Valley of the current and proposed expansion of the Chumash Casino. The Second purpose is to outline mitigations of these impacts which should be financed by the Santa Ynez Band of Chumash Indians. (The Tribe)

The Projects:

At the present time the Tribe is constructing a 21,600 square foot casino addition and a 1,100 plus space parking garage. The Tribe is also in the process of acquiring land on the north side of State Highway 246 across from the existing casino for the purpose of constructing a tribal headquarters, clinic and other community oriented facilities. The proposed development is the largest retail facility in the Santa Ynez Valley outside of the incorporated urban cities of Buellton and Solvang. The parking garage will be one of the largest in Santa Barbara County.

Under the County's existing zoning regulations, development of this magnitude would not be permitted anywhere in the unincorporated Santa Ynez Valley including within the urbanized villages of Los Olivos and Santa Ynez. As a result of federal and state laws and several significant Supreme Court cases the County has no regulatory authority over land use, environmental protection, intensity and density of development, design, landscaping or other normal onsite concerns. Likewise it has little or no authority to require the Tribe to mitigate offsite impacts of new development such as traffic, housing, parks

development, public safety response times (and time in service), and school facilities. Should the County disagree with the Tribe on impacts of development, its only appeal is to the Governor of California or special regulatory agencies whose main focus is on gaming related matters and not on community safety, health and aesthetic impacts which are of most concern to Valley neighbors.

Opportunity for Partnership:

Even though the County does not have the same process or substantive controls as it would over a project anywhere else in the unincorporated Santa Ynez Valley, the Tribe may find it advantageous to voluntarily mitigate the impacts of its development. Obviously, the Tribe members are residents of the Santa Ynez Valley, drive on the roads, attend the schools, and receive their police and fire protection from the County. The Tribe members have just as big of a stake in supporting these services as any other resident of the Valley. Moreover, and as a result of Federal and State laws, real property (the traditional and most significant basis of local revenue) on the reservation is exempt from the local property tax which supports public education, fire and ambulance response, policing, and other critical local services.

The Chumash Tribe has demonstrated that it is interested in supporting a variety of non-profit and public benefit organizations through direct charitable contributions. For example, the Tribe's 1999 Community Report indicates that during 1999 the Santa Ynez Band of Chumash Indians contributed nearly \$1 million to scores of public benefit organizations. These statistics of course represent the tribes effort prior to the installation of the expanded

Introduction (cont.)

facilities (and potentially expanded revenue) which are now being installed. In all likelihood it is within the means of the Tribe to make voluntary contributions in lieu of required mitigation fees for the critical public safety, educational and community facilities and operations detailed in this report.

As indicated above, it is not possible under the current zoning (and not likely that the community would support zoning amendments) to build retail facilities of the size and intensity of the existing casino and the expansions now under way anywhere else in the unincorporated Santa Ynez Valley. If it were possible, owner developers would be required to provide the type of mitigations listed in this report. Thus for example if a private developer were constructing an entertainment complex consisting of a multi-cinema theater complex and a Buster and Dave's entertainment restaurant, he or she would be required to install mitigations throughout the community on a scale greater than those proposed here. It would seem that the Tribe as a citizen of the Valley and within its doctrine of "walking softly" would want to lead the way by voluntarily providing such mitigation contributions. As detailed in the rest of this report, some mitigations are onetime capital contributions which could be financed over time and others are recurring operational contributions for the ongoing costs of providing key services engendered by the economic growth attendant to existing and new casino development. Numerous tribes throughout the country are providing such mitigation contributions in proportion to the size of the economic and fiscal impact of their development on the surrounding community.

Questions for the Future:

Of growing concern is whether or not there is a long-range plan for more intense development on the existing casino site and/or on the newly acquired lands which would be incorporated as part of tribal territory under Federal and State law. For example, would the Tribe ever contemplate expansion similar to that undertaken by the Mashantucket-Pequots of Southeastern Connecticut which includes casinos, restaurants, resort hotels and retailing? The Tribe has indicated that the land it is acquiring on the north side of State Highway 246 will be for community services such as the tribal headquarters and health clinic. Does this mean that once the 1100 plus car garage is completed and the community facilities are moved across the highway, that the existing space occupied by the current facility and the surface parking lot will also be converted to more intensive economic uses? As the number of customers increase, the number of commuting employees increase, and commensurate traffic, public safety and other impacts increase, will the Tribe be willing to mitigate these on a basis equitable with what similar commercial development would be required to provide? What are the ultimate limits of growth and how do the current expansions and any future plans fit into the general community patterns of rural living and small village life protected by hard urban limit lines and agricultural or low-density zoning?

Given these uncertainties and opportunities, the Tribe has a significant opportunity to take a very positive leadership role in promptly negotiating focused meaningful mitigation payments related to the expansion currently under construction. The County stands ready to schedule a series of meetings as soon as possible with its experts to help negotiate such a mitigation agreement.

Summary Sheet

Chumash Casino Expansion Impact and Mitigation Analysis

Issue: Chumash Casino Expansion

Current plans call for the Chumash Casino in Santa Ynez to expand its existing operations. One result of this expansion will be the creation of additional jobs. While the Casino Environmental Assessment does not offer an employment forecast, Planning and Development estimates that the expansion will result in 221 additional jobs. These additional jobs will lead to population growth in the region and increased demand for County facilities and services. Additional gaming devices and larger casino facilities will induce additional patronage, these customers must travel on County roads with existing capacity and maintenance problems, and will cause additional air pollution.

The attached impact summary sheets discuss some of the effects of this growth on resources and services, and identify preliminary mitigation estimates. If the Casino does not provide mitigation, the effect will be declining service levels and quality of life for the rest of the residents of the County.

Table of Contents:

Affordable Housing	6
Outdoor Recreational Facilities	7
Administrative Facilities	8
Sheriff Protection	9
Fire Protection	10
School Development	13
Air Quality	14
Regional Traffic	15
Highway 246 Improvements	16
Santa Ynez Airport.....	17
Electrical Power Lines.....	18

Summary Cost Analysis:

Capital Cost Summary:

Affordable Housing Construction	\$4,593,066
Outdoor Recreational Facilities	\$290,752
New administrative Facilities	\$209,480
Fire Protection	\$302,000
New School Development	\$340,904
Air Quality	\$540,000
Regional Traffic	\$150,000
Highway Improvements	\$800,000
Electrical Power Lines	<u>\$320,000</u>
Total Capital Cost	\$7,546,202

Annual Recurring Costs:

Park maintenance	\$7,269
Fire protection	\$315,200
Sheriff protection	\$30,866
Regional traffic maintenance	\$100,000
Transit	<u>\$33,000</u>
Total Recurring Cost	\$486,335

Summary Sheet, Page 2

Currently the Chumash Casino in Santa Ynez employs 470 workers. The Environmental Assessment for the Casino expansion suggests that the current facility is 45,950 square feet. Expansion plans call for a final floor area of 67,550 square feet - a 47% increase. Planning and Development estimates total Casino employment will experience a proportional increase resulting in 221 new workers at the Casino.

While the Casino has been reduced in size from the original proposal, there is no reduction in the proposed number of gambling machines. As a result, the amount of additional casino patronage is not likely to be reduced by the reduced size of the building. Further, the 1,100 space parking garage will allow increased visitation, exclusive of the unknown levels of patrons arriving by buses.

Countywide, between 1983 – 1998, about 30,000 new jobs were created. Over that same timeframe, overall County population increased by about 60,000 people. This long-term average suggests that population growth, in Santa Barbara, grows at about twice the rate of employment.

With the addition of 221 new employees, this 2:1 ratio suggests that population will increase by about 442 people. In the Santa Ynez Valley the average household size is 2.7 people. Using these figures, it is expected that the additional 442 residents will result in 164 new households.

As is the case with all types of economic development, population growth is affected by a multiplier effect. These 164 new households would demand goods and services that could result in new jobs leading to additional population growth. While this multiplier effect can be substantial, it was not considered in this report. As a result, these estimates can be viewed as low-end estimates of future impacts.

It should be made clear that these are not standard fees that are usually assigned to commercial development in the Santa Ynez Valley. Rather these fees represent the “cost” to the County to maintain the existing level of service for members of the Santa Ynez community. While typical commercial development in the Valley would be assessed lower fees, typical development would also generate significant revenue for the County in the form of property and sales taxes. The lack of tax revenue is the fundamental justification for seeking these replacement costs; these fees represent how much it will cost the County to accommodate Casino expansion.

Summary

Additional Employees	Population Growth (2 x job growth)	New Households (2.7/household)
221	442	164

Chumash Casino Expansion Impact and Mitigation Analysis

Impact Description: Affordable Housing

Expansion of the Chumash Casino will create additional jobs. While the Casino has not provided any employment information, employment forecasts have been developed using publicly available data regarding existing casino operations. Planning and Development estimates that the expansion project will result in about 221 additional jobs. Most of the workers filling these jobs will not be able to afford market-rate housing.

There is an acknowledged lack of affordable housing in the Santa Ynez Valley. If casino employees are unable to locate housing in the Santa Ynez Valley, they will be forced to commute from outlying communities.

Mitigation:

The Chumash Casino should fund affordable worker housing projects or construct worker housing.

Cost Analysis:

Capital: \$4,593,066 for low income housing construction.

Analysis:

Casino expansion could result in 164 new households in the Santa Ynez region. Assuming that 75% of these households will not be able to afford market-rate housing, public subsidies will be required to expand the stock of housing affordable to casino workers.

The County Treasurer / Tax Collector’s Office suggests that when public agencies build affordable housing a subsidy of \$37,342 per unit is required.

Commercial development is not currently assessed fees for affordable housing in the County. However, tax revenue from a typical commercial development could be used to fund affordable housing projects.

Cost Summary

New Households (2.7 people / household)	Lower-Income Households (75%)	Mitigation fee / unit	Mitigation fee for affordable housing
164	123	\$37,342	\$4,593,066

Chumash Casino Expansion Impact and Mitigation Analysis

Impact Description: Outdoor Recreation Facilities

Planning and Development estimates that current expansion plans at the Chumash Casino could result in an additional 442 residents in the Santa Ynez Valley. These additional people will create an increased demand for parks and recreation in the region.

Mitigation:

The Chumash Casino should pay in-lieu fees to fund development of active recreation opportunities in the Santa Ynez Valley, and provide long-term funding for park maintenance. Alternatively, the Chumash should dedicate land and provide funding for a park to offset the impacts of the Casino expansion.

Cost Analysis:

Capital: funding for park acquisition, planning, design, and construction. Estimated one-time cost of \$290,752.

Recurring: \$7,269 annually for park maintenance

Analysis:

County Parks generally estimates that 4.7 acres of park-space are required to address the recreation needs of 1,000 people. As a result, Planning and Development has determined that the Casino expansion would require County Parks to acquire, design, and develop an additional 2.08 acres of park-space.

Using land cost approximations from local realtors, and planning, design and construction estimates provided by the County Parks Department, Planning and Development estimates that the cost of new park development is \$140,000 per acre.

In addition, annual park maintenance costs are approximately \$3,500 per acre in the Santa Ynez Valley.

The County does not assess park development fees from commercial development in the Santa Ynez Valley. However, in other regions of the County – for example the Goleta Valley – fees are collected from commercial projects to fund park development. Park-fees could be adopted for the Valley as part of the Santa Ynez Community Planning Process.

Cost Summary

Population Growth (2 x job growth)	Park Acres Needed (4.7 ac / 1,000 people)	Acquisition, Planning, Design, and Construction Cost (\$140k/ac)	Maintenance Cost per Year (\$3,500 ac/yr)
442	2.08	\$290,752	\$7,269

Chumash Casino Expansion Impact and Mitigation Analysis

Impact Description: County Administration Facilities

Planning and Development estimates that current expansion plans at the Chumash Casino would result in 164 additional households. These additional residents would create an increased demand for County administrative services.

Mitigation:

The Chumash Casino should pay in-lieu fees to fund development of the increased building space required to house expanded County services.

Cost Analysis:

Capital: \$209,480 for public facility planning, design, and construction. Acquisition is not included in this estimate.

Analysis:

New commercial development generates additional residents and employees who increase the demand for County general government services. Buildings used to provide these services will need to be expanded and constructed to meet this increased demand.

As part of the Goleta Planning Area AB 1600 Fee Justification Study, each new household’s fair-share cost for public administration construction is estimate at \$1,280.

These fees were determined to generate sufficient revenues to mitigate the impacts of new development on administration buildings, social service buildings, health clinics, community centers, court facilities, road yards, and animal shelters.

Currently the County does not assess administrative facility fees from commercial development in the Santa Ynez Valley. However, in other regions of the County –the Goleta Valley for example – fees are collected from commercial projects to fund administration facility development. It is expected that administrative facility fees could be adopted for the Valley as part of the Santa Ynez Community Planning Process.

Cost Summary:

New Households (2.7/houhold)	Administrative Costs per Household	Administrative Mitigation
164	\$1,280	\$209,480

Chumash Casino Expansion Impact and Mitigation Analysis

Impact Description: County Sheriff Services

Planning and Development estimates that current expansion plans at the Chumash Casino could result an additional 442 people relocating to the region. These additional people will increase the workload for County Sheriff staff.

Required Mitigation:

The Chumash Casino should pay in-lieu fees to fund additional Sheriff protection.

Cost Analysis:

Recurring: \$30,866 annually for additional Sheriff protection for increased population.

Analysis:

The County Sheriff estimates that one deputy is required to provide service for each additional 1,200 people.

In addition, one patrol car is required for every five new deputies. Each additional deputy costs the County approximately \$79,000 per year, and each additional patrol car costs approximately \$24,000 per year (depreciation, operations and maintenance).

Cost Summary:

Population Growth (2 x new employees)	Additional Deputies (1 deputy / 1,200 persons)	Deputy Cost (\$79,000/yr)	Additional Patrol Cars (1 car per 5 deputies)	Patrol Car Cost (\$24,000/yr)	Total Cost (deputies + car)
442	0.37	\$29,090	0.07	\$1,776	\$30,866

Chumash Casino Expansion Impact and Mitigation Analysis

Impact Description: Fire Department

The Casino's expansion plans call for the addition of a 1,100 space five-story parking structure. Further, the expanded casino floor area could overwhelm the existing sprinkler system. The automatic sprinkler system is primarily designed to create a safe corridor for the patron to exit.

The county Fire Department does not have an engine with a large aerial ladder in the region. In the event of a major fire, or multiple auto fires in the garage, the Fire Department will be unable to apply sufficient water to suppress the fire and keep the damage minimal.

Mitigation:

The Chumash should annually pay for the acquisition and replacement for an engine with a large aerial ladder. Typically, the Fire Department depreciates vehicles over a 20-year period. County Fire's one engine with a large aerial ladder is currently located in South County. It would be moved to the Santa Ynez Valley so it could respond on any major incident at the Casino.

Cost Analysis:

Recurring: \$14,787 annually for vehicle depreciation thru 2006.
\$27,500 annually beginning in 2006 for future vehicle depreciation.

Analysis:

The structure height and amount of combustibles that will exist as part of the Casino expansion could easily overwhelm the capacity of existing fire-fighting equipment. In the event of a major fire, existing water delivery capacity will have to be improved in order to suppress the fire. Further, the proposed five story parking structure will require an engine with a large aerial ladder.

The Fire Department currently has one engine with a large aerial ladder in the South County. The Department would be willing to transfer this apparatus to the Valley to provide fire protections for the Casino.

This type of engine is routinely budgeted for replacement every 20 years. The existing aerial ladder has both the water reach and the capacity (2000 gpm. pump) to minimize spread and protect exposures. Currently the Fire Department places \$14,787 annually into a replacement fund. The existing engine will be replaced in 2006, at that time the annual replacement cost will rise to \$27,500.

The Fire Department will assume maintenance and repair of the apparatus. While the large aerial ladder will also provide additional protection for the surrounding communities, the need to reduce the impact of potential disaster at the Casino necessitates the relocation of the engine.

Chumash Casino Expansion Impact and Mitigation Analysis

Impact Description: Fire Department

The Fire Department anticipates that air traffic at the Santa Ynez Airport could likely increase as a result of Casino expansion. Currently the airport has no specially designated fire protection other than the normally assigned apparatus. If the volume at the airport exceeds a FAA threshold, then a designated aircraft fire fighting apparatus must be able to respond within specific time limits.

Mitigation:

The Chumash should pay for a one-time cost of a “rescue truck” with dry chemical and foam capabilities that meet FAA requirements. The least expensive aircraft fire fighting apparatus is the rescue truck. The more expensive “crash rescue” apparatus must be staffed separately and available for planes that carry more than 30 passengers.

Cost Analysis

Capital: \$229,000 - for vehicle with foam delivery system

Capital: \$73,000 - for equipment, silver suits

Total: \$302,000

Recurring: \$2,700 for training and certification

Analysis:

Currently the Santa Ynez Airport is a small aircraft landing facility. It is not rated for moderate volume or medium size aircraft. In addition, without additional fire support the airport is unable to have scheduled flights. If expansion of the casino prompts expansion at the airport, the Fire Department will need sufficient emergency fire rescue apparatus and equipment to support the growth.

Chumash Casino Expansion Impact and Mitigation Analysis

Impact Description: Fire Department

Casino expansion plans call for an addition of 21,600 square feet. Further, the Casino is adding a 1,100 space multi-level parking garage. These facilities are in addition to the existing commercial and office space already on the site. The garage will be the largest parking structure in Santa Barbara County. Even without this expansion, medical responses to the Casino have been increasing, and now constitute 15% of the nearest Fire Station’s responses. These are lengthy calls, rendering the fire company unavailable for other calls in the area.

Mitigation:

The Chumash should annually pay for the staffing of one full-time firefighter at Fire Station 32 (one firefighter per 24 hours)

Cost Analysis:

Recurring: \$285,000 annually for one full-time firefighter

Analysis:

A survey of the calls at Fire Station 32, which is located 0.9 miles away from the reservation, is as follows:

1995	36 calls to Casino
1996	62 calls to Casino
1997	64 calls to Casino
1998	64 calls to Casino
1999	74 calls to Casino

In 1999, Fire Station 32 responded to a total of 534 emergency calls in its service area. A majority of these calls are medical in nature. In 1999, calls from the Casino generated 15% of the total call volume. Most of the calls rendered were legitimate and required significant time commitments. While serving these calls, Fire Station 32 could not respond to other calls in its district. An additional fire fighter at Fire Station 32 would allow the Fire Department to provide more consistent service throughout the region.

Adding the firefighter would benefit the Casino; the additional firefighter could assist if there are multi-casualty incidents. With a large increase in facilities at the Casino, the Fire Department conservatively estimates an increase of one response each week. This would increase the annual total number of calls to 125, roughly 25% of the total call volume.

Assuming the staffing of the fire station is increased by one fire fighter to four persons, it would be appropriate for the Casino to pay 25% of the total staff-cost. The cost of one full time fire fighter is approximately \$285,000 annually.

Chumash Casino Expansion Impact and Mitigation Analysis

Impact Description: Schools

Planning and Development estimates that current expansion plans at the Chumash Casino could result 164 new households. New housing units generate additional students. These new students will increase the need to construct additional classroom space and hire school district staff. Most school districts in the Santa Ynez Valley are at or are near enrollment capacity.

Mitigation:

The Chumash Casino should fund new school development.

Cost Analysis:

Capital: \$340,904 for school acquisition, planning, design, and construction.

Analysis:

The Santa Ynez School District estimates that each new single family dwelling produces 0.174 new students and each new multifamily dwelling produces 0.1150 new students. Countywide, 67% of all housing is single family. A student generation rate was computed using the weighted-average of the single family/multifamily generation rates.

In the 1998 Residential Development School Fee Justification Study for Santa Ynez Valley High School, Santa Ynez Union High School District staff estimated that, in 2001 dollars, the cost to the district of each additional student is \$13,500.

Property taxes are a primary revenue source for school districts. However, the significant property taxes that could be generated by the Casino expansion would be unavailable to support the local school districts.

New commercial development in the Santa Ynez Rural region is normally assessed \$0.23 per square foot. The commercial development fee is standard regardless of the number of workers per SF. Since the Casino currently employs about 10 workers per 1,000 SF (three times the average Countywide worker density), using the per student classroom fee better reflects the true impact of the project to area school districts. The cost estimate here is based on the School District's per student fee to build new classrooms. It does not include on-going education costs.

Cost Summary:

New Households (2.7 / house)	New Students (0.154 / household)	Additional Cost (\$13,500 / student)
164	25	\$340,904

Chumash Casino Expansion Impact and Mitigation Analysis

Impact Description: Air Quality

In general, the analysis presented in the Casino Expansion Environmental Assessment is inadequate to determine the extent of the air quality impacts of the project. Good air quality is a regional resource shared by all citizens of the County. The County has recently attained the federal health-based standard for ozone but still does not meet the state air quality standards for ozone and fine particulate matter.

Using the additional traffic generation of 3,198 additional trips (Casino Expansion Environmental Assessment), the project has the potential to cause significant air quality impacts. In order to ensure that our progress toward clean air for all citizens of the County is not jeopardized, the Tribe should take the responsibility to mitigate the impacts of this project.

Mitigation:

The Chumash Casino should: implement transit/bus service to the casino from Santa Barbara, Santa Maria, Lompoc in clean fueled buses; provide funding to enhance local (SY Valley) shuttle service (clean fueled) to the casino; establish parking fees for autos, to encourage casino patrons to arrive via clean fueled buses. Mitigation fees for offsite mitigation to reduce residual emissions after implementation of transit-related measures should be implemented. The Air Pollution Control District has programs to assist the tribe in this effort.

Cost Analysis:

Analysis:

The addition of 3,198 new trips creates approximately 108 tons per year of ozone precursors (64 tons of reactive organic gases and 44 tons of nitrogen oxides). Based on recent experience, the APCD estimates it costs about \$5,000 per ton to generate offsetting emission reductions.

Cost Summary:

Average Daily Trips	Tons of Reactive Organic Gases	Tons of Nitrogen Oxides	Total Mitigation Cost (\$5,000 / 1 ton)
3,198	64	44	\$540,000

Capital: \$540,000 in mitigation fees



Chumash Casino Expansion Impact and Mitigation Analysis

Impact Description: Public Works, Regional Traffic

The Casino expansion will have regional cumulative traffic impacts throughout the Santa Ynez Valley. Some of these impacts can be reduced by miscellaneous roadway improvements and through enhanced transit service.

Mitigation:

The Chumash Casino should provide the following:

1. Annual payments for roadway improvements and increased roadway maintenance necessary to keep up with Casino traffic.
2. Participate in funding service by the Santa Ynez Transit District.

Cost Analysis:

Capital: Transit infrastructure (i.e. bus stop improvements, pullouts, shelters) estimated cost, \$150,000.

Recurring: Miscellaneous roadway improvements and additional maintenance costs, annually \$100,000. Santa Ynez Transit annual participation, \$33,000 for basic service. Cost of increased service TBD.

Analysis:

It is anticipated that the cumulative traffic increase due to the Casino expansion will result in the need for a variety of traffic improvements in the future, as well as increased maintenance cost in the Santa Ynez area.

These improvements could include additional road shoulder width, turn lanes, possible future traffic signals, additional signing and striping, etc. The mitigation should also include supplemental funding to increase transit programs and infrastructure to partially alleviate the vehicular impacts associated with the Casino traffic trips.

Chumash Casino Expansion Impact and Mitigation Analysis

Impact Description: Public Works, Highway 246 Improvements

The Casino expansion will have regional traffic impacts along the Highway 246 corridor particularly as it relates to ingress and egress.

Note: To date, Public Works has not seen a comprehensive traffic study to address site specific and regional traffic impacts and recommended mitigations. Our analysis is based on the limited information provided and our operational knowledge of the area. It should also be noted that all work within the Highway 246 corridor falls under the jurisdiction of Caltrans and is subject to their approval.

Mitigation:

Mitigation should be based on a detailed and comprehensive traffic study to determine project specific and regional traffic impacts and preferred mitigation measures, including Highway 246 corridor improvements.

Cost Analysis:

Capital: Estimated \$800,000 to fund Highway 246 improvements.

Analysis:

Option #1: One Signal at Edison Street

The option would involve the addition of a traffic signal at Highway 246 and Edison St. The main Casino entrance across from Cuesta St. would become a right-in, right-out only configuration, or closed off entirely except to emergency vehicles to avoid the potential conflicting turning movements due to the offset with Cuesta Street and the sight-distance limitations created by the curvature of Highway 246. Some median work would be done to support the signal and eliminate any potential conflicting movements. Associated improvements would include turn lanes to support the signal, shoulder widening, and signing and striping as needed. This option may include some realignment of Edison Street, on the reservation side of Highway 246, at the signal approach.

Option #2: Above, but Relocate Main Entrance to Edison/ Highway 246

A variation would be to pursue the abandonment of the remaining Sanja Cota road right-of-way and re-align the easterly entrance across from Edison Street to become the main casino Entrance. The old main entrance would then be closed down except to emergency vehicles. This would have the advantage of concentrating the Casino traffic to the signal-controlled location.

Chumash Casino Expansion Impact and Mitigation Analysis

Impact Description: Public Works, Santa Ynez Airport

The Chumash Casino is expanding its operations by constructing a bingo/casino/administration facility and a five-story parking structure. The project site is located approximately 2,000 feet west of the Santa Ynez Airport, directly beneath the extended runway centerline. The Santa Ynez Airport is an active general aviation airport with over 90 based aircraft and approximately 26,000 annual operations according to the Federal Aviation Administration (FAA) Airport Master Record for 1997. Portions of the project site are within Safety Area 3 and the more critical Approach Zone/Safety Area 2. Additionally, a portion of the project is within the Inner Safety Zone and Inner Turning Zone according to the Caltrans 1993 Airport Land Use Planning Handbook. Safety zones establish restrictions on land uses in the vicinity of an airport in order to provide protection to people and property on the ground from risks of near-airport aircraft accidents.

Mitigation:

The preferred mitigation would be to relocate that portion of the project out of Safety Area 2. Alternatively, the Chumash should dedicate an aviation easement for the approach to Runway 8, which would guarantee no further encroachments into the airport safety zones.

Cost Analysis:

The air easement can be a dedication of property at essentially no cost to the Casino or County.

Analysis:

While the Airport Traffic Pattern Zone, (Safety Area 3) is considered compatible with Commercial Highway uses according to the Santa Barbara County Airport Land Use Plan (ALUP), that portion of the project within the Approach Zone/Safety Area 2 is not recommended. The ALUP considers uses that attract large concentrations of people within one mile of the end of the runway to be incompatible within Safety Area 2. The ALUP and the Caltrans 1993 Airport Land Use Planning Handbook also recommends against large concentrations of people beneath the downwind and base legs of departure paths of the airport traffic pattern. In a November 20, 2000 letter from Caltrans Aeronautics regarding the Casino's environmental assessment, it was stated that the project must be submitted to the Santa Barbara Airport Land Use Commission for a consistency determination. Subsequently, SBCAG, in a November 30, 2000 letter, stated that staff would not find the buildings located in Safety Area 2 consistent with the ALUP.

Chumash Casino Expansion Impact and Mitigation Analysis

Impact Description: Overhead Electric Power Lines

The increased demand for electric power resulting from Casino expansion will exceed PG&E's circuit capacity in the Santa Ynez Valley. PG&E is planning to meet this new demand by building a new circuit from the intersection of Refugio Road and Highway 246 to the Casino, a distance of approximately 0.7 miles. This project entails installing new power poles and overhead lines along the south side of Highway 246. With the exception of one short stretch in the vicinity of Via Juana Road, there are currently no power poles on the planned route. The estimated cost of the project is \$180,000, which will be borne by PG&E's ratepayers.

PG&E's alternative solutions to serving the Casino are to upgrade existing lines or place the proposed new line underground. The estimated cost of upgrading existing lines is \$500,000. Placing the new line underground would cost an estimated \$370,000 to \$590,000.

Mitigation:

The Chumash should pay the one-time additional cost of the difference between the cost of the planned project and the cost, whichever is less, of upgrading existing lines or undergrounding a new line along the south side of Highway 246.

Cost Analysis:

One-time cost of approximately \$190,000 to \$320,000.

Analysis:

Two of the eight principles adopted by the *Valley Blueprint, A Collaborative Vision for the Future of the Santa Ynez Valley* are as follows: (1) "We value open space and recognize that fair and adequate compensation must be provided to assure its preservation," and (2) "We look forward to a landscape of the future that is not too different from what we see now." Goal 4 of the *Valley Blueprint*, is to "[e]ncourage and create permanent open space (both publicly and privately owned) and protect certain key elements of the visual landscape." Among the identified measures of success for achieving that goals are "more...protected open spaces," and "key treasured vistas still remain."

The planned construction project would degrade seriously the scenic vistas of the Santa Ynez River and the Santa Ynez Mountains, and the open space at the southeast corner of the intersection of Refugio Road and Highway 246 currently in place. The open spaces and vistas in the Santa Ynez Valley are a unique and dwindling resource that contribute significantly to defining the character of the area.