

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 07/07/05
Department Name: CEO
Department No.: 012
Agenda Date: 07/19/05
Placement: Departmental
Estimate Time: 2 hours
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Michael F. Brown
County Executive Office

STAFF CONTACT: Jim Laponis, Deputy County Executive Officer
Lori Norton, Analyst

SUBJECT: Notice of Land Acquisition Application, date June 21, 2005, submitted by the Santa Ynez Band of Chumash Mission Indians, to the Department of Interior, Bureau of Indian Affairs, requesting that 13 parcels totaling approximately 5.68 acres be taken "into trust"

Recommendation(s):

That the Board of Supervisors:

1. Receive a report on the Notice of (Non-Gaming) Land Acquisition Application, dated June 21, 2005, received from the Department of the Interior, Bureau of Indian Affairs (BIA), regarding a request, submitted by the Santa Ynez Band of Chumash Mission Indians of the Santa Ynez Reservation, for 13 parcels (Assessor's Parcel Numbers: 143-253-02, 143-253-07, 143-253-08, 143-254-01, 143-254-03, 143-253-04, 143-253-05, 143-253-06, 143-252-01, 143-252-02, 143-242-01, 143-242-02, 143-253-03) totaling approximately 5.68 acres to be taken into trust. (Attachment A) Note: The Notice of (non-Gaming) Land Acquisition Application and the Tribe's Application indicate the 13 parcels total approximately 5.68 acres. The County's records indicate the 13 parcels total (5.81 acres)
2. Authorize the Chair of the Board to execute and the County Executive Officer to submit a letter of comment to the BIA on the Land Acquisition Application, by August 23, 2005. Note: The County requested (Attachment B) and was granted (Attachment C) an extension of time to provide written comments on the Notice of Land Acquisition Application.

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with Goal No. 2. A Safe and Health Community in Which to Live, Work, and Visit; and Goal no. 5. A High Quality of Life for All Residents.

Executive Summary and Discussion:

On June 24, 2005, the County Executive Office received a Notice of (Non-Gaming) Land Acquisition Application, dated June 21, 2005, from the Department of the Interior, Bureau of Indian Affairs (BIA). This is a fee-to-trust application requesting that approximately 5.68 acres of land located adjacent to Highway 246, be placed "into trust".

The subject property consists of 13 parcels which are identified as follows: Assessor's Parcel Numbers: 143-253-02, 143-253-07, 143-253-08, 143-254-01, 143-254-03, 143-253-04, 143-253-05, 143-253-06, 143-252-01, 143-252-02, 143-242-01, 143-242-02 and 143-253-03.

Pursuant to the Code of Federal Regulations, Title 25, Indians, Part 151.10, 151.11, the BIA has requested the County comment on the following:

- 1) If known, the annual amount of property taxes currently levied on the subject properties allocated to the County;
- 2) Any special assessments and amounts thereof, that are currently assessed against the property in support of the County;
- 3) Any government services that are currently provided to the property by the County; and
- 4) If subject to zoning, how the intended use is consistent, or inconsistent, with current zoning.

The Notice indicated that to be considered by the BIA, comments must be received within thirty days (July 24, 2005) of receipt of the Application by the County Executive Office. However, the County requested and received an extension of time to furnish comments. As such, the County has until August 23, 2005 to provide written comments to the BIA.

Staff from the County Executive Office, County Counsel, Planning and Development as well as line departments whose services may be impacted by the Application reviewed and provided input on the attached comment letter. If authorized by your Board, the Chair will sign and the County Executive Office will submit the comment letter to the BIA.

Mandates and Service Levels:

The current, prior and potential future Land Acquisition Applications result in off-reservation impacts on the Santa Ynez Valley communities and along Highway 246. Since the fee-to-trust application does not identify proposed development for these parcels, specific impacts to County service levels are unknown.

Fiscal and Facilities Impacts:

Removing these lands from County jurisdiction will result in a loss of property tax revenue and the potential loss of sales tax revenue that might be generated from future commercial development on these parcels. The secured property taxes on the parcels for the 2004-2005 tax year total approximately \$48,000. The total amount of property taxes projected to be levied on the parcels is \$684,397 in 10 years, \$1,245,840 in 20 years, and \$2,394,212 in 50 years. This amount is based upon the current fair market value of the property plus a 2.0% inflation factor, stated in future value. Tax revenue from these parcels is allocated as follows: County's General Fund (20.7%), College Elementary School District (20.7%), Santa Ynez Valley High School District (16.1%); Education Revenue Augmentation (14%); Santa Barbara County Fire Protection

District (12.4%); A. Hancock Jr. Community College District (5.5%); Santa Ynez CM SVC District (4.9%); County School Service Fund (3.8%); and Other (1.8%). In addition, 0.00805% goes to the Santa Ynez Community Service (Bond) and 0.07860% goes to the Santa Ynez River Water Conservation Improvement District.

If developed as proposed in the Draft Santa Ynez Valley Community Plan, the total amount of property taxes projected to be levied on the parcels is \$5,551,929 in 10 years, \$12,319,700 in 20 years, and \$42,885,004 in 50 years. This amount is based upon the future value of the property developed as C-2 Limited Commercial and C-2 Mixed Use Overlay as per the Draft Santa Ynez Valley Community Plan. Tax revenue from these parcels would be allocated as identified in the previous paragraph. (See Attachment B)

Further, the impacts of this Application should be analyzed within the broader context of prior, current, and anticipated Applications in order to assess the cumulative impacts to County service levels and the surrounding community.

Attachments:

- A. Notice of (Non-Gaming) Land Acquisition Application
- B. Request for Extension of Time to Submit Comments
- C. Notice Granting Extension of Time to Submit Comments
- D. Letter of Comment on Notice of Land Acquisition Application

C: Shane Stark, County Counsel
Jennifer Klein, County Counsel
Ron Cortez, Deputy County Executive Officer
Dianne Meester, Planning and Development Assistant Director
Jim Andersen, Sheriff
John Scherrei, Fire Chief
Tom Franklin, Fire Division Chief
Phil Demery, Public Works Director
Vincent Armenta, Chairman, Santa Ynez Band of Mission Chumash Indians

July 21, 2005

James Fletcher, Superintendent
Department of the Interior
Bureau of Indian Affairs
Southern California Agency
1451 Research Park Drive, Suite 100
Riverside, CA 92507-2471

VIA OVERNIGHT MAIL

RE: July 21, 2005 Notice of Fee-to-Trust Acquisition Application (13 Parcels)

APNs: 143-242-001, -002

143-252-001, -002

143-253-002, -003, -004, -005, -006, -007, -008

143-254-001, -003

Dear Mr. Fletcher:

Thank you for the opportunity to provide comments on the proposed acceptance of title to real property in trust by the United States of America for the Santa Ynez Band of Chumash Mission Indians of the Santa Ynez Reservation of California ("Tribe") in Santa Barbara County, California. The County of Santa Barbara ("County") received the above referenced Notice of (Non-Gaming) Land Acquisition Application on June 24, 2005. This letter responds specifically to your request for information and provides general comments in support of the County's opposition to the proposed trust acquisition.

Background

Since 2001 and including the present application, the Santa Ynez Band of Chumash Mission Indians has applied to have twenty-two parcels of land accepted into trust, totaling approximately twenty-six acres. The Tribe's existing reservation is 139 acres. The present application is for the acceptance of thirteen parcels (5.81 acres) into trust.¹

¹ The Notice of (Non-Gaming) Land Acquisition Application and the Tribe's Application indicate that the 13 parcels total approximately 5.68 acres. According to County records, the 13 parcels total 5.81 acres.

In 2002, the Tribe applied to have 5 of the 13 parcels taken into trust. The five parcels are 143-253-002, 143-253-007, 143-253-008 (a.k.a. Condit parcels), and 143-253-001 & 143-253-003 (a.k.a. Daniels parcels). On July 16, 2002, the County submitted comments to the BIA concerning these five parcels. One of the primary concerns expressed by the County at that time was that the Tribe's application did not describe the use or development intended for the parcels. The County also objected to the piecemeal approach to trust acquisitions and lack of adequate environmental review for such acquisitions. Beyond this, the County highlighted that the demand for County services provided to the parcels would continue and potentially increase, but that the parcels would not be subject to taxation or special assessments used to pay for those services. This would result in the County involuntarily subsidizing Tribal activity, use, and development on the parcels. The Tribe withdrew its 2002 application to have the 5 parcels taken into trust.

The present fee-to-trust application reintroduces the five parcels that were the subject of the Tribe's 2002 withdrawn application, and also introduces an additional eight parcels, for a total of 13 parcels. The additional eight parcels are: 143-253-003, 143-253-004, 143-253-005, 143-253-006; and 143-252-001, 143-252-002; and 143-242-001, 143-242-002. The location of the 13 parcels is shown in the attached map. See Exhibit A.

As will be further explained in this letter, the County continues to have significant objections to the removal of land from its jurisdiction, including these 13 parcels, in the absence of an enforceable inter-governmental agreement between the County and the Tribe that addresses the issues posed by the proposed trust acquisition.

Responses to Request for Information & Comments on Application

1. Impact resulting from removal of the land from the property tax rolls.

The Notice of (Non-Gaming) Land Acquisition requests information on "the annual amount of property taxes currently levied on the subject property allocated to your organization." Title 25 Code of Federal Regulation § 151.10 requires that the Secretary consider "the impact on the State and its political subdivisions resulting from the removal of the land from the tax rolls," when the land is in unrestricted fee status. In the present case, the Tribe owns the parcels in unrestricted fee status. The regulations do not require that the Secretary only look at the impact of the trust acquisition resulting from the loss of tax revenue in the current tax year in isolation. Rather, the Secretary must look generally at the impact of the acquisition. Since trust status is perpetual, the County's position is that the Secretary must analyze and consider the total impact created by the loss of property tax revenue over time and in perpetuity.

The secured property taxes on the parcels for the 2004-2005 tax year total approximately \$48,000. The total amount of property taxes projected to be levied on the parcels is \$684,397 in 10 years, \$1,245,840 in 20 years, and \$2,394,212 in 50 years. This amount is based upon the current fair market value of the property plus a 2.0% inflation factor,

stated in future value. Tax revenue from these parcels is allocated as follows: County's General Fund (20.7%), College Elementary School District (20.7%), Santa Ynez Valley High School District (16.1%); Education Revenue Augmentation (14%); Santa Barbara County Fire Protection District (12.4%); A. Hancock Jr. Community College District (5.5%); Santa Ynez CM SVC District (4.9%); County School Service Fund (3.8%); and Other (1.8%). In addition, 0.00805% goes to the Santa Ynez Community Service (Bond) and 0.07860% goes to the Santa Ynez River Water Conservation Improvement District. (See Exhibit B)

If developed as proposed in the Draft Santa Ynez Valley Community Plan, the total amount of property taxes projected to be levied on the parcels is \$5,551,929 in 10 years, \$12,319,700 in 20 years, and \$42,885,004 in 50 years. This amount is based upon the future value of the property developed as C-2 Limited Commercial and C-2 Mixed Use Overlay as per the Draft Santa Ynez Valley Community Plan. Tax revenue from these parcels would be allocated as identified in the previous paragraph. (See Exhibit B)

Of particular concern to the County is that the County continues to provide essential services to trust land, but does not receive property tax dollars to support those services. Urban land in the unincorporated area of the County is relatively rare and the taking of such land out of County jurisdiction and placing it into trust will reduce the ability of the County, the Fire District, the school districts, the college district, and certain single purpose and multipurpose special districts to benefit from the potential future development and growth in property taxes on such land.

Unlike in past historical times, there is no indication that the Tribe has an inability to pay property taxes on its land. As a result, there is no risk that the Tribe would lose these parcels due to an inability to pay property taxes. Indeed, the Tribe considers the amount of property taxes to be *de minimis* according to its application. Thus, one of the primary rationales for United States trusteeship over the land is absent in the present case. Moreover, since the Tribe has indicated it presently owns the land, and has no plans to develop it, and can easily afford the taxes on the parcels, there is no urgent need to place the land into trust. On the other hand, the jurisdictional problems such a fee to trust acquisition will pose, as explained further below, present significant difficulties unless an intergovernmental agreement can be reached between the Tribe and the County to address these issues PRIOR to acceptance of the land into trust.

2. Special assessments and amounts thereof that are currently assessed against the property in support of your organization.

As noted below, special assessments for flood control and fees for sewer service are collected by the County for these parcels which would be lost if the parcels are placed into trust. Although the actual amount is minimal, the cumulative loss of revenue for property taxes, special assessments, etc, is substantial and negatively impacts the County's ability to provide services.

3. Any government services that are currently provided to the property by your organization.

(a) Law Enforcement. The County presently provides law enforcement services to the property.

California is a mandatory Public Law 280 state. As a result, it will have criminal jurisdiction over the land if it is taken into trust, and also will have the continued attendant responsibility of providing law enforcement on such land. (28 U.S.C.A. §1360(a).) The primary burden of providing law enforcement falls on the County Sheriff's Department.

Since the Tribe has not released or formulated plans for the use or development of the property, the Sheriff's Department can only speculate that demand for public safety related services such as police and fire protection will increase as the number of visitors to tribal facilities increases. While the County and the Tribe have now reached agreements for the compensation of public safety mitigation on existing tribal trust land, any additional expansion will increase the demands on the Sheriff's Department. The lands under current consideration are unimproved properties. These properties require minimal law enforcement services. Any improvement upon these lands would increase the demands on the Sheriff's Department to the extent to which they are developed.

(b) Fire Protection and Emergency Services. Santa Barbara County Fire Department currently provides all risk services including fire protection services and emergency medical aid to all thirteen parcels. Any additional structures or vehicular traffic will cause an increase in services provided by the Fire Department. Significantly, the removal of these parcels from the Fire District will eliminate tax revenue that the Fire District relies on to pay for the services and supplies needed to operate the Fire Department. Without a written agreement with the Tribe, the Fire Department would lose valuable Fire District monies.

(c) Public Works. The County is responsible for providing public works such as roads, infrastructure, flood control, sewer, and other public works related services and facilities to the parcels. In particular, special assessments for flood control and fees for sewer service are collected by the County for these parcels which would be lost if the parcels are placed into trust. Depending on the nature of current or future uses and development of the land, the demand for additional or increased public works related services is anticipated.

(d) Other. The County provides a variety of services to properties in the unincorporated area of the county as needed. These services include environmental health services, animal control services, and building and safety related services, all of which are subject to increase if the parcels are developed.

4. How the Intended use is consistent or inconsistent with the current zoning.

(a) Zoning: Six of the thirteen parcels are zoned CH-Highway Commercial. The purpose and intent of this zone district is to provide areas adjacent and accessible to highways or freeways exclusively for uses which serve the highway traveler. (County Code Chapter 35, Article III Inland Zoning Ordinance, §35-228, see Exhibit C.) The remaining seven parcels are zoned C-3 General Commercial. The purpose of this zone district is to provide areas for wholesale and heavy commercial uses and services which are necessary within the County but which are not suited to the light commercial district. The intent is to provide for these areas while protecting adjacent uses from negative impacts such as noise, odor, lighting, and traffic. (County Code Chapter 35, Article III Inland Zoning Ordinance, §35-226, see Exhibit C.) These zone districts provide for certain uses without permits, and other uses with minor or major conditional use permits. The zone districts also specify setbacks for buildings and structures, as well as height limits. Parking and landscaping is also addressed by these zoning regulations. In addition to these zoning regulations, federal and state environmental and other laws operate to protect archeological and other resources that may exist on the parcels.

Santa Ynez Valley Community Plan: The Santa Barbara County Board of Supervisors initiated the Draft Santa Ynez Valley Community Plan in February, 2005 as an update to the County's Comprehensive Plan. The Plan proposes to rezone the remaining Highway Commercial land use and zoning designations to General Commercial, including the 13 parcels proposed to be taken into trust. The Highway Commercial zone allows commercial uses that focus on serving the traveling public including mini-markets, convenience stores, bus terminals and service stations, and other uses that are not considered appropriate or consistent with the small town character of the Santa Ynez Township commercial district. Additionally, the Santa Ynez Valley Community Plan proposes a Mixed-Use Overlay be applied to FTT parcels 143-253-002 to 008. The Mixed-Use Overlay will further restrict a number of more intensive commercial uses allowed in the General Commercial (C-2) zones which are inappropriate with the small town character of Santa Ynez. Some of these uses include auto sales lots, mini-storage facilities, lumber yards, and trailer and truck rentals.

(b) Present & Future Use and Development of Trust Land: The Tribe's application states:

The Tribe has no current planned uses for the property. The purpose of the acquisition and transfer from fee to trust status will be for future long range planning and land banking. The property will serve to enhance the Tribe's land base as is contemplated by its land consolidation plan which supports tribal self-determination. Placing the land into trust will allow the Tribe jurisdiction over such things as the overt appearance of the property, as well as any cultural resources contained within the property. Tribal lands also comprise the heart of

the non-economic resources of a tribe by serving cultural, spiritual, or educational purposes among others.

The existing zone districts reflect the County’s general plan, which is the overarching planning document adopted by the Board of Supervisors to balance and plan for a variety of land uses in the community. Any present or future use or development of the land that does not follow the actual or equivalent terms of the County’s zoning code is in conflict with the zoning for the parcels. In recent years, the Tribe has constructed massive development on tribal land that is far out of scale with the local community. Based on the Tribe’s past practice of maximizing development and use of its land, the County anticipates that the Tribe will similarly develop any newly acquired trust land, even if exact plans for such development are not presently known.

Under Section 35-329 of Article III of the County’s zoning ordinance, final development plans for all buildings and structures must be approved by the County Board of Architectural Review prior to the issuance of any land use permits.² The purpose of the architectural review board is “to encourage developments which exemplify the best professional design practices so as to enhance the visual quality of the environment, benefit surrounding property values, and prevent poor quality design.”³ The extensive development contemplated by the Tribe makes it one of the more aggressive developers in the Santa Ynez Valley. Without knowing the nature of tribal laws governing architectural and building practices, if any, the County can only speculate future development contemplated on the FTT parcels will conflict with the scale and character of the Township of Santa Ynez and, among other things, result in visual impacts and decreased property values. The County hopes to work with the Tribe to reduce any negative aesthetic impacts, like it would with any private developer. However, without a written commitment from the Tribe to work with the County to harmonize land uses and mitigate off-reservation impacts caused by on-reservation development, the Secretary cannot be sure that jurisdictional conflict regarding architectural and building regulations will not occur. For that reason, the County cannot support the present FTT application in the absence of such mitigation and cooperative agreements.

(c) Socio-economic Impacts: The County is concerned that the socioeconomic effects of the FTT transfer have not been adequately addressed since the application does not discuss the loss of state and local regulatory control over the property, and the addition of tribal regulatory control over the property. The shift in regulatory control affects more than just the County’s ability to collect property taxes. The Township of Santa Ynez currently has only 26 acres of commercially designated land available for future use. The current 5.68 acre FTT application, together with the recent 6.9 acre FTT request will permanently remove 12.58 acres, or 48 percent of the remaining commercial land. This represents a significant economic impact to the future vitality and prosperity of the Santa Ynez commercial district, its property owners, and community residents and visitors.

² County Code Zoning Ordinance, Chapter 35, Article III, Section 35-329

³ Id.

(d) Affordable Housing: The FTT request will adversely affect the County's ability to provide State mandated affordable housing for the residents of the Santa Ynez Valley. The draft Santa Ynez Valley Community Plan will amend the County's Housing Element by incorporating land use and zoning changes to meet the Valley's "fair share" of affordable housing units. The proposed "Mixed-Use" zoning overlay is a primary mechanism to achieve production of affordable housing in Santa Ynez by encouraging mixed use residential development in the commercial core of Santa Ynez Township. The draft Santa Ynez Valley Community Plan proposes to apply the Mixed Use Overlay to FTT parcels 143-253-002 to 008. Removal of these lands from County jurisdiction will significantly impair the County's ability to meet State affordable housing mandates given the limited acreage of remaining vacant commercial land available in Santa Ynez for development of mixed-use affordable residential units.

In the absence of a complete socioeconomic impact analysis of the current and past FTT requests, and agreed upon mitigation and cooperative agreements, the County cannot support the present FTT application.

(e) Jurisdictional Issues: The Tribe has jurisdiction over its members wherever they may be situated, on tribal or non-tribal land. Acquiring additional tribal land does not affect or enhance this jurisdiction. To the extent the Tribe desires to acquire jurisdiction over additional land, that jurisdiction comes at the expense of the jurisdiction of the state and local governments. Loss of County jurisdiction over these parcels will impair the County's ability to plan and regulate community growth and land use in the area.

In order to balance the jurisdictional interests of tribal and local governments, the County believes it is essential that the Tribe and the County reach an inter-governmental agreement PRIOR to any further land being accepted into trust. The County believes that such agreements are essential to balance the jurisdictional and land use interests of the Tribe and the County when land is proposed to be taken into trust.

Environmental Review - Categorical Exclusion under NEPA is Inappropriate

The Application indicates that "Categorical Exclusions are being issued for the property." The County never received any notice issued pursuant to the National Environmental Policy Act (NEPA) supporting or informing it of such Categorical Exclusions. The County's position is that a Categorical Exclusion is inappropriate for such trust acquisitions.

The Application does not address the cumulative significant impacts of the proposed action in the context of other Reservation development plans. Instead, the manner in which the previous and existing fee to trust applications have been submitted and processed results in piecemeal analysis without the benefit of understanding the Tribe's goals and long-range plans regarding overall land acquisition efforts. For instance, the Tribe currently has a separate fee to trust application involving 6.9 acres of land that are proximate to the 5.8 acres addressed in this comment letter. This piecemeal approach is

contrary to the principles of NEPA and the California Environmental Quality Act, which require cumulative impact analyses. Therefore, the categorical exemption requested by the Tribe in the application is not appropriate.

In some cases, the Tribe has indicated that it does not know how it will use the land. In this case, rather than assume nothing will happen with the land, the County's position is that the Secretary must analyze the impacts resulting from highest and best use of the land over time – including maximum development possible – in order to realistically evaluate the effect of the trust acquisition on the local community presently and in the future. In addition, under NEPA review, the impacts of this fee to trust application should be analyzed within the broader context of all foreseeable tribal land acquisitions and development on such land. In particular, this context includes development on the Tribe's reservation and on the previously proposed 6.9 acre trust acquisition north of the reservation.

Conclusion/Recommendations

In the absence of an existing enforceable intergovernmental agreement executed by the Tribe and the County that addresses the concerns expressed in this letter, the County must strenuously oppose the Secretary's acceptance of the thirteen parcels into trust. The County believes there is no urgent need for the Tribe to have the land taken into trust and that there is adequate time for the parties to reach an agreement PRIOR to the Secretary's decision on the Application. Additionally, the County urges the Secretary to reconsider the requested Categorical Exclusion under NEPA and to analyze the proposed trust acquisition under the assumption that the future use and development of the property will be the highest and best use possible for the property. Finally, the County recommends and requests that the Secretary hold public hearings in the Santa Ynez Valley on the proposed trust acquisition prior to making a decision on the Application.

Thank you for the opportunity to provide the above comments on the proposed acceptance of title to real property in trust by the United State of America for the Santa Ynez Band of Chumash Mission Indians of the Santa Ynez Reservation of California (Tribe) in Santa Barbara County, California. If you have any questions about this letter or would like further input or information from the County of Santa Barbara or any of its Departments concerning the proposed acquisition, please do not hesitate to contact Jennifer Klein at (805) 568-2950, or Jim Laponis at (805) 568-3400.

Respectfully,

Honorable Susan Rose, Chair
Board of Supervisors
County of Santa Barbara

Exhibit A: Map Charts of Property Taxes and Special Assessments by APN

Exhibit B: Charts of Property Taxes and Special Assessments by APN

Exhibit C: Santa Barbara Inland Zoning Code, Art. III, §§35-226, 35-228

cc: Members, Santa Barbara County Board of Supervisors
Honorable Arnold Schwarzenegger, Governor
Honorable Barbara Boxer, United States Senator
Honorable Dianne Feinstein, United States Senator
Honorable Lois Capps, United States Congresswoman
Honorable Elton Gallegly, United States Congressman
Honorable Tom McClintock, California State Senator
Honorable Abel Maldonado, California State Senator
Honorable Pedro Nava, California State Assemblyman
Honorable Sam Blakeslee, California State Assemblyman
Bill Lockyer, Attorney General, California Department of Justice
Sara J. Drake, Deputy Attorney General, State of California
Peter Kaufman, Deputy Attorney General, State of California
Vincent Armenta, Chairman, Santa Ynez Band of Chumash Mission Indians
Brenda Tomaras, Attorney for Santa Ynez Band
Gregg Albright, Caltrans District 5 Director
Steve Price, Caltrans District 5
Marlene Demery, City Manager, City of Solvang
Steve Thompson, City Manager, City of Buellton
Chris Dahlstrom, Santa Ynez River Water Conservation District, Improvement
District No. 1
Bonnie Ottoman, Santa Ynez Community Services District
Santa Barbara County Airport Land Use Commission
Santa Ynez Valley Airport Authority
Scott Morgan, Governor's Office of Planning and Research