APPENDIX N

PUBLIC MEETING PRESENTATION OF PROPOSED CONCEPT PLANS

SANTA YNEZ BAND OF CHUMASH INDIANS

The Santa Ynez Band of Chumash Indians

Camp 4 Update

Chumash Camp 4 Public Meeting

January 21, 2013

SANTA YNEZ BAND OF CHUMASH INDIANS

The Vision

Proposed Housing Element & Support Services

- 143 homes + added homes = Total lots/ Homes TBD
- Should govt. buildings be considered for new location?
- Community attributes and amenities
- Density
- Dwelling types & aesthetics
- Sustainability/USGBC LEED
- Design standards and controls

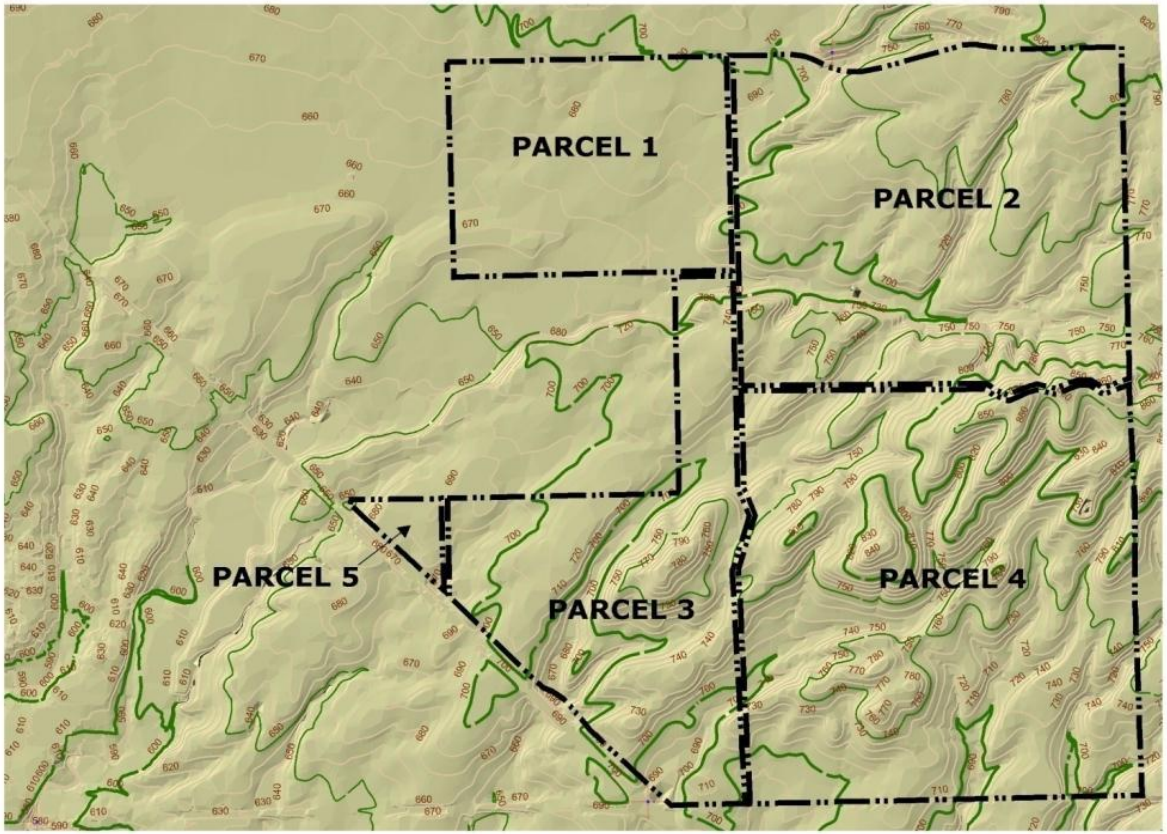
SANTA YNEZ BAND OF CHUMASH INDIANS

Topography & Current Use

- **Topography**
- **Wetlands**
- **Current Agricultural Use**
- **Surrounding Uses**

SANTA YNEZ BAND OF CHUMASH INDIANS

SANTA YNEZ BAND OF CHUMASH INDIANS
LAND USE PLANNING ANALYSIS



LEGEND

- PARCEL LIMIT
- 100 FEET COUNTOUR INTERVALS
- 50 FEET COUNTOUR INTERVALS
- 10 FEET COUNTOUR INTERVALS

TOPOGRAPHY MAP
1" = 1,600'

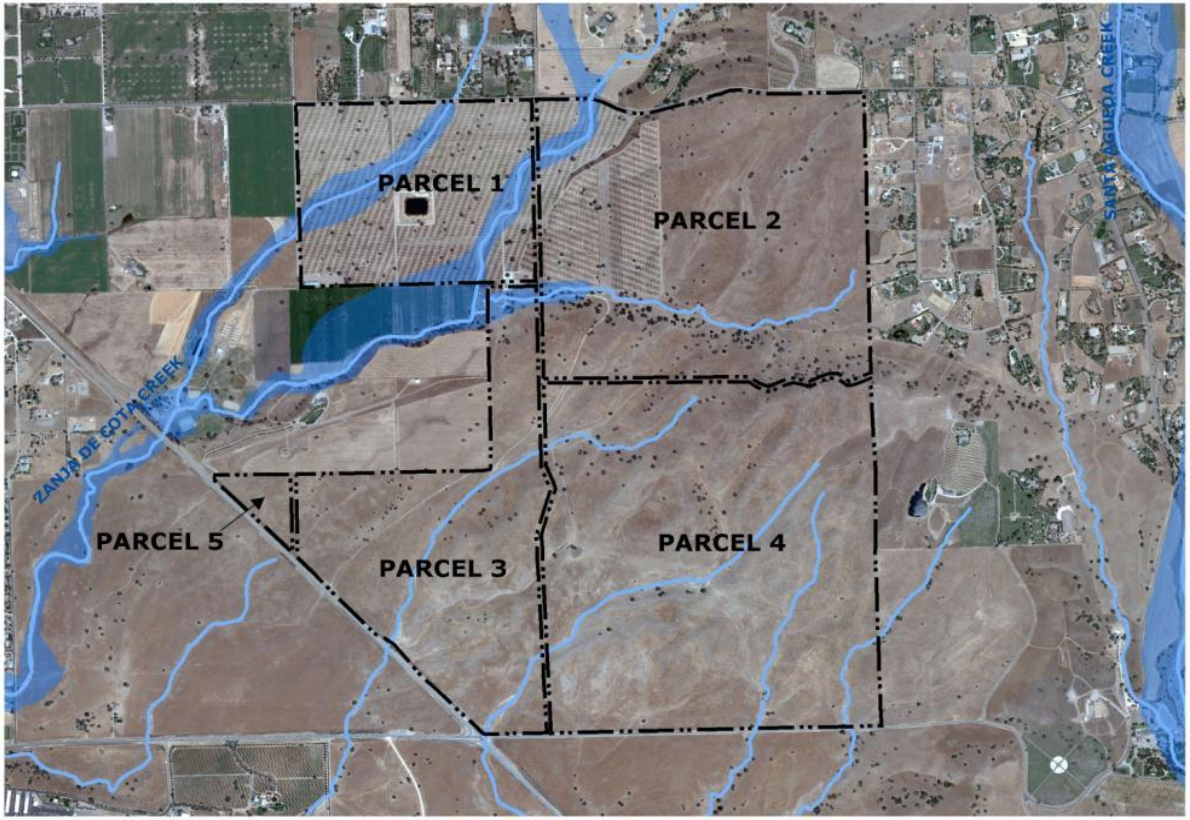
0 500 1,000 2,000 3,000 Feet

NORTH

summit project management
8757 Washington Blvd.
Culver City CA, 90232
310.287.9989

SANTA YNEZ BAND OF CHUMASH INDIANS

SANTA YNEZ BAND OF CHUMASH INDIANS
LAND USE PLANNING ANALYSIS



LEGEND

- PARCEL LIMIT
- DRAINAGES
- FLOODPLAINS

FLOOD HAZARD AND HYDROLOGY MAP
1"= 2,000'

0 500 1,000 2,000 3,000 Feet

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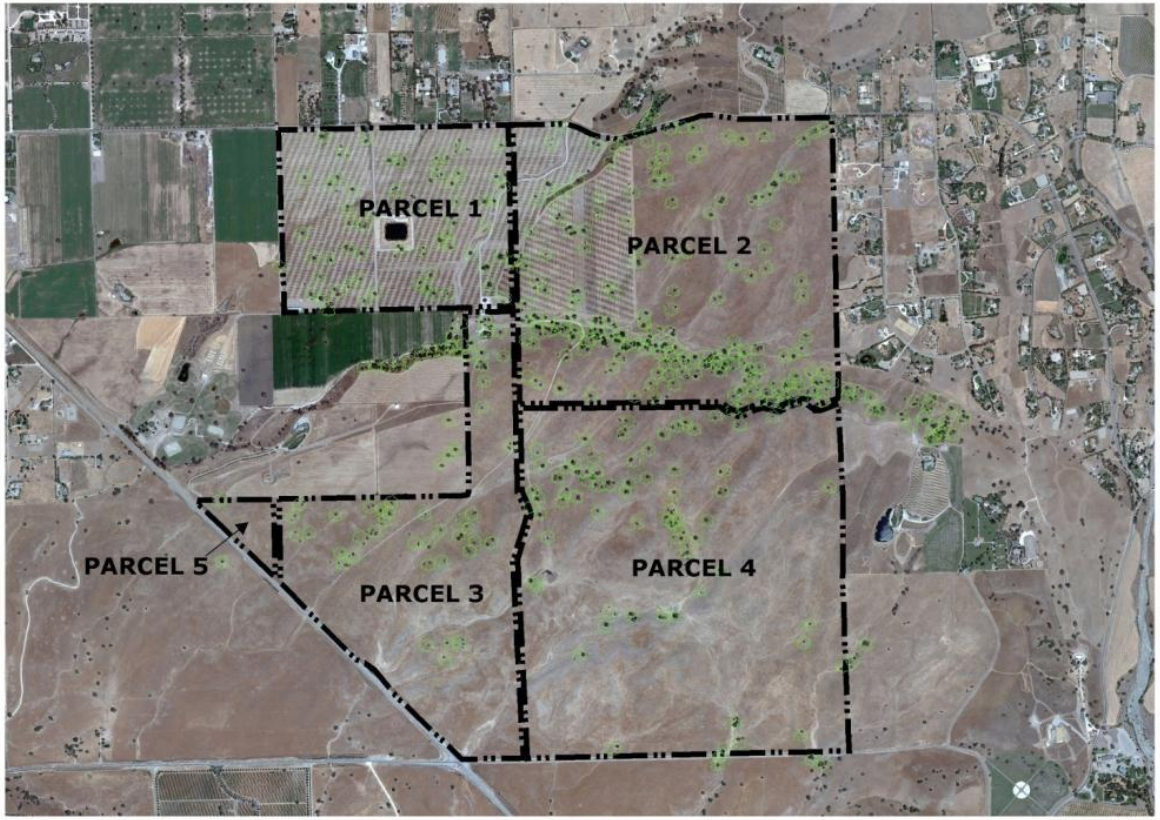
SANTA YNEZ BAND OF CHUMASH INDIANS
LAND USE PLANNING ANALYSIS



LEGEND

PARCEL LIMIT

OAK TREES

VEGETATION MAP
1"= 2,000'

0 500 1,000 2,000 3,000 Feet

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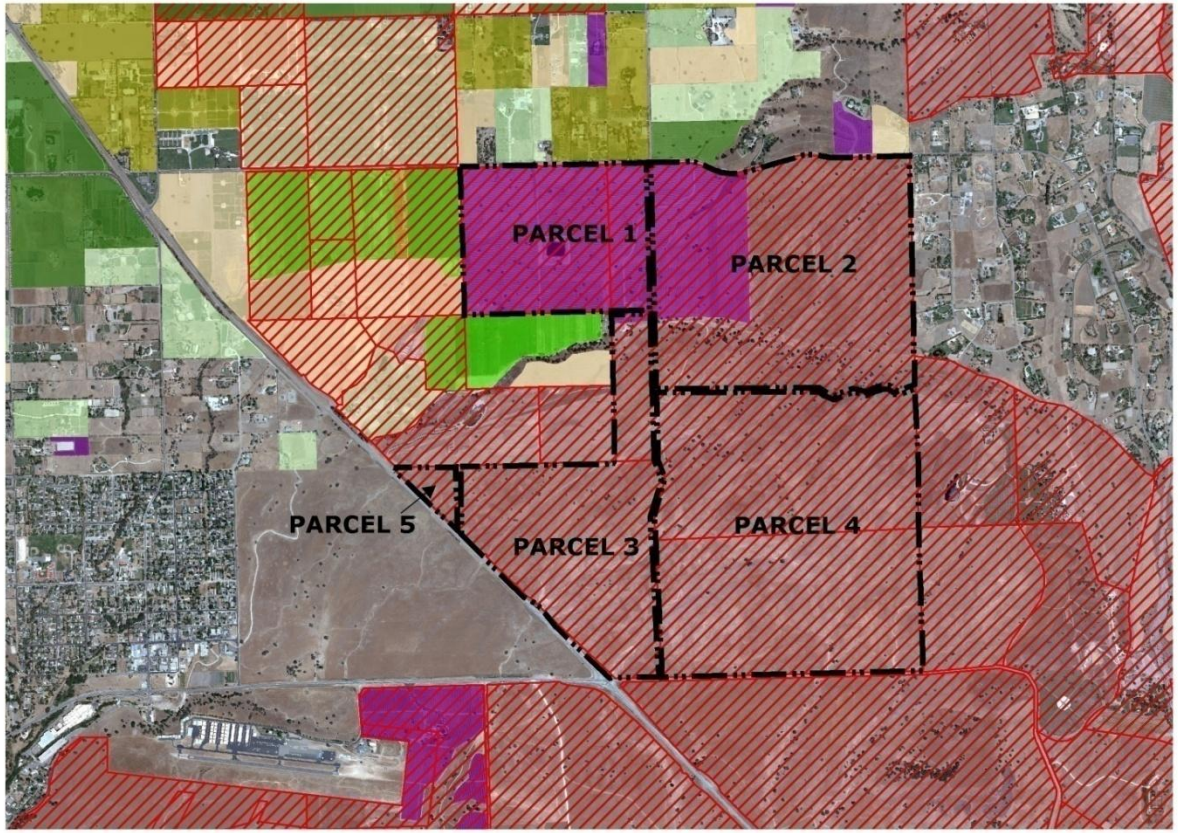
LAND USE PLANNING ANALYSIS



LEGEND

- PARCEL LIMIT
- LAND IN AGRICULTURAL PRESERVE
- TRUCK CROPS
- VINEYARDS
- PASTURE
- FIELD CROPS
- GRAIN AND HAY CROPS
- FARMSTEADS, LIVESTOCK, FEED LOTS, OR DAIRIES

PRODUCTIVE CROP AGRICULTURAL PRESERVE MAP

1" = 2,500'

0 500 1,000 2,000 3,000 Feet

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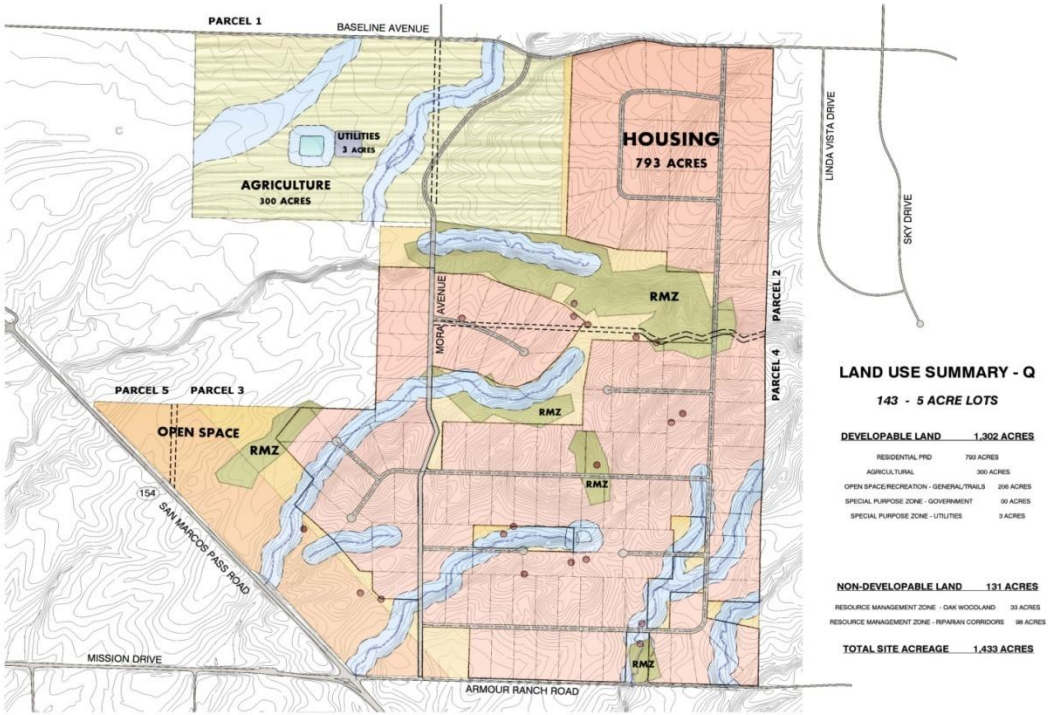
SANTA YNEZ BAND OF CHUMASH INDIANS

Alternatives for 143 lots

- **Five (5) Acre Lots**
- **One (1) Acre Lots in N.E. Corner**
- **One (1) Acre Lots in N.E. Corner saving grapes**
- **One (1) Acre Lots in Three (3) Clusters**
- **One (1) Acre Lots in Three (3) Clusters with Armour Road Setback**

SANTA YNEZ BAND OF CHUMASH INDIANS

SANTA YNEZ BAND OF CHUMASH INDIANS
LAND USE PLANNING



LAND USE SUMMARY - Q

143 - 5 ACRE LOTS

DEVELOPABLE LAND	1,302 ACRES
RESIDENTIAL PRD	793 ACRES
AGRICULTURAL	300 ACRES
OPEN SPACE/RECREATION - GENERAL/TRAILS	206 ACRES
SPECIAL PURPOSE ZONE - GOVERNMENT	00 ACRES
SPECIAL PURPOSE ZONE - UTILITIES	3 ACRES

NON-DEVELOPABLE LAND	131 ACRES
RESOURCE MANAGEMENT ZONE - OAK WOODLAND	33 ACRES
RESOURCE MANAGEMENT ZONE - RIPARIAN CORRIDORS	99 ACRES

TOTAL SITE ACREAGE 1,433 ACRES

LEGEND

- **RESIDENTIAL ZONE** LOW DENSITY PLANNED RESIDENTIAL DEVELOPMENT
- **AGRICULTURAL ZONE** AGRICULTURAL 1
- **OPEN SPACE / RECREATION ZONE** PASSIVE TRAILS, EQUESTRIAN TRAILS
- **RESOURCE MANAGEMENT ZONE (RMZ)** OLD WOODLAND
- **RESOURCE MANAGEMENT ZONE (RMZ)** RIPARIAN CORRIDORS
- **SPECIAL PURPOSE ZONE** GOVERNMENT CENTER
- **SPECIAL PURPOSE ZONE** PUBLIC UTILITIES - WWTP
- **ROADS**
- **VIEW CORRIDOR**
- **CULTURAL RESOURCES**

CONCEPT PLAN - OPTION Q

1" = 500'

0' 500' 1000' 2000' 3000' NORTH

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8757 Washington Boulevard
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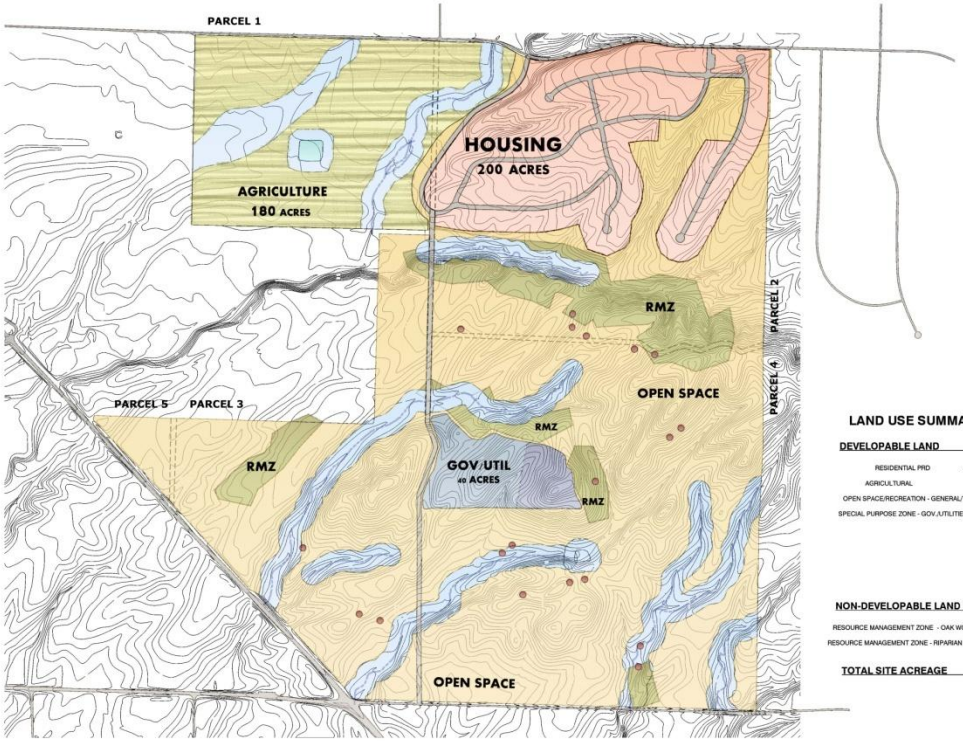
310 287-0688

SANTA YNEZ BAND OF CHUMASH INDIANS

SANTA YNEZ BAND OF CHUMASH INDIANS
LAND USE PLANNING



LAND USE SUMMARY - J.0.1

DEVELOPABLE LAND 1,150 ACRES

RESIDENTIAL PRD	200 ACRES
AGRICULTURAL	180 ACRES
OPEN SPACE/RECREATION - GENERAL/TRAILS	730 ACRES
SPECIAL PURPOSE ZONE - GOV./UTILITIES	40 ACRES

NON-DEVELOPABLE LAND 283 ACRES

RESOURCE MANAGEMENT ZONE - OAK WOODLAND	128 ACRES
RESOURCE MANAGEMENT ZONE - RIPARIAN CORRIDORS	155 ACRES

TOTAL SITE ACREAGE 1,433 ACRES

LEGEND

- **RESIDENTIAL ZONE** LOW DENSITY PLANNED RESIDENTIAL DEVELOPMENT
- **AGRICULTURAL ZONE** AGRICULTURAL 1
- **OPEN SPACE / RECREATION ZONE** PASSIVE TRAILS, EQUESTRIAN TRAILS
- **RESOURCE MANAGEMENT ZONE (RMZ)** OLD WOODLAND
- **RESOURCE MANAGEMENT ZONE (RMZ)** RIPARIAN CORRIDORS
- **SPECIAL PURPOSE ZONE** GOVERNMENT CENTER
- **SPECIAL PURPOSE ZONE** PUBLIC UTILITIES - WWTP
- **ROADS**
- **CULTURAL RESOURCES**

CONCEPT PLAN - OPTION J.0.1

1" = 500'

0' 500' 1000' 2000' 3000' NORTH

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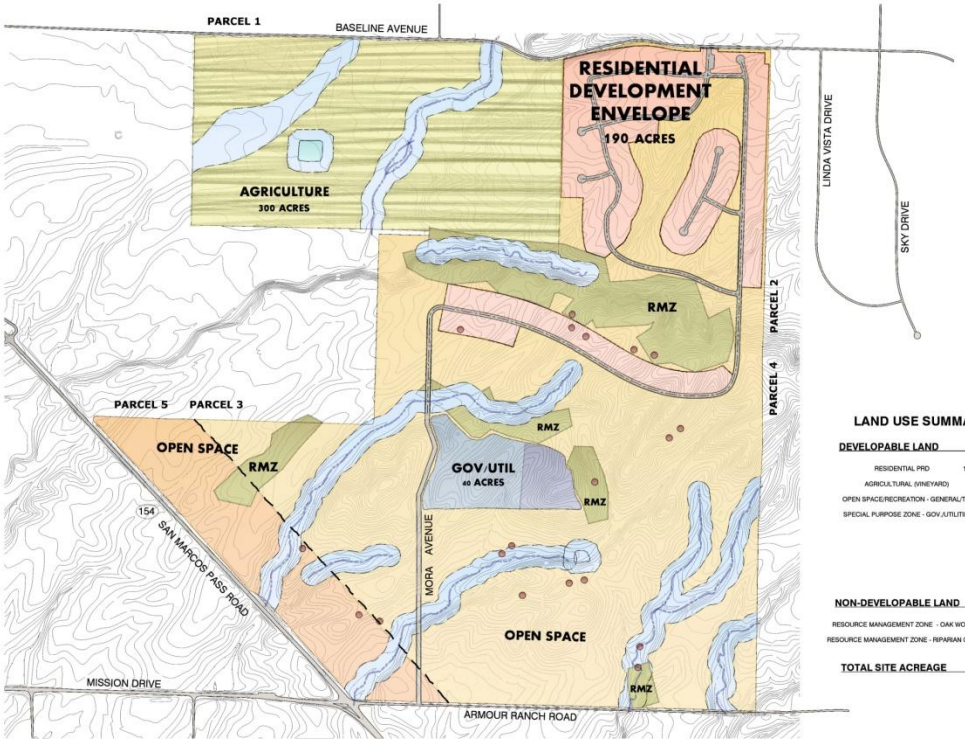
3875 Landmark Street, Suite 600
Culver City, California 90232
310 287-9988

SANTA YNEZ BAND OF CHUMASH INDIANS

SANTA YNEZ BAND OF CHUMASH INDIANS
LAND USE PLANNING



LAND USE SUMMARY - J.1

DEVELOPABLE LAND	**1,150 ACRES**
RESIDENTIAL PRD	190 ACRES
AGRICULTURAL (VINEYARD)	300 ACRES
OPEN SPACE/RECREATION - GENERAL/TRAILS	620 ACRES
SPECIAL PURPOSE ZONE - GOV.,UTILITIES	40 ACRES
NON-DEVELOPABLE LAND	**283 ACRES**
RESOURCE MANAGEMENT ZONE - OAK WOODLAND	128 ACRES
RESOURCE MANAGEMENT ZONE - RIPARIAN CORRIDORS	155 ACRES
TOTAL SITE ACREAGE	**1,433 ACRES**

LEGEND

- RESIDENTIAL ZONE — LOW DENSITY PLANNED RESIDENTIAL DEVELOPMENT
- AGRICULTURAL ZONE — AGRICULTURAL 1
- OPEN SPACE / RECREATION ZONE — PASSIVE TRAILS, EQUESTRIAN TRAILS
- RESOURCE MANAGEMENT ZONE (RMZ) — OLD WOODLAND
- RESOURCE MANAGEMENT ZONE (RMZ) — RIPARIAN CORRIDORS
- SPECIAL PURPOSE ZONE — GOVERNMENT CENTER
- SPECIAL PURPOSE ZONE — PUBLIC UTILITIES - WWTP
- ROADS
- VIEW CORRIDOR
- CULTURAL RESOURCES

CONCEPT PLAN - OPTION J.1

1" = 500'

0' 500' 1000' 2000' 3000' NORTH

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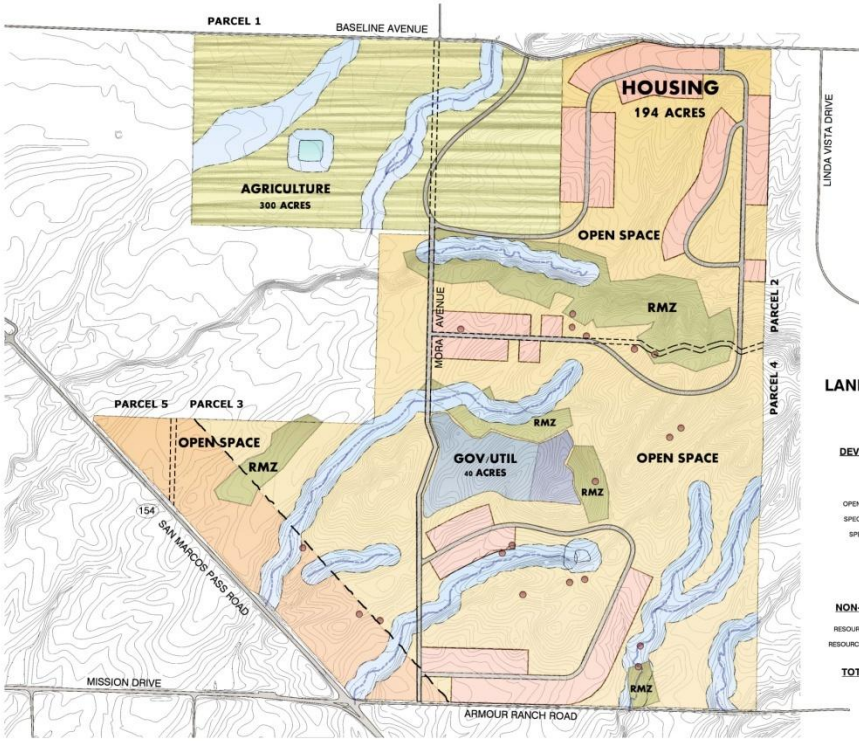
SANTA YNEZ BAND OF CHUMASH INDIANS

SANTA YNEZ BAND OF CHUMASH INDIANS
LAND USE PLANNING



LAND USE SUMMARY - M.0.1

143 - 1 ACRE LOTS

DEVELOPABLE LAND	1,302 ACRES
RESIDENTIAL PRD	194 ACRES
AGRICULTURAL	300 ACRES
OPEN SPACE/RECREATION - GENERAL/TRAILS	765 ACRES
SPECIAL PURPOSE ZONE - GOVERNMENT	40 ACRES
SPECIAL PURPOSE ZONE - UTILITIES	3 ACRES

NON-DEVELOPABLE LAND	131 ACRES
RESOURCE MANAGEMENT ZONE - OAK WOODLAND	33 ACRES
RESOURCE MANAGEMENT ZONE - RIPARIAN CORRIDORS	98 ACRES

TOTAL SITE ACREAGE	1,433 ACRES

LEGEND

- **RESIDENTIAL ZONE** LOW DENSITY PLANNED RESIDENTIAL DEVELOPMENT
- **AGRICULTURAL ZONE** AGRICULTURAL 1
- **OPEN SPACE / RECREATION ZONE** PASSIVE TRAILS, EQUESTRIAN TRAILS
- **RESOURCE MANAGEMENT ZONE (RMZ)** OLD WOODLAND
- **RESOURCE MANAGEMENT ZONE (RMZ)** RIPARIAN CORRIDORS
- **SPECIAL PURPOSE ZONE** GOVERNMENT CENTER
- **SPECIAL PURPOSE ZONE** PUBLIC UTILITIES - WWTP
- **ROADS**
- **VIEW CORRIDOR**
- **CULTURAL RESOURCES**

CONCEPT PLAN - OPTION M.0.1

1" = 500'

0' 500' 1000' 2000' 3000' NORTH

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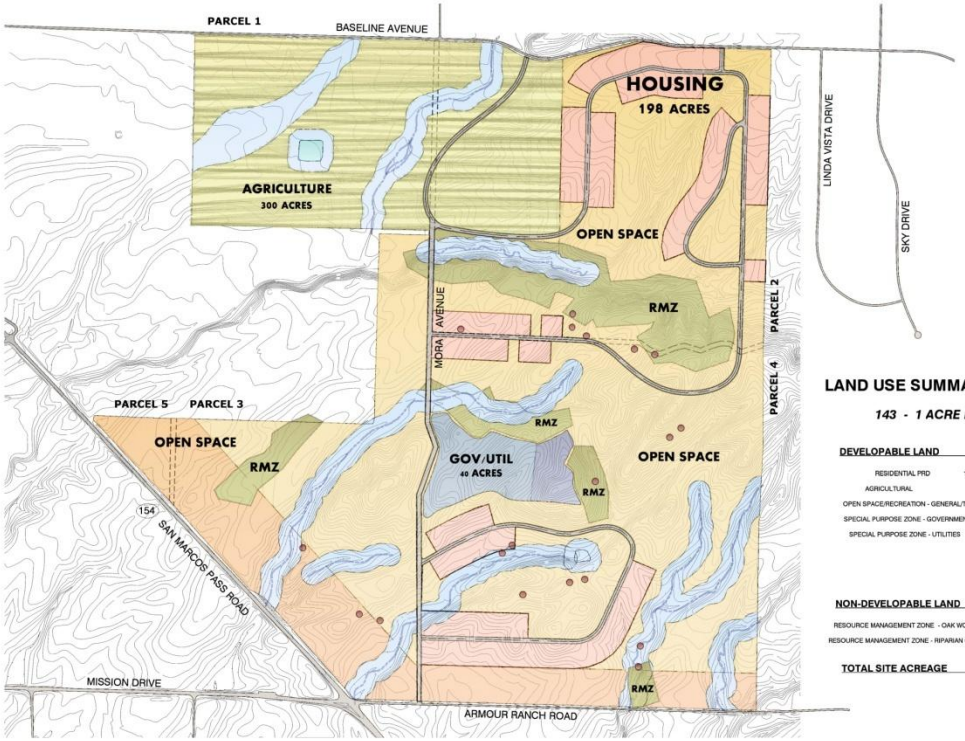
LAND USE PLANNING



LAND USE SUMMARY - M.2.1

143 - 1 ACRE LOTS

DEVELOPABLE LAND	1,302 ACRES
RESIDENTIAL PRD	198 ACRES
AGRICULTURAL	300 ACRES
OPEN SPACE/RECREATION - GENERAL/TRAILS	761 ACRES
SPECIAL PURPOSE ZONE - GOVERNMENT	40 ACRES
SPECIAL PURPOSE ZONE - UTILITIES	3 ACRES

NON-DEVELOPABLE LAND	131 ACRES
RESOURCE MANAGEMENT ZONE - OAK WOODLAND	33 ACRES
RESOURCE MANAGEMENT ZONE - RIPARIAN CORRIDORS	98 ACRES

TOTAL SITE ACREAGE 1,433 ACRES

LEGEND

- **RESIDENTIAL ZONE** LOW DENSITY PLANNED RESIDENTIAL DEVELOPMENT
- **AGRICULTURAL ZONE** AGRICULTURAL 1
- **OPEN SPACE / RECREATION ZONE** PASSIVE TRAILS, EQUESTRIAN TRAILS
- **RESOURCE MANAGEMENT ZONE (RMZ)** OLD WOODLAND
- **RESOURCE MANAGEMENT ZONE (RMZ)** RIPARIAN CORRIDORS
- **SPECIAL PURPOSE ZONE** GOVERNMENT CENTER
- **SPECIAL PURPOSE ZONE** PUBLIC UTILITIES - WWTP
- **ROADS**
- **VIEW CORRIDOR**
- **CULTURAL RESOURCES**

CONCEPT PLAN - OPTION M.2.1

1" = 500'

0' 500' 1000' 2000' 3000' NORTH

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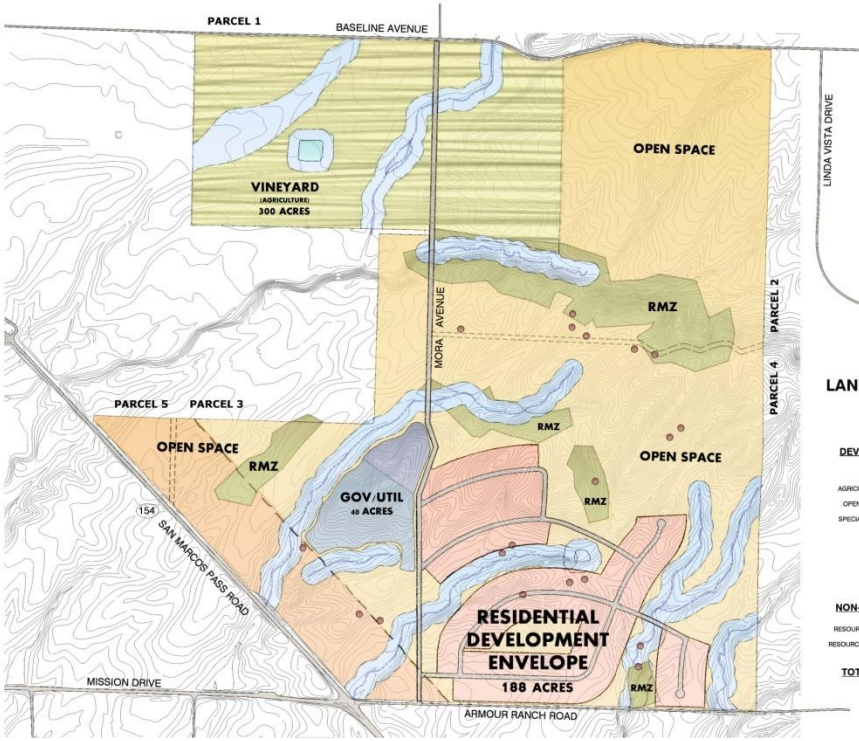
SANTA YNEZ BAND OF CHUMASH INDIANS

More Alternatives (143 lots)

- One (1) Acre Lots in S.E. Corner
- One (1) Acre Lots in N.W. Corner; Vineyard in N.E.
- One (1) Acre Lots in N.W. Corner; Vineyard on West
- One (1) Acre Lots in Center

SANTA YNEZ BAND OF CHUMASH INDIANS

SANTA YNEZ BAND OF CHUMASH INDIANS
LAND USE PLANNING



LAND USE SUMMARY - R.0.1

143 - 1 ACRE LOTS

DEVELOPABLE LAND	**1,302 ACRES**
RESIDENTIAL PRD	188 ACRES
AGRICULTURAL (VINEYARD - Existing Location)	300 ACRES
OPEN SPACE/RECREATION - GENERAL/TRAILS	774 ACRES
SPECIAL PURPOSE ZONE - GOV./UTILITIES	40 ACRES
NON-DEVELOPABLE LAND	**131 ACRES**
RESOURCE MANAGEMENT ZONE - OAK WOODLAND	33 ACRES
RESOURCE MANAGEMENT ZONE - RIPARIAN CORRIDORS	98 ACRES
TOTAL SITE ACREAGE	**1,433 ACRES**

LEGEND

- **RESIDENTIAL ZONE** LOW DENSITY PLANNED RESIDENTIAL DEVELOPMENT
- **AGRICULTURAL ZONE** AGRICULTURAL 1
- **OPEN SPACE / RECREATION ZONE** PASSIVE TRAILS, EQUESTRIAN TRAILS
- **RESOURCE MANAGEMENT ZONE (RMZ)** OLD WOODLAND
- **RESOURCE MANAGEMENT ZONE (RMZ)** RIPARIAN CORRIDORS
- **SPECIAL PURPOSE ZONE** GOVERNMENT CENTER
- **SPECIAL PURPOSE ZONE** PUBLIC UTILITIES - WWTP
- **ROADS**
- **VIEW CORRIDOR**
- **CULTURAL RESOURCES**

CONCEPT PLAN - OPTION R.0.1

1" = 500'

0' 500' 1000' 2000' 3000'

NORTH

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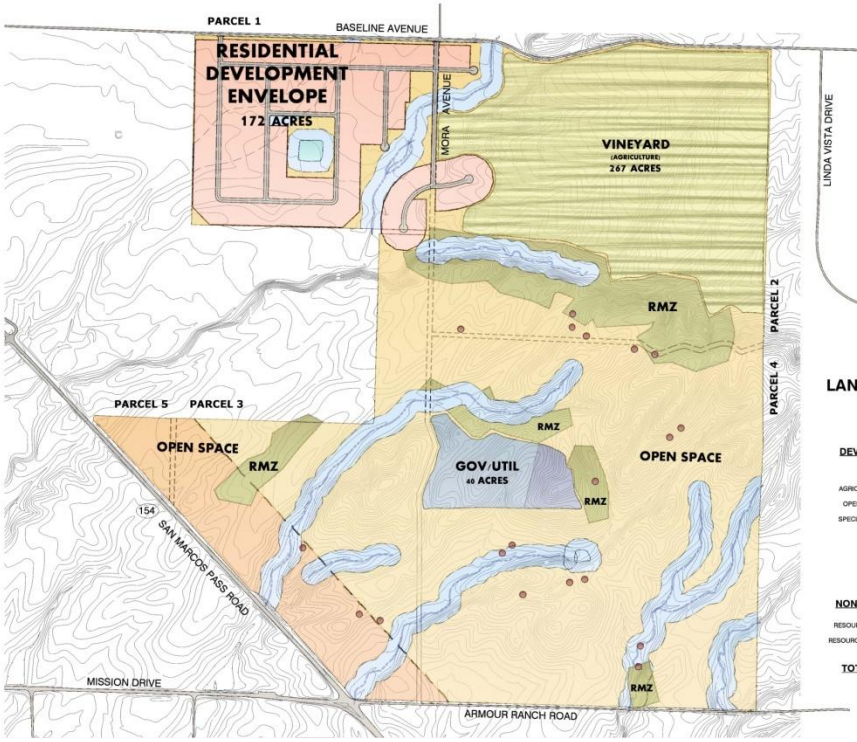
SANTA YNEZ BAND OF CHUMASH INDIANS

LAND USE PLANNING



LAND USE SUMMARY - S.0.1

143 - 1 ACRE LOTS

DEVELOPABLE LAND	1,302 ACRES
RESIDENTIAL PRD	172 ACRES
AGRICULTURAL (VINEYARD - Proposed Location)	267 ACRES
OPEN SPACE/RECREATION - GENERAL/TRAILS	823 ACRES
SPECIAL PURPOSE ZONE - GOV./UTILITIES	40 ACRES

NON-DEVELOPABLE LAND	131 ACRES
RESOURCE MANAGEMENT ZONE - OAK WOODLAND	33 ACRES
RESOURCE MANAGEMENT ZONE - RIPARIAN CORRIDORS	98 ACRES

TOTAL SITE ACREAGE 1,433 ACRES

LEGEND

- **RESIDENTIAL ZONE** LOW DENSITY PLANNED RESIDENTIAL DEVELOPMENT
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- **CULTURAL RESOURCES**

CONCEPT PLAN - OPTION S.0.1

1" = 500'

0' 500' 1000' 2000' 3000' NORTH

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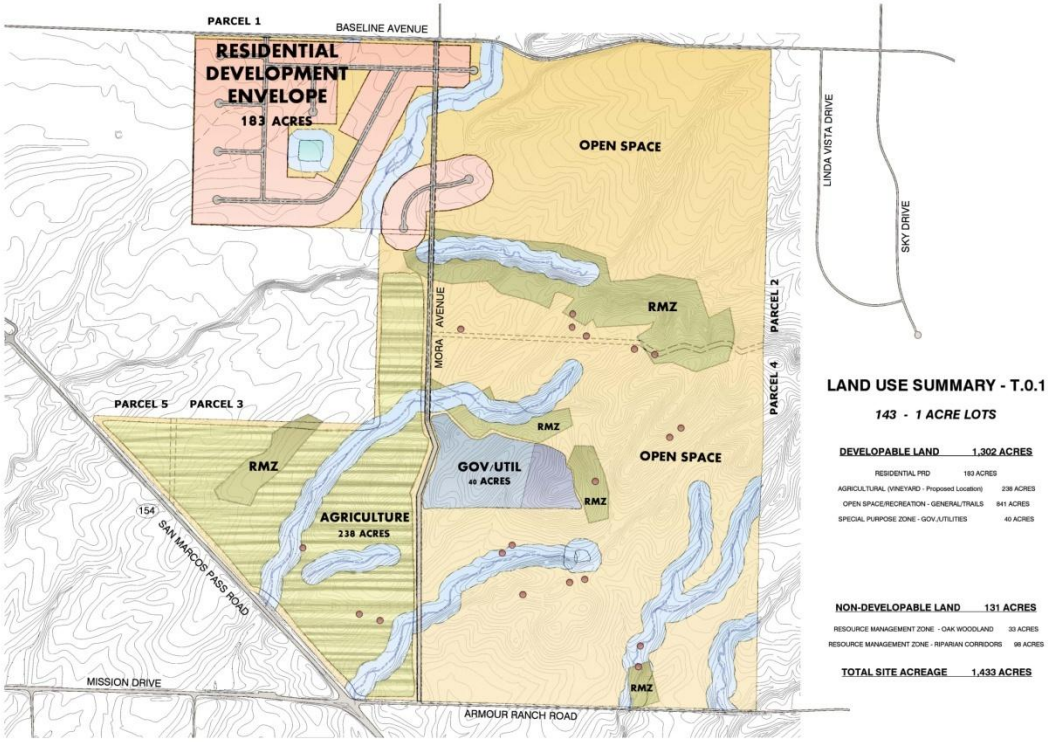
SANTA YNEZ BAND OF CHUMASH INDIANS
LAND USE PLANNING



LAND USE SUMMARY - T.0.1

143 - 1 ACRE LOTS

DEVELOPABLE LAND	1,302 ACRES
RESIDENTIAL PRD	183 ACRES
AGRICULTURAL (VINEYARD - Proposed Location)	238 ACRES
OPEN SPACE/RECREATION - GENERAL/TRAILS	841 ACRES
SPECIAL PURPOSE ZONE - GOV./UTILITIES	40 ACRES

NON-DEVELOPABLE LAND	131 ACRES
RESOURCE MANAGEMENT ZONE - OAK WOODLAND	33 ACRES
RESOURCE MANAGEMENT ZONE - RIPARIAN CORRIDORS	98 ACRES

TOTAL SITE ACREAGE 1,433 ACRES

LEGEND

- **RESIDENTIAL ZONE** LOW DENSITY PLANNED RESIDENTIAL DEVELOPMENT
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CONCEPT PLAN - OPTION T.0.1

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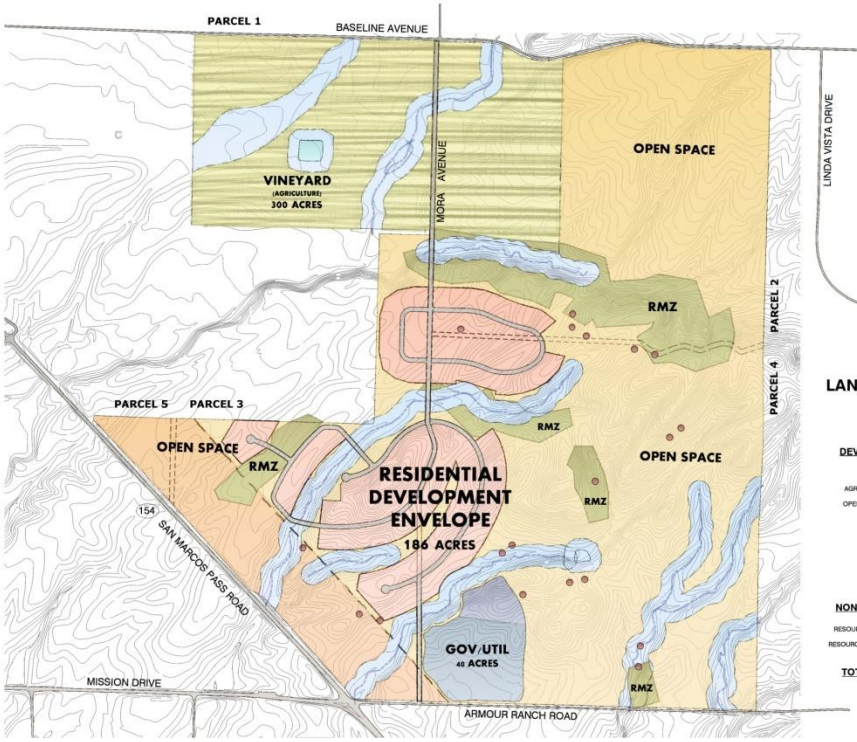

LAND USE SUMMARY - U.0.1

143 - 1 ACRE LOTS

DEVELOPABLE LAND	**1,302 ACRES**
RESIDENTIAL PRD	186 ACRES
AGRICULTURAL (VINEYARD - Existing Location)	300 ACRES
OPEN SPACE/RECREATION - GENERAL/TRAILS	816 ACRES
NON-DEVELOPABLE LAND	**131 ACRES**
RESOURCE MANAGEMENT ZONE - OAK WOODLAND	33 ACRES
RESOURCE MANAGEMENT ZONE - RIPARIAN CORRIDORS	98 ACRES
TOTAL SITE ACREAGE	**1,433 ACRES**

LEGEND

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Thank You

Any Questions?

www.chumashfacts.com