EXECUTIVE SUMMARY

EXECUTIVE SUMMARY
HORSESHOE GRANDE FEE-TO-TRUST PROJECT

This Final Environmental Impact Statement (hereinafter, "FEIS") has been prepared to assess the consequences of the Soboba Band of Luiseño Indians' (hereinafter, the "Tribe") proposal to convey 34 parcels, 534.91± acres (hereinafter, "Project Site") of Tribally-owned property that is contiguous to the boundaries of the existing Soboba Indian Reservation (hereinafter, the "Reservation") to Federal trust status. Additionally, the Tribe proposes to develop approximately 55 acres of the Project Site (ten percent of total conveyance) into a destination hotel/casino complex. This FEIS considers the potential effects to the environment from the Tribe's proposal, as well as four alternatives, including a No Action Alternative (Alternative 4).

The Project Site, also referred to as the "Horseshoe Grande property" in some supporting technical documents, is located in western Riverside County, California. Approximately 300 acres (56 percent) of the Project Site is incorporated in the City of San Jacinto, while the remainder is within the unincorporated Riverside County.

PURPOSE AND NEED

The Tribe's proposal (Proposed Action) allows the Bureau of Indian Affairs (BIA) to execute its charge to facilitate Tribal self-determination, self-sufficiency, and economic growth through the optimal use of Tribal lands. The purpose of the Proposed Action is for the Tribe to reclaim ancestral territory so that it may exercise sovereignty over Tribal lands and be relieved of state and local taxation and regulation. The need for the Proposed Action is to allow the Tribe to develop economically so that it may continue to provide a good quality of life for Tribal members. Further, the Proposed Action would create a sizable source of employment for Tribal members and members of the local communities. The Tribe would also continue to provide revenues generated from its gaming enterprise to local social, cultural, and educational programs.

PROPOSED ACTION (A AND B)

The Tribe proposes the conveyance of 34 parcels, 534.91± acres of Tribally-owned property (Project Site) that is contiguous to the boundaries of the existing Reservation to Federal trust status, and to develop approximately 55 acres of the Project Site into a destination hotel/casino complex. The Tribe would relocate its existing casino, which presently resides on trust lands, to the Project Site. In addition to the fee-to-trust action and casino relocation, the Proposed Action also includes the development of a 300-room hotel, casino, restaurants, retail establishments, a convention center, an events arena, and a spa and fitness center, within a 729,500± square-foot complex. The proposed developments also include two Tribal fire stations, and a 12-pump gas station with a 6,000 square-foot convenience store. A portion of the Project Site is occupied by the Soboba Springs Golf Course and Country Club (hereinafter, "the Golf Course and Country Club" collectively; and the "Golf Course" and the "Country Club" individually, respectively),

which the Tribe purchased in December 2004. Construction of a new 31,000± square foot Country Club was completed in May 2008. Development of the proposed hotel/casino complex near the Golf Course and Country Club would allow the Tribe to economically diversify by offering customers a destination resort.

Due to fault lines in the area, the Tribe's engineers have advised the realignment of Lake Park Drive in order to accommodate the proposed developments on the available buildable land. Realignment of Lake Park Drive would adhere to the Road Improvement Standards of the City of San Jacinto Municipal Code, Chapter 12.28. The City has adopted the following standards: County of Riverside County Road Improvement Standards and Specifications, Eastern Municipal Water District Standard and Specifications for Developer Projects, and Riverside County Flood and Water Conservation District Design Manual and Standards. At this point, it is unclear whether Lake Park Drive is to be realigned. Therefore, this FEIS presents and analyzes the Proposed Action both with and without the realignment of Lake Park Drive. In the remainder of this document, the Proposed Action accompanied by the realignment of Lake Park Drive is referred to as "Proposed Action A", while that without the realignment of Lake Park Drive is called "Proposed Action B". Additionally, in Proposed Action B, the events arena would be located across Lake Park Drive and will be slightly smaller than that in Proposed Action A by 15,000 square-feet to accommodate the events arena in the available building space south of Lake Park Drive. Both these versions of the Tribe's proposal are collectively referred to as the "Proposed Action".

ALTERNATIVES

The National Environmental Policy Act (NEPA) mandates that the environmental consequences of a reasonable range of alternatives be analyzed in addition to the Proposed Action. Four alternatives were assessed in this FEIS; they are as follows:

- Alternative 1) Reduced Hotel/Casino Complex
- Alternative 2) Hotel and Convention Center (No Casino Relocation)
- Alternative 3) Commercial Enterprise (No Casino or Hotel)
- Alternative 4) No Action

The three action alternatives (Alternatives 1, 2, and 3) are collectively referred to as the "development Alternatives" in this FEIS, while Alternative 4 is called "No Action Alternative". Brief explanations of each alternative follow below. The development Alternatives include the conveyance of 34 parcels, 534.91± acres of Tribally-owned property (Project Site) to Federal trust status. Alternative 3 would yield the largest development footprint by developing approximately 67± acres, or approximately 13 percent of the entire Project Site. The other alternatives would develop no more than 55± acres, or 10 percent of the Project Site. The footprint of the proposed developments under the Proposed Action and Alternatives is referred to as "Development Site" in this FEIS.

ALTERNATIVE 1

Alternative 1 would include the development of the same composition of uses as Proposed Action A, but the size of the hotel/casino complex will be reduced by approximately 20 percent (535,000+ square-feet of development are proposed under Alternative 1). As depicted in **Figure 2-9**, the realignment of Lake Park Drive is included in Alternative 1. The realignment of Lake Park Drive may be necessary in order to accommodate the proposed developments due to underlying fault lines in the area. The hotel would be reduced by 60 rooms to 240 total rooms, or from 170,000± to 136,000± square-feet, and the casino will be downsized from 160,000± to 128,000± square-feet. In total, this alternative would reduce the hotel/casino complex by approximately 154,000± square-feet compared to Proposed Action A. The gas station and convenience store and two Tribal fire stations would remain the same as in Proposed Action A. The Golf Course and Country Club would continue to operate under the existing conditions and no further renovations to the existing Golf Course or Country Club facilities will occur as part of this alternative.

ALTERNATIVE 2

Alternative 2 would include the development of a 300-room hotel with a convention center and three restaurants. The casino would not be relocated from its existing location on the Reservation and Lake Park Drive would not be realigned The gas station and convenience store and two Tribal fire stations would remain the same as in Proposed Action A. The Golf Course and Country Club would continue to operate under the existing conditions, and no further renovations to the existing Golf Course or Country Club facilities will occur as part of this alternative.

ALTERNATIVE 3

Alternative 3 would include the development of an RV-Park and community/neighborhood Retail Shopping Center in the vicinity of the intersection of Soboba Road and Lake Park Drive. More specifically, one main retail building, immediately south of the intersection of Lake Park Drive and Soboba Road, would provide space for a major retail business. In addition, five other facilities would host a variety of local-serving retail and office businesses such as restaurants, a coffee shop, a barber/beauty salon, drug store, hardware store, rental center, clothing stores, and professional offices. The two-story buildings would provide approximately 122,950± square-feet of retail and restaurant space. The gas station and convenience store and two Tribal fire stations would remain the same as in Proposed Action A. Lake Park Drive would not be realigned under Alternative 3. The Golf Course and Country Club would continue to operate under the existing conditions, and no further renovations to the existing Golf Course or the Country Club facilities will occur as part of this alternative.

ALTERNATIVE 4

Alternative 4 is the No Action Alternative. There would not be the conveyance of any land into Federal trust status. The land would remain held in fee-title by the Tribe. The Tribal Government would continue to use the Project Site in its current state. Any plans or

improvements to the Project Site would be subject to approval by the City of San Jacinto. Under the No Action Alternative, the Tribal Government would not be allowed to exercise its sovereign power of rule for issues associated with the Project Site. The Golf Course and Country Club would continue to operate under the existing conditions, and no further renovations to the existing Golf Course or Country Club facilities will occur as part of this alternative.

ENVIRONMENTAL CONSEQUENCES AND SUMMARY MATRIX

An **Executive Summary Matrix** (**Table ES-1**) that summarizes the environmental effects of the Proposed Action and Alternatives can be found below. Also provided in the matrix are mitigation measures that address all possible environmental consequences, regardless if they are considered "significant". Mitigation measures that were applied in the design process are considered part of the Proposed Action, but are also summarized in the matrix below. **Sections 4-7** of this FEIS provide more detailed information on each of the environmental effects found in the **Table ES-1**.

The following abbreviations have been applied in **Table ES-1** below:

- A – Proposed Action A
- B – Proposed Action B
- A1 – Alternative 1: Reduced Hotel/Casino Complex
- A2 – Alternative 2: Hotel and Convention Center (No Casino Relocation)
- A3 – Alternative 3: Commercial Enterprise (No Casino or Hotel)
- A4 – Alternative 4: No Action
- S – Significant Effect
- LTS – Less than Significant Effect
- NE – No Effect
- BE – Beneficial Effect
- N/A – Not Applicable

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
	Less than Significant = LTS Significant = S No Effect = NE Beneficial Effect = BE Not applicable = N/A		
	4.0 Environmental Effects		
	4.1 Land Resources		
	Topography		
A	Under Proposed Action A, topography would be affected under grading (cut and fill) activities	LTS	None Recommended
B	Under Proposed Action B, topogrpahy would be affected similarly to A	LTS	None Recommended
A1	Under Alternative 1, topography would be affected similarly to A	LTS	None Recommended
A2	Under Alternative 2, topography would be affected similarly to A	LTS	None Recommended
A3	Under Alternative 3, topography would be affected similarly to A	LTS	None Recommended
A4	Topography would not be affected under Alternative 4	NE	None Recommended
	Geology		
A	Under Proposed Action A, the underlying geology is suitable for development activities	LTS	1. The following mitigation measures should be implemented for site preparation: a) Clearing and Grubbing: All surface improvements, debris or vegetation including grass, trees, and weeds on the site at the time of construction should be removed from the construction area. Root balls should be completely excavated. Organic strippings should be hauled from the site and not used as fill. Any trash, construction debris, concrete slabs, old pavement, landfill, and buried obstructions such as old foundations and utility lines exposed during rough grading should be traced to the limits of the foreign material by the grading contractor and removed under the supervision of the geotechnical engineer. Any excavations resulting from site clearing should be dish-shaped to the lowest depth of disturbance and backfilled under the observation of the geotechnical engineer's representative. b) Major Building Pad Preparation: The existing surface soil within the building pad areas should be removed to 36 inches below the lowest foundation grade or 60 inches below the original grade (whichever is deeper), extending five feet beyond all exterior wall/column lines (including adjacent concreted areas). The exposed subgrade should be scarified to a depth of 8 inches in loose thickness, uniformly moisture conditioned to ±2 percent of optimum moisture, and re-compacted to at least 90 percent of ASTM D1557 maximum density. c) Minor Building Pad Preparation: The existing surface soil within the building pad areas should be removed to 18 inches below the lowest foundation grade or 36 inches below the original grade (whichever is deeper), extending five feet beyond all exterior wall/column lines (including adjacent concreted areas). The exposed subgrade should be scarified to a depth of 8 inches in loose thickness, uniformly moisture conditioned to ±2 percent of optimum moisture, and re-compacted to at least 90 percent of ASTM D1557 maximum density. d) During this process, the exposed surface will also be observed for any loose or "pumping" areas by wheel-rolling with heavy equipment. The exposed surface will then be tested at the rate of 1 test per 1,000 square foot or at least 2 tests per building pad, to conform to the above compaction requirements. d) The on-site soils are suitable for use as compacted fill and utility trench backfill. Imported fill soil (if required) should be similar to onsite soil or non-expansive, granular soil meeting the USCS classifications of SM, SP-SM, or SW-SM with a maximum rock size of 3 inches. The geotechnical engineer should approve imported fill soil sources before hauling material to the site. Native and imported materials should be placed in lifts no greater than 8 inches in loose thickness, uniformly moisture conditioned to ±2 percent of optimum moisture, and re-compacted to at least 90 percent of ASTM D1557 maximum density.

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e) Fill Slope Bench/Key Preparation: Bench/Key should be provided at the bottom of fill slope. The existing surface soil within the width of the Key (at least one (1) equipment width) areas should be removed to 24 inches below the existing grade. The exposed subgrade should be scarified to a depth of 8 inches in loose thickness, uniformly moisture conditioned to ±2 percent of optimum moisture, and re-compacted to at least 90 percent of ASTM D1557 maximum density.

f) In areas other than the building pad which are to receive concrete slabs and asphalt concrete pavement, the ground surface should be over-excavated to a depth of 12 inches, uniformly moisture conditioned to ±2 percent of optimum moisture, and re-compacted to at least 90 percent of ASTM D1557 maximum density.

g) Trench Backfill: On-site soil free of debris, vegetation, and other deleterious matter may be suitable for use as utility trench backfill. Backfill within roadways should be placed in layers not more that 6 inches in thickness, uniformly moisture conditioned to ±2 percent of optimum moisture and mechanically compacted to a minimum of 90 percent of the ASTM D1557 maximum dry density except for the top 12 inches of the trench which shall be compacted to at least 95 percent. Native backfill should only be placed and compacted after encapsulating buried pipes with suitable bedding and pipe envelope material.

h) Pipe envelope/bedding should either be clean sand (Sand Equivalent SE>30) or crushed rock when encountering groundwater. A geotextile filter fabric (Mirafi 140N or equivalent) should be used to encapsulate the crushed rock to reduce the potential for in-washing of fines into the gravel void space. Precautions should be taken in the compaction of the backfill to avoid damage to the pipes and structures.

i) Moisture Control and Drainage: The moisture condition of the building pad should be maintained during trenching and utility installation until concrete is placed or should be rewetted before initiating delayed construction.

j) Adequate site drainage is essential to future performance of the project. Infiltration of excess irrigation water and stormwaters can adversely affect the performance of the subsurface soil at the site. Positive drainage should be maintained away from all structures (5 percent for 5 feet minimum across unpaved areas) to prevent ponding and subsequent saturation of the native soil.

k) Gutters and downspouts may be considered as a means to convey water away from foundations. If landscape irrigation is allowed next to the building, drip irrigation systems or lined planter boxes should be used. The subgrade soil should be maintained in a moist, but not saturated state, and not allowed to dry out. Drainage should be maintained without ponding.

l) Observation and Density Testing: All site preparation and fill placement should be continuously observed and tested by a representative of a qualified geotechnical engineering firm. Full-time observation services during the excavation and scarification process is necessary to detect undesirable materials or conditions and soft areas that may be encountered in the construction area. The geotechnical firm that provides observation and testing during construction shall assume the responsibility of "geotechnical engineer of record" and, as such, shall perform additional tests and investigation as necessary to satisfy themselves as to the site conditions and the recommendations for site development.

m) Auxiliary Structures Foundation Preparation: Auxiliary structures such as free standing or retaining walls should have the existing soil beneath the structure foundation prepared in the manner recommended for the building pad except the preparation needed only to extend 24 inches below and beyond the footing.

2. The following mitigation measures should be implemented for foundations and settlements:

TABLE ES-1
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Alternative	Environmental Effect	Level of Significance	Mitigation Measures
		Less than Significant = LTS Significant = S No Effect = NE Beneficial Effect = BE Not applicable = N/A	
			a) Major Structure: Shallow spread footings and continuous wall footings are suitable to support the structures provided they are founded on a layer of properly prepared and compacted soil as described for the site preparation mitigation described above. The foundations may be designed using an allowable soil bearing pressure of 2,500 psf. The allowable soil pressure may be increased by 20 percent for each foot of embedment depth in excess of 24 inches and by one-third for short term loads induced by winds or seismic events. The maximum allowable soil pressure at increased embedment depths shall not exceed 4,000 psf. b) All exterior and interior foundations should be embedded a minimum of 24 inches below the building support pad or lowest adjacent final grade, whichever is deeper. Continuous wall footings should have a minimum width of 18 inches. Spread footings should have a minimum width of 36 inches and should not be structurally isolated. Recommended concrete reinforcement and sizing for all footings should be provided by the structural engineer. c) Minor Structure: Shallow spread footings and continuous wall footings are suitable to support the structures provided they are founded on a layer of properly prepared and compacted soil as described for the site preparation mitigation described above. The foundations may be designed using an allowable soil bearing pressure of 2,000 psf. The allowable soil pressure may be increased by 20 percent for each foot of embedment depth in excess of 18 inches and by one-third for short term loads induced by winds or seismic events. The maximum allowable soil pressure at increased embedment depths shall not exceed 3,200 psf. d) All exterior and interior foundations should be embedded a minimum of 18 inches below the building support pad or lowest adjacent final grade, whichever is deeper. Continuous wall footings should have a minimum width of 12 inches. Spread footings should have a minimum width of 24 inches and should not be structurally isolated. Recommended concrete reinforcement and sizing for all footings should be provided by the structural engineer. e) Resistance to horizontal loads will be developed by passive earth pressure on the sides of footings and frictional resistance developed along the bases of footings and concrete slabs. Passive resistance to lateral earth pressure may be calculated using an equivalent fluid pressure of 355 pcf to resist lateral loadings. The top one foot of embedment should not be considered in computing passive resistance unless the adjacent area is confined by a slab or pavement. An allowable friction coefficient of 0.40 may also be used at the base of the footings to resist lateral loading. f) Foundation movement under the estimated static (non-seismic) loadings and static site conditions are estimated to not exceed 1 inch (major structure) and ¾ inch (minor structure), with differential movement of about two-thirds of total movement for the loading assumptions stated above when the subgrade preparation guidelines given above are followed. g) Major structures may be supported by a deep foundation system like drilled piers. Recommendations for 30 and 48 inch diameter cast-in place drilled piers are provided below: h) Vertical Capacity: Vertical capacity for 30 and 48 inch diameter shafts are presented in Figure 2 of **Appendix L**. Capacities for other shaft sizes can be determined in direct proportion to shaft diameters. End bearing and skin friction parameters have been used to determine the allowable shaft capacity. The allowable capacities include a factor of safety of 2.5. The allowable vertical compression capacities may be increased by 33 percent to accommodate temporary loads such as from wind or seismic forces. The allowable vertical shaft capacities are based on the supporting capacity of the soil. The structural capacity of the piers should be verified by the structural engineer. i) Lateral Capacity: The allowable lateral capacity for 24 and 48 inch diameter shafts are given in **Table 5-1**. The allowable horizontal deflection at the shaft head has been assumed to be one-half inch (0.50 inch).

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			j) Uplift Capacity: Pole capacity in tension may be assumed to be 40 percent of the compression capacity. k) Installation: The drilled pier shall be placed in conformance to ACI 336 guidelines. Excavation for piers should be inspected by the geotechnical consultant. The bottom of the excavation for piers should be reasonably free of loose or slough material. A tremie pipe should be used to pour concrete from the bottom up and to ensure less than five feet of free fall. All drilled piers should be cased to prevent caving or lateral deformation due the presence of medium dense sand/silt layers, provided that the structural steel and concrete shall be placed immediately after drilling. 3. The following mitigation measures should be implemented for slabs-on-grade: a) Concrete slabs and flatwork should be a minimum of 5 inches thick. Concrete floor slabs may either be monolithically placed with the foundation or dowelled after footing placement. The concrete slabs may be placed on granular subgrade that has been compacted at least 90 percent relative compaction (ASTM D1557) and moistened to near optimum moisture just before the concrete placement. b) To provide protection against vapor or water transmission through the slabs, the slabs-on-grade should be underlain by a layer of clean concrete sand at least 4 inches thick. To provide additional protection against water vapor transmission through the slab in areas where vinyl or other moisture-sensitive floor covering is planned, a 10-mil thick impermeable plastic membrane (visqueen) should be placed at mid-height within the sand layer. The vapor inhibitor should be installed in accordance with the manufacturer's instructions. At least a 2-foot lap should be provided at the membrane edges or the should edges be sealed. c) Concrete slab and flatwork reinforcement should consist of chaired rebar slab reinforcement (minimum of No. 4 bars at 18-inch centers, both horizontal directions) placed at slab mid-height to resist potential swell forces and cracking. Slab thickness and steel reinforcement are minimums only and should be verified by the structural engineer/designer knowing the actual project loadings. The construction joint between the foundation and any mowstrips/sidewalks placed adjacent to foundations should be sealed with a polyurethane based non-hardening sealant to prevent moisture migration between the joint. d) Control joints should be provided in all concrete slabs-on-grade at a maximum spacing (in feet) of 2 to 3 times the slab thickness (in inches) as recommended by American Concrete Institute (ACI) guidelines. All joints should form approximately square patterns to reduce randomly oriented contraction cracks. Contraction joints in the slabs should be tooled at the time of the pour or sawcut (¼ of slab depth) within 6 to 8 hours of concrete placement. Construction (cold) joints in foundations and area flatwork should either be thickened butt-joints with dowels or a thickened keyed-joint designed to resist vertical deflection at the joint. All joints in flatwork should be sealed to prevent moisture, vermin, or foreign material intrusion. Precautions should be taken to prevent curling of slabs in this arid desert region (refer to ACI guidelines). e) All independent concrete flatworks should be underlain by 12 inches of moisture conditioned and compacted soils. All flatwork should be jointed in square patterns and at irregularities in shape at a maximum spacing of 10 feet or the least width of the sidewalk. 4. The following mitigation measures should be implemented for concrete mixes and corrosivity: a) Selected chemical analyses for corrosivity were conducted on bulk samples of the near surface soil from the project site (Plate C-10). The native soils have low levels of sulfate ion concentrations (116-176 ppm), and low levels of chloride ion concentrations (20-50 ppm). Resistivity determinations on the soil indicate moderate potential for metal loss because of electrochemical corrosion processes. b) A minimum of 2,500 psi concrete of Type II Portland Cement with a maximum water/cement ratio of 0.60 (by weight) should be used for concrete placed in contact with native soil on this project (sitework including streets, sidewalks, driveways, patios, and foundations).

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	Less than Significant = LTS Significant = S No Effect = NE Beneficial Effect = BE Not applicable = N/A		
			c) Prior to construction, a qualified corrosion engineer should evaluate the corrosion potential on metal construction materials and concrete at the Development Site. 5. The following mitigation measures should be implemented for excavations: a) All trench excavations should conform to CalOSHA requirements for Type C soil. The contractor is solely responsible for the safety of workers entering trenches. Temporary excavations with depths of 4 feet or less may be cut nearly vertical for short duration. Temporary slopes should be no steeper than 1.5:1 (horizontal:vertical). Sandy soil slopes should be kept moist, but not saturated, to reduce the potential of raveling or sloughing. b) Trench excavations deeper than 4 feet would require shoring or slope inclinations in conformance to CAL/OSHA regulations for Type C soil. Surcharge loads of stockpiled soil or construction materials should be set back from the top of the slope a minimum distance equal to the height of the slope. All permanent slopes should not be steeper than 3:1 to reduce wind and rain erosion. Protected slopes with ground cover may be as steep as 2:1. However, maintenance with motorized equipment may not be possible at this inclination. 6. The following mitigation measures should be implemented for lateral earth pressures: a) Earth retaining structures, such as retaining walls, should be designed to resist the soil pressure imposed by the retained soil mass. Walls with granular drained backfill may be designed for an assumed static earth pressure equivalent to that exerted by a fluid weighing 37 pcf for unrestrained (active) conditions (able to rotate 0.1 percent of wall height), and 55 pcf for restrained (at-rest) conditions. These values should be verified at the actual wall locations during construction. b) Seismic earth pressure on unrestrained walls retaining more than five (5) feet of soil may be assumed to exert a uniform pressure distribution of 7.5H psf against the back of the wall, where H is the height of the backfill. The total seismic load is assumed to act as a point load at 0.6H above the base of the wall. c) Surcharge loads should be considered if loads are applied within a zone between the face of the wall and a plane projected behind the wall 45 degrees upward from the base of the wall. The increase in lateral earth pressure acting uniformly against the back of the wall should be taken as 50 percent of the surcharge load within this zone. Areas of the retaining wall subjected to traffic loads should be designed for a uniform surcharge load equivalent to two feet of native soil. d) Walls should be provided with backdrains to reduce the potential for the buildup of hydrostatic pressure. The drainage system should consist of a composite HDPE drainage panel or a 2-foot wide zone of free draining crushed rock placed adjacent to the wall and extending 2/3 the height of the wall. The gravel should be completely enclosed in an approved filter fabric to separate the gravel and backfill soil. A perforated pipe should be placed perforations down at the base of the permeable material at least six inches below finished floor elevations. The pipe should be sloped to drain to an appropriate outlet that is protected against erosion. Walls should be properly waterproofed. The project geotechnical engineer should approve any alternative drain system. 7. The following mitigation measures should be implemented for pavements: a) Pavements should be designed according to CALTRANS or other acceptable methods. Traffic indices were not provided by the project engineer or owner; therefore, we have provided structural sections for several traffic indices for comparative evaluation. The public agency or design engineer should decide the appropriate traffic index for the site. Maintenance of proper drainage is necessary to prolong the service life of the pavements. Based on the current State of California CALTRANS method, R-value of 59 for the subgrade soil and assumed traffic indices, **Table 5-2** provides estimates for asphaltic concrete (AC) pavement sections. b) Final recommended pavement sections may need to be based on sampling and R-Value testing during grading operations when actual subgrade soils will be exposed.
B	Under Proposed Action B, geology is similar to Proposed Action A	LTS	Same as A
A1	Under Alternative 1, there is less construction than under Action A and the underlying geology is suitable	LTS	Same as A

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Alternative	Environmental Effect	Level of Significance	Mitigation Measures
	Less than Significant = LTS Significant = S No Effect = NE	Beneficial Effect = BE	Not applicable = N/A
A2	Under Alternative 2, there is less construction than under Action A and the underlying geology is suitable	LTS	Same as A
A3	Under Alternative 3, there is less construction than under Action A and the underlying geology is suitable	LTS	Same as A
A4	Geology is not affected under Alternative 4	NE	None Recommended
	Soils		
A	Under Proposed Action A, construction activities are not expected to result in substantial soil erosion or the loss of topsoil and the proposed developments would not be located on soil that is unstable	LTS	None Recommended. However, in accordance with standard engineering practices, Development Site soils should be tested prior to construction activities to confirm their suitability for use as fill.
B	Under Proposed Action B, construction activities are not expected to result in substantial soil erosion or the loss of topsoil and the proposed developments would not be located on soil that is unstable	LTS	Same as A
A1	Under Alternative 1, construction activities are not expected to result in substantial soil erosion or the loss of topsoil and the proposed developments would not be located on soil that is unstable	LTS	Same as A
A2	Under Alternative 2, construction activities are not expected to result in substantial soil erosion or the loss of topsoil and the proposed developments would not be located on soil that is unstable.	LTS	Same as A
A3	Under Alternative 3, construction activities are not expected to result in substantial soil erosion or the loss of topsoil and the proposed developments would not be located on soil that is unstable.	LTS	Same as A
A4	Soils are not affected under Alternative 4	NE	None Recommended
	Seismic Hazards		
A	Under Proposed Action A, seismic events associated with the San Jacinto fault system or the nearby San Andreas and Elsinore faults pose a potentially significant effect at the Project Site, including strong seismic ground shaking, seismic-related ground failure including liquefaction and/or landslides, and structural damage to buildings, roadways, utilities, underground storage tanks, parking lots, and/or parking garages.	S --> LTS	1. Treated wastewater storage ponds and percolation ponds would be designed and constructed consistent with California Water Code and California Division of Safety of Dams regulations. Additionally, the Tribe would submit the final storage and percolation pond design to the EPA for review and approval prior to construction. The EPA would review the design in cooperation with the Bureau of Reclamation based on the Bureau of Reclamation standard design guidelines. Based on the EPA's downstream hazard classification, an Operation and Maintenance Program may be required to promote the safety of people and property downstream. If required, the Tribe would enter into a MOA with the EPA to implement an Operation and Maintenance Program for the life of the ponds. 2. For all other proposed structures, engineering designs should comply with the latest edition of the California Building Code (CBC) for Site Class D using the seismic coefficients provided in the geotechnical report (see **Appendix L**). A qualified geologist should inspect any excavations (foundation, utility, etc.) on the Development Site during construction for possible indications of faulting. 3. Underground Storage Tanks (USTs) associated with the gas station would be installed consistent with Federal regulations for UST installation in or adjacent to identified active fault zones (40 C.F.R. Part 280, Subpart B),), as well as with State and County (County of Riverside Ordinance No. 617) regulations.
B	Under Proposed Action B, the potential impacts are the same as in Proposed Action A.	S --> LTS	Same as A
A1	Under Alternative 1, the potential impacts are the same as in Proposed Action A.	S --> LTS	Same as A
A2	Under Alternative 2, the potential impacts are the same as in Proposed Action A.	S --> LTS	Same as A
A3	Under Alternative 3, the potential impacts are the same as in Proposed Action A.	S --> LTS	Same as A
A4	Under Alternative 4, no development would occur that would be subject to seismic activities.	NE	Same as A
	Mineral Resources		
A	The Proposed Action A creates no effect related to the mineral resources at the Project Site.	NE	None Recommended
B	The Proposed Action B creates no effect related to the mineral resources at the Project Site.	NE	None Recommended
A1	Alternative 1 creates no effect related to the mineral resources at the Project Site.	NE	None Recommended
A2	Alternative 2 creates no effect related to the mineral resources at the Project Site.	NE	None Recommended
A3	Alternative 3 creates no effect related to the mineral resources at the Project Site.	NE	None Recommended
A4	Alternative 4 creates no effect related to the mineral resources at the Project Site.	NE	None Recommended

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	4.2 Water Resources		
	Surface Water		
A	The installation of the proposed detention basins, channels, roadway improvements, culverts, and storm drainage pipe networks would provide a system to control storm water flows, thereby reducing the potential for surface water flooding and providing a means to safely convey such flows through the Project Site for appropriate discharge. Therefore, the incorporation of the proposed developments would ensure the potential effects are less than significant for structures proposed as part of Proposed Action A, along with downstream and off-site drainage systems.	LTS	The proposed developments will not alter the levies present on the Project Site, and the runoff created by the proposed developments will be properly disposed of by the facilities discussed in **Section 4.3.1**. In the event that the levee is not formally certified by ACOE, a floodplain study will be performed to ensure that structures are adequately elevated (i.e. no less than one foot) above the base flood-elevation.
B	Similar to Action A, except surface water runoff would be slightly reduced.	LTS	Same as A
A1	Similar to Action A, except the amount of impervious surfaces would be reduced.	LTS	Same as A
A2	Similar to Action A, except surface water runoff would be slightly reduced.	LTS	Same as A
A3	Similar to Action A, except surface water runoff would be slightly reduced.	LTS	Same as A
A4	No effect to surface water in the Project Area under No Action Alternative	NE	None Recommended
	Ground Water		
A	As discussed in Section 3.2, the Tribe has a priority water right of at least 2,900 AFY as stipulated by the Water Rights Settlement and associated WMP. The Tribe also has adequate well capacity to supply its projected demand, as discussed in Sections 3.2 and 3.8. Therefore, Proposed Action A would result in less than significant effects to the San Jacinto Groundwater Basin as the WMP will account for any overdraft caused by the proposed developments.	LTS	None Recommended
B	Same as Proposed Action A	LTS	Same as A
A1	Same as Proposed Action A	LTS	Same as A
A2	Same as Proposed Action A	LTS	Same as A
A3	The increased irrigation under Alternative 3 could result in more substantial increases in overall groundwater withdrawals by the Tribe than in any of the other alternatives.	LTS	Same as A
A4	No effect to ground water in the Project Area under No Action Alternative	NE	None Recommended
	Water Quality		
A	The combination of structural and non-structural BMPs (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.1.1** Proposed Development and as shown in **Table 2-2**) would reduce pollutants in stormwater to the maximum extent practicable. Based upon these actions, Proposed Action A is expected to result in less than significant effects to surface water and groundwater quality.	LTS	1. The use of detention basins (see **Figure 2-5**) will control the quality of runoff from the Project Site. Also, the BMPs provided in **Table 5-3** would be applied to manage water quality. 2. A Water Quality Management Plan (WQMP) must be compiled in order to comply with the Clean Water Act and obtain a NPDES permit. The WQMP shall identify the pollutants generated by the proposed developments and provide BMPs devices (see **Table 5-3**) to minimize or eliminate them prior to discharge into the San Jacinto River. The WQMP would meet the water quality objectives for groundwater and surface water in the Project Site and surrounding area as specified in the Santa Ana River Basin Plan and as shown in **Tables 3-6(a)** and **3-6(b**) in **Section 3.2.3**. 3. Additionally, prior to construction, the Tribe will file a Notice of Intent with the EPA and prepare a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP must be current and remain on the Project Site. Control measures are required prior to and throughout the rainy season. Water quality control measures identified in the SWPPP should include but not be limited to the following: a) Identify and stabilize key access points prior to commencement of construction. b) Direct most construction traffic to stabilized roadways within the Development Site. c) Temporary erosion control measures (such as silt fences, staked straw bales, temporary revegetation, and wet suppression) for disturbed areas. Erosion control measures should be employed to protect against storm water erosion during the winter and spring months and wind erosion during the summer months. d) Sediment retained onsite by a system of sediment basins, traps, or other appropriate measures.

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
	Less than Significant = LTS Significant = S No Effect = NE Beneficial Effect = BE Not applicable = N/A		
			e) A spill prevention and countermeasure plan to identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used onsite. f) Minimize the impact of dust by anticipating the direction of prevailing winds. g) Scheduling of construction activities to minimize land disturbance during peak runoff periods. Soil conservation practices implemented during the fall or late winter to reduce erosion during spring runoff. Retain existing vegetation where possible. To the extent feasible, limit grading activities to the immediate area required for construction. h) Topsoil removed during construction stored and treated as an important resource. Berms placed around topsoil stockpiles to prevent runoff during storm events. i) Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
B	Same as Proposed Action A	LTS	Same as A
A1	Same as Proposed Action A	LTS	Same as A
A2	Same as Proposed Action A	LTS	Same as A
A3	Same as Proposed Action A	LTS	Same as A
A4	There would be no effects since there is no construction under Alternative 4.	NE	None Recommended
	4.3 Air Quality		
	Construction Effects		
A	Air quality impacts associated with construction of the proposed developments would include diesel fuel combustion emissions from construction equipment and fugitive dust generated by physical land disturbance. Construction impacts of the proposed developments do not exceed the General Conformity significance thresholds, according to estimates using URBEMIS.	LTS	1. Apply soil stabilizers to inactive areas 2. Equipment loading/unloading controls 3. Replace ground cover in disturbed areas quickly 4. Water exposed surfaces 5. Use of low-VOC exterior and interior paints and coatings
B	Same as Proposed Action A	LTS	Same as A
A1	Same as Proposed Action A	LTS	Same as A
A2	Same as Proposed Action A	LTS	Same as A
A3	Same as Proposed Action A	LTS	Same as A
A4	There would be no effects since there is no construction under Alternative 4.	NE	None Recommended
	Operational Effects		
A	Air quality effects associated with the operation of the proposed developments would include emissions from vehicle traffic and facility sources. According to estimations using URBEMIS and EMFAC2007, operational emissions associated with Proposed Action A do not exceed conformity thresholds.	LTS	1. The Tribe should voluntarily comply with applicable South Coast Air Quality Management District rules and regulations to minimize emissions of VOC, NOx, fine particulate matter, and other emissions. 2. The Tribe should solicit input from the South Coast Air Quality Management District on the preliminary plans of proposed facilities to reduce VOC, NOx, fine particulate matter, and other emissions. 3. The following measures should be incorporated into the site design and operation; these measures will also lower greenhouse gas emissions: a) Utilize vapor recovery equipment in the gas station fuel pumps. b) Incorporate features to lower ambient temperatures such as lighter roofing and building materials and tree plantings. c) Maximize energy efficiency in facility design including building design, the use of compact florescent lights and other low-voltage light, the use of energy efficient equipment, and solar panels. d) Regularly sweep roadways and paved areas. e) Facilitate public transit system use for employee and patrons by providing incentives for transit use, incorporation of public transit facilities such as bus stops, and coordinate transit service with regional providers.
B	Same as Proposed Action A	LTS	Same as A
A1	Same as Proposed Action A	LTS	Same as A
A2	Same as Proposed Action A	LTS	Same as A
A3	Same as Proposed Action A	LTS	Same as A
A4	There would be no effects since there is no construction under Alternative 4.	NE	None Recommended

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
	Less than Significant = LTS Significant = S No Effect = NE	Beneficial Effect = BE	Not applicable = N/A
	Greenhouse Gases		
A	For Proposed Action A, construction emissions of CO_2 would be about 645 tons in 2011 and about 858 tons in 2012, as determined by URBEMIS. Operational facility direct emissions of CO_2 would be about 1,570 tons per year, as determined by URBEMIS and EMFAC2007.	LTS	Same as for operational effects described above.
B	For Proposed Action B, construction emissions of CO_2 would be about 597 tons in 2011 and about 799 tons in 2012, as determined by URBEMIS. Operational facility direct emissions of CO_2 would be about 1,548 tons per year, as determined by URBEMIS and EMFAC2007.	LTS	Same as for operational effects described above.
A1	For Alternative 1, construction emissions of CO_2 would be about 521 tons in 2011 and about 678 tons in 2012, as determined by URBEMIS. Operational facility direct emissions of CO_2 would be about 1,277 tons per year, as determined by URBEMIS and EMFAC2007.	LTS	Same as for operational effects described above.
A2	For Alternative 2, construction emissions of CO_2 would be about 332 tons in 2011 and about 394 tons in 2012, as determined by URBEMIS. Operational facility direct emissions of CO_2 would be about 868 tons per year, as determined by URBEMIS and EMFAC2007.	LTS	Same as for operational effects described above.
A3	For Alternative 3, construction emissions of CO_2 would be about 276 tons in 2011 and about 292 tons in 2012, as determined by URBEMIS. Operational facility direct emissions of CO_2 would be about 452 tons per year, as determined by URBEMIS and EMFAC2007.	LTS	Same as for operational effects described above.
A4	There would be no effects since there is no construction under Alternative 4.	NE	None Recommended
	4.4 Biological Resources		
	Waters of the United States		
A	No waters of the United States are present on the Development Site, so there will not be an effect to these resources as result of the project.	NE	None Recommended
B	Same as Proposed Action A	NE	None Recommended
A1	Same as Proposed Action A	NE	None Recommended
A2	Same as Proposed Action A	NE	None Recommended
A3	Same as Proposed Action A	NE	None Recommended
A4	Same as Proposed Action A	NE	None Recommended
	Federally-listed Species		
A	Proposed Action A could directly affect the plants Munz's Onion and Slender-horned Spineflower if they are in the construction site. The Arroyo toad, Coastal California Gnatcatcher, San Bernandino Kangaroo Rat, and Stephen's Kangaroo Rat would be affected if suitable habitat was lost, but this does not appear to be the case since none of this habitat is in the Development Site. Field surveys for SBKR did find that this species was present near the site for the proposed fire station. The development of this facility may result in take of SBKR, which is considered a significant effect. However, BIA is in ongoing Section 7 consultation with FWS to comply with ESA and the draft mitigation measures would result in a less than significant effect to SBKR.	S --> LTS	1. Conduct preconstruction surveys for special status species. 2. If coastal California gnatcatchers are found to be nesting within 0.25 mile of the Development Site during preconstruction surveys, construction would be timed to avoid the breeding season (i.e., construction would not occur from February 15th through August 31st in any area that is within 0.25 mile of a coastal California gnatcatcher nest). 3. Provide on-the-ground training to educate construction workers about the special status species potentially present in the Project Site and surrounding area. Construction workers should be provided with information to help them identify special status species and instructions on what to do if a special status species is found during construction. 4. Install signs along the border of San Bernardino kangaroo rat critical habitat along the boundary of the Development Site and within 1 mile from the Development Site. These signs will identify the importance of critical habitat and prohibit trespassing into suitable/critical habitat. 5. Avoid and/or minimize the use and storage of hazardous materials on the Development Site. Store hazardous materials on the previously disturbed areas (construction areas) and out of suitable habitat for special status species. Ensure hazardous materials are properly contained.

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
	Less than Significant = LTS Significant = S No Effect = NE Beneficial Effect = BE Not applicable = N/A		
			6. Staging areas for vehicles and heavy equipment should be in previously disturbed locations (construction areas) and out of suitable habitat for special status species. 7. Install silt fencing. 8. Grading, trenching, and associated activities are restricted to daylight hours; 9. Construction will be monitored by a qualified biologist(s) or their designee; 10. The BIA and USFWS are currently undergoing formal consultation for potential effects to endangered species. Based on preliminary discussions with the USFWS, the biological mitigation measures identified within this FEIS are expected to be carried forward to the Biological Opinion. Additional measures, should they be necessary as determined by the USFWS, will also be incorporated into Record of Decision and applied to the project.
	San Bernardino Kangaroo Rat BIA is in consultation with USFWS to make a final determination of the proposed project effects to SBKR. A Biological Opinion will be released by USFWS that will include a determination of the potential effects to the species and the mitigation measures to be followed to reach a determination of less than significant.		The BIA and USFWS are currently undergoing formal consultation for potential effects to endangered species. Based on preliminary discussions with the USFWS, the biological mitigation measures identified within this FEIS are expected to be carried forward to the Biological Opinion. Additional measures, should they be necessary as determined by the USFWS, will also be incorporated into Record of Decision and applied to the project.
B	Similar to Proposed Action A.	LTS	Same as A
A1	Similar to Proposed Action A.	LTS	Same as A
A2	Similar to Proposed Action A.	LTS	Same as A
A3	Similar to Proposed Action A.	LTS	Same as A
A4	No impact since nothing would be done under Alternative 4.	NE	None Recommended
	Western Riverside County MSHCP		
A	Because the Tribe is not a signatory to the MSHCP, the fee-to-trust action would reduce the MSHCP plan area by approximately 145 acres. This reduction in plan area may adversely affect the MSHCP's overall objective to "enhance and maintain biological diversity and ecosystem processes while allowing future economic growth" on a regional scale (WRCRCA, MSHCP, 2003). The removal of land from the MSHCP plan area will reduce WRCRCA's ability to implement its mission of "sustaining wildlife mobility, genetic flow, or ecosystem health, which require large, interconnected natural areas" (WRCRCA, MSHCP, 2003). Therefore, the fee-to-trust action would reduce the mobility of species that utilize this natural corridor. BIA is in consultation with FWS to develop a BO, which will include final effects determination and mitigation measures.	S -> LTS	1. The Tribe will remove the northwesterly 124.68 acres of the Project Site from the Proposed Action and convey it in fee to the WRCRCA for perpetual habitat conservation management under the MSHCP. The associated Assessor's Parcel Numbers (APN) include 430-030-015, portions of 430-030-013, 430-030-016, 433-080-002, and 430-030-007. 2. The Tribe by ordinance and under the terms of a Memorandum of Understanding with WRCRCA will conserve in perpetuity 29.88 acres of the Project Site and manage it in consultation with WRCRCA consistently with the MSHCP. 3. The Tribe has conveyed to WRCRCA 33.5 acres to mitigate for the impact of a 12-acre driving range constructed in 2009 on the Project Site, as well as for potential impacts of the proposed development on sensitive habitat for protected species. This tract, which is northwest of the Project Site and contiguous to it, was deeded to WRCRCA on December 20, 2010. The associated APN is 430-060-011.
B	Similar to Proposed Action A.	LTS	Same as A
A1	Similar to Proposed Action A.	LTS	Same as A
A2	Similar to Proposed Action A.	LTS	Same as A
A3	The activities associated with Alternative 3 would result in similar effects to Federally-listed species as those effects described under Proposed Action A. Construction activities would occur in an area that was found to be occupied by SBKR in the October field surveys and would potentially result in take of SBKR. If Alternative 3 is selected as the Preferred Alternative, BIA will enter into consultation with FWS to obtain an ESA Section 7 take permit. The activities associated with Alternate 3 would result in similar effects to the MSHCP as described in Proposed Action A and potentially take of LAPM. Construction activities would occur in an area that was found to be occupied by LAPM in the October field surveys and would potentially result in take of LAPM. If Alternative 3 is selected as the Preferred Alternative, BIA will enter into consultation with FWS and WRCRCA to obtain an ESA Section 7 take permit. The fee-to-trust action would occur as described in Proposed Action A.	S	Same as A

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
	Less than Significant = LTS Significant = S No Effect = NE	Beneficial Effect = BE	Not applicable = N/A
A4	No impact since nothing would be done under Alternative 4.	NE	None Recommended
	Additional Specied Considered		
A	The Smooth Tarplant and Parry's Spineflower plants, Orange-throated Whiptail Lizard, Coast Horned Lizard, California Horned Lark, Southern California Rufous-crowned Sparrow, Cooper's Hawk, Tricolored Blackbird, Ferruginous Hawk, Los Angeles Pocket Mouse, Southern Grasshoper Mouse, San Diego Desert Woodrat, Northwestern San Diego Pocket Mouse, and the American Badger could all suffer directly and possibly die from development in their suitable habitat, but it does not appear that any of their habitats is suitable for the Development Site. The Western Burrowing Owl was not observed during reconnaissance surveys of the Development Site (Appendix P). Therefore, while it is unlikely, direct effects to the western burrowing owl could occur as a result of Proposed Action A.	LTS	Same as those for federally-listed species.
B	Similar to Proposed Action A.	LTS	Same as those for federally-listed species.
A1	Similar to Proposed Action A.	LTS	Same as those for federally-listed species.
A2	Similar to Proposed Action A.	LTS	Same as those for federally-listed species.
A3	Similar to Proposed Action A.	LTS	Same as those for federally-listed species.
A4	No impact since nothing would be done under Alternative 4.	NE	None Recommended
	Migratory Birds		
A	Ground-disturbing construction activities could disturb nesting migratory birds if construction occurs during the breeding season. However, no suitable habitat was found on the Development Site for migratory birds resulting in a less than significant effect.	LTS	Conduct preconstruction surveys on the Development Site to determine whether migratory birds are nesting there. If nesting birds are detected, the nest location(s) and immediately adjacent habitat would be avoided during construction activities until the breeding season is over or until the birds permanently leave the nest (timing varies by species).
B	Same as A	LTS	Same as A
A1	Same as A	LTS	Same as A
A2	Same as A	LTS	Same as A
A3	Same as A	LTS	Same as A
A4	No effects	NE	None Recommended
	4.5 Cultural Resources		
	Archaeological Resources		
A	Proposed Action A would not have an effect on any known significant archaeological resources, but , construction activities related to the proposed developments could adversely affect previously unknown archaeological resources.	LTS	1. Any inadvertent discovery of archaeological resources, all work within 50 feet of the find shall be halted until a professional archaeologist, or paleontologist if the find is of a paleontological nature, can assess the significance of the find. If any find is determined to be significant by the archaeologist, or paleontologist as appropriate, then representatives of the Tribe shall meet with the archaeologist, or paleontologist, to determine the appropriate course of action, including the development of a Treatment Plan, if necessary. All significant cultural or paleontological materials recovered shall be subject to scientific analysis, professional curation, and a report prepared by the professional archaeologist, or paleontologist, according to current professional standards. 2. If human remains are discovered during ground-disturbing activities on Tribal lands, pursuant to NAGPRA Section 10.4 Inadvertent Discoveries, the Tribal Official and BIA representative will be contacted immediately. No further disturbance shall occur until the Tribal Official and BIA representative have made the necessary findings as to the origin and disposition. If the remains are determined to be of Native American origin, the BIA representative will notify a Most Likely Descendant (MLD). The MLD is responsible for recommending the appropriate disposition of the remains and any grave goods. 3. If human skeletal remains are inadvertently encountered during ground-disturbing activities on non-Tribal and/or non-Federal lands, the contractor will contact the Riversdie County Coroner immediately. If the County Coroner determines that the remains are Native American, the coroner will contact the Native American Heritage Commission, as required by Section 7050.5 of the California Health and Safety Code, and the County Coordinator of Indian Affairs. A qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards will also be contacted immediately.
B	Same as A	LTS	Same as A
A1	Same as A	LTS	Same as A
A2	Same as A	LTS	Same as A

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

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	Less than Significant = LTS Significant = S No Effect = NE	Beneficial Effect = BE	Not applicable = N/A
A3	Same as A	LTS	Same as A
A4	No impact since nothing would be done under Alternative 4.	NE	None Recommended
	Historical Resources		
A	A late-nineteenth century lime kiln is the only one eligible for the NRHP and will go into trust, but it is not located in the Development Site	NE	None Recommended
B	Same as A	NE	None Recommended
A1	Same as A	NE	None Recommended
A2	Same as A	NE	None Recommended
A3	Same as A	NE	None Recommended
A4	No impact since nothing would be done under Alternative 4.	NE	None Recommended
	Paleontological Resources		
A	While the project area is located in a region with high paleontological sensitivity, construction associated with the project is not anticipated to result in significant adverse effects to paleontological resources. In the unlikely event that paleontological resources are uncovered during ground-disturbing activities, an Unanticipated Discoveries Plan (Appendix AA) has been prepared.	NE	The Unanticipated Discoveries Plan (see **Appendix AA**) shall be followed.
B	Same as A	NE	None Recommended
A1	Same as A	NE	None Recommended
A2	Same as A	NE	None Recommended
A3	Same as A	NE	None Recommended
A4	No impact since nothing would be done under Alternative 4.	NE	None Recommended
	4.6 Socioeconomic and Environmental Justice Effects		
	Economic Resources		
A	The indirect and induced economic output of operations under the Proposed Action A is estimated to total $118.5 million in additional economic production in the region. Direct labor payments made to casino/hotel and other facility workers is estimated at $159.9 million annually, and the total income benefits of Proposed Action A is estimated to be $189.3 million per year. In total, Proposed Action A is also expected to support over 2,400 jobs in the Riverside County economy.	BE	None Recommended
B	The indirect and induced economic output of project operations under Proposed Action B is estimated to total $92.4 million in additional economic production in the region. In addition, total income benefits of Proposed Action B are estimated to be $189.2 million per year (including $159.8 million in direct income generated by the casino/hotel facility), and total employment benefits are estimated to be 2,381 jobs annually (including the 1,651 direct jobs throughout the facility).	BE	None Recommended
A1	In total, the indirect and induced economic output of operations under Alternative 1 is estimated to total $89.9 million annually; total income benefits of Alternative 1 are estimated to be $184.3 million per year (including $155.7 million in direct income generated by the casino/hotel facility); and total employment benefits are estimated at 2,170 jobs annually.	BE	None Recommended
A2	In total, the indirect and induced economic output of operations under Alternative 2 is estimated to total $81.2 million annually (direct and total output values are excluded for confidentiality purposes). In addition, total income benefits of the alternative are estimated to be $166.9 million per year (including $141.0 million in direct income generated by the existing casino and new hotel facility). Lastly, total employment benefits are estimated at 2,000 jobs annually.	BE	None Recommended
A3	In total, the indirect and induced economic output of operations under Alternative 3 is estimated to total $82.3 million annually. In addition, total income benefits of the alternative are estimated to be $168.6 million per year (including $142,4 million in direct income generated by the existing casino and new commercial developments). Lastly, a total of 2,000 permanent jobs would be supported under this alternative.	BE	None Recommended
A4	No impact since nothing would be done under Alternative 4.	NE	None Recommended
	Fiscal Resources		

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

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	Less than Significant = LTS Significant = S No Effect = NE	Beneficial Effect = BE Not applicable = N/A	
A	Decrease in property taxes would be $286,804 per year under Proposed Action A, but annual sales tax receipts to state and local governments would increase to a combined total of $0.81 million and annual state and Federal income tax payments would increase to $1.71 million and $7.97 million, respectively. These increases in public revenue offset the potential loses to property tax revenue and therefore will result in a less than significant effect to local governments.	LTS	None Recommended
B	Decrease in property taxes would be $286,804 per year under Proposed Action B, but annual sales tax receipts to state and local governments would increase to a combined total of $810,000 and annual state and Federal income tax payments would increase to $1.71 million and $7.66 million, respectively. These increases in public revenue offset the potential loses to property tax revenue and therefore will result in a less than significant effect to local governments.	LTS	None Recommended
A1	Decrease in property taxes would be $286,804 per year under Alternative 1, but annual sales tax receipts to state and local governments would increase to a combined total of $710,000 and annual state and Federal income tax payments would increase to $1.59 million and $6.73 million, respectively. These increases in public revenue offset the potential loses to property tax revenue and therefore will result in a less than significant effect to local governments.	LTS	None Recommended
A2	Decrease in property taxes would be $286,804 per year under Alternative 2, but annual sales tax receipts to state and local governments would increase to a combined total of $630,000 and annual state and Federal income tax payments would increase to $1.35 million and $6.15 million, respectively. These increases in public revenue offset the potential loses to property tax revenue and therefore will result in a less than significant effect to local governments.	LTS	None Recommended
A3	Decrease in property taxes would be $286,804 per year under Alternative 3, but annual sales tax receipts to state and local governments would increase to a combined total of $2.51 million and annual state and Federal income tax payments would increase to $1.69 million and $6.16 million, respectively. These increases in public revenue offset the potential loses to property tax revenue and therefore will result in a less than significant effect to local governments.	LTS	None Recommended
A4	Property tax revenue of $286,804 would continue to be generated under Alternative 4, but no sales tax would be generated and there would be no increase in annual state or Federal income tax revenue, which currently total approximately $0.94 million and $3.05 million, respectively.	NE	None Recommended
	Environmental Justice		
A	Proposed Action A would result in increased labor income and employment opportunities, which will benefit all racial/ethnic and socioeconomic groups in the Project Site and surrounding area. In terms of fiscal impacts, while the local property tax base would decrease as a consequence of Proposed Action A, other taxes would increase because of the proposed developments on the Project Site, more than offsetting this negative impact on property tax receipts.This should lead to direct and indirect positive effects on the minorities and lower-income groups and, therefore, potentially positive environmental justice impacts. Furthermore, with the existing Soboba casino already representing a portion of the overall gaming opportunity in the region, Proposed Action B is not expected to significantly affect other tribal gaming operations in the region.	LTS	None Recommended
B	Same as A	LTS	None Recommended
A1	Same as A	LTS	None Recommended
A2	Same as A	NE	None Recommended
A3	Same as A	NE	None Recommended
A4	No new socioeconomic effects under Alternative 4.	NE	None Recommended
	4.7 Resource Use Patterns		
	Transportation Networks		
A	The Proposed Action A is projected to generate a total of approximately 22,525 daily vehicle trips, 1,253 of which would occur during the morning peak hour and 2,159 of which would occur during the evening peak hour. Approximately 19,568 more daily vehicle trips would occur under the Proposed Action A than are currently generated by the existing casino.	S -> LTS	1. Construct Lake Park Drive adjacent to the Development Site at its ultimate cross-section width as a Secondary Highway (100 foot right-of-way) including landscaping and parkway improvements in conjunction with development.

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
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			2. Construct Soboba Road adjacent to the Development Site at its ultimate half-section width as a Secondary Highway (100 foot right-of-way) including landscaping and parkway improvements in conjunction with development. 3.Traffic signals shall be installed when warranted at the project entrances/Soboba Road intersections. 4.Off-street parking shall be provided by the Development Site to meet City of San Jacinto parking code requirements. 5. On-site traffic signing/striping shall be implemented in conjunction with detailed construction plans for the Development Site. 6. Sight distance at each project access shall be reviewed with respect to standard California Department of Transportation/City of San Jacinto sight distance standards at the time of preparation of final grading, landscaping, and street improvement plans. 7. Site-specific circulation and access recommendations for the Proposed Action and Alternatives are depicted on Figures 5-1a through Figure 5-5b. 8. The Tribe shall contribute to the funding of mitigation for traffic improvements in the Project Site and surrounding area, including those identified in Section VI and Appendix G of the Traffic Impact Study (see Appendix T) and summarized in Table 5-4. The contribution shall be based on the amount of traffic generated by land uses on the Project Site as a percentage of the overall traffic volume. The Tribe's contribution shall be provided to the agency undertaking the improvement (e.g., Caltrans, Riverside County, City of San Jacinto). In the case of improvements that are identified within this document as the sole responsibility of the Tribe, the Tribe's contribution must provide 100 percent of the necessary funds. The intersections that the Tribe will pay for in full are the ones pertaining to site access and require the creation of new access points.
B	The Proposed Action B is projected to generate a total of approximately 22,179 daily vehicle trips, 1,226 of which will occur during the morning peak hour and 2,107 of which will occur during the evening peak hour. Approximately 19,222 more daily vehicle trips would occur under the Proposed Action B than are currently generated by the existing casino.	S -> LTS	Same as A
A1	Alternative 1 is projected to generate a total of approximately 17,983 daily vehicle trips, 993 of which will occur during the morning peak hour and 1,705 of which will occur during the evening peak hour. Approximately 15,026 more daily vehicle trips would occur under Alternative 1 than are currently generated by the existing casino.	S -> LTS	Same as A
A2	Alternative 2 is projected to generate a total of approximately 5,304 daily vehicle trips, 375 of which will occur during the morning peak hour and 424 of which will occur during the evening peak hour. Approximately 2,347 more daily vehicle trips would occur under Alternative 2 than are currently generated by the existing casino.	S -> LTS	Same as A
A3	Alternative 3 is projected to generate a total of approximately 9,095 daily vehicle trips, 292 of which will occur during the morning peak hour and 814 of which will occur during the evening peak hour. Approximately 6,138 more daily vehicle trips would occur under Alternative 3 than are currently generated by the existing casino.	S -> LTS	Same as A
A4	No impact since nothing would be done under Alternative 4.	NE	None Recommended
	Special Events		
A	The events arena is projected to generate a total of approximately 6,848 daily vehicle trips under Proposed Action A. These 6,848 vehicle trips are the daily total and do not represent the peak hour total or a total to be expected to occur at one specific period during the day. To account for traffic conditions during special events, a transportation management plan has been prepared (see **Appendix AB**). The transportation management plan provides mitigation measures for on-site and off-site traffic conditions during special events. Furthermore, traffic conditions will be alleviated by the two access points built into the Proposed Action and Alternatives.	S -> LTS	The following mitigation measures would be implemented as part of the Transportation Management Plan (Appendix AB). Also, the on-site and off-site roadway improvements prescribed in Section 5.7.1 and the intersection improvements shown in Table 5-4 are projected to mitigate the study area intersections and roadway segments to operate at acceptable LOS during the peak hours.

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
	Less than Significant = LTS Significant = S No Effect = NE Beneficial Effect = BE Not applicable = N/A		
			a) In advance, pre-event advertising should occur in the appropriate media to alert visitors of the event in advance of designated inbound and outbound routes, parking locations, and pre-paid parking opportunities (if paid parking is provided). Directional maps should be published and distributed as necessary. Prior to the event, coordination should occur with all affected agencies. These agencies will at least include the County of Riverside, City of San Jacinto, California Department of Transportation, California Highway Patrol, emergency services (fire, ambulance, etc.), and the Riverside Transit Agency. b) Prior to an event, property owners in the immediate vicinity should be notified by mail. c) Traffic cones should be used to channelize traffic and guide drivers to the available parking areas. Proper signs should be used during peak periods. They include permanent and temporary signs. Each approach should have proper signs with directions marked clearly d) Manual traffic control points should be manned with traffic control personnel/police in order to route traffic flow at intersections and at parking areas. At a minimum, traffic control personnel/police should be situated at each project access and at the intersection of Soboba Road at Lake Park Drive to account for site access. In order to provide local residents with ease of access to and from their communities, it is recommended that traffic control personnel/police also be situated at the intersections of Soboba Springs Drive at Lake Park Drive and Soboba Road at Chabella Drive. Each intersection should have a minimum of one traffic control personnel/police directing traffic. Traffic control personnel/police can also be utilized within the project site to direct vehicles to the appropriate parking areas prior to an event and assist in the release of traffic when the event has ended. e) As stated in the transportation management plan, enforcement of drop-off/pick-up policies could be performed. If drop-off/pick-up plans are implemented, assistance may be requested from traffic directing personnel/police to make sure traffic flows smoothly. f) Temporary "No Event Parking" signs should be placed on all public streets surrounding the development site. Spectator vehicles parked in these areas should be ticketed and towed. g) Pedestrian crossings should be clearly marked and signed for both pedestrians and vehicular traffic. Clearly identified pedestrian walkways should be situated as to minimize any potential conflict with vehicular traffic.
B	The events arena is projected to generate a total of approximately 6,848 daily vehicle trips under Proposed Action B. To account for traffic conditions during special events, a transportation management plan has been prepared (see **Appendix AB**). The transportation management plan provides mitigation measures for on-site and off-site traffic conditions during special events. Furthermore, traffic conditions will be alleviated by the two access points built into the Proposed Action and Alternatives.	S -> LTS	Same as A
A1	The events arena is projected to generate a total of approximately 5,477 daily vehicle trips under Alternative 1. To account for traffic conditions during special events, a transportation management plan has been prepared (see **Appendix AB**). The transportation management plan provides mitigation measures for on-site and off-site traffic conditions during special events. Furthermore, traffic conditions will be alleviated by the two access points built into the Proposed Action and Alternatives.	S -> LTS	Same as A
A2	There would be no events arena under Alternative 2.	NE	None Recommended
A3	There would be no events arena under Alternative 3.	NE	None Recommended
A4	No new transportation effects under Alternative 4.	NE	None Recommended
	Land Use		
A	There would be an increase in lighting and glare from a variety of new sources. Also, the land that would be transferred into Federal Trust under Proposed Action A would not be under the City's land use regulations any longer, which would cause some inconsistencies between the land use goals of the Land Use Element of the San Jacinto Gneral Plan and the land use under Proposed Action A.	S -> LTS	1. All permanent exterior lighting will incorporate cutoff shields and non-glare fixture design. All permanent exterior lighting will be directed onsite and downward. New lighting will be oriented to ensure that no light source is directly visible from neighboring residential areas and will be installed with motion-sensor activation where feasible. Decorative lighting will be directed away from sensitive receptors and will not generate light beyond the Development Site's boundaries.

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
	Less than Significant = LTS Significant = S No Effect = NE Beneficial Effect = BE Not applicable = N/A		
			2. Highly reflective building materials and/or finishes will not be used in the designs for proposed structures, including fencing and light poles. Non-reflective glass coatings will be used for all windows and glass doors. 3. Vegetation selected for landscaping will be selected, placed and maintained to minimize offsite light and glare in surrounding areas. 4. The top floor of the parking structures and open parking lots at grade will incorporate trellises or similar structures along each row of parking and along the perimeter. The trellises will be non-reflective, earth-toned colors and support climbing vegetation appropriate to the region's climate. These structures will reduce glare from the vehicles and direct and ambient lighting impacts on the surrounding communities. Parking structures will have a solid three-foot high barrier contiguous from the floor to shield the surrounding communities from vehicle headlights. 5. All light and glare reduction plans will be reviewed by a qualified third-party lighting professional who will ensure that light and glare impacts will be compliant with the goals of the City of San Jacinot Land Use Element. Implementation of light and glare reduction measures will be confirmed by the lighting professional prior to issuance of occupancy permits to ensure full compliance with the plans. 6. Exterior signage would be considered as part of the exterior architectural design and would enhance the buildings' architecture and the natural characteristics of the site by incorporating native materials in combination with the architectural trim. Illuminated signs would be designed to blend with the light levels of the buildings and landscape lighting in both illumination levels and color characteristics. The maximum height of an outdoor advertising display shall be twenty-five (25) feet from the grade on which is it constructed.
B	Same as A	S -> LTS	Same as A
A1	Same as A	S -> LTS	Same as A
A2	Same as A	S -> LTS	Same as A
A3	Same as A, but additional effects resulting from operation of RV Park.	S -> LTS	Same as A, with the following two additional mitigation measures: 7. All lighting not required for security, including business signage, will be turned off after regular business hours. Campers will be prohibited from using exterior area lighting between the hours of 10 PM and 7 AM. 8. Permanent lighting will follow design requirements described above. In addition, exterior area lighting without cutoff shielding shall be prohibited for campers.
A4	Under Alternative 4, there will be no new lighting sources and the land would stay under City land use regulations.	NE	None Recommended
	Agriculture		
A	The Project Site does not currently support agricultural activities, so Proposed Action A would not damage any current ongoing agricultural activities.	LTS	None Recommended
B	Same as A	LTS	None Recommended
A1	Same as A	LTS	None Recommended
A2	Same as A	LTS	None Recommended
A3	Same as A	LTS	None Recommended
A4	No impact since nothing would be done under Alternative 4.	NE	None Recommended
	4.9 Public Services		
	Water Supply		
A	The total projected daily water demand for the existing Reservation (without the casino), 2.5 million gallons per day (MGD), plus the Proposed Action A (with the expanded and relocated casino), 1.2 MGD, was calculated at 3.7 MGD. This is within the amount provided to the Soboba Tribe under its water rights settlement.	LTS	None Recommended
B	Same as A	LTS	None Recommended
A1	The total projected daily water demand for the existing Reservation (without the casino), 2.5 million gallons per day (MGD), plus the Reduced Hotel and Casino Alternative (with the relocated and reduced casino), 1.1 MGD, was calculated at 3.6 MGD. This is within the amount provided to the Soboba Tribe under its water rights settlement.	LTS	None Recommended

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
	Less than Significant = LTS Significant = S No Effect = NE	Beneficial Effect = BE	Not applicable = N/A
A2	The total projected daily water demand for the existing Reservation (with the existing casino), 2.8 million gallons per day (MGD), plus the Hotel and Convention Center Development, No Casino Relocation Alternative (without the relocated casino), 0.7 MGD, was calculated at 3.5 MGD. This is within the amount provided to the Soboba Tribe under its water rights settlement.	LTS	None Recommended
A3	The total projected daily water demand for the existing Reservation (with the casino), 2.8 million gallons per day (MGD), plus the Commercial Development Alternative, 0.7 MGD, was calculated at 3.4 MGD. This is within the amount provided to the Soboba Tribe under its water rights settlement.	LTS	None Recommended
A4	There would be no change in the water supply under Alternative 4.	NE	None Recommended
	Wastewater Service		
A	At the time of construction, the Tribe will either enter into a contract with EMWD for wastewater service or construct an on-Reservation WWTP (see Section 2.1.1). EMWD has provided a will-serve letter to confirm that it has the capacity to provide wastewater service for the estimated average daily flow for Proposed Action A (see Appendix H).	S --> LTS	The Tribal wastewater facilities and system will be permitted and operational before the proposed developments are operational. This project is considered a separate, but related Tribal initiative that will obtain the necessary federal permits and abide by the established federal operating guidelines.
B	Same as A	S --> LTS	Same as A
A1	Estimated wastewater flows would be less than Proposed Action A, thus the EMWD would be able to provide wastewater service to Alternative 1 under the will-serve letter.	S --> LTS	Same as A
A2	Estimated wastewater flows would be less than Proposed Action A, thus the EMWD would be able to provide wastewater service to Alternative 2 under the will-serve letter.	S --> LTS	Same as A
A3	Estimated wastewater flows would be less than Proposed Action A, thus the EMWD would be able to provide wastewater service to Alternative 3 under the will-serve letter.	S --> LTS	Same as A
A4	No extra wastewater since no new construction under Alternative 4.	NE	None Recommended
	Solid Waste Service		
A	Solid waste such as wood and concrete, will be created from construction, and an estimate of 2.6 tons per day of solid waste is expected from operation of Proposed Action A. This is within the capacity of the landfill that has agreed to accept the waste in a will-serve letter. This facility has stated that it has the capacity and capability to service the construciton and operations phases of Proposed Action A.	LTS	None Recommended
B	Same as A	LTS	None Recommended
A1	Same as A but 20% less solid waste is expected.	LTS	None Recommended
A2	Same as A, but an estimate of 1.8 tons per day of solid waste is expected to be produced.	LTS	None Recommended
A3	Same as A, but an estimate of 3.5 tons per day of solid waste is expected to be produced, which is still within the capacity of the landfill.	LTS	None Recommended
A4	No extra solid waste since no new construction under Alternative 4.	NE	None Recommended
	Electricity and Natural Gas		
A	The energy required by the Proposed Action A for all facilities would total approximately 250,000,000 kBtu annually. This is within the capacity of the current energy providers, SCE and SCGC. Utility providers have confirmed that no off-site facility improvements are necessary to service Proposed Action A. Also, maps/information provided by the utility providers identify underground facilities on the Project Site. These facilities (i.e. conduits, pipes) will either be avoided or redeveloped intentionally during build-out.	LTS	1. At least two working days prior to construction, the Tribe shall contact the Underground Service Alert (USA) of Southern California. USA provides a free "Dig Alert" service to all excavators (e.g. contractors, homeowners, and others) in California. This call shall automatically notify all utility services providers that might have underground facilities at the excavator's work site. In response, the utility service providers shall mark or stake the horizontal path of underground facilities, provide information about the facilities, and/or give clearance to dig. 2. Buildings shall be thoroughly insulated and weatherized so as to minimize energy loss due to heating and cooling waste. Doors and windows shall be regularly inspected for air leaks, and shall be caulked or weather-stripped as appropriate where leaks are identified. Storm windows and double-paned glass shall be used to the extent practicable, shall be maintained in good repair, and shall be weatherized. New windows shall meet energy-saving criteria set forth by the National Fenestration Rating Council (NFRC). Caulk and seal shall be used as appropriate to prevent air leaks where plumbing, ducting, or electrical wiring penetrates through exterior walls, floors, ceilings, and soffits over cabinets. Rubber gaskets shall be installed as appropriate behind outlet and switch plates on exterior walls. Exterior walls shall be sealed with appropriate sealants.

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
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			3. For heating systems, filters on furnaces shall be cleaned or changed at least once a month or more frequently as needed. Energy-efficient equipment, such as appliances bearing the ENERGY STAR® logo, shall be selected for purchase and installation where possible. 4. The selected heating, ventilation, and air conditioning (HVAC) system shall minimize the use of energy by means of using high efficiency variable speed chillers, high efficiency low emission steam and/or hot water boilers, variable speed hot water and chilled water pumps, variable air volume air handling units, and air-to-air heat recovery where appropriate. Pool area dehumidification shall include heat recovery systems. All systems shall be designed in accordance with American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 90. Complex ventilation shall be designed in accordance with ASHRAE Standard 62. A building automation system shall be integrated with all building support systems. 5. Energy efficient lighting shall be installed throughout the facilities. Dual-level light switching shall be installed in support areas to allow users of the buildings to reduce lighting energy usage when the task being performed does not require all lighting to be on. Day lighting controls shall be installed near windows to reduce the artificial lighting level when natural lighting is available. Controls shall be installed for exterior lighting so it is turned off during the day. 6. Water systems shall be inspected regularly for leaks or degradation that could lead to leaks, and water heater tanks and pipes shall be insulated or lagged to the extent practicable. 7. Non-aerating, low-flow faucets and showerheads shall be installed in the hotel rooms. 8. New, energy-efficient water heaters shall be installed, and shall be evaluated for replacement every seven years. 9. Water tanks shall be maintained and cleaned every three months to remove sediment in order to maintain the heat transfer efficiency of water heaters.
B	Same as A	LTS	Same as A
A1	The energy required by the Reduced Hotel and Casino Alternative for all facilities would total approximately 200,000,000 kBtu annually. This is within the capacity of the current energy providers, SCE and SCGC.	LTS	Same as A
A2	The energy required by the Hotel Development, No Casino Relocation Alternative for all facilities would total approximately 30,000,000 kBtu annually. This is within the capacity of the current energy providers, SCE and SCGC.	LTS	Same as A
A3	The energy required by the Commercial Development Alternative for all facilities would total approximately 15,000,000 kBtu annually. This is within the capacity of the current energy providers, SCE and SCGC.	LTS	Same as A
A4	No new demand for electricity under Alternative 4.	NE	None Recommended
	Telephone Services		
A	Verizon will continue to provide services and the Tribe will pay for any necessary additonal facilities. Verizon has confirmed (pers. comm) that its network has the capacity and capability to service Proposed Action A.	LTS	None Recommended
B	Same as A	LTS	None Recommended
A1	Same as A	LTS	None Recommended
A2	Same as A	LTS	None Recommended
A3	Same as A	LTS	None Recommended
A4	No new telephone services will be needed under Alternative 4.	NE	None Recommended
	Law Enforcement		

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
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A	In its August 27, 2009 public comment letter, the Riverside County Sheriff's Department (RCSD) projected the law enforcement impact from the proposed project. According to the RCSD, the scope of the project, increased traffic volume, and the temporary population increase associated with events at the events arena would result in increased calls for service to local law enforcement. The letter concluded that the anticipated law enforcement needs for the Proposed Action would be met by staffing a full-time, sworn deputy over a 24-hour time period, which equates to staffing five sworn deputy positions, and one non-sworn Community Service Officer. The Tribe and RCSD are developing an MOU that will provide a funding mechanism for these staffing needs; once authorized, Proposed Action A would have a less than significant effect on local law enforcement.	LTS	None Recommended
B	Same as A	LTS	None Recommended
A1	Same as A	LTS	None Recommended
A2	Same as A	LTS	None Recommended
A3	Same as A	LTS	None Recommended
A4	No impacts under Alternative 4, since no changes are made.	NE	None Recommended
	Fire Protections and Emergency Medical Services		
A	Under Proposed Action A, two fire stations would be developed to serve the Reservation and Project Site. The estimated demand for fire protection and emergency medical services under Proposed Action A would be 700 calls per year (see **Table 4-50**). James Barron, Interim Fire Chief of the Tribal fire department, has confirmed that the staffing levels called for under the Draft Operations Plan (see **Appendix G**) will be sufficient to respond to service calls to the Project Site and the Reservation. The proposed fire stations, project safety features, and mitigation measures prescribed in Section 5.8.7 would ensure that impacts to Riverside County Fire Department and CDF are less than significant.	S --> LTS	Construction plans and specifications must include the following notes: a. All construction equipment shall include spark arresters in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws. b. During construction, staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak.
B	Same as A	S --> LTS	Same as A
A1	Same as A, but calls for service are expected to less than A.	S --> LTS	Same as A
A2	Same as A, but calls for service are expected to less than A.	S --> LTS	Same as A
A3	Same as A, but calls for service are expected to less than A.	S --> LTS	Same as A
A4	No impacts under Alternative 4, since no changes are made.	NE	None Recommended
	Hazardous Materials		
A	During contruction, the most likely hazard material releases would involve the dripping of fuels, oil, and grease from construction equipment. While no long-term contamination should occur, an accident that results in a spill of significant quanity could pose a hazard to construction employees, as well as to the environment. Hazardous materials generated during operaiton would be no different than common commercial sites, but the amount and types of hazardous materials that would be stored, used, and generated during the operation of Proposed Action A could have a potentially significant effect to the environment and the public.	S -> LTS	1. To reduce the potential for accidental releases, fuel, oil, and hydraulic fluids shall be transferred directly from a service truck to construction equipment tanks and shall not otherwise be stored on-site. Paint, thinner, solvents, cleaners, sealants, and lubricants used during construction shall be stored in a locked utility building, handled per the manufacturers' directions, and replenished as needed. 2. Personnel shall follow written standard operating procedures (SOPs) for filling and servicing construction equipment and vehicles. The SOPs, which are designed to reduce the potential for incidents involving the hazardous materials, shall include the following: a. Refueling shall be conducted only with approved pumps, hoses, and nozzles. b. Catch-pans shall be placed under equipment to catch potential spills during servicing. c. All disconnected hoses shall be placed in containers to collect residual fuel from the hose. d. Vehicle engines shall be shut down during refueling. e. No smoking, open flames, or welding shall be allowed in refueling or service areas. f. Refueling shall be performed away from bodies of water to prevent contamination of water in the event of a leak or spill.

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

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			g. Service trucks shall be provided with fire extinguishers and spill containment equipment, such as absorbents. h. Should a spill contaminate soil, the soil shall be put into containers and disposed of in accordance with local, state, and Federal regulations. i. All containers used to store hazardous materials shall be inspected at least once per week for signs of leaking or failure. All maintenance and refueling areas shall be inspected monthly. Results of inspections shall be recorded in a logbook that would be maintained on-site. 6. The amount of hazardous materials used in project construction and operation shall be consistently kept at the lowest volumes needed. 7. During construction and operation of the project facilities, the least toxic material capable of achieving the intended result shall consistently be used to the extent practicable. 8. A hazardous materials and hazardous waste minimization program shall be developed, implemented, and reviewed annually by the Tribe to determine if additional opportunities for hazardous materials and hazardous waste minimization are feasible, for both project construction and operation. 9. The contractor shall be requested to avoid and minimize the use of hazardous materials during the project's construction to the fullest extent practicable. 10. The use of pesticides and toxic chemicals shall be minimized or less toxic alternatives shall be used to the greatest extent feasible in golf course management and landscaping. 11. Construction specifications for the USTs and leak detection systems for the gas station and mini mart shall comply with Federal regulations for UST installation in or adjacent to identified active fault zones (40 C.F.R. Part 280, Subpart B), as well as with State and County (County of Riverside Ordinance No. 617) regulations. 12. All permanent underground and aboveground fuel storage tanks associated with the mini mart shall have double walls with integrated leak detection systems and associated alarm. If a leak occurs within the inner tank, the outer tank would contain the leak, while a pressure sensor signals the leak on the indicator panel of an alarm unit. Personnel, trained in emergency response procedures, shall regularly monitor the leak detection alarm units.
			Same as A
			Same as A
B	Similar to A, but less construction would take place.	S -> LTS	Same as A
A1	Similar to A, but less construction would take place.	S -> LTS	Same as A
A2	Similar to A, but less construction would take place.	S -> LTS	None Recommended
A3	Same as A	S -> LTS	
A4	No impacts would occur under Alternative 4, since no construction would take place and operation would continue at its current scale.	NE	
	Noise		
A	Noise from construction will only hit peak levels intermittently and temporarily. Noise from operation would mainly occur from road traffic, parking structures, and ancillary equipment.	S -> LTS	1. To reduce noise impacts on noise sensitive receptors, the following mitigation measures are recommended during construction: a. Restrict construction to the hours of 7:00 AM to 7:00 PM, Monday through Saturday b. Use machinery that is properly fitted with muffling equipment. c. Shield stationary equipment, such as compressors and generators, from exposure to residences wherever possible. Shielding may be in the form of temporary structures, barriers, or other equipment. d. Locate stationary equipment as far as possible from residences. e. Turn off equipment when not in use, including idling truck engines. f. Restrict the use of amplified sources (e.g., stereos) in the vicinity of residences. g. Post signs advising construction personnel of noise mitigation measures. h. Post signs advising residences of the contact number for the compliant and enforcement manager in the event of noise issues, and require follow-up and tracking. 2. To reduce noise impacts from parking structures to a level of less than significant, the following mitigation measures are recommended:

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

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			a. Post signs in parking areas advising visitors that due to the presence of nearby residences, unnecessary noise is strongly discouraged. b. Install fireproof (noncombustible) sound absorption materials on the walls, posts, and ceilings of the parking structures where needed to attenuate activity noises as described above. 3. To ensure that impacts are less than significant from the loading docks as well as from loud maintenance equipment, the following mitigation measures are recommended: a. Restrict delivery trucks, machinery, and loading docks operations (and any other noise-producing operation) to the hours of 7:00 AM to 7:00 PM. b. Place refuse collection in areas that will reduce noise exposure to nearby noise-sensitive receptors. c. Restrict noise producing maintenance activities (lawn mowing, leaf blowing, etc.) to the hours of 7:00 AM to 7:00 PM. 4. To ensure that impacts from HVAC equipment and emergency generator operation are less than significant, the following mitigation measure is recommended: a. Place fixed equipment, such as air conditioning condensers and cooling towers, inside enclosures and/or on rooftops of buildings. It is recommended that additional noise control measures be implemented to further reduce noise impacts on the mobile home park. There presently exists a sound wall with gaps surrounding the Soboba Springs Mobile Estates, which currently results in an approximately 5 dBA decrease of noise levels. Construction of a higher sound wall, without gaps, between Lake Park Drive and the Soboba Springs Mobile Estates prior to commencing major construction is recommended as a mitigation measure to lower received noise levels by about an additional 3 dBA overall. This would result in noise attenuation of approximately 6 dBA. The barrier material would have to be solid and massive, with no significant gaps in construction.
B	Same as A	S -> LTS	Same as A
A1	Same as A	S -> LTS	Same as A
A2	Same as A	S -> LTS	Same as A
A3	Alternative 3 would result in a significant noise effect to the Soboba Springs Community. Overall mitigated noise levels would exceed the 5 dBA significance threshold by 4 dBA.	S	Same as A, plus the following additional measures: 8. Place the RV-park access road as far away from the mobile home park as practicable. 9. Reduce night time disturbance noises by using a 10 P.M. curfew for late arriving RVs. After that time, the RVs should park near the entrance parking lot and would not be allowed to hook up until morning hours. 10. Limit the speed on the access road and within the park to 15 miles per hour. 11. Post signs in the park advising visitors that due to the presence of nearby residences, unnecessary noise is strongly discouraged.
A4	No new levels of noise would occur under Alternative 4, since no new contruction or operations will take palce.	NE	None Recommended
	Visual Resources		
A	Visual resources would be severely impacted from a variety of observational points. The structures resulting from Proposed Action A would contrast much of the present background scenery, obstructing the view of a variety of visual resources from different observational points.	S -> LTS	1. Trees that can grow to thirty to sixty feet in height, such as acacia and ana trees, shall be placed around all buildings over two stories tall and around the perimeter of the Development Site. The trees' shall be at least 24-inch box size and shall be placed within 10 feet from the average full-grown trees' drip line to the building and to each other. They shall also be placed throughout the parking areas approximately one every 10 parking stalls, including around the parking areas' perimeters. 2. native shrubs or bushes shall be planted and cultivated along the perimeter in such a way that they would grow into a solid visual barrier up to three feet high. All landscaping shall be completed prior to issuance of occupancy permits. 3. The structures' roofs shall be colored an earth tone color, as described below. Mechanical systems shall be screened from view using a solid screen that matches the color of the roof; this would reduce the strong contrast rating to moderate or less. An extensive green roof system is recommended to further reduce contrast.

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
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			4. The top floor of the parking structures and open parking lots at grade shall have trellises or similar structures along each row of parking spaces and along the perimeter. The trellises shall be non-reflective, earth-toned colors and support climbing vegetation appropriate to the region's climate. 5. Structures shall be painted in earth tone colors that closely match the existing setting's colors, including beige, tan, and brown. 6. Light colored materials with a sandy texture, such as concrete with a mixed-in earth tone pigment, are recommended for all roofs except those using the extensive green roof system (see mitigation measure above), and all parking structures to reduce the color and texture contrast with the existing landscape.
B	Same as A, with different visual resources being affected at different magnitudes.	S -> LTS	Same as A
A1	Same as A, with different visual resources being affected at different magnitudes.	S -> LTS	Same as A
A2	Same as A, with different visual resources being affected at different magnitudes.	S -> LTS	Same as A
A3	Same as A, with different visual resources being affected at different magnitudes.	S -> LTS	Same as A
A4	Visual resources would not be affected because no new structures would be constructed.	NE	None Recommended
	Recreational Resources		
A	Recreational resources would not be directly affected by Proposed Action A.	NE	None Recommended
B	Same as A	NE	None Recommended
A1	Same as A	NE	None Recommended
A2	Same as A	NE	None Recommended
A3	Same as A	NE	None Recommended
A4	Same as A	NE	None Recommended
	4.10 Cumulative Effects		
	Land Resources		
	Topography		
A, B, A1, A2, A3	The proposed developments would result in minimal alteration of the Development Site, and potential future developments are not expected to create significant cumulative impacts to the region's topography.	LTS	None Recommended
	Geology		
A, B, A1, A2, A3	Construction activities are not planned to cause any cumulative geological impacts in the study area as the geology of the Development Site is suitable for development activities.	LTS	The recommended mitigaiton measures for Geology are the same as found above in Section 4.1.
	Soils		
A, B, A1, A2, A3	Future development in the City of San Jacinto are not expected to have a cumulative effect on soils in the area when combined with Proposed Action A.	LTS	None Recommended
	Seismic Hazards		
A, B, A1, A2, A3	Development of Proposed Action A is not expected to create seismic hazards in the cumulative study area.	LTS	1. Treated wastewater storage ponds and percolation ponds would be designed and constructed consistent with California Water Code and California Division of Safety of Dams regulations. Additionally, the Tribe would submit the final storage and percolation pond design to the EPA for review and approval prior to construction. The EPA would review the design in cooperation with the Bureau of Reclamation based on the Bureau of Reclamation standard design guidelines. Based on the EPA's downstream hazard classification, an Operation and Maintenance Program may be required to promote the safety of people and property downstream. If required, the Tribe would enter into a MOA with the EPA to implement an Operation and Maintenance Program for the life of the ponds. 2. For all other proposed structures, engineering designs should comply with the latest edition of the California Building Code (CBC) for Site Class D using the seismic coefficients provided in the geotechnical report (see **Appendix L**). A qualified geologist should inspect any excavations (foundation, utility, etc.) on the Development Site during construction for possible indications of

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
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			3. Underground Storage Tanks (USTs) associated with the gas station would be installed consistent with Federal regulations for UST installation in or adjacent to identified active fault zones (40 C.F.R. Part 280, Subpart B),), as well as with State and County (County of Riverside Ordinance No. 617) regulations.
	Mineral Resources		
A, B, A1, A2, A3	Mineral resources are not presently mined in the Development Site, so there is no impact to them by construction.	LTS	None Recommended
	Water Resources		
	Flooding		
A, B, A1, A2, A3	The project features described in Section 2.1.1 would reduce cumulative effects to less than significant.	LTS	In the event that ACOE does not formally certify the "provisionally certified" levies that protect the Project Site, the Development Site will be graded to ensure that structures are adequately elevated (i.e. no less than one foot) above the base flood-elevation.
	Water Quality		
A, B, A1, A2, A3	Cumulative development would create additional pollutant loading during rainfall events. For large storm events, these pollutants could end up in receiving waters, such as the San Jacinto River. All new development would require BMP s to control pollutants as per the county WQMP. The combination of structural and non-structural BMPs (as discussed under Ancillary Components, Wastewater Treatment and Disposal under Section 2.1.1 Proposed Development and as shown in Table 2-2) would reduce pollutants in stormwater to the maximum extent practicable. Based upon these actions, Proposed Action A is expected to result in less than significant cumulative effects to surface water and groundwater quality.	LTS	1. The use of detention basins (see **Figure 2-5**) will control the quality of runoff from the Project Site. Also, the BMPs provided in **Table 5-3** would be applied to manage water quality. 2. A Water Quality Management Plan (WQMP) must be compiled in order to comply with the Clean Water Act and obtain a NPDES permit. The WQMP shall identify the pollutants generated by the proposed developments and provide BMPs devices (see **Table 5-3**) to minimize or eliminate them prior to discharge into the San Jacinto River. The WQMP would meet the water quality objectives for groundwater and surface water in the Project Site and surrounding area as specified in the Santa Ana River Basin Plan and as shown in **Tables 3-6(a)** and **3-6(b**) in **Section 3.2.3**. 3. Additionally, prior to construction, the Tribe will file a Notice of Intent with the EPA and prepare a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP must be current and remain on the Project Site. Control measures are required prior to and throughout the rainy season. Water quality control measures identified in the SWPPP could include but not be limited to the following: a) Identify and stabilize key access points prior to commencement of construction. b) Direct most construction traffic to stabilized roadways within the Development Site. c) Temporary erosion control measures (such as silt fences, staked straw bales, temporary revegetation, and wet suppression) for disturbed areas. Erosion control measures should be employed to protect against storm water erosion during the winter and spring months and wind erosion during the summer months. d) Sediment retained onsite by a system of sediment basins, traps, or other appropriate measures. e) A spill prevention and countermeasure plan to identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used onsite. f) Minimize the impact of dust by anticipating the direction of prevailing winds. g) Scheduling of construction activities to minimize land disturbance during peak runoff periods. Soil conservation practices implemented during the fall or late winter to reduce erosion during spring runoff. Retain existing vegetation where possible. To the extent feasible, limit grading activities to the immediate area required for construction. h) Topsoil removed during construction stored and treated as an important resource. Berms placed around topsoil stockpiles to prevent runoff during storm events. i) Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
	Groundwater		

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

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	Less than Significant = LTS Significant = S No Effect = NE	Beneficial Effect = BE	Not applicable = N/A
A, B, A1, A2, A3	Increased groundwater withdrawals from future cumulative development projects could lead to overdraft of the groundwater basin, resulting in deeper groundwater levels and increasingly limited and expensive water supply. As discussed in Section 3.2, the Tribe has a priority water right of at least 2,900 AFY as stipulated by the Water Rights Settlement and associated WMP. The Tribe also has adequate well capacity to supply its projected demand, as discussed in Sections 3.2 and 3.8. Therefore, Proposed Action A would result in less than significant cumulative effects to the San Jacinto Groundwater Basin as the WMP will account for any overdraft caused by the proposed developments.	LTS	None Recommended
	Air Quality		
A, B, A1, A2, A3	While the proposed development would contribute to a significant cumulative air quality effect in the study area, it is unlikely that the development of Proposed Action A will substantially affect efforts to attain the NAAQS for Ozone, PM_{10}, and $PM_{2.5}$. Prescribed mitigation measures will ensure that the design and operation of the proposed developments are consistent with regional efforts to attain the NAAQS. Furthermore, Proposed Action A would incrementally increase the significant cumulative effect of greenhouse gas emissions. These effects are considered significant because they contribute to an existing cumulatively significant effect (i.e. global climate change). The mitigation measures identified in Section 5.3 would ensure that increased energy efficiency in the design and operation of the proposed devleopments are consistent with the regional efforts to curb greenhouse gases.	LTS	1. Apply soil stabilizers to inactive areas 2. Equipment loading/unloading controls 3. Replace ground cover in disturbed areas quickly 4. Water exposed surfaces 5. Use of low-VOC exterior and interior paints and coatings
	Biological Resources		
	Waters of the United States		
A, B, A1, A2, A3	There are no waters of the United States in the development site, so there would be no impacts.	LTS	None Recommended
	Vegetation Communities		
A, B, A1, A2, A3	Vegetation communities are not impacted since proposed activities occur in areas that were bladed or farmed in the past and are currently barren lands.	LTS	None Recommended
	Federally Listed Species		
A, B, A1, A2, A3	Construction activities associated with the Proposed Action and Alternatives are planned in an area that has been graded and/or farmed in the past. The Development Site is thus highly degarded and is not expected to provide adequate habitat for sepcial status species. Surveys of the Development Site have not identified the presence of any special status species. Therefore, effects would be minimal and mitgation measures would ensure that development would not contriubte to cumulative effects of special status species. The plants Munz's Onion and Slender-horned Spineflower would be direclty affected if they are in the construction site.	S -> LTS	Mitigation measures for cumulative effects to biological resources are the same as those presented above in Section 4.4.
	San Bernardino Kangaroo Rat		
A, B, A1, A2, A3	BIA has consulted with USFWS to make a final determination of the proposed project effects to SBKR. The Biological Opinion (Appendix Z) provides a discussion of the potential effects to the species and the mitigation measures to be followed to reach a determination of less than significant.		The BIA and USFWS are currently undergoing formal consultation for potential effects to endangered species. Based on preliminary discussions with the USFWS, the biological mitigation measures identified within this FEIS are expected to be carried forward to the Biological Opinion. Additional measures, should they be necessary as determined by the USFWS, will also be incorporated into Record of Decision and applied to the project. Refer to Section 4.4 above.
	Additional Species Considered		
A, B, A1, A2, A3	The Smooth Tarplant and Parry's Spineflower plants, Orange-throated Whiptail Lizard, Coast Horned Lizard, California Horned Lark, Southern California Rufous-crowned Sparrow, Cooper's Hawk, Tricolored Blackbird, Western Burrowing Owl, Ferruginous Hawk, Los Angeles Pocket Mouse, Southern Grasshoper Mouse, San Diego Desert Woodrat, Northwestern San Diego Pocket Mouse, and the American Badger could all suffer directly and possibly die from development in their suitable habitat, but it does not appear that any of their habitats is suitable for the Development Site.	LTS	Mitigation measures for cumulative effects to biological resources are the same as those presented above in Section 4.4.

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

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	Western Riverside County MSHCP		
A, B, A1, A2, A3	Because the Tribe is not a signatory to the MSHCP, the fee-to-trust action would reduce the MSHCP plan area by approximately 145 acres. This reduction in plan area may adversely affect the MSHCP's overall objective to "enhance and maintain biological diversity and ecosystem processes while allowing future economic growth" on a regional scale (WRCRCA, MSHCP, 2003). The removal of land from the MSHCP plan area will reduce WRCRCA's ability to implement its mission of "sustaining wildlife mobility, genetic flow, or ecosystem health, which require large, interconnected natural areas" (WRCRCA, MSHCP, 2003). Therefore, the fee-to-trust action would reduce the mobility of species that utilize this natural corridor. BIA is in consultation with FWS to develop a BO, which will include final effects determination and mitigation measures.	LTS	1. The Tribe will remove the northwesterly 124.68 acres of the Project Site from the Proposed Action and convey it in fee to the WRCRCA for perpetual habitat conservation management under the MSHCP. The associated Assessor's Parcel Numbers (APN) include 430-030-015, portions of 430-030-013, 430-030-016, 433-080-002, and 430-030-007. 2. The Tribe by ordinance and under the terms of a Memorandum of Understanding with WRCRCA will conserve in perpetuity 29.88 acres of the Project Site and manage it in consultation with WRCRCA consistently with the MSHCP. 3. The Tribe has conveyed to WRCRCA 33.5 acres to mitigate for the impact of a 12-acre driving range constructed in 2009 on the Project Site, as well as for potential impacts of the proposed development on sensitive habitat for protected species. This tract, which is northwest of the Project Site and contiguous to it, was deeded to WRCRCA on December 20, 2010. The associated APN is 430-060-011.
	Migratory Birds		
A, B, A1, A2, A3	Proposed Action and Alternatives would have a potential cumulative effect on migratory birds if suitable habitat was present on the Development Site, which it is not. Therefore, no cumulative effects are anticipated for migratory birds.	LTS	Mitigation measures for cumulative effects to migratory birds are the same as those presented above in Section 4.4.
	Cultural and Paleontological Resources		
A, B, A1, A2, A3	Due to avoidance of the one known potentially significant historic property, the Proposed Action and Alternatives would not significantly contribute to the loss of historic property. Cumulative effects to cultral resouces could occur on the Project Site and surrounding area if development occurs on sites that contain cultural features or artifacts. No cultural resources were found during surveys and research and are not expected to be cumulatively affected by the project.	LTS	1. Any inadvertent discovery of archaeological resources, all work within 50 feet of the find shall be halted until a professional archaeologist, or paleontologist if the find is of a paleontological nature, can assess the significance of the find. If any find is determined to be significant by the archaeologist, or paleontologist as appropriate, then representatives of the Tribe shall meet with the archaeologist, or paleontologist, to determine the appropriate course of action, including the development of a Treatment Plan, if necessary. All significant cultural or paleontological materials recovered shall be subject to scientific analysis, professional curation, and a report prepared by the professional archaeologist, or paleontologist, according to current professional standards. 2. If human remains are discovered during ground-disturbing activities on Tribal lands, pursuant to NAGPRA Section 10.4 Inadvertent Discoveries, the Tribal Official and BIA representative will be contacted immediately. No further disturbance shall occur until the Tribal Official and BIA 3. If human skeletal remains are inadvertently encountered during ground-disturbing activities on non-Tribal and/or non-Federal lands, the contractor will contact the Alameda County Coroner immediately. If the County Coroner determines that the remains are Native American, the 4. The Unanticipated Discoveries Plan (see **Appendix AA**) shall be followed.
	Socioeconomic and Environmental Justice		
A, B, A1, A2, A3	No cumulative socioeconomic impacts are expected to occur.	NE	None Recommended
	Resource Use Patterns		
	Transportation Networks - Year 2025		
A, B, A1, A2, A3	Traffic generated from the proposed developments would have a significant cumulative effect on the area's transporation network. However, the implimentation of the prescribed mitigaiton measures would allow all intersections and roadway segments to operate at an acceptable level of service, therefore resulting in a less than significant cumulative effect.	S -> LTS	1. Construct Lake Park Drive adjacent to the Development Site at its ultimate cross-section width as a Secondary Highway (100 foot right-of-way) including landscaping and parkway improvements in conjunction with development. 2. Construct Soboba Road adjacent to the Development Site at its ultimate half-section width as a Secondary Highway (100 foot right-of-way) including landscaping and parkway improvements in conjunction with development. 3.Traffic signals shall be installed when warranted at the project entrances/Soboba Road intersections.

TABLE ES-1
EXECUTIVE SUMMARY MATRIX

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			4.Off-street parking shall be provided by the Development Site to meet City of San Jacinto parking code requirements. 5. On-site traffic signing/striping shall be implemented in conjunction with detailed construction plans for the Development Site. 6. Sight distance at each project access shall be reviewed with respect to standard California Department of Transportation/City of San Jacinto sight distance standards at the time of preparation of final grading, landscaping, and street improvement plans. 7. A number of improvements needs to be made on specific intersections by 2010 and 2025, as detailed in Chapter 8. 8. Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.
	Public Services		
	School Services	LTS	
A, B, A1, A2, A3	The rapid population growth occurring in the region has the potential to result in cumulative effects to local school districts. Potential effects include overcrowding and the need for new facilities to keep pace with the increasing number of students. Development of Proposed Action A would result in additional demands on the local education system. Development impact fees and property tax revenues typically address effects to school districts. However, because the proposed developments would not be subject to either fees or local taxes once the Project Site is taken into trust, these mitigating payments would not be made.	S -> LTS	1. The Tribe shall provide reasonable in-lieu development fees and property taxes to the San Jacinto Unified School District to mitigate recognized effects to the district. The Tribe shall consult with the district to determine the amount and schedule of payments to reasonably mitigate fee and tax loss to the district and increased student enrollment in the district's schools.
	Other Values		
	Hazardous Materials		
A, B, A1, A2, A3	Cumulative hazardous materials involvement that may occur as the result of industrial practices include the releases of hazardous materials into the environment or exposure of residents to contaminants as a result of hazardous materials releases.	LTS	The mitigation measures for cumulative effects from hazardous materials are the same as those presented above in Section 4.9.
	Noise		
A, B, A1, A2, A3	Cumulative noise levels would exceed the 5 dBA Leq threshold at a level of 71 dBA Leq of ambient noise, mostly resulting from an increase in traffic activity in the project area. However, with the implementation of the mitigation measures, cumulative noise effects from operation of the proposed developments would be reduced to less than significant (68-69 dBA Leq). To ensure that noise effects from operation of the Proposed Action and Alternatives do not contribute to cumulative noise effects in the area, noise control measures would be implemented.	S -> LTS	The mitigation measures for cumulative effects from noise are the same as those presented above in Section 4.9.
	Visual Resources		
A, B, A1, A2, A3	The Proposed Action and Alternatives would contribute to a cumulatively considerable impact on visual resources at various points. However, mitigation measures would reduce these cumulative effects to less than significant.	S -> LTS	The mitigation measures for cumulative effects for visual resources are the same as those presented above in Section 4.9.
	Recreational Resources - 2025		
A, B, A1, A2, A3	Recreational resources would only be affected by a possible increase in traffic in the surrounding area, but would not be affected in any direct way.	LTS	None Recommended
A4	**4.10.8 Proposed Action A4**		
	No cumulative effects would occur under this No Action Alternative	NE	None Recommended
	4.11 Indirect Effects		
	4.11.1 Project Implementation		
	Water Resources		
A, B, A1, A2, A3	A could result in indirect effects to water quality if runoff from the Project Site impairs water quality or impacts beneficial uses downstream.	LTS	The mitigation measures for cumulative effects for water resources are the same as those presented above in Section 4.2. 2. Fertilizer use will be managed to apply only what is required and will be adjusted for nutrient levels observed in the recycled water irrigation source.

TABLE ES-1
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	Biological Resources		
A, B, A1, A2, A3	Could result in indirect effects occurring to wildlife and its use of the area surrounding the Project Site.	LTS	Same as those for Direct Effects
	4.11.2 Off-Site Traffic Mitigation		
	Land Resources		
A, B, A1, A2, A3	The increase of impervious surfaces and additional earthwork could result in erosion of soils, but under the standard construction practices and specifications required by the NPDES permit program, the roadway improvements identified under the Proposed Action and Alternatives are expected to result in less than significant indirect effects to land resources.	LTS	None Recommended
	Water Resources		
A, B, A1, A2, A3	Potential effects include an increase of surface runoff and increased erosion that could adversely affect surface water quality due to increases in sediment and roadway pollutants, such as grease and oil. With the incorporation of drainage features and compliance with the soil erosion and sediment control practices identified in the SWPPP, indirect effects to water resources would be less than significant.	LTS	None Recommended
	Air Quality		
A, B, A1, A2, A3	The construction phase would produce two types of air contaminants: exhaust emissions from construction equipment and fugitive dust generated as a result of demolition and soil movement.	LTS	1. Watering the exposed soil to reduce dust 2. Limiting speeds on all unpaved roads 3. Maintaining equipment properly
	Biological Resources		
A, B, A1, A2, A3	Biological resources could be affected but no precise plans are in existence yet, and permits will need to be obtained that will limit any effects to biological resources.	LTS	No plans in existence but any mitigation procedures will submitted be to the ACOE for final approval and acceptance consistent with the guidelines.
	Cultural Resources		
A, B, A1, A2, A3	The construction of the roadway improvements has the potential to disturb or destroy historical features and archaeological resources, but due to prior grading of the existing roadways and occasional traffic on roadsides it is likely that resources remaining in these areas are highly disturbed and lack integrity.	S	The lead agency under CEQA would be required to mitigate potential impacts to a less than significant level or to issue a finding of fact and statement of overriding considerations if significant impacts could not be mitigated.
	Socioeconomic Conditions		
A, B, A1, A2, A3	Construction of roadway improvements would result in short-term inconveniences and minor delays due to constricted traffic movements and possible temporary detouring of traffic. The intersection improvements are not expected to result in long-term disruption of access to surrounding land uses or to minority or low-income populations.	LTS	Should land acquisition be required, the owner of the property acquired is entitled to be compensated for the fair market value of the property, as required by the Fifth Amendment of the U.S. Constitution; article I, section 19 of the California Constitution; and Sections 1263.010 – 1263.330 of the California Code of Civil Procedure.
	Public Services		
A, B, A1, A2, A3	Construction of the roadway improvements may require the relocation of utilities located within and near the existing roadways.	LTS	None Recommended
	Other Values		
A, B, A1, A2, A3	Construction of the proposed improvements could potentially result in noise, hazardous materials, and visual effects.	LTS	None Recommended
	4.11.3 Off-Site Pipeline Construction		
	Land Resources		
A, B, A1, A2, A3	Same as those from off-site traffic mitigation, except effects will be lessened.	LTS	None Recommended
	Water Resources		
A, B, A1, A2, A3	Same as those from off-site traffic mitigation, except effects will be lessened.	LTS	None Recommended
	Air Quality		
A, B, A1, A2, A3	The construction phase would produce two types of air contaminants: exhaust emissions from construction equipment and fugitive dust generated as a result of demolition and soil movement. These, though, will be limited in scope and duration.	LTS	None Recommended