FINAL ENVIRONMENTAL IMPACT STATEMENT

SOBOBA BAND OF LUISEÑO INDIANS
HORSESHOE GRANDE
FEE-TO-TRUST PROJECT

LEAD AGENCY

U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
PACIFIC REGION
2800 COTTAGE WAY
ROOM W-2820
SACRAMENTO, CA 95825-1846

COOPERATING AGENCIES

U.S. ENVIRONMENTAL PROTECTION AGENCY

CITY OF SAN JACINTO, CA

SEPTEMBER 2013

Table of Contents

TABLES

Figures

Appendices

LIST OF ACRONYMS

A

ACOE	U.S. Army Corps of Engineers
AES	Analytical Environmental Services
AFY	Acre-Feet per Year
AIAN	American Indian and Alaska Native
Alternatives	Three action alternatives, collectively (alternatives 1, 2, and 3)
ALS	advanced life support
AMR	American Medical Response
APE	Area of Potential Effects
APN	Assessor's parcel number
AQMP	Air Quality Management Plan
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
AWS	all-way-stop

B

Basin Plan	Santa Ana River Basin Plan
BIA	Bureau of Indian Affairs
bgs	below ground surface
BLM	U.S. Bureau of Land Management
BMP	Best Management Practices

C

CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
Caltrans	California Department of Transportation
CCAA	California Clean Air Act
CDEC	California Data Exchange Center
CDF	California Department of Forestry and Fire Protection
CDFG	California Department of Fish and Game
CDOF	California Department of Finance
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CDP	Census Designated Place
C.F.R.	Code of Federal Regulations
cfs	cubic feet per second
CHP	California Highway Patrol
CHRIS	California Historical Resources Information System
CIWMB	California Integrated Waste Management Board
CNEL	Community noise equivalent level
CR&R	CR&R Waste and Recycling Services
CRHP	California Register of Historic Places
CRHR	California Register of Historical Resources
CSS	cross street stop
CWA	Clean Water Act

D

dBA	A-weighted Decibels
DEIS	Draft Environmental Impact Statement
DOI	U.S. Department of the Interior

E

EA	Environmental Assessment
ECC	Emergency Command Center
EDD	California Employment Development Department
EDR	Environmental Data Resources
EIS	Environmental Impact Statement
EMT-1	Emergency Medical Technician
EMT-P	Paramedic
EMWD	Eastern Municipal Water District
EPA	U.S. Environmental Protection Agency
ERSC	Engineering Resources of Southern California
ESA	Endangered Species Act
ESA	Environmental Site Assessment

F

FAR	Floor Area Ratio
FEIS	Final Environmental Impact Statement
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact

G

GLO	General Land Office
gpd	gallons per day
gpm	gallons per minute

H

HCM	Highway Capacity Manual
HSJ	Hemet-San Jacinto Region
HVAC	commercial heating, ventilating, and air conditioning
HVMC	Hemet Valley Medical Center

I

IGRA	Indian Gaming Regulatory Act
IMPLAN	Impact Analysis for Planning
IRA	Indian Reorganization Act of 1934

K

KOP	key observation points

L

Ldn	day-night sound level
LDR	low density residential
Leq(24)	24-hour equivalent sound level
LHMWD	Lake Hemet Municipal Water District
LOS	Level(s) of Service

M

MCL	maximum contaminant level
MGD	million gallons per day
MMcf/d	million cubic feet per day
MRF	material recovery facility
msl	mean sea level
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
MWD	Metropolitan Water District of Southern California

N

NAAQS	national ambient air quality standards
NCCP	Natural Community Conservation Plans
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act of 1966
NHPI	Native Hawaiian or Other Pacific Islander
NIGC	National Indian Gaming Commission
No Action	Alternative 4 (No Action Alternative)

NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation Service
NRHP	National Register of Historic Places

O

OHP	Office of Historic Preservation
OPI	Other Pacific Islander
OS	general open space
OS-CH	open space-conservation habitat
OSHA	Occupational Safety and Health Administration
OS-R	open space recreation

P

PCBs	Polychlorinated Biphenyls
PF	public facilities
PID	photo-ionization detector
P.L	Public Law
PM	Particulate matter
PRG	preliminary remediation goal
Project Site	34 parcels, 534.91± acres of Tribally-owned property in fee title

R

RCFCWCD	Riverside County Flood Control and Water Conservation District
RCP	reinforced concrete pipe

RCSD	Riverside County Sheriff's Department
REC	Recognized Environmental Condition
Reservation	existing Soboba Reservation
RR	rural residential
RV	Recreational Vehicle
RWQCB	Regional Water Quality Control Board
RWRF	Regional Water Reclamation Facility

S

SBR	sequencing batch reactor
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCEDC	Southern California Earthquake Data Center
SCE	Southern California Edison
SCGC	Southern California Gas Company
Secretary	U.S. Secretary of the Interior
SGMH	San Gorgonio Memorial Hospital
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SLRU	sensitivity level rating unit
SQRU	scenic quality rating unit
SSL	soil screening level
SWPPP	Stormwater Pollution Prevention Plan

T

TDS	total dissolved solids
TPH	total petroleum hydrocarbons
Tribe	Soboba Band of Luiseño Indians
TS	traffic signal
TWSC	two-way-stop-controlled

U

UBC	Uniform Building Code
UIC	underground injection control
URBEMIS	Urban Emissions Software
U.S.	United States
USA	Underground Service Alert
U.S.C.	U.S. Code
USFS	U.S. Forest Service
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank

V

VRM	visual resource management
VOC	volatile organic compound

W

WMP	Water Management Plan
WQMP	Water Quality Management Plant
WWTP	Wastewater Treatment Plant
WRCRCA	Western Riverside County Regional Conservation Authority

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.

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) 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
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) 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).

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		

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).

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		
			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

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	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

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		
	4.2 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

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
	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

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	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
	Less than Significant = LTS Significant = S No Effect = NE Beneficial Effect = BE Not applicable = N/A		
			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
	Less than Significant = LTS Significant = S No Effect = NE Beneficial Effect = BE Not applicable = N/A		
			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
	Less than Significant = LTS Significant = S No Effect = NE	Beneficial Effect = BE Not applicable = N/A	
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

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
	Less than Significant = LTS Significant = S No Effect = NE Beneficial Effect = BE Not applicable = N/A		
			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

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. 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
	Less than Significant = LTS Significant = S No Effect = NE Beneficial Effect = BE Not applicable = N/A		
			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
	Less than Significant = LTS Significant = S No Effect = NE Beneficial Effect = BE Not applicable = N/A		
			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

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, 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

Alternative	Environmental Effect	Level of Significance	Mitigation Measures
	Less than Significant = LTS Significant = S No Effect = NE	Beneficial Effect = BE Not applicable = N/A	
	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

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.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
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
	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

SECTION 1.0
INTRODUCTION

1.0 INTRODUCTION

This FEIS evaluates the environmental effects associated with the proposal by the Soboba Band of Luiseño Indians (hereinafter, the "Tribe") of transferring the title of 534.91± acres of land, presently owned by the Tribe, to the United States (U.S.) to be held in trust. The BIA, as part of the U.S. Department of the Interior (DOI), is the Federal agency charged with reviewing and approving tribal applications pursuant to 25 U.S. Code (U.S.C.) §465 and 25 Code of Federal Regulations (C.F.R) Part 151 for taking land into Federal trust status. As such, the BIA is the Lead Agency responsible for the preparation of this FEIS.

The FEIS has been prepared pursuant to the requirements of the National Environmental Policy Act (NEPA) 42 U.S.C. 4321 *et seq.* and the Council of Environmental Quality Regulations for Implementing NEPA (40 C.F.R Parts 1500-1508), the DOI Departmental Manual 516, 1-7, and the BIA NEPA Handbook 59 IAM 3 (May 5, 2005). This document addresses the environmental conditions in 34 parcels, 534.91± acres of Tribally-owned property that is located contiguous to the existing Soboba Indian Reservation in Riverside County, California. **Table 1-1** lists the Assessor's Parcel Numbers (APN) and acreage for the subject 34 parcels, and **Figure 1-1** illustrates the following references that are applied throughout this FEIS. The FEIS contains various references to the Project Site and surrounding area. These references are noted below:

- "Project Site" refers to the 34 parcels, 534.91± acres of Tribally-owned property proposed for fee-to-trust conveyance. The Project Site is also referred to as the "Horseshoe Grande property" in some supporting technical documents;
- "Reservation" refers to the existing Soboba Indian Reservation that totals approximately 6,865 acres and is the current location of the Soboba Casino (see **Figures 1-2** and **1-3**).
- "Development Site" refers to the footprint of the proposed developments;
- "Project Site and surrounding area" refers to the area inclusive of and in proximity to the Project Site;
- "Ramljak" property refers to the northwestern portion of the Project Site, which the Tribe purchased on January 4, 2007. The Ramljak property consists of parcel numbers 19 through 28 in **Table 1-1**.
- "Soboba Springs Golf Course & Country Club" refers to the area within the Project Site and contains an 18-hole golf course, remodeled club house, and new driving range.[1]

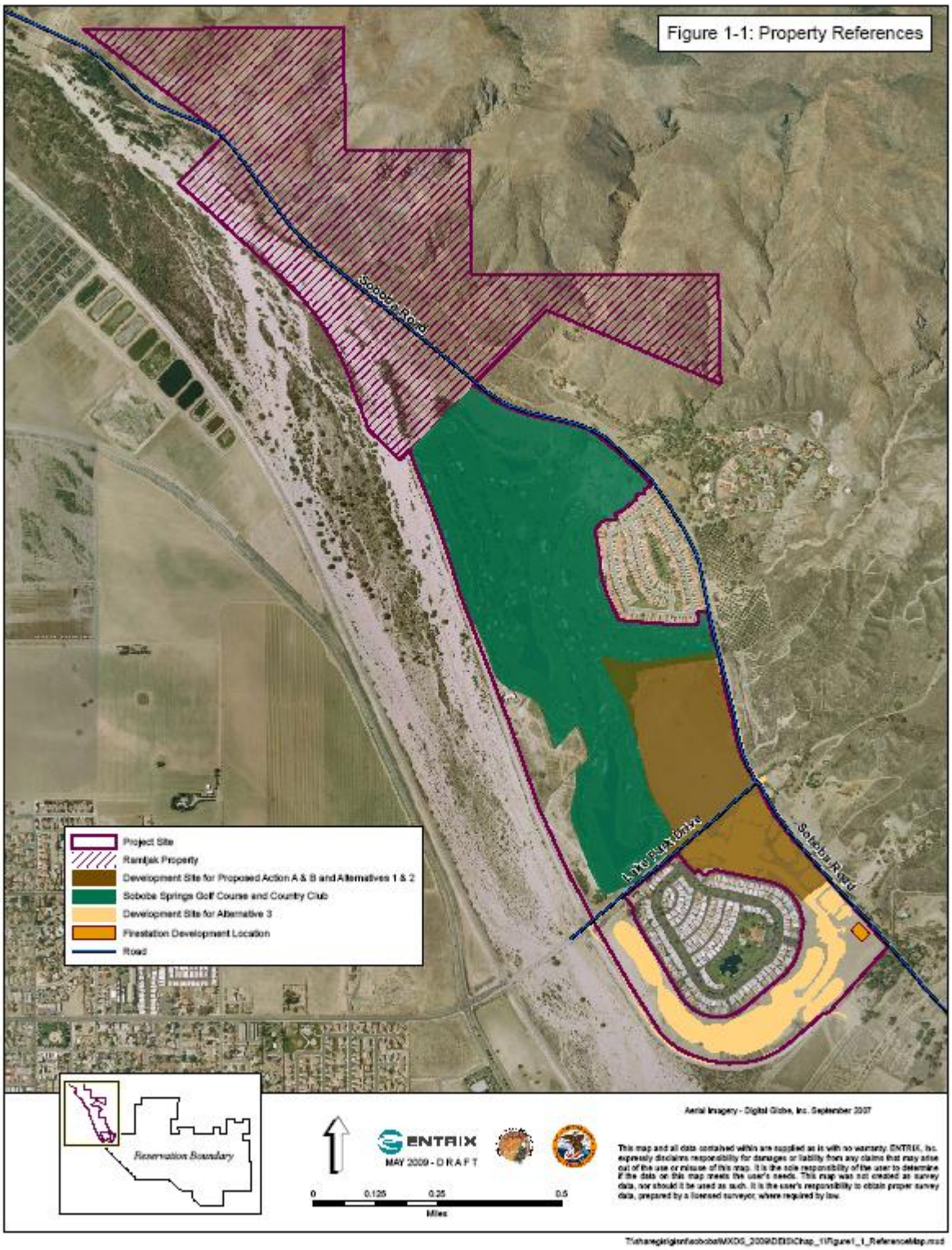
[1] In May 2009, the Soboba Springs Golf Course & Country Club initiated the development of a 12 acre driving range on the Project Site. As indicated in Figure 1-1 above, the driving range is located adjacent to the club house and runs along Soboba Road. The Soboba Springs Golf Course & Country Club obtained the necessary development permits from the City of San Jacinto.

TABLE 1-1
PROJECT SITE PARCELS

Parcel #	APN	Acreage
1	433-120-023	3.25
2	433-140-030	29.15
3	433-140-001	4.94
4	433-140-024	0.43
5	433-140-026	3.09
6	433-140-020	68.64
7	433-140-042	0.45
8	433-140-044	1.96
9	433-140-045	1.18
10	433-140-046	1.30
11	433-140-047	1.41
12	433-140-048	2.05
13	433-140-049	1.17
14	433-120-009	2.30
15	433-120-008	7.87
16	433-100-013	4.46
17	433-100-002	0.68
18	433-100-014	6.25
19	433-080-002	43.12
20	433-080-005	0.50
21	433-080-006	4.59
22	433-080-007	35.97
23	433-080-010	7.47
24	433-080-011	4.41
25	430-030-013	53.77
26	430-030-015	16.00
27	430-030-016	38.70
28	430-030-017	40.50
29	433-100-015	39.18
30	433-110-013	3.72
31	433-120-031	76.39
32	433-140-022	0.15
33	433-140-031	1.71
34	433-140-041	28.15
Total		**534.91 ac.**

Source: Riverside County Assessor, County Clerk, Recorder's website, http://riverside.asrclkrec.com/ACR/OS.asp

FIGURE 1-1
PROPERTY REFERENCES



This FEIS provides a detailed description of the Proposed Action and four alternatives, and includes technical analysis of the potential environmental consequences associated with the implementation of these actions. Throughout this report, the three development alternatives (Alternatives 1, 2, and 3) are collectively referred to as the "development Alternatives", while Alternative 4 is called "No Action" Alternative. The following technical issues are addressed in this FEIS:

- Land Resources
- Water Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Economic and Socioeconomic Conditions
    - Environmental Justice
- Resource Use Patterns
    - Traffic Impact
    - Land Use and Zoning
    - Agricultural Production
    - Public Utilities and Services
    - Hazardous Materials Phase I and II Environmental Site
    - Noise Impact
    - Visual Resources

1.1 THE SOBOBA BAND OF LUISEÑO INDIANS

The Tribe is a Federally-recognized Indian tribe, possessing sovereign status and powers by virtue of such recognition (Federal Register, Vol. 70, No. 226, p. 71194, November 25, 2005). The Federal government has approved the Tribe's Constitution and the Tribe is governed by a five-member Tribal Council, which delegates authority to the Tribal Chairman. Of the approximate 900 Tribal members, 675 live on the Reservation with many others residing in the neighboring communities of San Jacinto and Hemet.

1.2 CONTEXTUAL BACKGROUND

The existing Reservation is located at the base of the San Jacinto Mountains, in the upper San Jacinto River Basin (see **Figure 1-2**). The San Jacinto River flows along the western boundary of the Reservation. The irregular configuration of the Reservation stretches eastward to the boundary of the San Bernardino National Forest, and westward and southward to the cities of San Jacinto and Hemet, respectively, in Riverside County, California (see **Figure 1-3**). The existing

Reservation is surrounded by vacant land and low-density rural residential development, and is comprised of 6,865 acres of rolling hills, deep ravines, river bottom, and a fairly level alluvial fan near the San Jacinto River. Elevations range from approximately 1,600 feet above sea level at the San Jacinto River to approximately 2,600 feet above sea level in the northeastern and southeastern portions of the Reservation. Groundcover in the area consists of native chaparral, salt-bush, small juniper, and some annual grasses. The Poppet and Indian creeks generally traverse the Reservation from the northeast to the southwest, emptying into the San Jacinto River. The San Jacinto River and both the above mentioned creeks are ephemeral waterways.

The Project Site is currently owned in fee-title by the Tribe. The 34 parcels considered in this FEIS are contiguous with the northwestern portion of the Reservation. The Project Site contains the Golf Course and Country Club, which manages an 18-hole, 149 acre golf course. The Project Site is accessed via Soboba Road, which runs north-south through the Project Site, and Lake Park Drive, which travels east-west. Regionally, access to the Project Site is provided by Interstates 10 and 15 and California State Highways 79 and 74.

1.3 PURPOSE AND NEED FOR THE PROPOSED ACTION

The restoration of the Project Site to tribal ownership coupled with the transfer of the Project Site into trust will restore tribal control and administration over part of the Tribe's aboriginal territory that is immediately adjacent to the existing Reservation. In addition, the proposed acquisition will facilitate the Tribe's need for cultural and social preservation, expression and identity, political self-determination, self-sufficiency, and economic growth by providing an enhanced Tribal land base and homeland that:

- is subject to Tribal management, protection and conservation of the land base, and natural and cultural resources through the Tribe's exercise of governmental powers;
- allows for a diversified and productive economic base subject to the Tribe's self-determined management and conservation priorities that will support the Tribe's financial integrity and well-being of its members by enhancing the total acreage of the land base and increasing the conservation of natural and cultural resources under tribal jurisdiction and sovereignty;
- assures the preservation of a homeland that is restricted against future alienation and immune from state and local taxation and regulation;
- allows the Tribe to avail itself of the benefits of Federal laws that apply to lands held in trust status and the consolidation of Tribal lands.

The statutory authority for acquiring lands in trust status for Indian tribes is provided in the Indian Reorganization Act of 1934 (IRA), with regulations under 25 U.S.C. §465 and codified as 25 C.F.R. Part 151. The Land Acquisition Policy presented in 25 C.F.R. Section 151.3 states that, "land may be acquired for a tribe in trust status when that land is within the tribe's reservation boundaries; or is already owned by the tribe; or the Secretary of the Interior determines that land acquisition is necessary to facilitate tribal self-determination, economic development or Indian

housing." Accordingly, the Tribe considers each of the goals stated above to be essential to the preservation of the Tribe's cultural, social, economic and sovereign well-being and achieving these goals provides the basis for taking the land into trust pursuant to 25 U.S.C. § 465 and the implementing regulations under 25 C.F.R. Part 151.

The Tribe is compelled to reacquire aboriginal lands inhabited by its ancestors and treasures these lands as cultural and historical resources. Therefore, the immediate need for the Proposed Action hinges on the documented fact that Tribal ancestors once inhabited this area. United States courts have confirmed that the Soboba Band of the Luiseño Indians have occupied the area and subsisted on the land since at least 1815 (Byrne v. Alas et al, Supreme Court of California (74 Cal.628; 16P.523; January 31, 1888). An Indian settlement was depicted near the Project Site by the General Land Office surveyor as early as 1867 and again in 1876 (GLO, DOI, 1867). The Tribe considers it vital to its members that it acquire this land and protect its future ownership and occupancy. Accordingly, the Tribe acquired deeds of the Project Site from June of 2001 through January of 2007. The Tribe's primary need is the complete preservation and reacquisition of all aboriginal territory including the Project Site.

The acquisition of the Project Site in trust would augment the Tribal land base in a manner that is consistent with the policy presented in the governing regulations. The Tribe's land base forms the foundation for social, cultural, religious, political, and economic life for the Tribe. The land base held in trust is not subject to alienation and forms the backdrop and boundary of Tribal, federal, and state jurisdiction. Once tribal lands are held in trust, the lands are restricted against both voluntary and involuntary alienation (25 U.S.C. §177). Accordingly, the Project Site would become the Tribe's property for the benefit of its members into perpetuity.

A key component of the Proposed Action, the relocation of the existing casino to the Project Site, will help meet the economic needs of the Tribe. 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. The purpose and need for the Proposed Action is discussed in greater detail in the following sections.

FIGURE 1-2
PROJECT LOCATION MAP

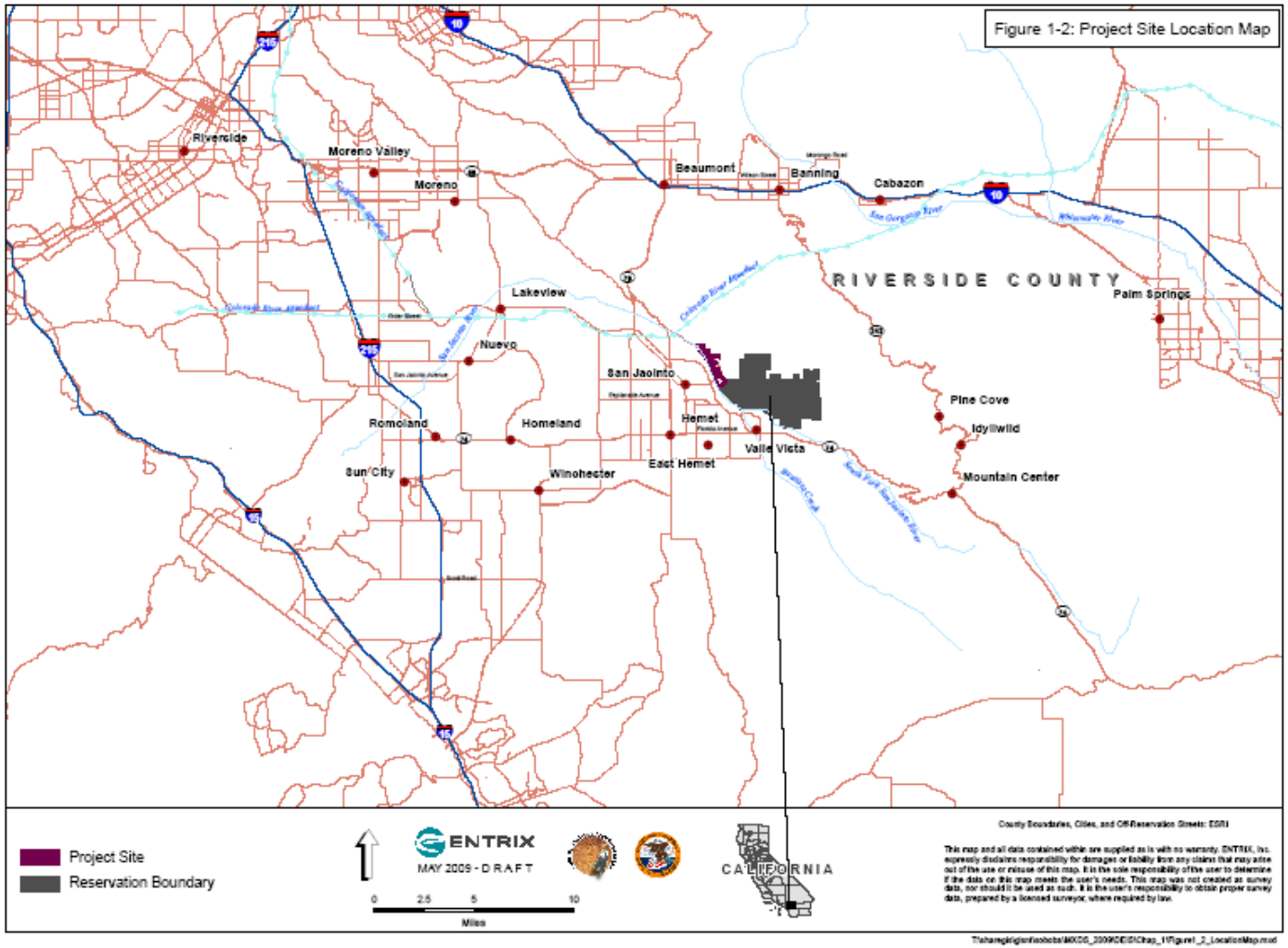
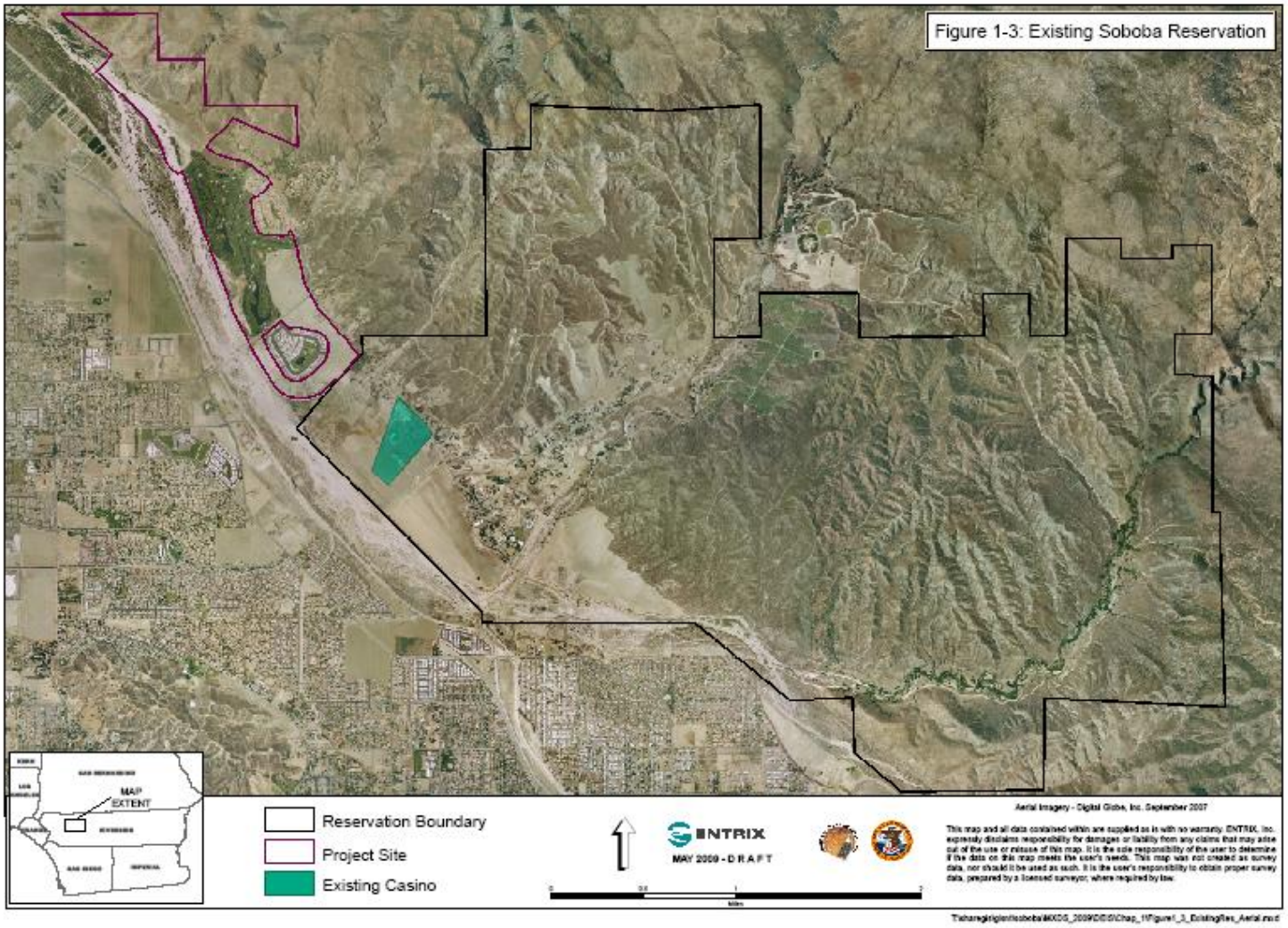


FIGURE 1-3
EXISTING SOBOBA RESERVATION



1.3.1 TRIBAL SELF-DETERMINATION AND GOVERNMENT OPERATIONS

Accepting the Project Site into trust status would facilitate Tribal self-determination and allow the Tribe to exercise sovereignty over lands currently owned in fee-title.

This acquisition of the Project Site in trust is, therefore, necessary in order to allow the Tribe to manage, protect and conserve the land base, and natural and cultural resources through the Tribe's exercise of governmental powers. In addition, the acquisition in trust would allow for a diversified and productive economic base subject to the Tribe's self-determined management and conservation priorities that will support the Tribe's financial integrity and well-being of its members. In turn, the ongoing and future economic development initiatives at the Project Site would create and continue to provide employment and recreational opportunities to Tribal members and the local community.

Additionally, the autonomy provided to the Tribe through taking the land into Federal trust would allow for greater self-sufficiency, particularly in the context of proposed uses, which are described in greater detail in the following sections and in **Section 2.1**. In particular, the proposed Tribal fire stations will enable the Tribe to provide emergency services for its members pursuant to the Tribe's own self-determined management, regulation and priorities.

1.3.2 ECONOMIC NECESSITY

Tribal self-determination and sovereignty provides the essential nature of the need to transfer the Project Site from fee-title to federal trust status. The future welfare of the Tribe's members, and the Tribe's continued existence as a sovereign people, depends upon its ability to sustain economic independence. Placing the land into trust would allow the Tribe to exercise its powers of sovereign self-determination over the Project Site as an integral part of an enhanced tribal land based, and will provide the Tribe with additional opportunities for economic development that rely upon the Project Site's acquisition in trust. As previously mentioned, the Tribe has utilized most of its usable acreage for community services, such as recreation, public works, economic development, housing, education, and cultural enrichment. Bringing the Project Site into trust would allow the Tribe to expand and diversify its economy. Specifically, as explained in **Section 2.3.2**, there is a need to relocate the existing casino. 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. By diversifying operations and increasing revenues, the proposed hotel/casino complex would enhance Tribal self-sufficiency

If the Project Site is placed into trust, the Tribe would be able to develop the lands according to its own sovereign authority in a manner similar to state and local governments. The Tribe would have the opportunity to reinvest revenue into other Tribal ventures and in the development of the local community. Moreover, acquiring additional trust lands would allow the Tribe to pursue independent economic development initiatives as described in this document. Economic development is necessary to support Tribal sovereignty, reinforce Tribal community, and assist Tribal members in reaching economic autonomy.

SUITABILITY OF THE PROJECT SITE FOR ECONOMIC DEVELOPMENT

The Project Site would offer the acreage necessary to provide a sufficient gaming parcel. The location of the proposed hotel/casino complex near the intersection of Soboba Road and Lake Park Drive would also allow easier access to and from the facilities relative to the location of the existing casino. Furthermore, the location of the Project Site would allow the Tribe to fully capitalize on the proposed hotel/casino complex's proximity to the Golf Course and Country Club in order to offer a destination resort.

The purpose of the proposed hotel/casino complex is to diversify the economic enterprises of the Tribe. An integrated complex offers customers many possible activities in one location. Thus, the proposed development would act as a destination center for tourists and businesses, while also catering to local interests. The intent of the Tribe is to differentiate its hotel, casino, golf course, and related facilities from those of nearby competing tribes.

1.4 OVERVIEW OF THE FEE-TO-TRUST PROCESS

Trust lands, or lands held in trust status, refer to "land the title to which is held by the United States for an individual Indian or tribe" (25 C.F.R. Section 151.2). Under Federal law, the conveyance of land to trust requires approval of the U.S. Secretary of the Interior (hereinafter, "Secretary"). The source of authority to acquire land in trust for tribes is Section 5 of the Indian Reorganization Act of 1934, 25 U.S.C. § 465, and its implementing regulations at 25 C.F.R. Part 151. This is often referred to as the "Part 151 process." The IRA gives the Secretary the discretion to acquire land into trust for individual Indians and Federally-recognized Indian tribes. The IRA does not require the Secretary to place into trust status any specific tract of land, any specific amount of land, or to acquire any land at all.

Placement of lands into trust is a real estate transaction, which creates Federal title on the lands involved. The process begins with the submission of a Trust Application to the BIA; in this case the Tribe submitted a Trust Application to the BIA in December of 2007. The fee-to-trust process includes the environmental analysis of the potential effects of the proposed project.

Following receipt of an application to acquire land in trust, the BIA notifies the State of California and local governments having regulatory jurisdiction over the land. The state and local governments are provided an opportunity to give comments on the acquisition's potential impacts on regulatory jurisdiction, real property taxes, and special assessments.

1.5 ENVIRONMENTAL REVIEW PROCESS

This EIS has been prepared as part of an environmental review process for the Tribe's Trust Application under NEPA. This process is identified in the BIA's NEPA Handbook (59 IAM 3), and the Council on Environmental Quality (CEQ) Regulations for Implementing NEPA (40 C.F.R. Parts 1500-1508). The EIS analyzes the potential environmental effects of the purpose and need for the Proposed Action (in this case taking land into trust for Tribal economic development purposes) and assess effects of alternatives.

This Final EIS (FEIS) includes all comments, responses to comments, and any changes to the DEIS text that were made based on the comments received. The final step in the process will be to prepare a Record of Decision, which identifies the BIA's selected alternative for implementation. Any notice of a final decision to acquire land in trust status will be published in the Federal Register and in local newspapers.

1.5.1 NOTICE OF INTENT

The BIA published a Notice of Intent (NOI) in the Federal Register on December 14, 2007 to prepare an EIS on the Tribe's Proposed Action. The December 14, 2007 NOI stated that the Tribe proposed to convey 289.88± acres of Tribally-owned property to Federal trust status. The Tribe's actual proposal is to convey 534.91± acres of Tribally-owned property to Federal trust status and to develop a portion of this property into a destination hotel/casino. At the public hearing held on January 8, 2008, the BIA corrected the December 14, 2007 NOI and issued a Letter of Correction. Both the December 14, 2007 NOI and the Letter of Correction are attached as **Appendix A**.

1.5.2 SCOPING

The term "scoping" refers to the public comment and involvement period that will determine the range of issues and alternatives to be assessed during the environmental review process (CEQ Regulations for implementing NEPA, §1501.7). The Notice of Intent (NOI) announced a public comment period lasting from December 14, 2007 to January 22, 2008, and a public hearing to be held January 8, 2008 at the Hemet Public Library.

Approximately 225 persons attended the public hearing. Not counting BIA or Tribal representatives, 17 individuals, including the Mayor of San Jacinto, gave oral testimony. The Scoping Report (attached as **Appendix B**) contains a list of the persons who spoke at the meeting, the sign-in sheet, and the scoping meeting minutes.

The public comment period deadline was extended from January 22, 2008 to January 25, 2008 for a total of 43 days to ensure that all parties had an opportunity to submit comments; however, comments received after this deadline and until March 11, 2008 were accepted. A total of 67 written comments were received by the BIA and are presented in the Scoping Report (**Appendix B)**.

1.5.3 COOPERATING AGENCIES

As part of the scoping process, the BIA may request that another agency having jurisdiction by law, or having special expertise with respect to anticipated environmental issues, be a "Cooperating Agency," as defined in The Bureau of National Affairs, Inc. publication *The Environmental Impact Statement Process* (Number 27-2nd). Cooperating agencies participate in the scoping process and, on BIA's request, may develop information to be included in the EIS.

On December 12, 2007, BIA sent out Cooperating Agency letters to the following agencies: Riverside County, U.S. Environmental Protection Agency (EPA), the National Indian Gaming Commission (NIGC), City of San Jacinto, USFWS, and the California Department of Transportation (Caltrans). The City of San Jacinto and EPA both agreed to participate as Cooperating Agencies. The NIGC declined the invitation on the basis that the NIGC does not have a Federal action (e.g., approval of a management contract) requiring compliance with NEPA because the subject gaming facility will be managed by the Tribe. Riverside County, USFWS, and Caltrans did not respond. The Cooperating Agency invitation letters and letters of acceptance and denial are attached as **Appendix C**. Also in **Appendix C** is a letter submitted by the attorneys of the City of San Jacinto that clarifies the City's role as a Cooperating Agency.

DRAFT EIS

In June 2009, the Draft EIS (DEIS) was distributed to Federal, Tribal, State, and local agencies and other interested parties. The 75-day review and comment period on the DEIS began with the July 2, 2009 Notice of Availability (NOA) filed by BIA with the EPA in the *Federal Register*. The NOA (**Appendix D**) provided the time and location of the public hearing to receive comments from the public concerning the DEIS. Substantive comments received during the comment period, including those submitted or recorded at the August 5, 2009 public hearing, are addressed in this Final EIS (FEIS).

FINAL EIS

During the extended comment period for the DEIS, the BIA received approximately 250 individual comment letters. Verbal comments were also submitted at a public hearing held on August 5, 2009. Pursuant to the CEQ Regulations for Implementing NEPA 40 CFR Section 1503.4(b), "the lead agency shall consider and respond to all substantive comments received on the DEIS (or summaries thereof where the response has been exceptionally voluminous)." Therefore, the responses to comments are broken down as the following appendices in the FEIS:

> **Appendix E(1)**: This appendix provides responses to the general themes of comments received on the DEIS, broken down by major and minor issues of concern.
>
> **Appendix E(2)**: This appendix contains a Comment Log listing the names of individuals, agencies, and organizations that submitted written and verbal comment. A copy of all public comment letters received during the public comment period follows, as well as the transcript of the public hearing held on August 5, 2009. Both the letters and the public hearing transcript contain numbered brackets around each substantive comment.
>
> **Appendix E(3)**: This appendix contains cross coded responses to the comments that appear in **Appendix E(2)**. As stated, individual substantive comments within the comment letters and the public hearing transcript have been bracketed and numbered for cross-referencing with a response. Once an issue has been addressed in the general responses or in response to a specific comment, subsequent responses to similar comments reference the initial response. If necessary, the EIS has been modified in response to comments, and the nature and the location of the modification is identified in the response. Any comments previously received during the scoping period and/or in response to review of the preliminary document have already been considered and addressed through modifications reflected in the FEIS.

The BIA will publish this FEIS and file it with EPA. The EPA will then publish an NOA for the FEIS in the *Federal Register*, initiating the 30-day period after which the BIA may make a decision regarding the Proposed Action.

RECORD OF DECISION

Following a 30 day waiting period, the BIA will prepare a record of decision (ROD), which states what the decision is, identifies all the alternatives considered in reaching the decision, and discusses preferences among alternatives based on relevant factors including economic and technical considerations and the BIA's statutory mission. The ROD also identifies and discusses all factors that were balanced and discusses whether all practicable mitigation measures have been adopted to minimize environmental effects. If all practicable measures are not adopted, the BIA must state why such measures were not adopted. Specific details of adopted mitigation measures shall be included as appropriate conditions in whatever approvals are being made by the lead agency. CEQ Regulations for Implementing NEPA, 40 CFR Section 1505.3, requires that "Mitigation and other conditions established in the environment impact statement or during its review and committed as part of the decision shall be implemented by the lead agency or other appropriate consenting agency." Therefore, the terms of a ROD are enforceable and can be used to ensure execution of the mitigation measures identified therein.

MITIGATION AND MONITORING PROGRAM

Within the ROD a monitoring and enforcement program must be adopted and summarized where applicable for any mitigation. However, it should be noted that mitigation enforceable by parties other than the BIA, for example through permits or enforceable agreements, does not require a monitoring and enforcement program.

1.6 REGULATORY APPROVALS

The following Federal approvals or permits or consultations would occur as a result of the Proposed Action and Alternatives:

- The Secretary of the Department of Interior would transfer 34 parcels consisting of 534.91± acres into Federal trust status for the Tribal Government;
- U.S. Army Corps of Engineers consultation under the Section 404 process;
- Consultation with USFWS under Section 7 of the Endangered Species Act; and
- Consultation with EPA for a National Pollutant Discharge Elimination System General Permit for Stormwater Discharges Associated with Construction Activity, and water quality certification (or waiver) under Section 401 of the Clean Water Act.

The following state approvals or permits would be issued as a result of the Proposed Action and Alternatives:

- Consultation with State Historical Preservation Office under Section 106.

The following local approvals and permits would be required:

- Riverside County and City of San Jacinto approval of encroachment permits to allow the construction of roadway, drainage, and utility improvements within public rights-of-ways.

It is pertinent to note that the BIA has been in consultation with the City of San Jacinto to confirm the City's role as a cooperating agency and establish the scope of issues that reflect the City's concerns regarding the Proposed Action and Alternatives. A letter from the City Planner's Office acknowledging the role of the City as a Cooperating Agency, comprehension of the Proposed Action and Alternatives, and determination of the scope of issues the City will consider is attached as **Appendix F**.

SECTION 2.0
PROPOSED ACTION AND ALTERNATIVES

2.0 PROPOSED ACTION AND ALTERNATIVES

This chapter describes the Proposed Action, the development Alternatives, and No Action Alternative. The provisions of NEPA regulation 40 C.F.R. 1500.14, the DOI Departmental Handbook 516 DM 4.10, and the BIA NEPA Handbook (Part 6) collectively require the study and comparative presentation of the effects of the Proposed Action and reasonable alternatives.

The potential environmental consequences associated with the Proposed Action, the development Alternatives, and No Action Alternative are summarized in this chapter.

2.1 PROPOSED ACTION (A AND B)

The Proposed Action consists of the conveyance of 34 parcels, 534.91± acres of Tribally-owned property (Project Site) that is located adjacent to the boundaries of the existing Reservation into Federal trust status on behalf of the Tribal Government. The land transfer would be made in accordance with the procedures set forth in 25 C.F.R. Part 151. In addition to the land transfer, the Proposed Action also includes the relocation of the Tribe's existing casino, which presently resides on trust lands, to the subject property. Furthermore, the Proposed Action includes the development of a 300-room hotel complex that would be connected to the proposed casino. Within the proposed casino-hotel complex, various food and beverage establishments, retail businesses, an events arena, and a spa and fitness center are also proposed. The other proposed developments would be free-standing and set apart from the casino-hotel complex; these developments include a Tribal fire station and a 12-pump gas station and convenience store. These developments would be constructed south of the present Lake Park Drive. 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. The Tribe may construct a convention center in the future, dependent on the level of success the events arena realizes, but has no plans to pursue this Phase II addition until the proposed developments are in operation.

Due to fault lines in the area, the realignment of Lake Park Drive may be necessary in order to accommodate the proposed developments on the Project Site's available buildable land. There are two options being analyzed, with regards to Lake Park Drive; therefore, 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 be slightly smaller than 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"**. **Figures 2-1(a)** and **2-1(b)** present conceptual site plans and architectural renderings, respectively, of Proposed Action A, while **Figure 2-7** presents the conceptual site plan for Proposed Action B.

The structure of the existing Soboba Casino, located less than a half mile from the Project Site, would be used for Tribal functions and programs, such as Tribal general membership meetings and gatherings. Essentially, this facility would serve as a "great hall" and cultural center and would no longer serve as a gaming establishment. Also, the office space for the existing casino staff would be made available for the Tribe's rapidly expanding Tribal administration.

2.1.1 PROPOSED ACTION A – HOTEL/CASINO COMPLEX WITH REALIGNMENT OF LAKE PARK DRIVE

PROPOSED DEVELOPMENTS

This section provides details of each of the proposed developments. **Table 2-1** presents the approximate square-footage for each of these developments. Brief descriptions of each element follow **Table 2-1**. Build-out is expected to occur in two phases of development. All proposed developments, except for the convention center, are to be constructed during Phase I of the build-out. All the technical analyses assume the Tribe would construct the conference center and will mitigate these impacts under a worst-case scenario.

TABLE 2-1
PROPOSED DEVELOPMENTS BY APPROXIMATE SQUARE-FOOTAGE

Phase I	**Square-Feet**
Casino	160,000
Hotel	170,000
Lounge/Lobby/Entertainment	30,000
Restaurants/Food Service	30,000
Retail	10,000
Events Arena	135,000
Spa and Fitness Center	20,000
Back-of-the-House	100,000
Administration	15,000
Gas Station & Convenience Store	6,000
Tribal fire station	13,500
Sub-Total	**689,500**
Phase II	
Convention Center	40,000
Overall Total	**729,500**

Source: Conceptual Engineering Designs of proposed developments provided by JMa Architecture Studios.

FIGURE 2-1(A)
PROPOSED ACTION A

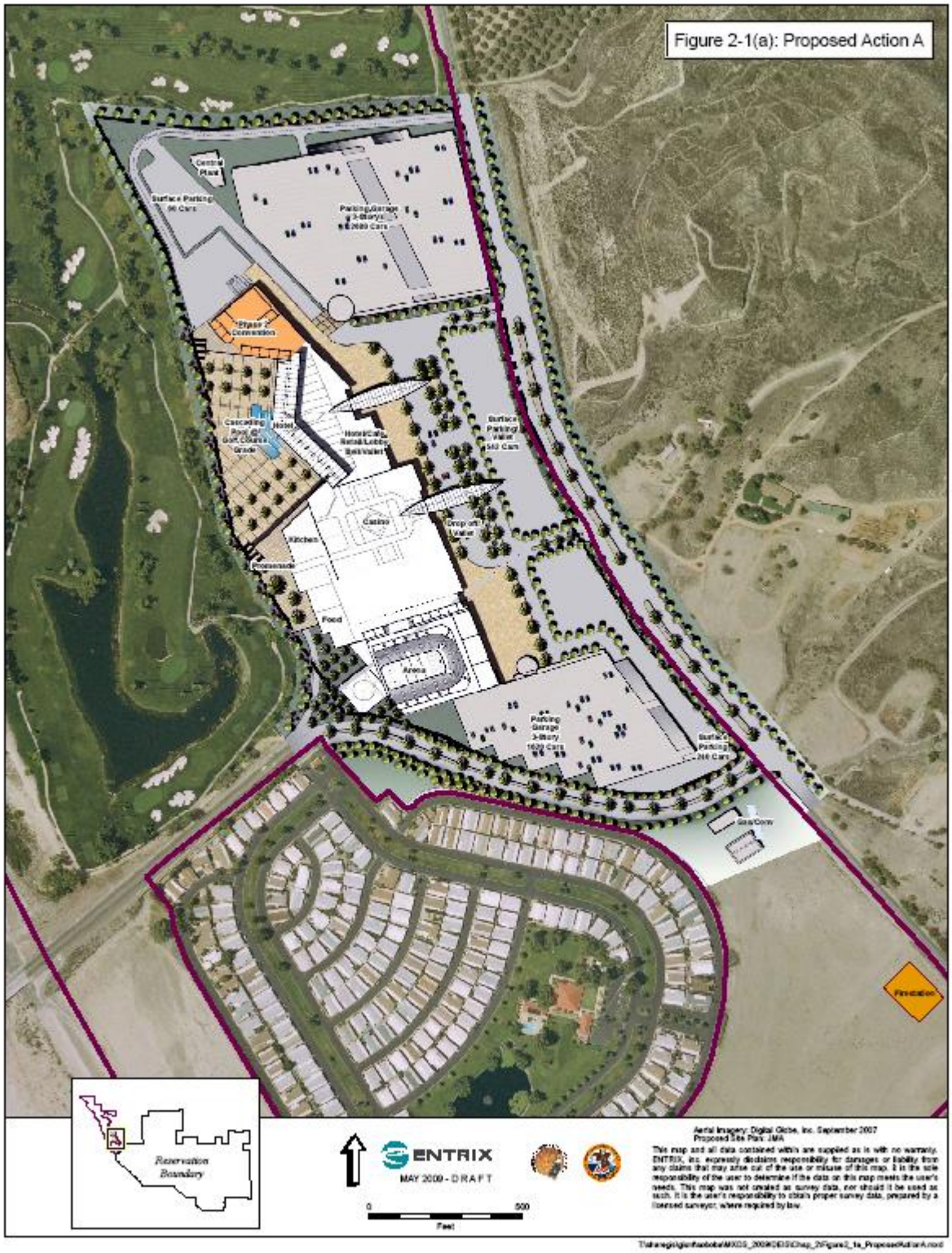
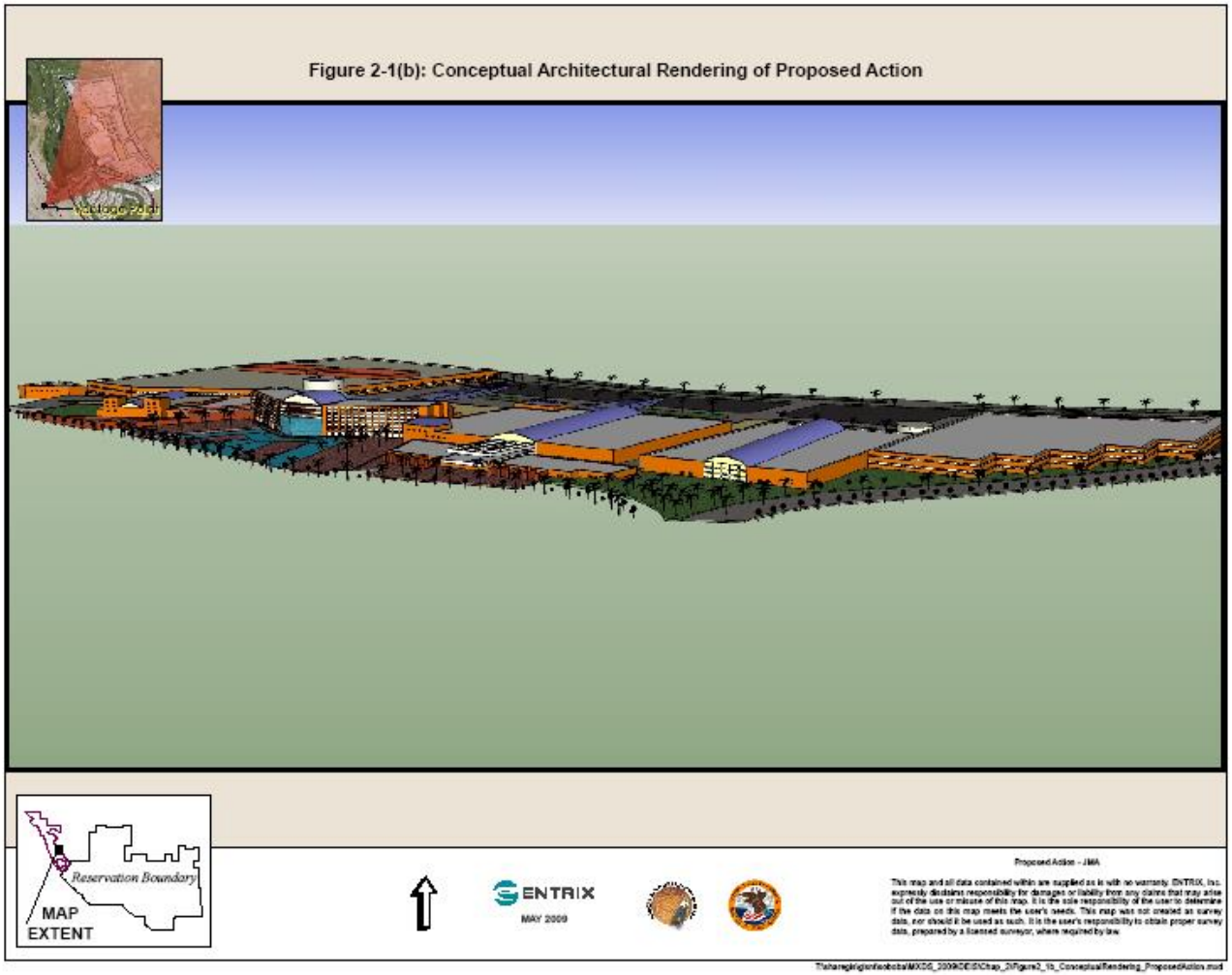


FIGURE 2-1(B)
CONCEPTUAL RENDERING OF PROPOSED ACTION A



PHASE I

Hotel Complex

The proposed five-story (70 feet above grade) hotel would include 300 rooms, a spa and fitness center, retail businesses, and various food and beverage establishments (buffet, coffee shop, steakhouse, specialty restaurant, noodle bar, night club, sports bar, lounge, etc.). This facility is proposed to be approximately 375,000 square-feet in total and would be accessed off of Lake Park Drive and Soboba Road. The complex would be constructed during Phase I of development over an approximate two year period where construction activities would occur from 7:00 AM to 7:00 PM, Monday through Saturday (consistent with the City of San Jacinto noise ordinances found in Section 8.40.040). The complex would utilize pile driven foundations. The proposed 160,000 square-feet of casino space would be connected to this facility. The hotel is designed to blend in with the natural setting of the surrounding area and can be considered a contemporary Mission style of development. This style of architecture demonstrates some Mission influences, but with more modern interpretation of traditional detailing. The design will be cleaner and more refined style than the old style Mission that people associate with Southern California. A feature of the proposed facility is a glass atrium that will be constructed of low-glare glass. Landscaping of the hotel would be integrated with that of the adjacent the Golf Course and Country Club to extend the park-like setting. Trees and shrubs would be planted in irregular groups to break up the outline of the building and parking areas, avoiding the use of tall linear hedges and tree plantings that would result in visual barriers. Lighting of the building and parking area would consist of shielded downcast lighting to reduce the spillover of light into adjacent areas and provide a secure environment. The hotel complex alone would support approximately 300 to 400 employees. This facility would use the Tribe's existing water supply network and would either receive wastewater service through Eastern Municipal Water District (EMWD) or the proposed on-Reservation wastewater facilities.

Casino

The existing Tribal gaming operation, which resides less than one mile south of the Project Site, would be relocated from its present location to the proposed 160,000 square-foot facility (approximately 32 feet above grade). Build-out would occur in Phase I of the development plan, along with the hotel complex, over an approximate two year period where construction activities would occur from 7:00 AM to 7:00 PM, Monday through Saturday (consistent with the City of San Jacinto noise ordinances found in Section 8.40.040). The casino would utilize pile driven foundations and be of the same architectural style as the hotel complex, which is contemporary Mission. Access to the casino would be provided by Soboba Road and Lake Park Drive. Additionally, two parking structures and surface parking are planned to accommodate a total of approximately 5,080 vehicles. The casino would employ approximately 1,200 employees. With the other proposed developments, staffing requirements could potentially exceed 1,600 employees in total. This facility would use the Tribe's existing water supply network and would either receive wastewater service through EMWD or the proposed on-Reservation wastewater facilities.

Event Arena

An enclosed, multiuse event arena capable of providing space for events ranging from business conferences to boxing matches would accompany the hotel/casino facility. Depending on the event and floor space needed, seating would range from 2,595 to 3,891 seats, with 1,715 fixed seats and the others either retractable or floor seating. Concessions, banquet, meeting, and pre-function spaces would also be included in the facility. The Tribe intends to market the event arena (and convention center, see below) to attract businesses, bringing non-local visitors into the area. The events arena would be connected to the hotel/casino complex and accessible by foot from many points of entry. The southern parking structure would be connected to the events arena. This facility would use the Tribe's existing water supply network and would either receive wastewater service through EMWD or the proposed on-Reservation wastewater facilities.

Gas Station/Convenience Store

A gas station and convenience store would be developed near the intersection of Soboba Road and Lake Park Drive. Access to the gas station and convenience store would be provided by Lake Park Drive; direct access would not be provided to Soboba Road due to the embankment located along the western side of Soboba Road. The facility would consist of a 6,000 square-foot convenience store and a fueling station with approximately 12 pumps. Twenty parking spaces would be provided for the convenience store. Typical commercial landscaping would be done near the convenience store and along the street frontages. Lighting of the building and parking area would consist of shielded downcast lighting consistent with local regulations and code. Build-out would occur in Phase I of the development plan along with the hotel/casino complex. This facility would use the Tribe's existing water supply network and would either receive wastewater service through EMWD or the proposed on-Reservation wastewater facilities.

Construction specifications for the underground storage tanks (USTs) and leak detection systems for the gas station and convenience store 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 Riverside County regulations (County of Riverside Ordinance No. 617). All permanent underground and aboveground fuel storage tanks associated with the gas station and convenience store 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. The facilities would have a maximum height of 25 feet above grade.

Tribal Fire Stations

Two Tribal fire stations will be developed under Proposed Action A and in accordance with the Draft Tribal Fire Operations Plan (attached as **Appendix G**). The Tribal fire department headquarters would be developed on Soboba Road, towards the southeastern corner of the Project Site, during construction of the hotel/casino complex. The other Tribal fire station would be located near the intersection of Soboba Road and Castile Canyon Road on the existing Reservation. The two stations would total approximately 13,500 square-feet and will serve the

Project Site along with the entire Reservation. The two-story buildings would have a maximum height of 40 feet above grade, with sufficient pavement and parking made available to maneuver and house the necessary fire equipment and fire trucks, and to provide for employee parking. The headquarters and satellite fire station would include apparatus storage bays, equipment storage rooms, restrooms, and office space. These facilities would use the Tribe's existing water supply network and would either receive wastewater service through EMWD or the proposed on-Reservation wastewater facilities.

PHASE II

Convention Center

The Tribe is considering the addition of a 40,000 square-feet convention center to the north wing of the hotel after the Phase I facilities are fully constructed. The feasibility of the convention center as a business will determine whether or not it will be constructed. However, as stated above, this FEIS assumes the facility will be constructed for analytical purposes. Prior to the construction of the convention center, the events arena would provide "bar and curtain" convention space. The Tribe intends to market the event arena and convention center to attract businesses, bringing non-local visitors into the area. The convention center would be connected to the hotel/casino complex and accessible by foot from many points of entry. The northern parking structure would be connected to the facility. All water would be supplied by the Tribe's existing water supply network and would either receive wastewater service through EMWD or the proposed on-Reservation wastewater facilities.

ANCILLARY COMPONENTS

Utilities and Services

Water Supply

There are three components to the future water supply to the Project Site:

- The existing Golf Course wells (see Existing Water Supply under **Section 3.8**) would initially continue to supply water for irrigation of the Golf Course, averaging 750 acre-feet per year. In the future, this well supply is planned to be partially or completely replaced by recycled water from the Tribe's wastewater treatment plant (WWTP, described later in this section). When the amount of available reclaimed water is greater than the demand for irrigation and landscaping, excess treated water may be used for toilet flushing in the proposed facilities.
- The Golf Course and Country Club would continue to receive its potable water supply from EMWD, averaging 36 acre-feet per year.
- The forecasted demand from the proposed developments is approximately .62 million gallons per day (MGD). These developments would be served by the existing Reservation domestic water system (see Existing Water Supply under **Section 3.8**). The Tribe completed a $6.2 million upgrade to the Reservation distribution system in

June 2007, and the source capacity was increased to about 3.7 MGD. The proposed developments associated with the Proposed Action would be supplied by water from the main Reservation domestic water system, the Tribally-owned Soboba Water Utilities. This system is regulated by the EPA as a Community Water System (Public Water System No. 06000151), and complies with all EPA drinking water regulations. **Figure 2-2** shows the infrastructure supply system that would supply water to the Project Site via the Reservation system, including the location of the supply wells, holding tanks, pump houses, and piping.

Wastewater Treatment and Disposal

The facilities proposed in Proposed Action A, would generate an average daily flow of 313,000 gallons per day (GPD). The Tribe has two options for wastewater service: (1) enter into a contract with EMWD for wastewater service or, (2) utilize an on-Reservation wastewater treatment plant, which would be constructed to serve the existing Reservation and casino project site. The existing Golf Course and Country Club would continue to utilize EMWD services regardless of which wastewater option is pursued for the other project features. Option #2, the on-Reservation WWTP, is considered a separate but related project to the Proposed Action and Alternatives as it is undergoing a separate process for approval. However, for purposes of this environmental review, both options are examined for potential environmental effects. The following describes the components of each option.

Option #1: EMWD Service Option

Under Option #1, the Tribe would utilize a will-serve letter with EMWD, which confirms that the existing EMWD facilities have capacity and capability to service the proposed developments (**Appendix E**). Wastewater generated by the proposed developments would be processed by EMWD's Hemet/San Jacinto Regional Water Reclamation Facility (RWRF). The Hemet/San Jacinto RWRF currently has a capacity of 11 million GPD, but has expansion plans/approvals to 14 million GPD by 2014 (Wesson 2010). Wastewater will undergo secondary and tertiary treatment and meet the Title 22 standards.

The necessary infrastructure is in place on/near the Project Site to service the proposed developments. **Figure 2-3** provides the location of EMWD pipes in the area of Project Site. As observed, existing EMWD infrastructure traverses the Development Site. The necessary facilities, piping, and connections would be installed during construction, when the Development Site is highly disturbed.

Option #2: On-Reservation WWTP

Under Option #2, the Tribe would construct an on-Reservation tertiary sequencing batch reactor (SBR) WWTP capable of handling 1.2 million gallons per day (GPD). This facility would service existing and planned future uses on the Reservation, as well as the facilities under the Proposed Action and Alternatives. Total projected wastewater generation for the year 2030 for

Proposed Action A and the Reservation was calculated to be 545,323 GPD. The proposed WWTP would meet California Title 22 requirements for reuse of treated effluent. System reuse of the effluent could include agricultural irrigation, landscape irrigation, filling of decorative water features, surface cleaning (i.e. parking lots), toilet flushing, and fire control. Wastewater would be delivered to the WWTP by a force main from a central plant located on the Project Site and on-Reservation (see **Figure 2-4**).

Location

The WWTP and associated percolation ponds would be located on the existing Reservation, with the WWTP site situated near the eastern terminus of Soboba Road, north of the road and the San Jacinto River. **Figure 2-4** depicts the location of the proposed wastewater facility, infrastructure, pump stations, and disposal fields. The site is outside the 100-year flood plain and is selected partially due to its remote location from development and the potential impacts on residents from its operation. The percolation ponds would be situated north of Soboba Road and west of Castille Canyon Road.

Treatment Overview

The proposed WWTP would process influent wastewater to tertiary treatment levels, so that the plant effluent could be used for landscape irrigation as well as other uses consistent with reclamation standards established by the regulatory agencies. Failsafe effluent disposal, or effluent disposal undertaken during periods when reclaimed water demand is less than WWTP flows and storage facilities are full, would be based on effluent standards for discharge to percolation ponds. Percolation pond discharge would follow secondary treatment standards with other constituents of concern limited to concentrations that are consistent with non-degradation of the receiving aquifer based on the beneficial uses of the receiving waters identified in the Santa Ana River Basin Plan (hereinafter, the Basin Plan).

Gravity sewers would collect wastewater generated by the proposed developments (under the Proposed Action and Alternatives) and discharge to a local pump station, where it will be pumped through a force main to the main collection system located on the Reservation (see **Figure 2-4**). The collection system would terminate at the WWTP. The golf club facilities would retain the services of the EMWD for wastewater disposal and therefore were not included in the wastewater generation projections.

See **Section 4.11** for more information pertaining to treatment standards and policies of the WWTP and disposal system.

The Tribe will also adopt the following Best Management Practices (BMPs) to provide treatment and control of the treated wastewater discharge:

- Treatment structures that provide complete containment during wastewater treatment and storage;

- Alarm and automatic flow diversion systems to prevent system bypass or overflow;
- Odor abatement systems;
- Tertiary treatment;
- Denitrification;
- Disinfection of treated effluent;
- Recycling of wastewater using agronomic application rates;
- Appropriate biosolids storage and disposal practices; and
- Certified operators to assure proper operation and maintenance.

Site Drainage

The installation of storm drain facilities, including improved channels/culverts, detention basins, and the improvement of Soboba Road would provide a system to control storm water flows, thereby reducing the potential for surface water flooding and provide a means to safely convey such flows through the Project Site for appropriate discharge (see **Figure 2-5)**. Inlets would be placed at appropriate intervals to capture runoff, and convey it to the grassy swales surrounding the Project Site. The grassy swales would accommodate overland drainage to allow the Development Site to drain under overflow conditions. This system would provide adequate storage for a 10-year storm event.

The onsite flows on the Project Site south of Lake Park Drive would be collected by a basin to be constructed in an existing low area (**Figure 2-5**, facility no. 9). Water in the basin would then be conveyed to the northwest through a 42-inch reinforced concrete pipe (RCP) into a channel (**Figure 2-5**, facilities no. 7 and 11). The runoff load in the channel would be conveyed via three 60-inch RCP culverts across Lake Park Drive and discharged into a detention basin at the southwest corner of the existing Golf Course pond. Another basin is proposed north of Lake Park Drive and west of the Development Site (**Figure 2-5**, facility no. 12). The purpose of the basins is to attenuate storm water flows so that peak hour volume is temporarily stored or retained and subsequently discharged further downstream in a controlled manner. Proposed culverts and pipes are designed to convey water through the site for appropriate discharge.

Site planning is discussed in **Section 4.2**, and includes minimizing impervious surfaces to the greatest extent feasible. Where feasible, all areas outside of buildings, structures, roadways, and driveways would be kept as permeable surfaces, either in a natural condition, or through improvements consisting of vegetation or high-infiltration areas covered with mulch, gravel, or turf block. In addition, the rooftops of the proposed facilities would drain to either embedded cisterns or vegetated driplines to maximize infiltration prior to concentrating runoff.

The proposed developments have been designed to incorporate structural and non-structural BMPs as part of the control of stormwater runoff and operational effects, utilizing sediment/grease traps within upstream catch basins, a natural basin along Soboba Road, and the

Golf Course fairways prior to final discharge, which would further reduce stormwater pollutant loads. The purpose of the structural BMPs is to control and reduce the total suspended solids (TSS) and other potentially environmentally polluting materials, such as oils and greases, nutrients, and metals. These BMPs are listed in **Table 2-2** below.

TABLE 2-2
PRESCRIBED BEST MANAGEMENT PRACTICES

Non-Structural Source Control BMPs	Structure Source Control BMPs	Treatment Control BMPs
Education for Property Owners, Operators, Tenants, Occupants or Employees	MS4 Stenciling and Signage	Vegetated Filter Strips
Activity Restrictions	Landscape and Irrigation System Design	Vegetated Swales/bioswale
Irrigation System and Landscape Maintenance	Protect Slopes and Channels	Water Quality Inlets
Common Area Litter Control	Provide Wash Water Control for Food Preparation Areas	Extended Detention Basin
Street Sweeping Private Streets and Parking Lots	Property Design Criteria for: • Fueling Area • Air/Water Supply Area Drainage • Trash Storage Areas • Loading Docks • Maintenance Bays • Vehicle and Equipment Wash Areas • Outdoor Material Storage Areas • Outdoor Work Areas or Processing Areas	Sand Filter
Drainage Facility Inspection and Maintenance		Porous Pavement Detention Infiltration Basin Infiltration Trench Fossil Catch Basin Filter

Source: DHK Engineering, 2008.

FIGURE 2-2
WATER SUPPLY INFRASTRUCTURE AND PROJECT SITE

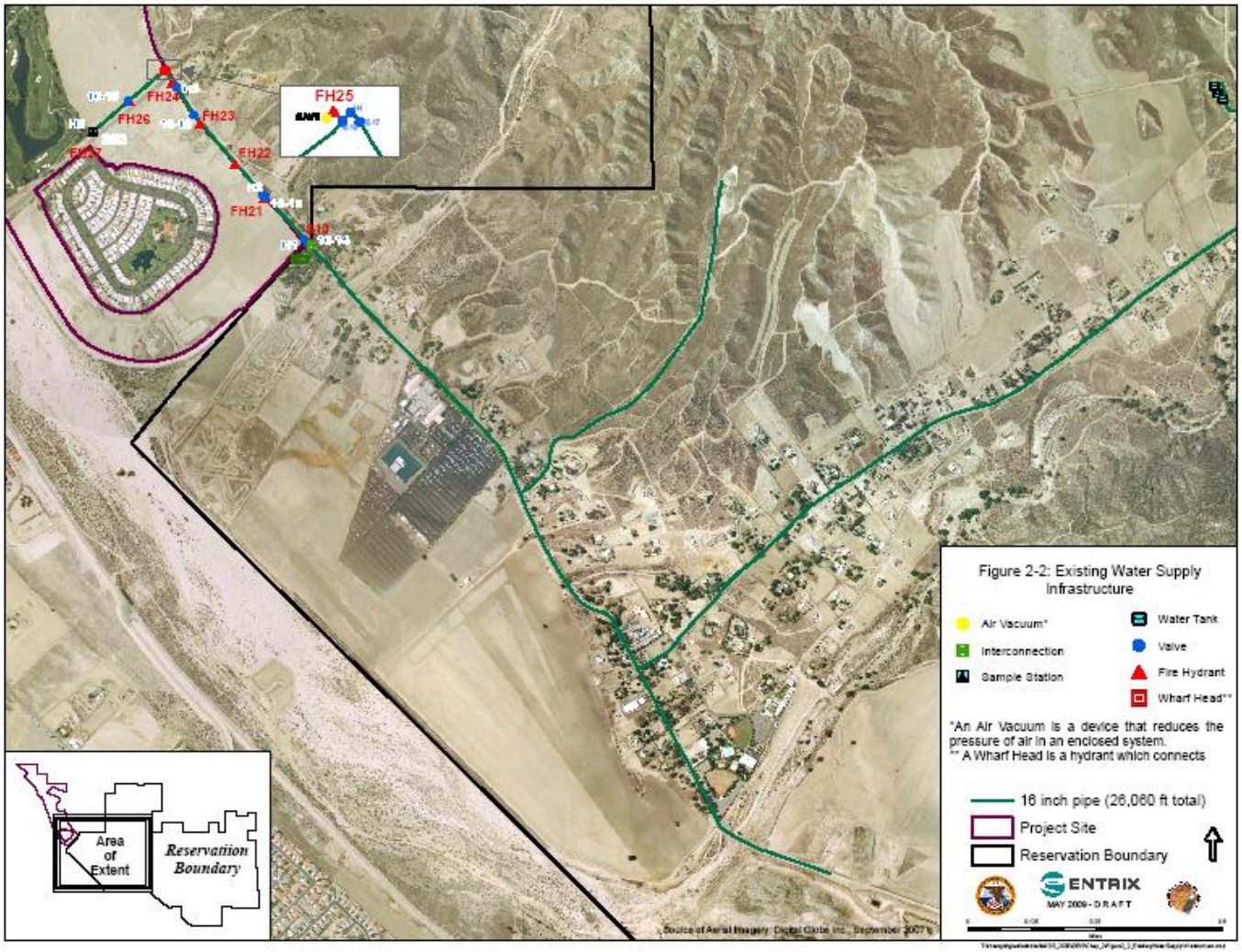


FIGURE 2-3
EMWD WASTEWATER INFRASTRUCTURE ON PROJECT SITE

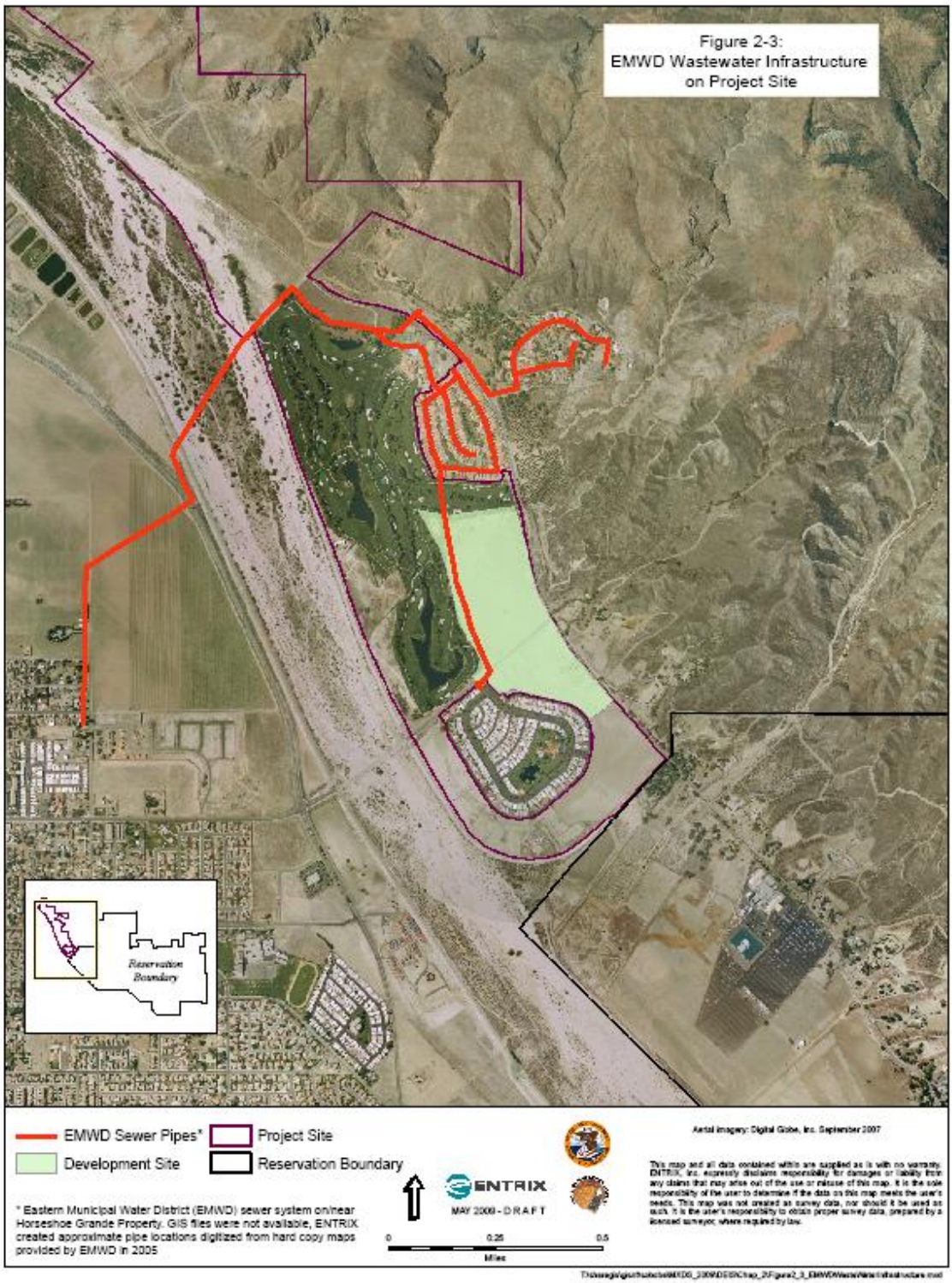


FIGURE 2-4
PROPOSED ON-RESERVATION WWTP

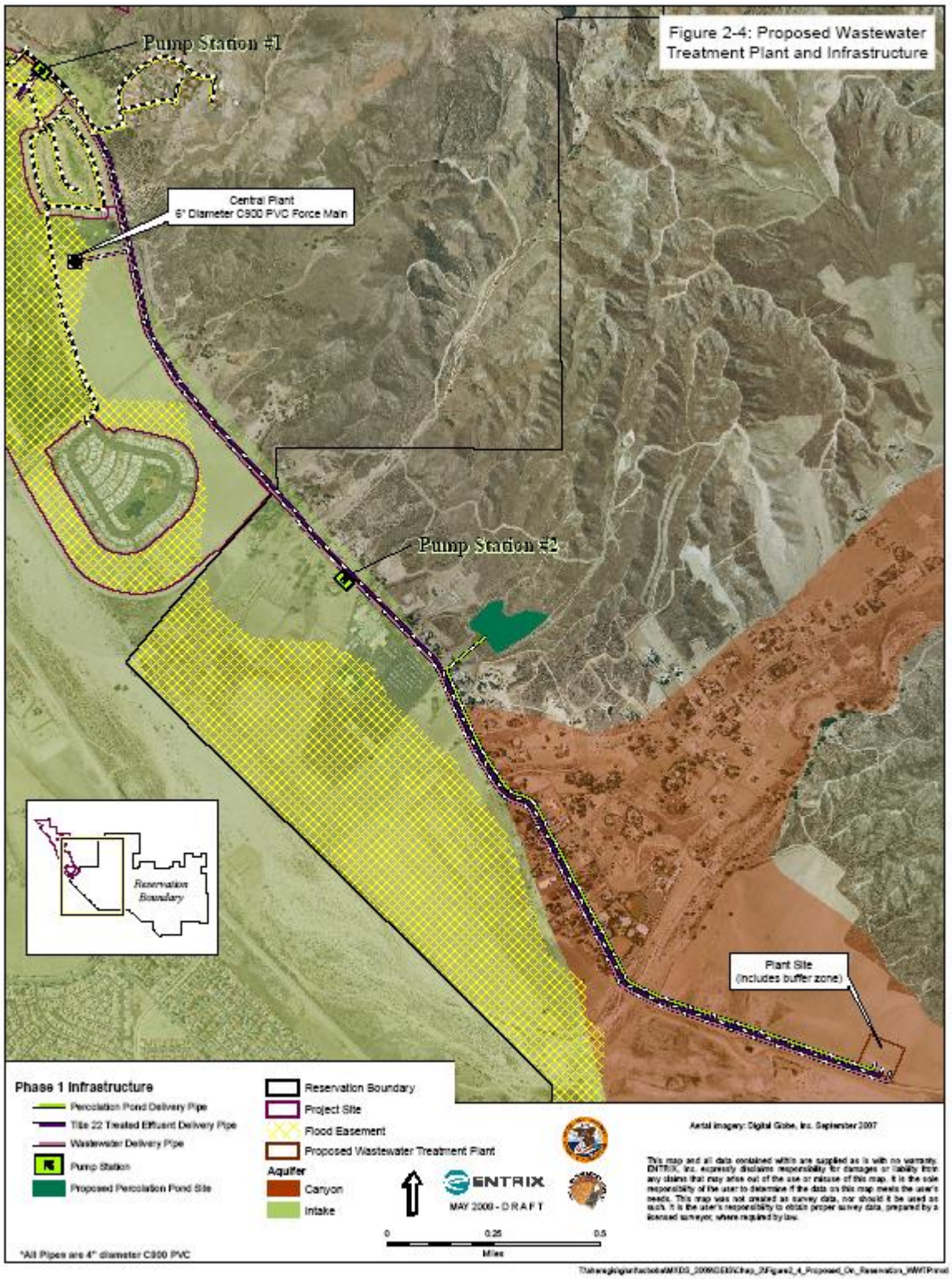
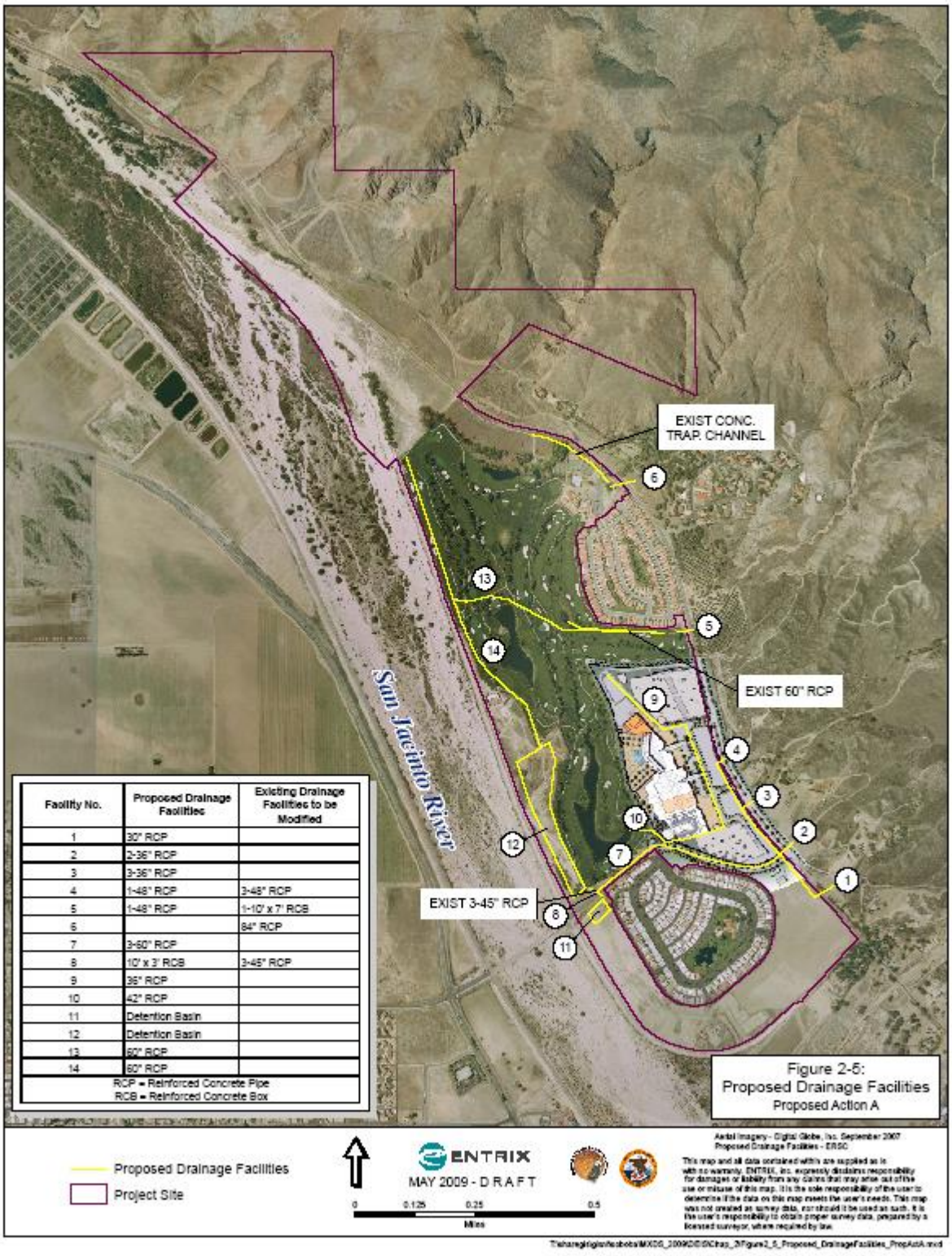


FIGURE 2-5
PROPOSED DRAINAGE FACILITIES FOR PROPOSED ACTION A



Facility No.	Proposed Drainage Facilities	Existing Drainage Facilities to be Modified
1	30" RCP	
2	2-36" RCP	
3	3-36" RCP	
4	1-48" RCP	3-48" RCP
5	1-48" RCP	1-10' x 7' RCB
6		84" RCP
7	3-60" RCP	
8	10' x 3' RCB	3-45" RCP
9	36" RCP	
10	42" RCP	
11	Detention Basin	
12	Detention Basin	
13	60" RCP	
14	60" RCP	

RCP = Reinforced Concrete Pipe
RCB = Reinforced Concrete Box

Public Safety

Fire Protection

Two Tribal fire stations would be developed under Proposed Action A (see **Section 2.1.1**, Proposed Developments, for a description of the proposed facilities). The Draft Operations Plan, attached as **Appendix G**, provides details on the facilities, apparatus/equipment, staffing levels, communications, training, and special programs of the proposed Tribal fire department. This section summarizes the recommendations of the Draft Operations Plan, which is hereby incorporated by reference.

The Tribal fire department would adopt the land use/fire suppression goals of California Department of Forestry and Fire Protection (CDF)/Riverside County Fire Department for urban areas. The goal calls for a response time of seven minutes and for setup to be complete within an additional three minutes.[1] This would allow for extinguishing agents to be applied within a goal of ten minutes from the time of dispatch. The goal for the full assignment is to arrive at the scene and be setup for operation within 15 minutes of dispatch on 90 percent of all fire incidents.

The Tribe will consult with CDF/Riverside County Fire Department to establish a Mutual Aid Agreement. This would also include the City of San Jacinto due to its contractual relationship with CDF/Riverside County Fire Department to provide fire protection services. An additional Mutual Aid Agreement will be pursued with the City of Hemet. Tribal consultants met with Chief John Hawkins on April 23, 2008 to present the Proposed Action and Alternatives and discuss the implications of the Tribal fire stations. The Tribe will continue to work with CDF/Riverside County Fire Department to finalize the Draft Tribal fire station Operations Plan (see **Appendix G**) and establish a Mutual Aid Agreement to best suit the needs to the Tribe and Riverside County community.

The closest mutual-aid fire resources are CDF Station 25 (2.20 miles), CDF Station 72 (4.41 miles), CDF Station 78 (3.8 miles), Hemet City Station 5 (3.93 miles), and CDF Station 26 (4.3 miles). These mutual-aid units would serve as backup to Tribal fire equipment and personnel and would help ensure that fire suppression goals are met.[2]

A contract with CDF/Riverside County Fire Department to provide dispatching services for the Reservation will also be negotiated. Dispatching services would be provided through the CDF/Riverside County Fire Department Perris Emergency Command Center (ECC), which

---

1 Response time is the time that begins when units are en route to the emergency incident and ends when units arrive at the scene. In addition to response time, dispatch time and turnout time add to the amount of time required before units arrive at the scene. Dispatch time is from the point of receipt of the emergency alarm at the public safety answering point to the point where sufficient information is known to the dispatcher and applicable units are notified of the emergency. Dispatch time is typically between 90 and 120 seconds. Turnout time is the time beginning when units acknowledge notification of the emergency to the beginning point of response time.

2 Personal communication with Chief Tracy Hobday and Captain Jason Neuman, Riverside County Fire Department, May 26, 2010.

dispatches the emergency resources that provide service to the Reservation. This includes Riverside County Fire Department, as well as American Medical Response (AMR), the private ambulance service which provides Advanced Life Support (ALS) transport (see Emergency Medical Services below).

Recommendations for fire apparatus are based on an evaluation of the types of emergency calls typically encountered, the call-load, the terrain, the existing and future assets-at-risk, the availability of mutual-aid resources, and the potential for fire loss. Based on this evaluation, a Smeal 105-foot aerial truck company would be based at the headquarters and a Smeal Type-1 fire engine and a Type-3 brush engine would be located at the satellite station. Two fire engines would be fully staffed (7-8 firefighters) at all times to enable the Tribal fire department to both respond to an emergency on the Reservation and have the capacity to share resources off the Reservation.

Four staff members would be on-duty at each station, including one fire captain, one fire engineer, and two firefighters. All personnel would be trained as Emergency Medical Technicians (EMTs) and would be CPR-certified. Personnel would also be required to attain a minimum amount of firefighting experience before qualifying for each respective rank and would receive certification from an accredited California Firefighter-1 Academy, which would allow the Tribe to enter into a Mutual-Aid Agreement with CDF/Riverside County Fire Department.

The proposed developments would also include Type I non-combustible, fire-resistive construction materials as defined by the California Building Code, and will be equipped with hydraulically calculated automatic sprinkler systems. This system will be connected to an automatic fire detection and alarm system designed to comply with the California Building Code (see **Appendix G**).

Emergency Medical Services

Under Proposed Action A, the Tribal fire station would offer First Responder level and EMT-I level emergency medical services to the Project Site. A contract with CDF/Riverside County Fire Department to provide dispatching services for the Reservation will be negotiated. Dispatching services would be provided through the CDF/Riverside County Fire Department Perris Emergency Command Center (ECC), which dispatches the emergency resources that provide service to the Reservation. This includes American Medical Response (AMR), the private ambulance service which provides Advanced Life Support (ALS) transport. Under a contract with Riverside County, AMR currently provides emergency medical services, ambulance transport, and paramedic services to the Reservation and Project Site. AMR's deployment center is located in Hemet and has a sub-station in San Jacinto (MacGavin 2004). ALS emergency airlift services are provided by Mercy Air and the CHP Air Operations.

Hospital Services

Hospitals that provide service for incidents both on the Reservation and the Project Site include Hemet Valley Medical Center (HVMC) in the City of Hemet and San Gorgonio Memorial Hospital (SGMH) in the City of Banning.

The HVMC is approximately five miles from the Reservation, and is a full-service acute hospital with 240 beds, licensed by the State of California. Services provided by the HVMC include 24-hour emergency medical assistance, CT-scanning and magnetic resonance imaging, inpatient and outpatient surgery, and maternity and women's services (HVMC 2006). HVMC is a member hospital of the Valley Health System health care district, which has between 1,500 and 1,600 full- or part-time employees, including approximately 300 nurses at HVMC. The district filed Chapter 9 bankruptcy in December 2007 and anticipates a temporary and small decline in the acute-patient census at its member hospitals.

Under Proposed Action A, the Project Site and Reservation would remain within the local health care districts served by HVMC and SGMH.

Security and Law Enforcement

Prior to the enactment of Public Law 83–280 (PL 280) in 1953, jurisdiction over crimes involving Indians in Indian country was generally shared by Tribal and Federal law enforcement.[3] PL 280 shifted this jurisdiction to the State level for certain States, and gave other States an option to assume such jurisdiction in the future. PL 280 does not require Tribal consent and effectively applies the same laws to Indians living both on and off reservations. Under PL 280, the State of California is one of six states required to accept jurisdiction over crimes committed by or against Indians in Indian country. The law provides no new funding to assist the State in meeting its obligations under PL 280.[4]

Under PL 280, the Riverside County Sheriff's Department (RCSD) and California Highway Patrol (CHP) are responsible for responding to emergencies on the Reservation, and would be responsible for calls to the Project Site upon conveyance of the property to trust status. The Hemet Station is the closest Sheriff's department to the Reservation and Project Site, with a response time of three to five minutes to the site for high priority calls (City of San Jacinto Police Department, July 20, 2007). The nearest CHP station is the San Gorgonio Pass (Station 655) location in Beaumont, California, approximately 12 miles north of the Project Site. **Section 3.8** describes current law enforcement activity on the Project Site and **Section 4.7** analyzes potential effects to law enforcement under the Proposed Action and Alternatives.

---

3 (18 U.S.C. § 1162, 28 U.S.C. § 1360)

4 United States Department of Justice, Office of Justice Programs, National Institute of Justice, December 2005, "Public Law 280 and Law Enforcement in Indian Country- Research Priorities," Washington, D.C.

The casino security and Tribal security staffs also offer surveillance at other locations on the Reservation as needed, and this service would extend to the Project Site under Proposed Action A. Consistent with Section 5.0 of the Tribal-State Compact (see **Appendix H**), the Tribe is committed to providing on-site security for casino operations to reduce and prevent criminal and civil incidents. The Tribe will also implement the mitigation measures listed below:

- All security guards will carry two-way radios so as to respond to back up and emergency related calls. This will aid in the prevention of criminal activity within gaming facilities.
- The Tribe will adopt a "Responsible Alcoholic Beverage Policy" which would include but not be limited to carding patrons and refusing service to those who have had enough to drink. This policy would be discussed with the Riverside Sheriff's Office.
- All parking areas will be well lit and monitored by parking staff, and/or roving security guards at all times during operation. This will aid in the prevention of auto theft and other related criminal activity.
- Areas surrounding the gaming facilities will have "No Loitering" signs in place, will be well lit and will be patrolled regularly by roving security guards. This will aid in the prevention of illegal loitering and all crimes that relate to, or require illegal loitering.
- The Tribe will provide traffic control with appropriate signage and the presence of peak-hour traffic control staff. This will aid in the prevention of off-site parking, which could create possible security issues.
- At the County's request, the Tribe may provide office space for a full time sheriff. The Tribe may enter into an agreement with the County to pay for this additional law enforcement service.

The Tribe and RCSD have recently finalized an agreement to improve the law enforcement conditions on the Reservation and develop a better working relationship between the two entities following the tensions raised between them due to recent law enforcement deployments on the Reservation.[5] The agreement is the result of three meetings between the Tribe and RCSD held in May and June of 2008. The Community Relations Service of the United States Department of Justice facilitated the meetings, which also included representatives of the Bureau of Indian Affairs, the Riverside County Board of Supervisors, and the Office of Congressman Jerry Lewis.

5 According to information compiled by the RCSD's Information Services Bureau, the rate of reported crime on the Reservation has generally decreased over the past two years. A review of reported crime shows that the number of calls requesting service by law enforcement agencies dropped from 633 to 521 overall between 2006 and 2007.

The following list summarizes the objectives of the agreement:

- The agreement is to enhance the provision of public safety services to the Reservation through improving communication, coordination, and collaboration between the two parties.
- The two entities agree to establish permanent points of contact, local Departmental and Countywide Tribal liaisons, and coordinated command posts for critical incident response.
- The two parties agree to develop cultural training for Departmental personnel, as well as training in law enforcement procedures, crime prevention, and other areas for Tribal personnel.

In addition, the two parties agree to develop contingency plans for managing extended displacement of Reservation residents because of closures required in situations of disasters and critical incidents, and to coordinate with other public safety agencies that serve the Reservation to examine ways for improving delivery of other public safety services, such as fire, medical emergencies, and disaster response.

The Tribe and RCSD are currently negotiating a Memorandum of Agreement (MOA) governing the provision of law enforcement services to the Development Site. The draft MOA provides a funding mechanism for one full-time deputy over a 24-hour time period, which equates to five sworn deputy positions, and one non-sworn Community Service Officer to meet the law enforcement needs of the proposed project. The agreement includes a provision for annually adjusting the amount payable by the Tribe to RCSD, based on the following: (a) actual costs for the prior year's calls for service; (b) a future workload analysis based on historic calls for service related to the Development Site; (c) the impact of Tribal casino security and Tribal Law Enforcement on the level of services required to be provided by RCSD; and, (d) any proposed changes to or expansion of the development contemplated for the upcoming year. In addition, under the MOA the Tribe shall allow RCSD officers access to the Development Site without interference and unnecessary delay, and without Tribal escort. Finally, pursuant to the MOA, the Tribe and RCSD shall cooperate in good faith to develop protocols for coordination of the RCSD officers entering the Development Site with Tribal casino security and Tribal Law Enforcement.

Parking and Access

Under Proposed Action A, a total of approximately 5,080 parking spaces would be provided. Two three-story parking garages would provide a total of approximately 4,300. These structures would be approximately 40-45 feet in elevation from existing grade and built upon pile driven foundations. The facilities would be constructed over an approximate two year period, where construction activities will occur between 7:00 AM and 7:00 PM, Monday through Saturday (consistent with the City of San Jacinto noise ordinances found in Section 8.40.040). Both multi-story parking facilities will utilize light diffusing designs and downcast lighting structures to

prevent the surrounding communities from being significantly effected and to provide a secure environment.

The larger parking garage would provide 2,680 parking spaces and be located adjacent to Soboba Road and north of the primary casino entrance. The other parking structure would provide 1,620 parking spaces and be located at the northwest corner where Lake Park Drive and Soboba Road intersect. An additional 780 surface parking spaces will also be provided. Approximately 540 of these spaces will be directing in front of the primary entrance, and the remaining 240 will be located at the intersection of Soboba Road and Lake Park Drive. Approximately 20 additional spaces would also be included to support gas station and convenience store operations.

Under Proposed Action A, Lake Park Drive would be realigned to accommodate the proposed developments. The realignment of Lake Park Drive would shift the intersection of Soboba Road and Lake Park Drive to the southeast approximately .2 miles. Therefore, a vehicle at the realigned intersection would turn right onto Soboba Road heading towards the existing Reservation or turn left onto Soboba Road heading towards the proposed developments. A realigned Lake Park Drive would separate the southern parking garage from the Soboba Springs community. The realignment of Lake Park Drive will be in compliance with the roadway development standards established by the City of San Jacinto in Chapter 12.28 of the City of San Jacinto Municipal Code.

Customer access to the proposed facilities would be granted from two access points along Soboba Road. An additional access point off of Soboba Road for deliveries and back-of-the-house operations would also be included.

During the public comment period, concerns were raised that the Proposed Action and Alternatives could restrict public access and the provision of public services to the Soboba Springs Mobile Estates, and hillside communities. Tribal Resolution No. CR07-HGFTT-51 (**Appendix I**) acknowledges the existing easement for roadway, water lines and underground conduits and incidental purposes along the Project Site, which includes a roadway easement for Lake Park Drive and Soboba Road. Furthermore, the Resolution acknowledges, as an exception to title of the Project Site, "rights of the public in and to any portion of the subject property lying within any lawfully established streets, roads, or highways." Finally, Soboba Road beyond the existing Reservation and Lake Park Drive are public roads and would continue to be public roads in the event of the fee-to-trust transfer. Neither roadway is included in the legal descriptions for the subject fee-to-trust parcels. A plat map prepared by First American Title Company illustrates the exclusion of public roadways from the parcels proposed for the fee-to-trust transfer (see **Figure 2-6**). Access to the residential communities nearby the Project Site would remain unimpeded.

Construction and Grading

The expected construction period for Proposed Action A is approximately two years, where construction activities will occur between 7:00 AM and 7:00 PM, Monday through Saturday

(consistent with the City of San Jacinto noise ordinances found in Section 8.40.040). Access to the Development Site for construction vehicles will be provided at the intersection Lake Park Drive and Soboba Road. The proposed hotel/casino complex, events arena, conference center, and parking garages would be built on pile driven foundations and reach approximately 70 feet above grade at the highest point, the top floor of the hotel; the proposed gas station and tribal fire station would be built on poured concrete foundations and reach approximately 35 feet above grade at the highest point, top of the tribal fire station.

Grading measures are summarized below. Please see **Appendix J** for details.

- The offsite surface water flows originating from the east and south of Lake Park Drive will be conveyed under Soboba Road to a concrete lined channel along the west side of the road (see **Figure 2-5**, Facility No.7). This channel will continue parallel to Lake Park Drive near the northeast corner of the existing mobile home park.
- Fill along the west side of Soboba Road, south of Lark Park Drive, is required to widen the road and to accommodate proposed storm drain infrastructure along the edge of the widened roadway.
- Approximately, 94,000 cubic yards of excavation is required to situate the proposed developments, while
- 74,000 cubic yards of fill is required to situate the proposed developments.
- Approximately 20,000 cubic yards of earth will be exported from the Development Site, which is approximately 266 truckloads.

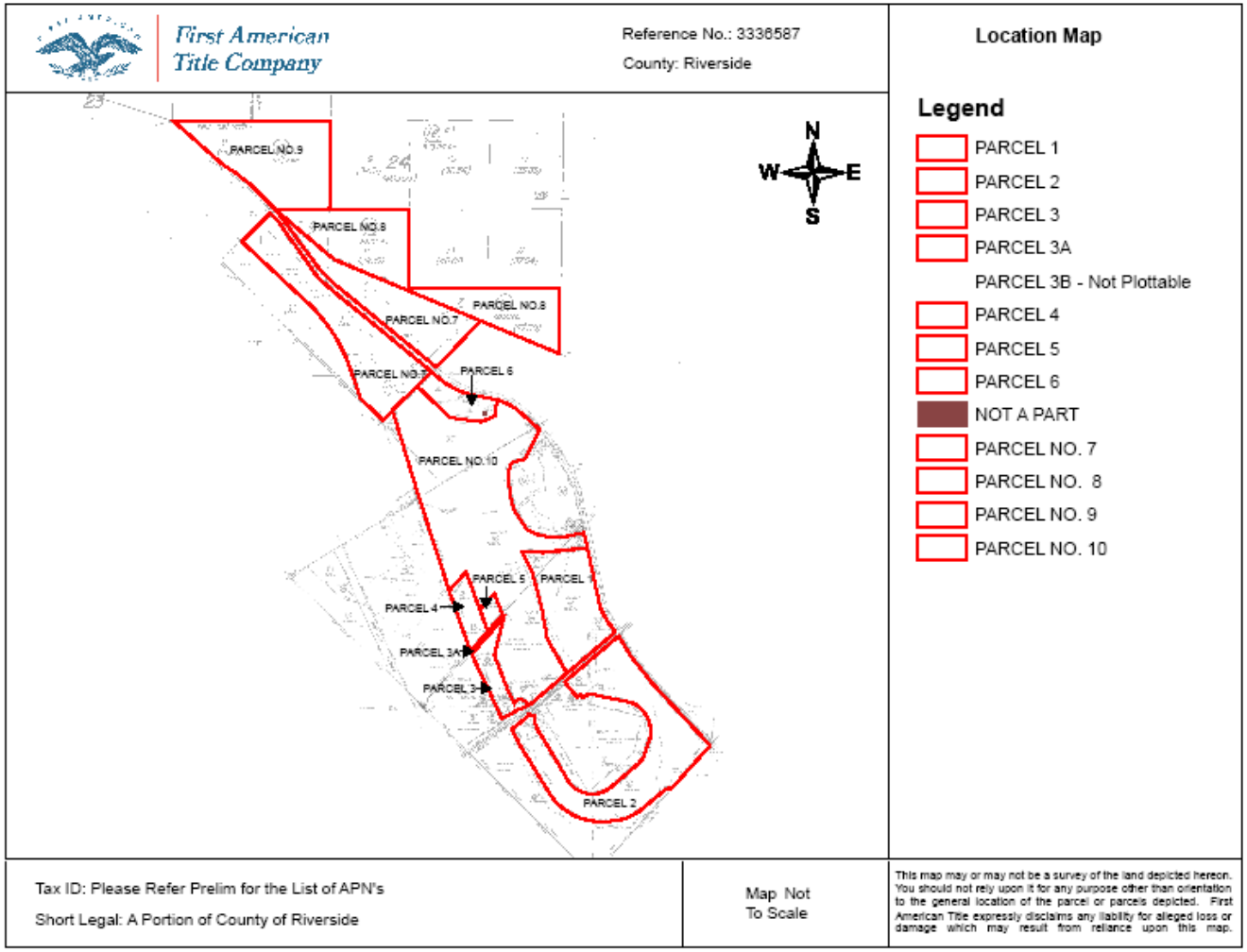
Development Standards

The Tribe will adopt Uniform Building Code standards when constructing the proposed facilities (see **Appendix H**). These standards include all fire, plumbing, electrical, mechanical, and other related building codes. The Tribe will also adhere to the standards set forth in the Federal Americans with Disabilities Act [42 U.S.C. §12101, *et seq.*].

The Tribe is also committed to compliance with other Federal, state, and local standards, including but not limited to the following provisions:

- The Tribe will adopt and comply with standards no less stringent than California public health codes for the handling of food and beverages;
- The Tribe will adopt and comply with standards no less stringent than Federal air quality [Clean Air Act 42 U.S.C. §7401, et seq..], water quality [Clean Water Act – 33 U.S.C. §§1251-1387], and safe drinking water standards [Safe Drinking Water Act 42 U.S.C. §300 et seq];

FIGURE 2-6
PROJECT SITE ROADWAY PLAT MAP



- The Tribe will adopt and comply with standards no less stringent than Federal occupational safety and health standards [OSHA – 29 U.S.C. §§651-678];
- The Tribe will coordinate with public agencies on the local and regional level to provide adequate emergency response, fire, medical, and related relief and disaster services for patrons and employees of the proposed facilities;
- The Tribe will adopt and comply with standards no less stringent than the Building and Construction Title 457 of the Riverside County Code of Regulatory Ordinances (Stormwater and Grading Ordinances);
- The Tribe will adopt and comply with standards no less stringent than the Riverside County Stormwater Protection Program, and the City of San Jacinto is a participating member;
- The Tribe will adopt and comply with standards no less stringent than the California Stormwater Best Management Practices Handbook of Construction, March 1993;
- The Tribe will re-vegetate all disturbed areas after completion of construction activities;
- The realignment of Lake Park Drive would adhere to the Road Improvement Standards codified in Chapter 12.28 of the City of San Jacinto Municipal Code. Chapter 12.28 adopts and incorporates the 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;
- The Tribe will adopt and comply with standards no less stringent than the fire protection features identified in the California Fire Code and Riverside County Fire District Fire Prevention Bureau Requirements, including but not limited to the following:
    - The proposed facilities will be of Type I non-combustible, fire-resistive construction materials as defined by the California Building Code;
    - The proposed facilities will be equipped with hydraulically calculated automatic sprinkler systems. This system will be designed to comply with the California Building Code;
    - The proposed facilities will be equipped with automatic fire detection and alarm system.
- All permanent lighting that could increase exterior lighting levels will have the International Dark-Sky Society's Fixture Seal of Approval for dark sky friendly fixtures. All light and glare reduction plans will be reviewed by a qualified third-party lighting professional who will ensure that light and glare effects will be reduced to a less than significant level before project approval.

GAMING COMPACT COMPLIANCE

The existing Soboba Casino, like other California Indian gaming facilities, is operated pursuant to a compact between the state and the Tribe, which was signed by the Governor, ratified by the Legislature, and approved by the Secretary of the Interior pursuant to the Federal Indian Gaming Regulatory Act of 1988, 25 U.S.C. §§ 2701 *et seq*. The compact, which remains in effect through 2020, authorizes the Tribe to operate table games and up to 2,000 gaming machines in two facilities. Accordingly, no changes to the compact will be necessary for the Tribe's new gaming facility on the Project Site, so long as the total number of gaming machines does not exceed 2,000.

All of the Tribe's gaming operations are subject to licensing and regulation by the Soboba Gaming Commission and the National Indian Gaming Commission, and to inspection of gaming premises and records by state gaming agencies to ensure compliance with the compact. The compact also contains detailed provisions ensuring public and workplace health and safety at the Tribe's gaming facilities, requiring protections at least as stringent as otherwise applicable state or Federal law with respect to food and beverage handling, water quality and safe drinking water standards, and building and safety codes. Other compact provisions require the Tribe to provide for unemployment benefits; state and Federal employee tax withholding; protection against discrimination and protection for labor organizing; liability insurance and claims for injuries; and mitigation of off-Reservation environmental impacts.

Finally, the compact requires that a portion of the revenues generated by the Tribe's gaming facilities must be remitted to two state-administered funds: (1) a Revenue Sharing Trust Fund that is distributed among non-gaming California tribes; and (2) a Special Distribution Fund that is used to compensate the state for the costs incurred in the administration and oversight of compact compliance, and for grants to gambling addiction programs and to governmental agencies impacted by tribal gaming.

Riverside County and local governmental agencies in the county receive in excess of $10 million a year from the Special Distribution Fund for such purposes as law enforcement, fire and emergency medical services, environmental programs, water supplies and waste disposal, public health, roads, and recreation and youth programs. In 2007 alone, proceeds from the Soboba Casino accounted for nearly $1.0 million of that amount, which was supplemented by another $1.5 million that the Tribe voluntarily donated to local charities and nonprofit organizations. In the 2008-2009 fiscal year, Soboba contributed $1,476,012 to the fund (California State Controller's Office 2010).

2.1.2 PROPOSED ACTION B – HOTEL/CASINO COMPLEX WITHOUT REALIGNMENT OF LAKE PARK DRIVE

PROPOSED DEVELOPMENTS

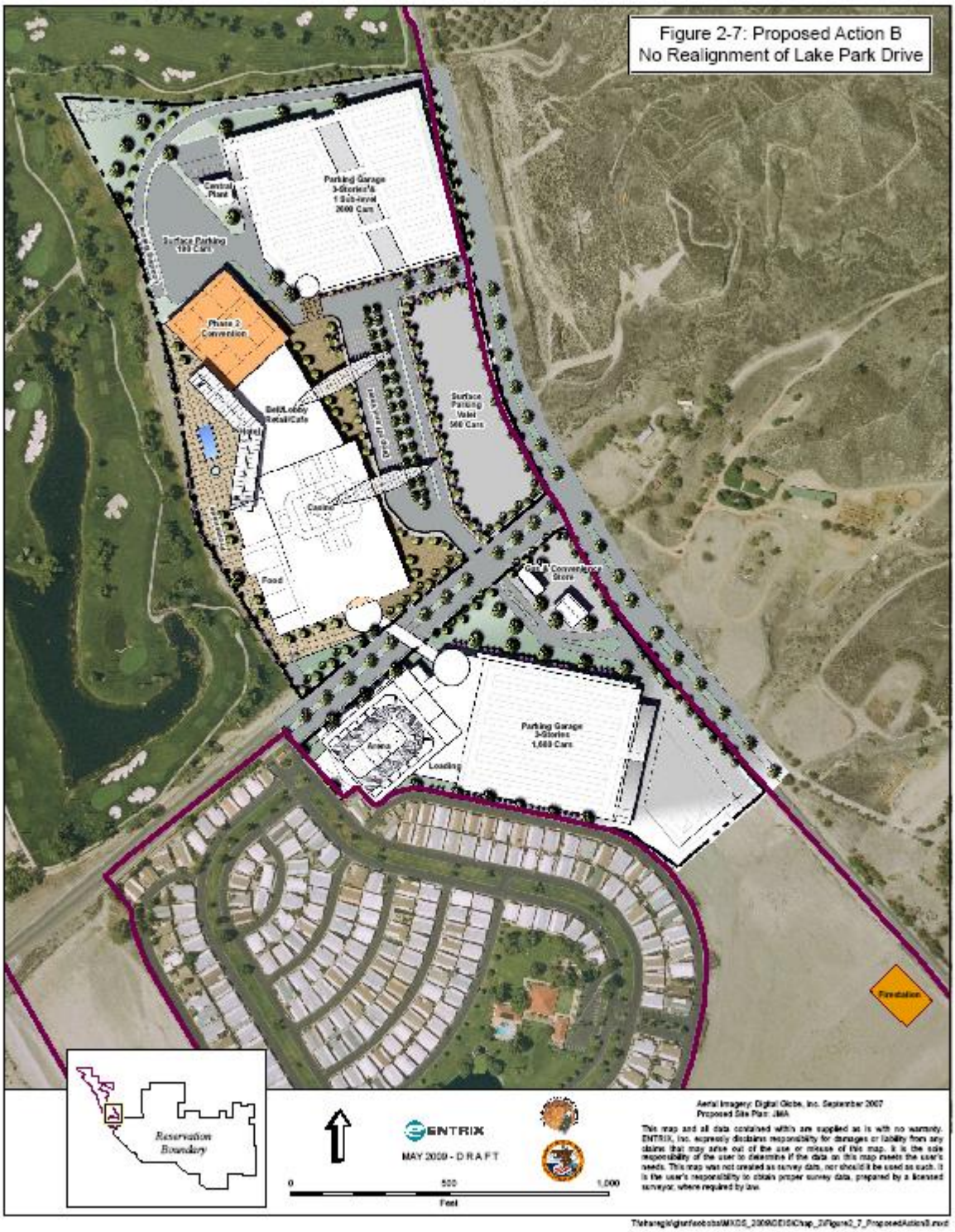
This proposal contains the same composition of facilities, but smaller than Proposed Action A, and without the realignment of Lake Park Drive. The events arena would be located across Lake Park Drive and be smaller than that in Proposed Action A by 15,000 square-feet. **Table 2-3** provides the square-footage of the developments proposed under Proposed Action B. Also, **Figure 2-7** provides a conceptual site plan for Proposed Action B.

TABLE 2-3
PROPOSED ACTION B: PROPOSED DEVELOPMENTS
BY APPROXIMATE SQUARE-FOOTAGE

Proposed Development	Square-Feet
Phase I	
Casino	160,000
Hotel	170,000
Lounge/Lobby/Entertainment	30,000
Restaurants/Food Service	30,000
Retail	10,000
Events Arena	120,000
Spa and Fitness Center	20,000
Back-of-the-House	100,000
Administration	15,000
Gas Station & Convenience Store	6,000
Tribal Fire Station	13,500
Sub-Total	**674,500**
Phase II	
Convention Center	40,000
Overall Total	**714,500**

Source: Conceptual Engineering Designs of proposed developments provided by JMa Architecture Studios.

FIGURE 2-7
PROPOSED ACTION B



ANCILLARY COMPONENTS

Public Utilities and Services

Water Supply

The Tribal water system would supply water to the facilities proposed in Proposed Action B. The total projected daily water demand for Proposed Action B was calculated to be 0.62 MGD. The Golf Course and Country Club would continue to receive its potable water supply from EMWD, averaging 36 acre-feet per year. Refer to the "Water Supply" discussion in **Section 2.1.1** of Proposed Action A for details regarding these operations.

Wastewater Treatment and Disposal

As previously mentioned, two options address wastewater treatment and disposal – Option 1: connection to EMWD, or Option 2: an on-Reservation WWTP. Total projected wastewater generation for the year 2030 for Proposed Action B is 545,323 GPD. Refer to the "Wastewater Treatment and Disposal" discussion in **Section 2.1.1** of Proposed Action A and **Appendix K** for details regarding wastewater treatment service options.

Site Drainage

Site drainage for Proposed Action B would be managed by the facilities proposed on **Figure 2-8**. These facilities are similar to those of Proposed Action A (see **Figure 2-5**) but are modified to account for the current alignment of Lake Park Drive. Refer to the Site Drainage section under Proposed Action A above for details.

Public Safety

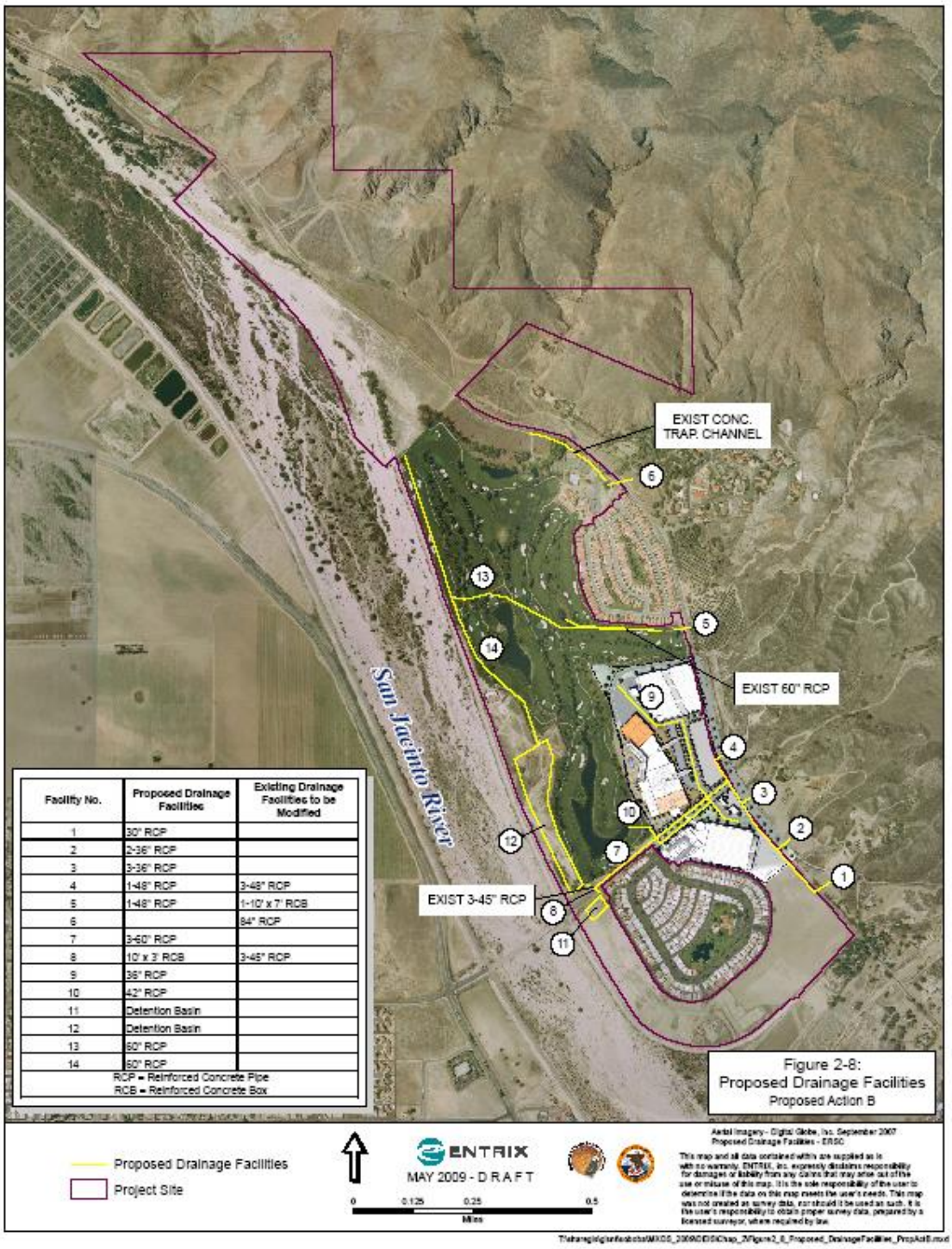
Fire Protection

The two Tribal fire stations presented in Proposed Action A are also included in Proposed Action B. The size, location, staff, and operations of the Tribal fire stations would remain the same under Proposed Action B as in Proposed Action A. Refer to the "Fire Protection" discussion in **Section 2.1.1** of Proposed Action A and **Appendices F** for details regarding this service.

Emergency Medical Services

The two Tribal fire stations included in Proposed Action A are also included in Proposed Action B. Refer to the "Emergency Medical Services" discussion in **Section 2.1.1** of Proposed Action A and **Appendix G** for details regarding this service.

FIGURE 2-8
PROPOSED DRAINAGE FACILITIES FOR PROPOSED ACTION B



Facility No.	Proposed Drainage Facilities	Existing Drainage Facilities to be Modified
1	30" RCP	
2	2-36" RCP	
3	3-36" RCP	
4	1-48" RCP	3-48" RCP
5	1-48" RCP	1-10' x 7' RCB
6		84" RCP
7	3-60" RCP	
8	10' x 3' RCB	3-45" RCP
9	36" RCP	
10	42" RCP	
11	Detention Basin	
12	Detention Basin	
13	60" RCP	
14	60" RCP	

RCP = Reinforced Concrete Pipe
RCB = Reinforced Concrete Box

Hospital Services

The project location under Proposed Action B is the same as presented in Proposed Action A. Therefore, there would be no change in distance to HVMC and SGMH. Refer to the "Hospital Services" discussion in **Section 2.1.1** of Proposed Action A for details regarding this service.

Security and Law Enforcement

The Tribe would employ personnel to provide surveillance and security to all facilities proposed in Proposed Action B. The hotel/casino security staff and the Tribal "Rangers" would coordinate with the Riverside County Sheriff's Office, which is the primary provider of law enforcement services to the Project Site and surrounding area. Refer to the "Security and Law Enforcement" discussion in **Section 2.1.1** of Proposed Action A for details regarding these operations.

Parking and Access

Under Proposed Action B, the same amount of parking space will be provided as Proposed Action A (5,080 spaces), although the parking configuration is slightly different. Under Proposed Action B, the northern parking garage would be three levels with one sub-level, but still provide 2,600 spaces. The southern parking structure would be located across Lake Park Drive under Proposed Action B, but still provide 1,680 spaces. Both structures would be approximately 40-45 feet in elevation from surface and built upon pile driven foundations. An additional 810 surface parking spaces would also be provided. These spaces would be located in front of the primary entrance, to the north of the possible convention center, and around the southern parking structure. Approximately 20 additional spaces would also be included to support gas station and convenience store operations.

Access to the proposed facilities under Proposed Action B is slightly different that under Proposed Action A, as Lake Park Drive separates the events arena and southern parking garage from the hotel/casino complex. An additional access point off of Lake Park Drive that allows for ingress/egress to the hotel/casino complex, and the events center and southern parking garage, is presented under Proposed Action B.

During the public comment period, concerns were raised the Proposed Action and Alternatives could restrict public access and the provision of public services to the Soboba Springs Mobile Estates and the Golf Course and hillside communities. Tribal Resolution No. CR07-HGFTT-51 (**Appendix I**) acknowledges the existing easement for roadway, water lines and underground conduits and incidental purposes along the Project Site, which includes a roadway easement for Lake Park Drive and Soboba Road. Furthermore, the Resolution acknowledges, as an exception to title of the Project Site, "rights of the public in and to any portion of the subject property lying within any lawfully established streets, roads, or highways." Finally, Soboba Road beyond the existing Reservation and Lake Park Drive are public roads and would continue to be public roads in the event of the fee-to-trust transfer. Neither roadway is included in the legal descriptions for the subject fee-to-trust parcels. A plat map prepared by First American Title Company illustrates the exclusion of public roadways from the parcels proposed for the fee-to-trust transfer (see

Figure 2-6). Access to the residential communities nearby the Project Site would remain unimpeded.

Construction and Grading

Construction of the facilities proposed under Proposed Action B would adhere to the same grading measures presented in **Section 2.1.1** under Proposed Action A. Refer to that section for details regarding these standards.

Development Standards

Construction of the facilities proposed under Proposed Action B would adhere to the same standards presented in **Section 2.1.1** under Proposed Action A. Refer to that section for details regarding these standards.

2.2 ALTERNATIVES

The following discussion details four alternatives in addition to the Proposed Action (A and B). The conveyance of the 34 parcels totaling 534.91± acres from fee-to-trust status is assumed for each alternative except the No Action Alternative (Alternative 4). No fee-to-trust action would occur under the No Action Alternative.

2.2.1 ALTERNATIVE 1 – REDUCED HOTEL/CASINO COMPLEX

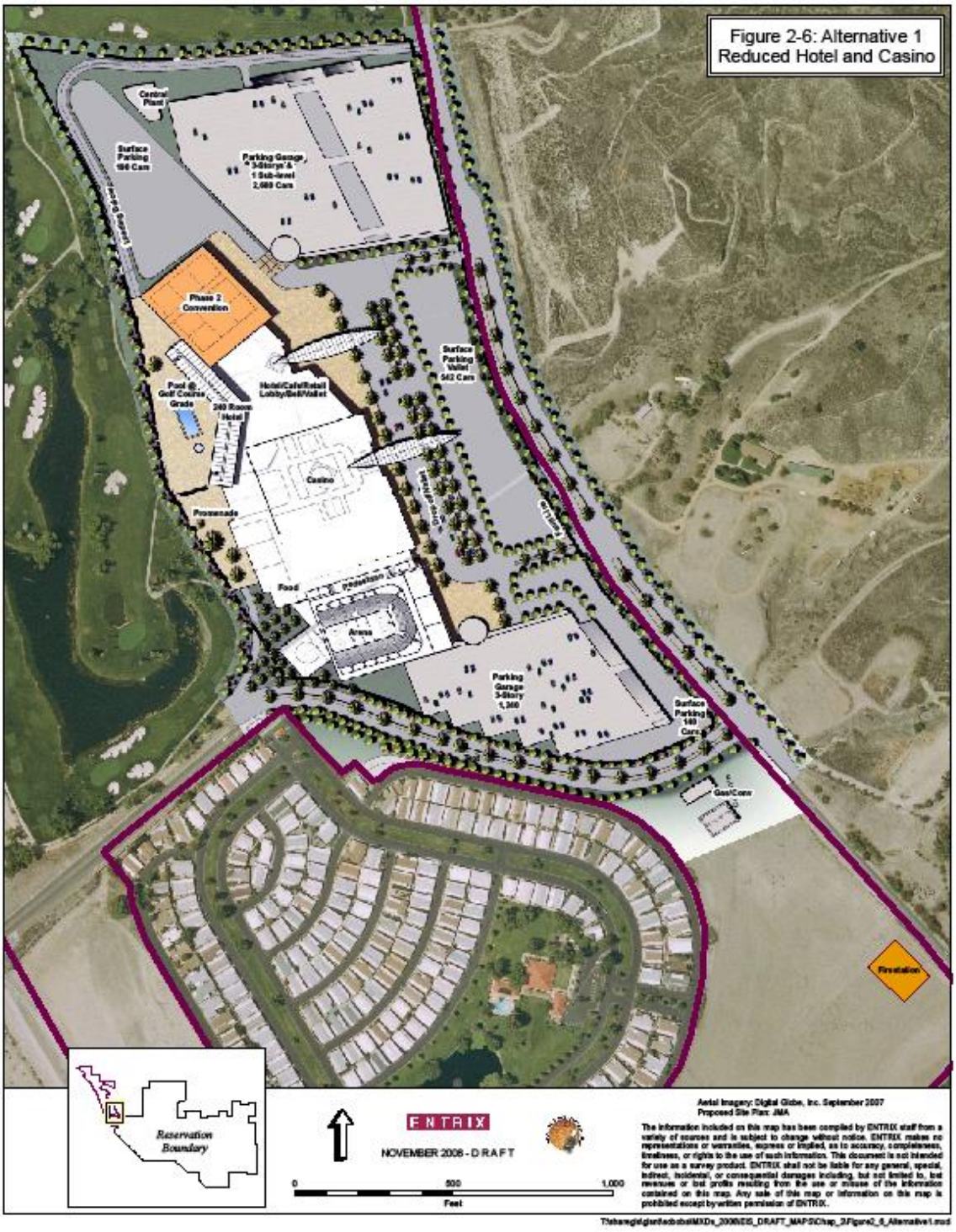
This alternative would include the same composition of uses as Proposed Action A; however, the size of the hotel/casino complex and convention center would be reduced by approximately 20 percent. As depicted in **Figure 2-9**, the realignment of Lake Park Drive is included in Alternative 1. The realignment of Lake Park Drive would occur in order to accommodate the proposed developments due to underlying fault lines in the area. The hotel would include 240 rooms under this alternative. In total, this alternative would reduce the hotel/casino complex by approximately 154,000 square-feet to a total of 575,500 square-feet. The proposed Tribal fire stations and Tribal Fire Operations Plan (see **Appendix G**), gas station and convenience store would remain the same as in Proposed Action A. **Table 2-4** provides the square-footage of the developments proposed under Alternative 1, while **Figure 2-9** provides a conceptual site plan for this alternative.

TABLE 2-4
ALTERNATIVE 1: PROPOSED DEVELOPMENTS BY APPROXIMATE SQUARE-FOOTAGE

Proposed Development	Square-Feet
Phase I	
Casino	128,000
Hotel (240 Rooms)	136,000
Lounge/Lobby/Entertainment	24,000
Restaurants/Food Service	24,000
Retail	8,000
Events Arena (3,112 Seats)	96,000
Spa and Fitness Center	16,000
Back-of-the-House	80,000
Administration	12,000
Gas Station & Convenience Store	6,000
Tribal Fire Station	13,500
Sub-Total	**543,500**
Phase II	
Convention Center	32,000
Overall Total	**575,500**

Source: Conceptual Engineering Designs of proposed developments provided by JMa Architecture Studios

FIGURE 2-9
ALTERNATIVE 1



ANCILLARY COMPONENTS

Public Utilities and Services

Water Supply

The Tribal water system would supply water to the facilities proposed in Alternative 1. The total projected daily domestic water demand for Alternative 1 was calculated to be 0.50 MGD. The Golf Course and Country Club would continue to receive its potable water supply from EMWD, averaging 36 acre-feet per year. Refer to the "Water Supply" discussion in **Section 2.1.1** of Proposed Action A for details regarding these operations.

Wastewater Treatment and Disposal

Wastewater treatment and disposal would either be provided through EMWD or would be handled by the proposed on-Reservation Wastewater Treatment Plant. Total projected wastewater generation for the year 2030 for Alternative 1 was calculated to be 436,935 GPD. Refer to the "Wastewater Treatment and Disposal" discussion in **Section 2.1.1**.

Site Drainage

Site drainage for Alternative 1 would be managed by the facilities proposed on **Figure 2-10**. These facilities are similar to those of Proposed Action A (see **Figure 2-5**) but are modified to account for the proposed land use configuration under this alternative. Refer to the Site Drainage section under Proposed Action A above for details.

Public Safety

Fire Protection

The two Tribal fire stations presented in Proposed Action A will also be included in Alternative 1. Refer to the "Fire Protection" discussion in **Section 2.1.1** of Proposed Action A and **Appendices F** for details regarding this service.

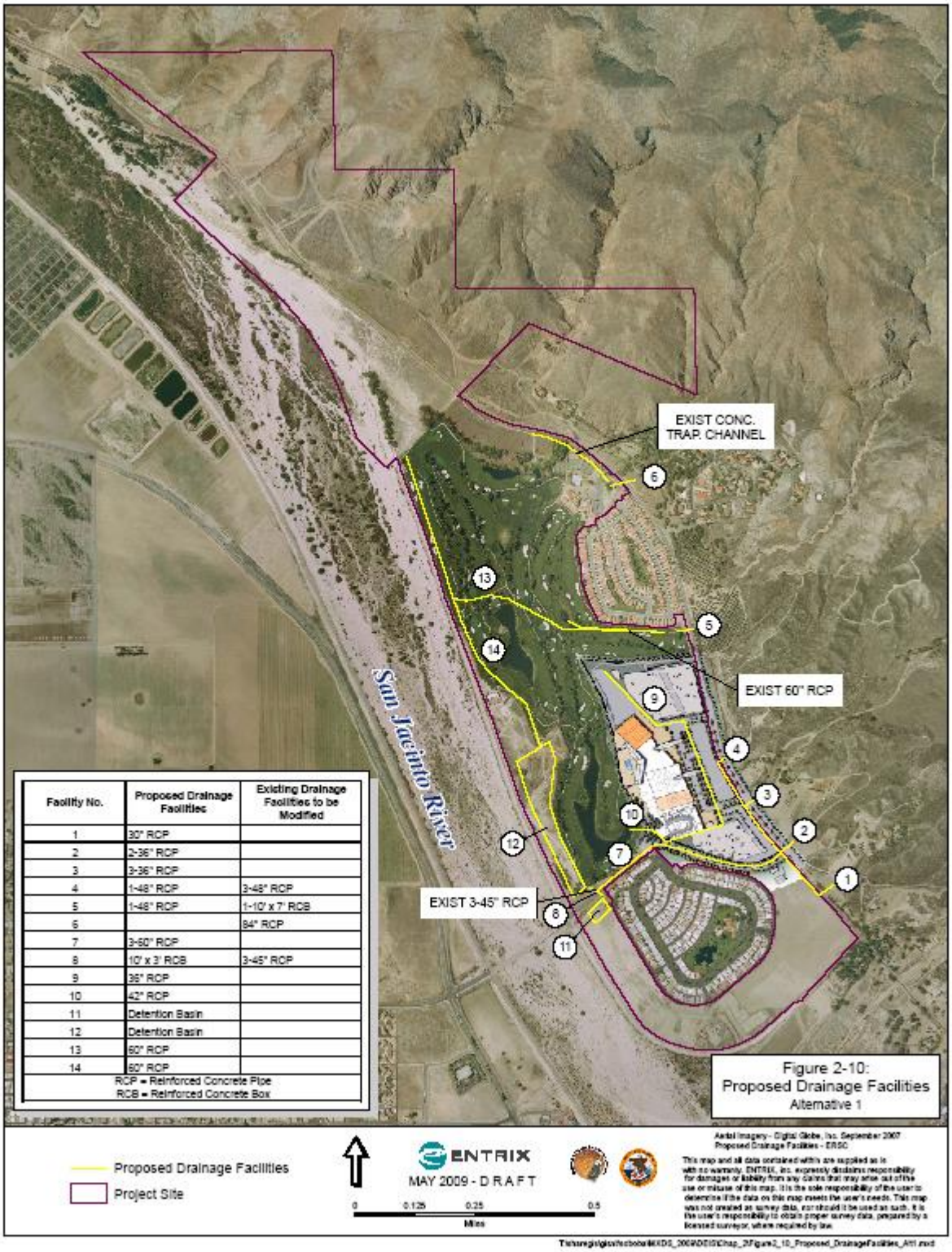
Emergency Medical Services

The proposed Tribal fire stations would cooperate with other local fire agencies to service the facilities proposed in Alternative 1. Refer to the "Emergency Medical Services" discussion in **Section 2.1.1** of Proposed Action A and **Appendix G** for details regarding this service.

Hospital Services

The project location under Alternative 1 is the same as presented in Proposed Action A. Therefore, there would be no change in distance to HVMC and SGMH. Refer to the "Hospital Services" discussion in **Section 2.1.1** of Proposed Action A for details regarding this service.

FIGURE 2-10
PROPOSED DRAINAGE FACILITIES FOR ALTERNATIVE 1



Facility No.	Proposed Drainage Facilities	Existing Drainage Facilities to be Modified
1	30" RCP	
2	2-36" RCP	
3	3-36" RCP	
4	1-48" RCP	3-48" RCP
5	1-48" RCP	1-10' x 7' RCB
6		84" RCP
7	3-60" RCP	
8	10' x 3' RCB	3-45" RCP
9	36" RCP	
10	42" RCP	
11	Detention Basin	
12	Detention Basin	
13	60" RCP	
14	60" RCP	

RCP = Reinforced Concrete Pipe
RCB = Reinforced Concrete Box

Security and Law Enforcement

The Tribe would employ personnel to provide surveillance and security to all facilities proposed in Alternative 1. The hotel/casino security staff and the Tribal "Rangers" would coordinate with the Riverside County Sheriff's Office, which is the primary provider of law enforcement services to the Project Site and surrounding area. Refer to the "Security and Law Enforcement" discussion in **Section 2.1.1** of Proposed Action A for details regarding these operations.

Parking and Access

Under Alternative 1, a total of 4,842 parking spaces are provided. Two three-level parking garages would be constructed, with a subsurface parking level. These structures would be approximately 40-45 feet in elevation from surface and built upon pile driven foundations. One parking structure would provide 2,680 parking spaces and be located off of Soboba Road and to the north of the hotel/casino primary entrance. The other parking structure would also be three-levels, provide 1,420 parking spaces, and be located at the intersection of Lake Park Drive and Soboba Road. An additional, 742 surface parking spaces would also be provided in front of the primary entrance, to the north of the possible Phase II convention center, and surrounding the southern parking structure. Approximately 20 additional spaces would also be included to support gas station and convenience store operations.

Under Alternative 1, Lake Park Drive would be realigned to accommodate the proposed developments. The realignment of Lake Park Drive would shift the intersection of Soboba Road and Lake Park Drive to the southeast approximately .2 miles. Therefore, a vehicle at the realigned intersection would turn right onto Soboba Road heading towards the existing Reservation or turn left onto Soboba Road heading towards the proposed developments. A realigned Lake Park Drive would separate the southern parking garage from the Soboba Springs community. The realignment of Lake Park Drive will be in compliance with the roadway development standards established by the Road Improvement Standards codified in Chapter 12.28 of the City of San Jacinto Municipal Code.

Site access for Alternative 1 would be the same as Proposed Action A. Refer to **Section 2.1.1** for details regarding this issue.

During the public comment period, concerns were raised that the Proposed Action and Alternatives could restrict public access and the provision of public services to the Soboba Springs Mobile Estates and the Golf Course and hillside communities. Tribal Resolution No. CR07-HGFTT-51 (**Appendix I**) acknowledges the existing easement for roadway, water lines and underground conduits and incidental purposes along the Project Site, which includes a roadway easement for Lake Park Drive and Soboba Road. Furthermore, the Resolution acknowledges, as an exception to title of the Project Site, "rights of the public in and to any portion of the subject property lying within any lawfully established streets, roads, or highways." Finally, Soboba Road beyond the existing Reservation and Lake Park Drive are public roads and would continue to be public roads in the event of the fee-to-trust transfer. Neither roadway is

included in the legal descriptions for the subject fee-to-trust parcels. A plat map prepared by First American Title Company illustrates the exclusion of public roadways from the parcels proposed for the fee-to-trust transfer (**Figure 2-6**). Access to the residential communities nearby the Project Site would remain unimpeded.

Construction and Grading

Construction of the facilities proposed under Alternative 1 would adhere to the same grading measures presented in **Section 2.1.1** under Proposed Action A. Refer to that section for details regarding these standards.

Development Standards

Construction of the facilities proposed under Alternative 1 would adhere to the same standards presented in **Section 2.1.1** under Proposed Action A. Refer to that section for details regarding these standards.

2.2.2 ALTERNATIVE 2 – HOTEL AND CONVENTION CENTER (NO CASINO RELOCATION)

A 300-room hotel (approximately 70 feet tall from grade) with a restaurant and convention/multipurpose space would be developed under Alternative 2. The casino would not be relocated from its existing location on the Reservation. The Tribal fire stations and gas station and convenience store will remain the same as in Proposed Action A. **Table 2-5** presents the approximate square-footage estimates for the developments proposed under Alternative 2. Also, **Figure 2-11(a)** and **Figure 2-11(b)** provide conceptual site plans and architectural renderings, respectively, of Alternative 2.

TABLE 2-5
ALTERNATIVE 2: PROPOSED DEVELOPMENTS
BY APPROXIMATE SQUARE-FOOTAGE

Proposed Developments	Square-Feet
Phase I	
Hotel (300 Rooms)	170,000
Convention Center	36,000
Lounge/Lobby/Admin	12,000
Restaurants/Food Service	18,900
Retail	5,000
Back-of-the-House	14,000
Gas Station & Convenience Store	6,000
Tribal Fire Station	13,500
	275,400

Source: Conceptual Engineering Designs of proposed developments provided by JMa Architecture Studios.

FIGURE 2-11(A)
ALTERNATIVE 2

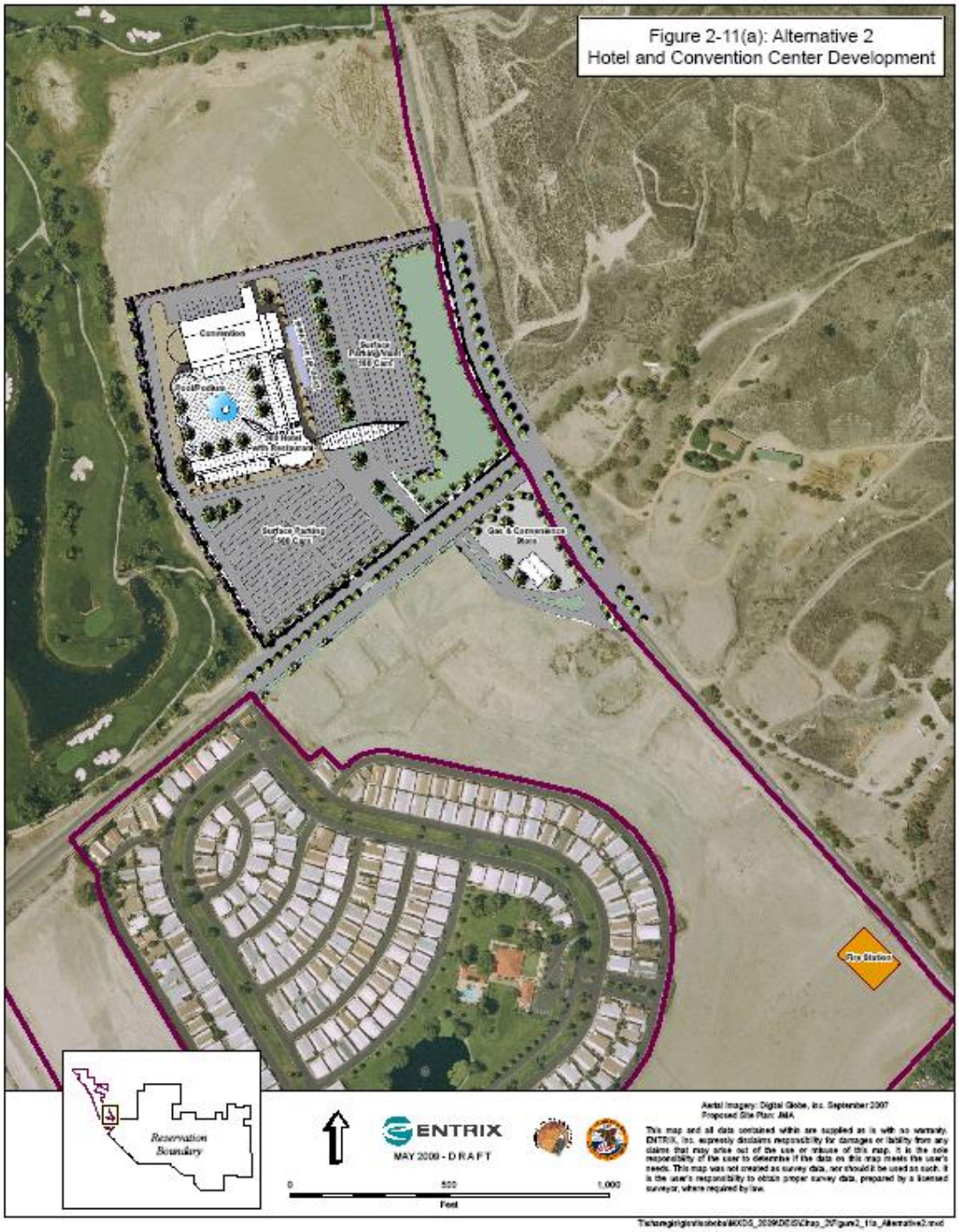
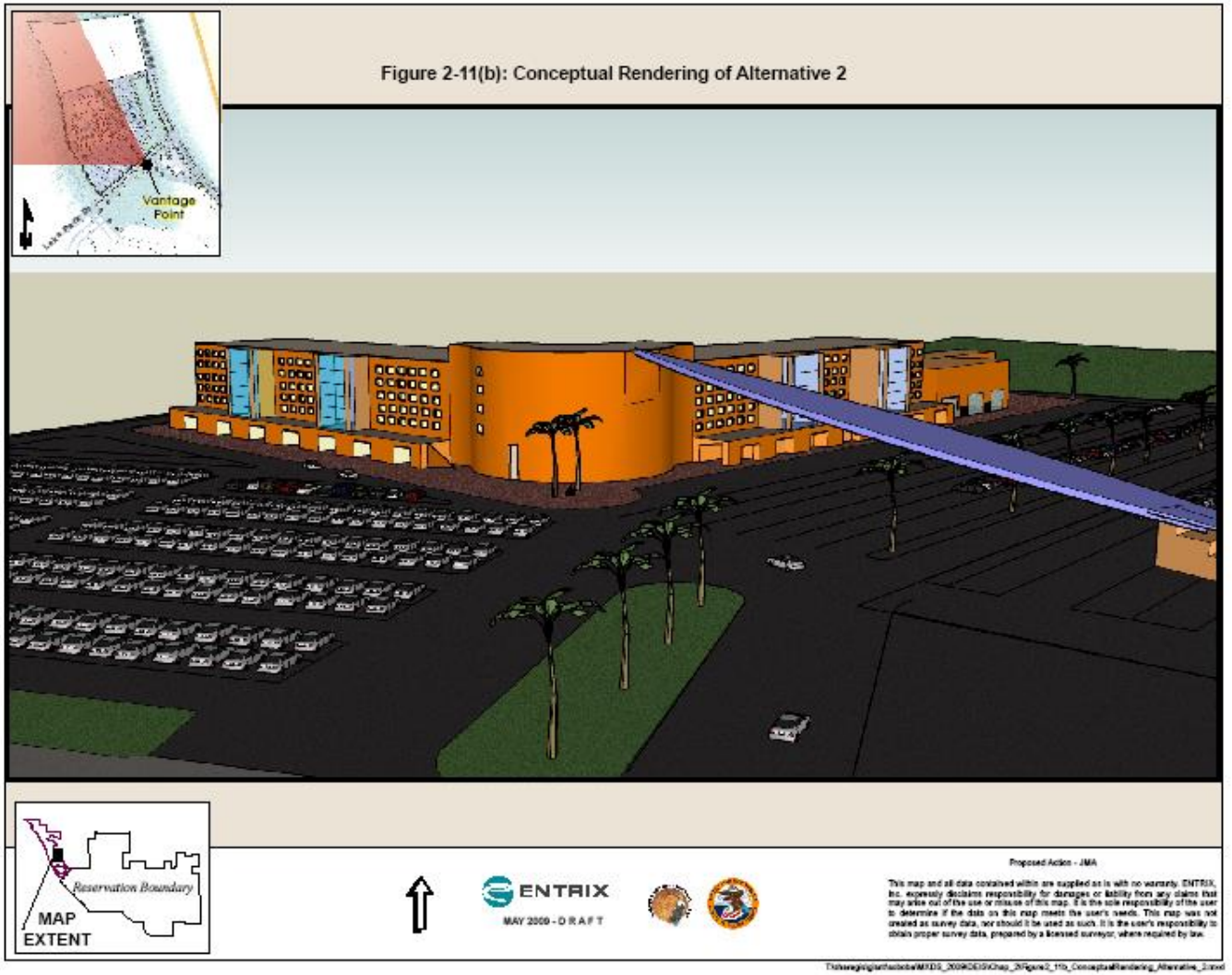


FIGURE 2-11(B)
CONCEPTUAL RENDERING OF ALTERNATIVE 2



ANCILLARY COMPONENTS

Public Utilities and Services

Water Supply

The Tribal water system would supply water to the facilities proposed in Alternative 2. The total projected daily domestic water demand for Alternative 2 was calculated to be 0.09 MGD. The Golf Course and Country Club would continue to receive its potable water supply from EMWD, averaging 36 acre-feet per year. Refer to the "Water Supply" discussion in **Section 2.1.1** of Proposed Action A for details regarding these operations.

Wastewater Treatment and Disposal

Wastewater treatment and disposal would either be provided through EMWD or would be handled by the proposed on-Reservation Wastewater Treatment Plant. Total projected wastewater generation for the year 2030 for Alternative 2 was calculated to be 79,619 GPD. Refer to the "Wastewater Treatment and Disposal" discussion in **Section 2.1.1** of Proposed Action A.

Site Drainage

Site drainage for Alternative 1 would be managed by the facilities proposed on **Figure 2-12**. These facilities are similar to those of Proposed Action A (see **Figure 2-5**) but are modified to account for the proposed land use configuration under this alternative. Refer to the Site Drainage section under Proposed Action A above for details.

Public Safety

Fire Protection

The two Tribal fire stations presented in Proposed Action A will also be included in Alternative 2. Refer to the "Fire Protection" discussion in **Section 2.1.1** of Proposed Action A and **Appendices G** for details regarding this service.

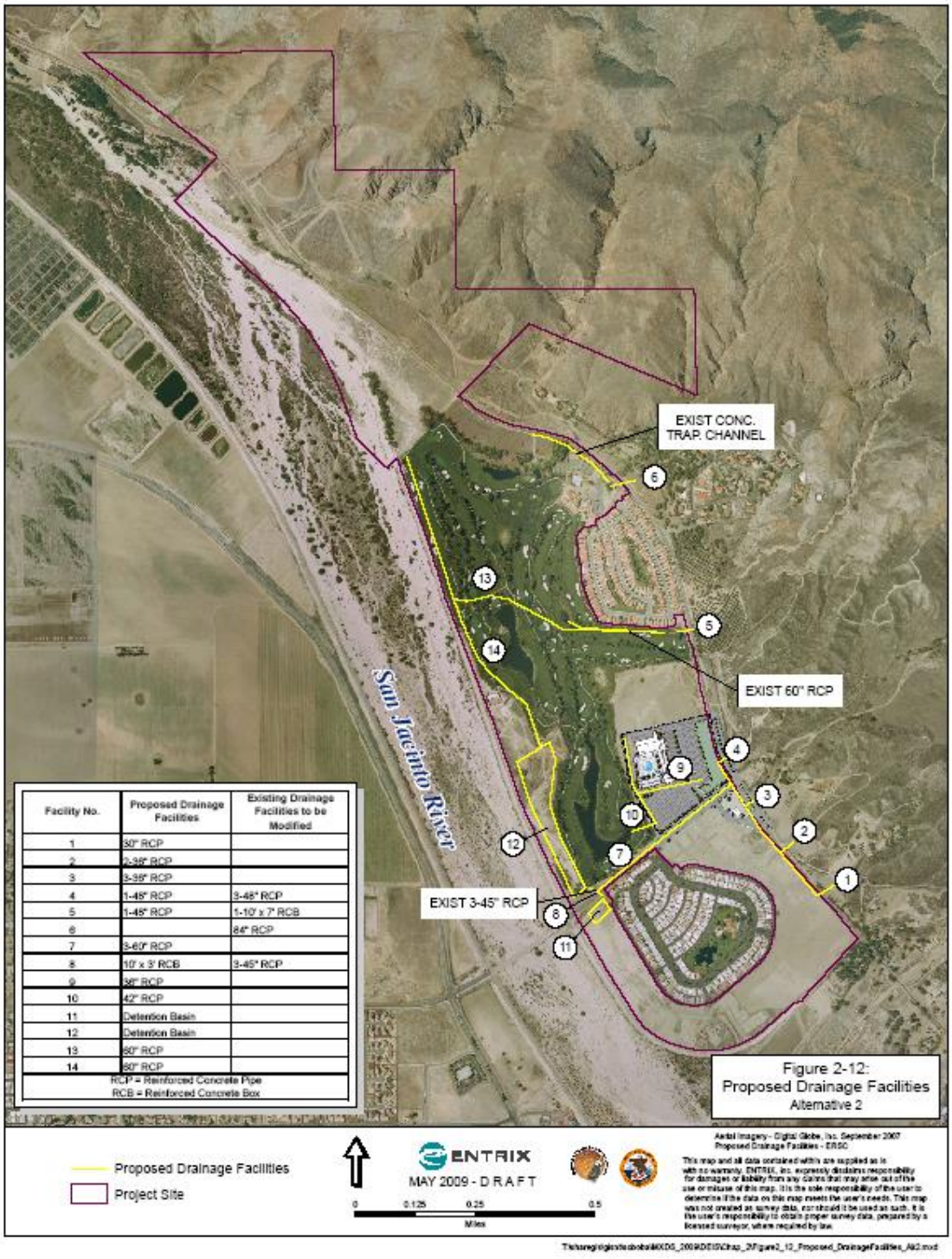
Emergency Medical Services

The proposed Tribal fire stations would cooperate with other local fire agencies to service the facilities proposed in Alternative 2. Refer to the "Emergency Medical Services" discussion in **Section 2.1.1** of Proposed Action A and **Appendix G** for details regarding this service.

Hospital Services

The project location under Alternative 2 is the same as presented in Proposed Action A. Therefore, there would be no change in distance to HVMC and SGMH. Refer to the "Hospital Services" discussion in **Section 2.1.1** of Proposed Action A for details regarding this service.

FIGURE 2-12
PROPOSED DRAINAGE FACILITIES OF ALTERNATIVE 2



Facility No.	Proposed Drainage Facilities	Existing Drainage Facilities to be Modified
1	30" RCP	
2	2-36" RCP	
3	3-36" RCP	
4	1-48" RCP	3-48" RCP
5	1-48" RCP	1-10' x 7' RCB
6		84" RCP
7	3-60" RCP	
8	10' x 3' RCB	3-45" RCP
9	36" RCP	
10	42" RCP	
11	Detention Basin	
12	Detention Basin	
13	60" RCP	
14	60" RCP	

RCP = Reinforced Concrete Pipe
RCB = Reinforced Concrete Box

Security and Law Enforcement

The Tribe would employ personnel to provide surveillance and security to all facilities proposed in Alternative 2. The security staff and the Tribal "Rangers" would coordinate with the Riverside County Sheriff's Office, which is the primary provider of law enforcement services to the Project Site and surrounding area. Refer to the "Security and Law Enforcement" discussion in **Section 2.1.1** of Proposed Action A for details regarding these operations.

Parking and Access

No parking structures are proposed under Alternative 2. However, 660 surface parking spaces are proposed. These spaces will essentially surround the proposed facility to the south and east. Approximately 20 additional spaces would also be included to support gas station and convenience store operations.

Two access points would grant ingress/egress to the proposed facilities under Alternative 2. One access point would be off of Soboba Road, the other off of Lake Park Drive. Lake Park Drive would not be realigned under Alternative 2.

During the public comment period, concerns were raised that the Proposed Action and Alternatives could restrict public access and the provision of public services to the Soboba Springs Mobile Estates and the Golf Course and hillside communities. Tribal Resolution No. CR07-HGFTT-51 (**Appendix I**) acknowledges the existing easement for roadway, water lines and underground conduits and incidental purposes along the Project Site, which includes a roadway easement for Lake Park Drive and Soboba Road. Furthermore, the Resolution acknowledges, as an exception to title of the Project Site, "rights of the public in and to any portion of the subject property lying within any lawfully established streets, roads, or highways." Finally, Soboba Road beyond the existing Reservation and Lake Park Drive are public roads and would continue to be public roads in the event of the fee-to-trust transfer. Neither roadway is included in the legal descriptions for the subject fee-to-trust parcels. A plat map prepared by First American Title Company illustrates the exclusion of public roadways from the parcels proposed for the fee-to-trust transfer (see **Figure 2-6**). Access to the residential communities nearby the Project Site would remain unimpeded.

Construction and Grading

Construction of the facilities proposed under Alternative 2 would adhere to the same grading measures presented in **Section 2.1.1** under Proposed Action A. Refer to that section for details regarding these standards.

Development Standards

Construction of the facilities proposed under Alternative 2 would adhere to the same standards presented in **Section 2.1.1** under Proposed Action A. Refer to that section for details regarding these standards.

2.2.3 ALTERNATIVE 3 – COMMERCIAL ENTERPRISE (NO CASINO OR HOTEL)

A 6,000 square-foot 12-pump gas station and convenience store, 200 space RV-Park, and 122,950 square-foot community/neighborhood retail shopping center are included in Alternative 2. These facilities would be developed in the vicinity of where Soboba Road and Lake Park Drive intersect. More specifically, one main retail building, immediately south of the intersection of Lake Park Drive and Soboba Road, would provide space for a retail business, such as Albertson's or Ralph's grocery stores. 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. Lake Park Drive would not be realigned under Alternative 3. The two-story buildings would provide 120,000± of space and have a height of approximately 35 feet above grade. The business operations of the existing casino and the Golf Course and Country Club would not be related to operations with the proposed developments. **Table 2-6** below presents the approximate square-footage estimates for the developments proposed under Alternative 3. Also, **Figure 2-13(a)** and **Figure 2-13(b)** below provide conceptual site plans and architectural renderings, respectively, of Alternative 3.

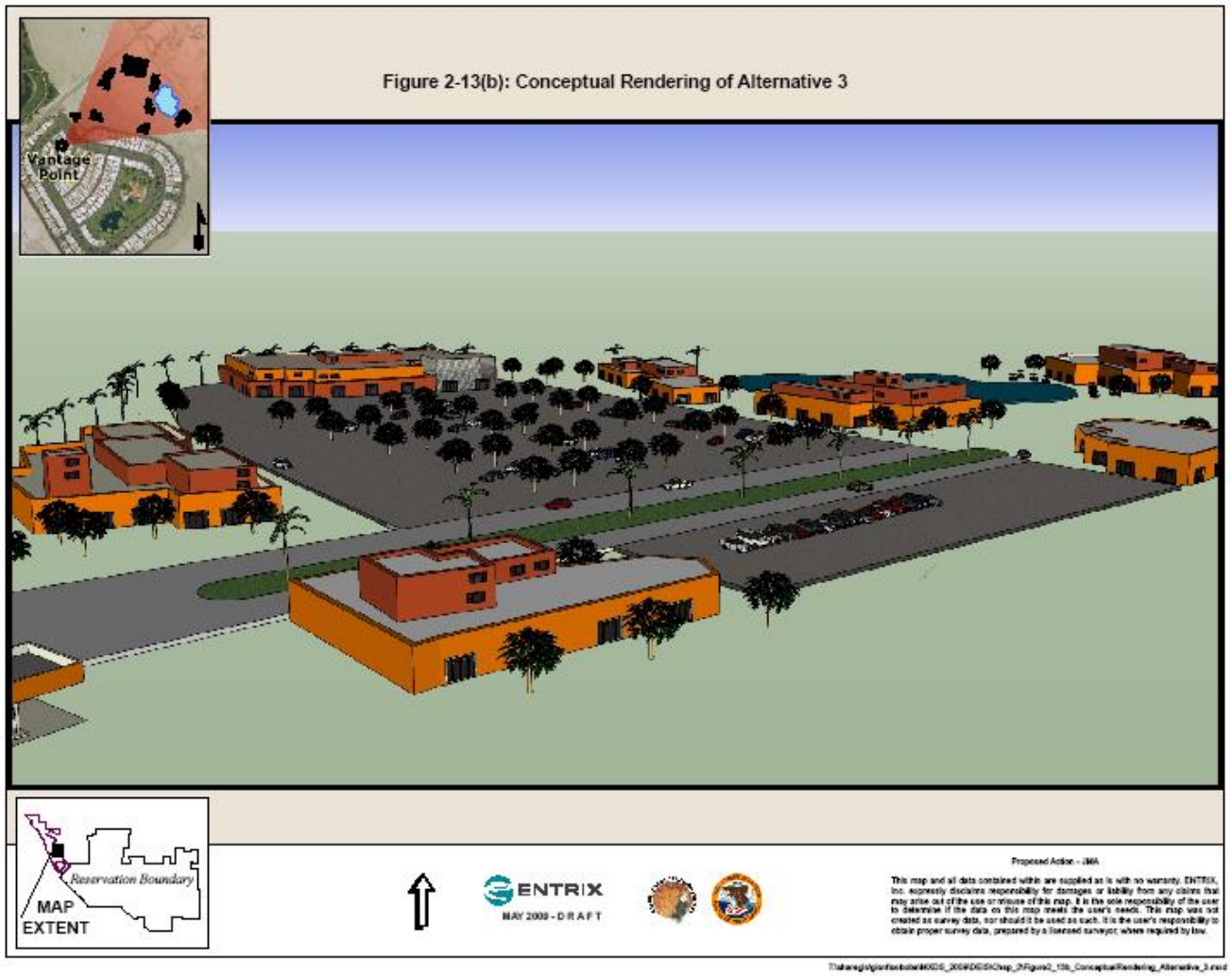
TABLE 2-6
ALTERNATIVE 3: PROPOSED DEVELOPMENTS
BY APPROXIMATE SQUARE-FOOTAGE

Proposed Developments	Square-Feet
Phase I	
Major Retail	40,000
Retail I	18,750
Retail II	16,500
Retail III	13,500
Retail IV	9,600
Retail V	9,600
Gas Station & Convenience Store	6,000
Restaurant	9,500
Restaurant	5,500
Tribal Fire Station	13,500
Total	**142,450**

Source: Conceptual Engineering Designs of proposed developments provided by JMa Architecture Studios.

FIGURE 2-13(A)
ALTERNATIVE 3

FIGURE 2-13(B)
CONCEPTUAL RENDERING OF ALTERNATIVE 3



ANCILLARY COMPONENTS

Public Utilities and Services

Water Supply

The Tribal water system would supply water to the facilities proposed in Alternative 3. The total projected daily domestic water demand for Alternative 3 was calculated to be 0.02 MGD. The Golf Course and Country Club would continue to receive its potable water supply from EMWD, averaging 36 acre-feet per year. Refer to the "Water Supply" discussion in **Section 2.1.1** of Proposed Action A for details regarding these operations.

Wastewater Treatment and Disposal

Wastewater treatment and disposal would either be provided through EMWD or would be handled by the proposed on-Reservation Wastewater Treatment Plant. Total projected wastewater generation for the year 2030 for Alternative 3 was calculated to be 29,304 GPD. Refer to the "Wastewater Treatment and Disposal" discussion in **Section 2.1.1** of Proposed Action A for details regarding the proposed Wastewater Treatment Plant.

Site Drainage

Site drainage for Alternative 1 would be managed by the facilities proposed on **Figure 2-14**. These facilities are similar to those of Proposed Action A (see **Figure 2-5**) but are modified to account for the proposed land use configuration under this alternative. Refer to the Site Drainage section under Proposed Action A above for details.

Public Safety

Fire Protection

The two Tribal fire stations presented in Proposed Action A will also be included in Alternative 3. Refer to the "Fire Protection" discussion in **Section 2.1.1** of Proposed Action A and **Appendices F** for details regarding this service.

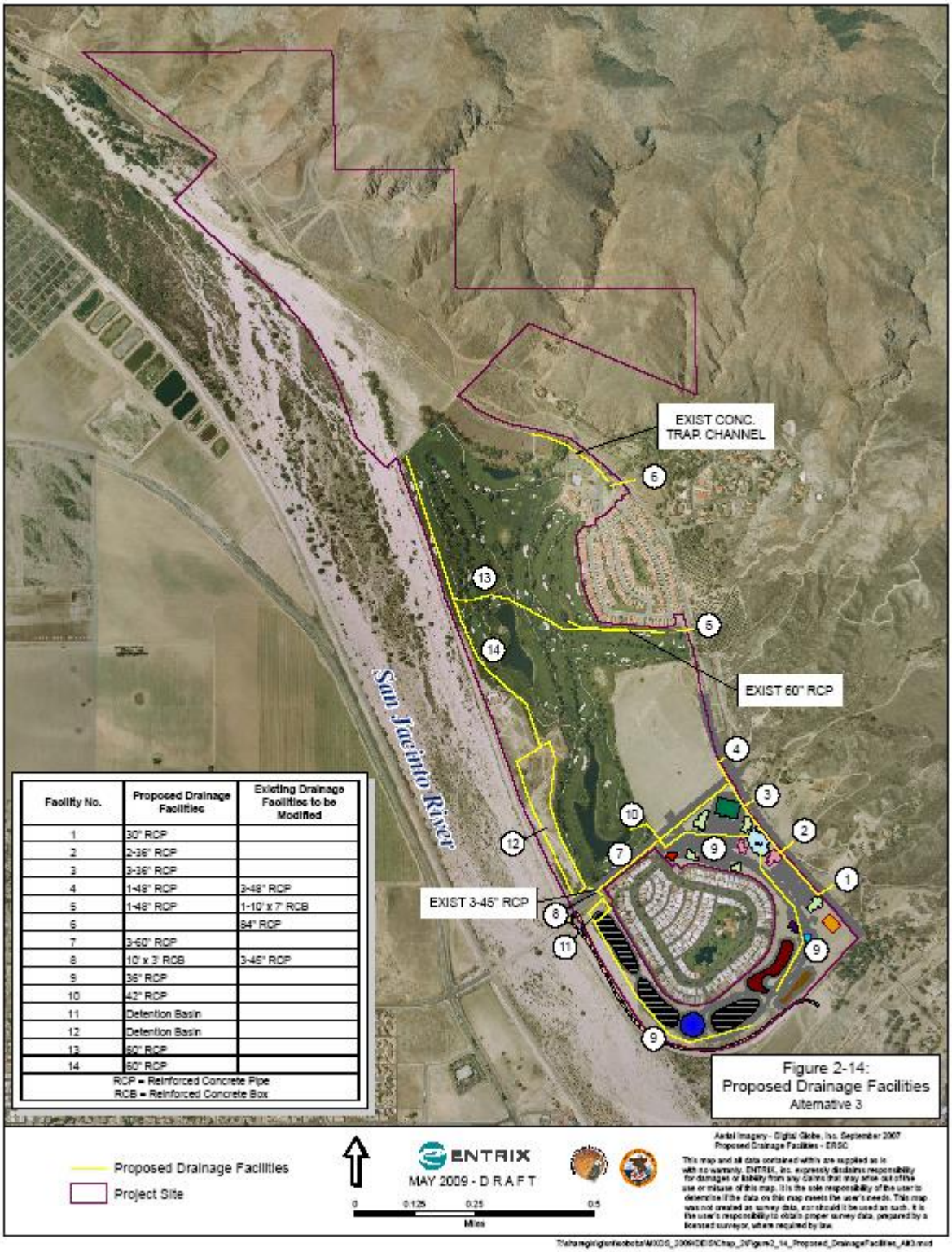
Emergency Medical Services

The proposed Tribal fire stations would cooperate with other local fire agencies to service the facilities proposed in Alternative 3. Refer to the "Emergency Medical Services" discussion in **Section 2.1.1** of Proposed Action A and **Appendix G** for details regarding this service.

Hospital Services

The project location under Alternative 3 is the same as presented in Proposed Action A. Therefore, there would be no change in distance to HVMC and SGMH. Refer to the "Hospital Services" discussion in **Section 2.1.1** of Proposed Action A for details regarding this service.

FIGURE 2-14
PROPOSED DRAINAGE FACILITIES FOR ALTERNATIVE 3



Facility No.	Proposed Drainage Facilities	Existing Drainage Facilities to be Modified
1	30" RCP	
2	2-36" RCP	
3	3-36" RCP	
4	1-48" RCP	3-48" RCP
5	1-48" RCP	1-10' x 7' RCB
6		84" RCP
7	3-60" RCP	
8	10' x 3' RCB	3-45" RCP
9	36" RCP	
10	42" RCP	
11	Detention Basin	
12	Detention Basin	
13	60" RCP	
14	60" RCP	

RCP = Reinforced Concrete Pipe
RCB = Reinforced Concrete Box

Security and Law Enforcement

The Tribe would employ personnel to provide surveillance and security to all facilities proposed in Alternative 3. The security staff and the Tribal "Rangers" would coordinate with the Riverside County Sheriff's Office, which is the primary provider of law enforcement services to the Project Site and surrounding area. Refer to the "Security and Law Enforcement" discussion in **Section 2.1.1** of Proposed Action A for details regarding these operations.

Parking and Access

Approximately 365 surface parking spaces would be provided for the retail establishments and gas station and convenience store. The RV Park would provide 75 back-in spaces, 95 pull-thru spaces, 25 cabin rental spaces, and 55 tent or trailer spaces, for a total of 250 spaces.

Two access points provide ingress/egress to the developments proposed under Alternative 3. One access point would be on Lark Park Drive, the other would be on Soboba Road. These two points would provide access to the retail businesses from both the north and east, but there would be no direct access to the proposed RV Park. For security purposes, access to the RV Park would be granted after passing through a check-in guard station.

During the public comment period, concerns were raised that the Proposed Action and Alternatives could restrict public access and the provision of public services to the Soboba Springs Mobile Estates and the Golf Course and hillside communities. Tribal Resolution No. CR07-HGFTT-51 (**Appendix I**) acknowledges the existing easement for roadway, water lines and underground conduits and incidental purposes along the Project Site, which includes a roadway easement for Lake Park Drive and Soboba Road. Furthermore, the Resolution acknowledges, as an exception to title of the Project Site, "rights of the public in and to any portion of the subject property lying within any lawfully established streets, roads, or highways." Finally, Soboba Road beyond the existing Reservation and Lake Park Drive are public roads and would continue to be public roads in the event of the fee-to-trust transfer. Neither roadway is included in the legal descriptions for the subject fee-to-trust parcels. A plat map prepared by First American Title Company illustrates the exclusion of public roadways from the parcels proposed for the fee-to-trust transfer (see **Figure 2-6** above). Access to the residential communities nearby the Project Site would remain unimpeded.

Construction and Grading

The expected construction period for Alternative 3 is approximately year and six months period, where construction activities will occur between 7:00 AM and 7:00 PM, Monday through Saturday (consistent with the City of San Jacinto noise ordinances found in Section 8.40.040). Access to the Development Site for construction vehicles will be provided at the intersection Lake Park Drive and Soboba Road. The proposed developments would be built on poured concrete foundations and reach approximately 40-45 feet above grade at the highest point.

Grading measures are summarized below. Refer to **Appendix J** for details.

- The offsite surface water flows originating from the east and south of Lake Park Drive will be conveyed under Soboba Road to a concrete lined channel along the west side of the road (see **Figure 2-14**, Facilities No.7 and No. 8). This channel will continue parallel to Lake Park Drive near the northeast corner of the existing mobile home park.
- Approximately, 30,000 cubic yards of excavation is required to situate the proposed developments.
- Approximately, 20,000 cubic yards of fill is required to situate the proposed developments.
- Overall, approximately 10,000 cubic yards of earth will be exported from the Development Site, which is roughly 133 truckloads.

Development Standards

Construction of the facilities proposed under Alternative 3 would adhere to the same standards presented in **Section 2.1.1** under Proposed Action A. Refer to that section for details regarding these standards.

2.2.4 ALTERNATIVE 4 – NO ACTION

The No Action Alternative would not result in a fee-to-trust action by BIA for the 34 parcels. 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 future development or improvements on the Project Site would be subject to approval by the City of San Jacinto. Under this alternative, the Tribal Government would not be allowed to exercise its sovereign power of rule for issues associated with the Project Site.

2.3 ALTERNATIVES CONSIDERED BUT NOT ANALYZED

The National Environmental Policy Act requires agencies to rigorously explore and objectively evaluate all reasonable alternatives, and for alternatives which were eliminated from detailed study, to briefly discuss the reasons for their having been eliminated (40 CFR 1502.14). As required by NEPA, the range of alternatives considered in detail includes only those alternatives that would fulfill the purpose and need for the Proposed Action described in **Section 1.3**. Two alternatives were considered but not analyzed in detail for this FEIS. One of the alternatives is a portion of land in an incorporated area of Riverside County that will be deeded in fee to the Tribe when the Soboba Settlement Agreement becomes fully effective; the other alternative is adjacent to the site of the existing casino. The information below summarizes these two alternatives and briefly discusses the reasons for their elimination from further review.

2.3.1 WINCHESTER PROPERTY

Status of the Property

In June 2006, a Water Rights Settlement was executed by the following parties: Soboba Band of Luiseño Indians (Tribe), EMWD, Lake Hemet Municipal Water District (LHMWD), and the Metropolitan Water District of Southern California (MWD). By Article 4.6, Sections A and B of the Agreement, approximately 106 acres from EMWD and 21.7 acres from MWD were to be transferred to the Tribe. Collectively, these parcels are hereinafter called the "Winchester Property". Section C of Article 4.6 stated that the Secretary of Interior was to accept into Trust, for the benefit of the Tribe, the lands conveyed to the Tribe pursuant to the Agreement. The agreement to transfer these lands to the Tribe in trust status was the final negotiated component to compensate the Tribe for damages related to the historical interference with the Tribe's water rights and the unauthorized use of its water.

During negotiations over the Congressional legislation approving the settlement, however, Article 4.6.C was eliminated, and in March 2008 the parties re-executed a new version of the Settlement Agreement without that provision. The Soboba Settlement Act, P.L. 110-297, became law on July 31, 2008, authorizing the Secretary of the Interior to sign the March 2008 version of the Settlement Agreement on behalf of the United States, which the Secretary did in October 2008. The parties have now satisfied the Act's preconditions to implementation of the settlement, and when the Secretary publishes in the Federal Register his certification that those preconditions have been completed, the Tribe will hold fee title to the Winchester Property.

Site and Vicinity

The Winchester Property is located in an unincorporated area of Riverside County, California, known as the community of Winchester. The site is less than one mile northwest of Diamond Valley Lake and is regionally accessible via State Highway 79.

The site consists of three parcels:

- EMWD Parcel No. 465-180-016: Sixty-seven (67.26±) acres located in Riverside County, California, currently owned by EMWD, such parcel bounded on the west by State Highway 79 (Winchester Road), on the north by Dominegoni Parkway, on the east by Patterson Avenue, and on the south by Patton Avenue. No structures or facilities exist on this parcel.
- EMWD Parcel No. 465-180-022: Thirty-nine (38.59±) acres located in Riverside County, California, currently owned by EMWD, such parcel bounded on the west by State Highway 79, on the north by the Salt Creek Channel, to the east by Patterson Avenue, and to the south by Dominegoni Parkway. No structures or facilities exist on this parcel.
- MWD Parcel No. 465-180-033: Twenty-two (21.7±) acres located in Riverside County, California, currently owned by MWD, such parcel bounded on the west by

EMWD Parcel No. 465-180-022, on the north by the Salt Creek Channel, on the east by vacant land, and on the south by Dominegoni Parkway. No structures or facilities exist on this parcel.

Existing Zoning

The site is, and will remain after transfer to the Tribe, subject to local land use and zoning regulations of Riverside County. The two parcels owned by EMWD (No. 465-180-022 and No. 465-180-016) are zoned and designated by the Land Use Element of the Riverside County General Plan as Public Facilities (PF). Lands zoned PF may accommodate public/quasi-public uses such as landfills, airports, utilities, and other civic uses, with a Floor Area Ratio (FAR, or gross building area of all floors divided by lot area) of less than 0.60. The MWD parcel (No. 465-180-033) is zoned and designated as Open Space-Conservation Habitat (OS-CH). OS-CH applies to lands conserved and managed in accordance with adopted Habitat Conservation Plans.

Regulatory Constraints for Development of the Proposed Hotel/Casino Complex on Winchester Property

In addition to the existing zoning designations, federal regulatory constraints prohibit the Tribe from developing the proposed hotel/casino complex on the Winchester Property. First, the Winchester Property will be held by the Tribe in fee, and not by the United States in trust for the Tribe, and the Indian Gaming Regulatory Act (IGRA) (P.L. 100-497) allows gaming only on Indian trust lands. Moreover, even if the Tribe were successful in having the Winchester Property transferred into trust, IGRA generally prohibits gaming on lands acquired for Indians in trust by the Secretary of the Interior after the date of enactment, October 17, 1988. There are a few exceptions to this rule, including an exception for lands contiguous to Reservation boundaries. The Project Site qualifies for this exception, but the Winchester Property does not,. Because the Secretary of Interior's acceptance of the Winchester Property into trust would occur after the date of enactment of IGRA, and because the parcels are noncontiguous to the Reservation, the Tribe would need to obtain what is known as a two-part determination before receiving approval to conduct Class III gaming on the site. A two-part determination involves:

a. Acquiring consent from the governor of the state in which gaming is proposed, and

b. Secretarial determination "that a gaming establishment on newly acquired lands would be in the best interest of the Indian tribe and its members, and would not be detrimental to the surrounding community" [25 U.S.C. §2719(b)(1)].

Conclusion

The two-part determination process for the noncontiguous parcels of the Winchester Property would involve a considerably lengthier and more costly undertaking than the process currently proposed for the Project Site, which involves only a fee-to-trust transfer pursuant to 25 C.F.R. Part 151. Furthermore, the distance of the Winchester Property from the Golf Course and

Country Club would not enable the Tribe to fully capitalize on the proposed hotel/casino complex's proximity to the Golf Course and Country Club in order to offer a destination resort. Therefore, this alternative is eliminated from further consideration.

2.3.2 ON-RESERVATION PROPERTY

This section discusses the need to relocate the casino from its current on-Reservation location to the Development Site. **Section 1.3.2** above describes why the Project Site is the most appropriate site for the proposed developments. The purpose of the casino relocation is to facilitate the Tribe's need for economic growth by providing an adequate gaming parcel as part of a destination resort (see **Section 1.3**).

Insufficiency of Present Gaming Parcel

At 47.7 acres, the present gaming parcel is too small to meet the Tribe's needs for additional parking to accommodate high demand, for a permanent structure to house gaming activities and provide for air quality control, and for adjacent siting of a hotel and other supporting resort enterprises. However, expansion of the present gaming parcel is severely restricted by surrounding land uses, flood easements surrounding the parcel, and land assignments to Tribal members under Tribal law.

The Tribe has utilized most of its developable acreage for community services, such as recreation, public works, economic development, housing, education, and cultural enrichment. Although there is vacant land surrounding the present gaming parcel of sufficient size and grade to accommodate additional facilities, most of it is subject to a flood easement, and thus is not developable (see **Figure 2-15**). Portions of the Development Site are also subject to flood/flowage easements. These easements are considered to be not as encumbering as the flood easement that is located on the current casino location because the Development Site easements are located on the border of the Development Site as opposed to the flood easement that captures more than half of the area that currently is used for existing gaming and entertainment operations. All remaining developable land in the vicinity of the current casino is encumbered by assignments to Tribal members, who have valid and enforceable rights to the assigned tracts under Tribal law (see **Figure 2-15**). Most of the land assignments near the existing casino outside of the flood easement are held for residential purposes, and given both increases in the adult membership and the growing needs of emerging young families in the foreseeable future (see **Section 3.6.3**), it is highly unlikely that the assignment holders could be persuaded to make any of this residential land available for commercial development. The remaining land assignments near the existing casino are held for agricultural purposes, and given the historical and cultural importance of agriculture in Soboba society, it is equally unlikely that the assignment holders could be persuaded to make any of this agricultural land available for commercial development. Nevertheless, the Soboba Tribal Council has discussed the possibility with each of the Tribal members holding assignments near the existing casino outside of the flood easement, and none is willing to consider the lease or sale of his or her assignment to be used for part of the

Project Site.[6] Hence, any addition to the casino facilities must take place outside of current Reservation boundaries.

Additionally, even if sufficient developable land for the casino existed within current Reservation boundaries, such an alternative would not fulfill the purpose and need for the Proposed Action described in **Section 1.3**. Developing the hotel/casino and related enterprises adjacent to the Tribe's Golf Course and Country Club under the Proposed Action would create a true destination resort, an integrated complex offering customers many possible activities in one location. That purpose could not be met if the facilities were broken up into multiple locations, with the casino on the existing Reservation and the hotel and other enterprises situated elsewhere. A destination resort would no longer be a possibility, severely hampering the Tribe's ability to address its need for economic expansion and diversification.

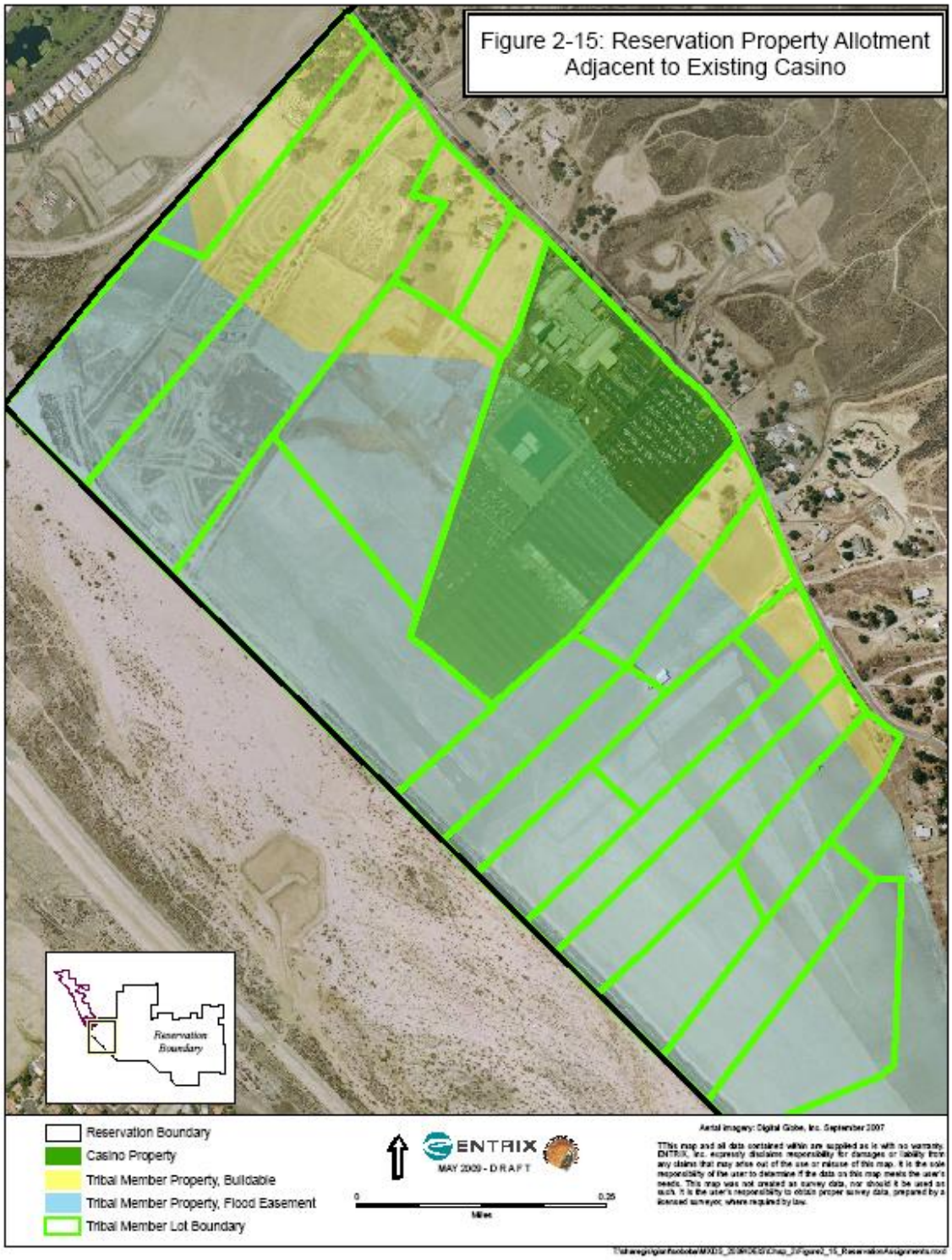
Once the existing casino is relocated to the Project Site, the Tribe plans to use the present gaming parcel for Tribal community events and general membership meetings. The existing parking lots would provide overflow parking and the Tribe would provide shuttle services.

2.3.3 SELECTION OF PROPOSED ACTION

Two proposed actions, three action alternatives, and a No Action Alternative are assessed in this FEIS. Of these, Proposed Action A would best meet the purpose and need of the Tribe. Proposed Action A would allow the Tribe to upgrade its existing gaming operation and maintain a long-term, dependable revenue stream. The other alternatives would also provide economic benefits to the Tribe, but will not make best use of the Project Site. Proposed Action A would result in less than significant effects on the environment with the application of the mitigation measures identified in **Chapter 5.0** of this FEIS. Therefore, this alternative was selected as Proposed Action A.

6 Personal communication with Karl Johnson, esq., Soboba Tribal Attorney with Luebben, Johnson, & Barnhouse LLP on June 25, 2010.

FIGURE 2-15
RESERVATION PROPERTY ALLOTMENT ADJACENT TO EXISTING CASINO



SECTION 3.0
DESCRIPTION OF AFFECTED ENVIRONMENT

3.0 DESCRIPTION OF AFFECTED ENVIRONMENT

This section presents information regarding existing resources and other values that may be affected by the Proposed Action, the Alternatives, and/or No Action. Specifically, the resources discussed here include land resources, water resources, air quality, biological resources, cultural resources, economic and socioeconomic conditions, and resource use patterns; other values include traffic, noise, and hazardous materials.

3.1 LAND RESOURCES

3.1.1 TOPOGRAPHY

The Project Site is located in the foothills on the west side of the San Jacinto Mountains that separate the San Jacinto River Basin to the west from the Coachella Valley to the east, and is adjacent to the San Jacinto River. A levee is present on the western side of the San Jacinto River. The Reservation is situated adjacent to the San Jacinto Valley to the west and at the base of the San Jacinto Mountains. The Lakeview Mountains extend beyond the San Jacinto Valley to the west, while the Santa Rosa Hills extend to the south.

In general, the topography of the Project Site is gently sloping to the northwest parallel to the San Jacinto River. Surface elevations in the Project Site and surrounding area range from a low of approximately 1,560 feet mean sea level (ft msl) in the northwest portion of the Project Site up to approximately 1,620 ft msl in the southeast portion of the Project Site. Topography in the northwestern-most section of the Project Site (where no construction activities are proposed) is more rugged, with elevations up to approximately 2,500 ft msl.

3.1.2 GEOLOGY

The Ramljak property includes valley lands underlain by alluvial deposits similar to the rest of the Project Site (see below), as well as a substantial upland portion. The upland part of the Ramljak property was mapped by Onderdonk (1998) mainly as meta-sedimentary rocks, including schists, gneisses, and quartzites. The occurrence of abandoned limestone mines on or near the property (Saul and others, 1968) indicates the presence of marbles as well.

The extreme western part of the Ramljak property is mapped by Onderdonk (1998) as igneous rocks similar to those of the northern Reservation area. The igneous rocks are part of the Peninsular Range batholith, and are associated with the Bonsall Tonalite of Larsen (1948). All the crystalline metamorphic and igneous rocks in the Reservation vicinity are generally weathered and sheared.

Three classes of alluvial (stream) deposits are present on the valley section of the Project Site, which consists mainly of the area below Soboba Road:

- Alluvium of active steam channels. Unconsolidated alluvial sediments form the active channel of the San Jacinto River. The sediments are typically gray, relatively unweathered, sands and gravels with cobbles and boulders. These coarse deposits contain discontinuous lenses of finer-grained materials (silts and silty sands). The clasts are typically of granitic and metasedimentary origins.
- Alluvial terrace deposits. The alluvial terraces were formed by over-bank stream deposition and constitute the contemporary flood plain. The terrace sediments are typically gray, fine sands, silts, and clays of original granitic origin, but which are commonly weathered to clays. The sediments are loosely consolidated and in places are partially cemented.
- Alluvial fan deposits. Sediments eroding and being transported off the hill slopes form coalescing alluvial fan deposits along the margin of the San Jacinto River valley. In general, the alluvial fan deposits are less sorted (less uniform in texture) and the grains are more weathered than in the stream channel deposits.

3.1.3 SOILS

Twenty-six soil types are present on the Project Site. The distribution of these soils is presented in **Figure 3-1** (USDA, 2007).

In the central and southern areas, where the development is being considered, soils are present in a historic floodplain adjacent to the San Jacinto River. Soils consist of sediments deposited during flooding. Soils are present on gentle topography and contain slopes of zero to five percent. Soils range from poorly drained to excessively drained, with the majority of the soils classified as either somewhat poorly drained or moderately well to well drained. In general, the soils are not classified as eroded; however the majority of the soils present in the area of the proposed development north of Lake Park Drive are classified as eroded. Surface soils present at the Project Site contain one to four percent organic matter. Approximately 50 percent of the soil types present at the Project Site are suitable for farming. The majority of the soils contain a seasonally high water table, especially those closer to the San Jacinto River.

Soils present in the northern area of the Project Site contain steeper slopes of up to 50 percent. These soils vary from well to somewhat excessively drained. No construction activities are planned in this area.

Soils are described below; detailed soils characteristics are presented in **Table 3-1**.

Chino silt loam (Ce) and Chino silt loam, saline-alkali (Cf) soils are present in flood plains and consist of alluvium derived from granite. These soils contain slopes of 0-2 percent, are somewhat poorly drained, and have moderate shrink-swell potential.

Dello loamy sand (DgB) soils are present on alluvial fans and Dello loamy sand, gravelly substratum (DnB) soils are present on flood plains. Both of these soils consist of alluvium derived from granite, contain slopes of zero to five percent, are somewhat poorly drained, and

have low shrink-swell potential. Dello loamy fine sand, gravelly substratum (DrA) soil contains slopes of 0-2 percent, are somewhat poorly drained, and have low shrink-swell potential.

Friant rocky sandy loam (FyF2) soil is present on uplands and consists of residuum weathered from mica schist. This soil contains slopes of 25-50 percent, is well drained, and has low shrink-swell potential.

Gorgonio gravelly loamy fine sand (GmD) soil are present on alluvial fans and consist of alluvium derived from granite. This soil contains slopes of 2-15 percent, is somewhat excessively drained, and has low shrink-swell potential.

Grangeville sandy loam soils (GpB, GrB), fine sandy loam soils (GtA, GvB), and loamy fine sand soil (GoB) are present on alluvial fans and consist of alluvium derived from granite. These soils contain slopes of 0-5 percent except for GtA soil, which contains slopes of 0-2 percent. These soils are moderately well drained except for GvB soil, which is somewhat poorly drained. All of these soils have low shrink-swell potential.

Hanford coarse sandy loam (HcC, HcD2) soils are present on alluvial fans and consist of alluvium derived from granite. HcC soil contains slopes of 2-8 percent, and is well drained. HcD2 soil contains slopes of 8-15 percent, and is somewhat excessively drained. Both of these soils contain low shrink-swell potential.

Metz loamy fine sand (MhB) soil is present on alluvial fans and consists of alluvium derived from sedimentary rock. This soil contains slopes of 0-5 percent, is somewhat excessively drained, and has low shrink-swell potential.

San Emigdio fine sandy loam soils (SeC2, SeD2) and San Emigdio loam (SgA, SgC, SgD2) is present on alluvial fans and consists of residuum weathered from sedimentary rock. SgA soil contains slopes of 0-2 percent, SeC2 and SgC soils contain slopes of 2-8 percent, and SeD2 and SgD2 soils contain slopes of 8-15 percent. All of these soils are well drained and have low shrink-swell potential.

Soboba cobbly loam (SrE) soil is present on alluvial fans and consists of sandy and gravelly alluvium derived from granite. This soil contains slopes of 2-25 percent, is excessively drained, and has low shrink-swell potential.

Willows silty clay (Wg) soil is present on basin floors and consists of alluvium derived from mixed sources. This soil contains slopes of 0-2 percent, is poorly drained, and has high shrink-swell potential.

TABLE 3-1
SOIL CHARACTERISTICS OF THE PROJECT SITE

Map Symbol	Map Unit Name	Selected Physical Properties												Selected Chemical Properties				Soil Features			
		Depth	Clay	Moist Bulk Density	Saturated Hydraulic Conductivity	Available Water Capacity	Linear Extensibility	Organic Matter	RUSLE Erosion Factors			Wind Erodibility Group	Wind Erodibility Index	Cation exchange capacity	Soil reaction	$CaCO_3$	Salinity	Hydric Soils		Hydrological Group	Farmland Classification
		in	*pct*	*g/cc*	*micro m/sec*	*in/in*	*Pct*	*pct*	*Kw*	*Kf*	*T*			*meq/100 g*	*pH*	*pct*	*mmhos/cm*	*pct*	*location*		
BaG	Badland	0 - 60	na	Na	na	na	Na	na	na	Na	na	na	na	Na	na	na	na	5	Depressions	D	
Ce	Chino silt loam, drained	0 - 14	18 - 27	1.40 - 1.50	4 - 14	0.15 - 0.18	0.0 - 2.9	1.0 - 3.0	.43	.43	5	4	86	10 – 15	6.1 - 8.4	1 - 5	0.0 - 0.4			B	Prime farmland if irrigated and drained
		14 - 27	18 - 35	1.35 - 1.50	1.4 - 4	0.15 - 0.19	3.0 - 5.9	0.0	.37	.37	na	na	na	15 – 20	7.9 - 8.4	1 - 5	0.0 - 0.4				
		27 - 60	27 - 35	1.30 - 1.45	1.4 - 4	0.17 - 0.19	3.0 - 5.9	0.0	.37	.37	na	na	na	15 – 20	7.9 - 8.4	1 - 5	0.0 - 0.4				
Cf	Chino silt loam, drained, saline-alkali	0 - 14	18 - 27	1.35 - 1.45	4 - 14	0.03 - 0.10	0.0 - 2.9	1.0 - 3.0	.43	.43	5	4	86	10 – 15	7.9 - 8.4	1 - 5	16.0			B	Farmland of statewide importance
		14 - 27	18 - 35	1.35 - 1.50	1.4 - 4	0.03 - 0.11	3.0 - 5.9	0.0	.37	.37	na	na	na	15 – 20	7.9 - 8.4	1 - 5	16.0				
		27 - 60	27 - 35	1.30 - 1.45	1.4 - 4	0.03 - 0.11	3.0 - 5.9	0.0	.37	.37	na	na	na	15 – 20	7.9 - 8.4	1 - 5	16.0				
DgB	Dello loamy sand, 0-5% slopes	0 - 8	0 - 10	1.55 - 1.65	42 - 141	0.06 - 0.09	0.0 - 2.9	0.5 - 1.0	.28	.28	5	2	134	0.0 - 5.0	7.4 - 8.4	0	4.0 - 8.0			A	
		8 - 62	0 - 10	1.55 - 1.65	42 - 141	0.05 - 0.09	0.0 - 2.9	0.0	.20	.20	na	na	na	0.0 - 5.0	7.4 - 8.4	0	4.0 - 8.0				
DnB	Dello loamy sand, gravelly substratum, 0-5% slopes	0 - 8	0 - 10	1.60 - 1.70	42 - 141	0.07 - 0.10	0.0 - 2.9	0.5 - 1.0	.28	.28	5	2	134	0.0 - 5.0	6.6 - 8.4	0	0.0 - 2.0			B	
		8 - 36	0 - 10	1.60 - 1.70	42 - 141	0.06 - 0.10	0.0 - 2.9	0.0	.20	.20	na	na	na	0.0 - 5.0	6.6 - 8.4	0	0.0 - 2.0				
		36 - 60	0 - 5	1.60 - 1.70	42 - 141	0.02 - 0.05	0.0 - 2.9	0.0	.05	.10	na	na	na	0.0 - 5.0	6.6 - 8.4	0	0.0 - 2.0				
DrA	Dello loamy fine sand, gravelly substratum, 0-2% slopes	0 - 8	0 - 10	1.60 - 1.70	42 - 141	0.07 - 0.10	0.0 - 2.9	0.5 - 1.0	.28	.28	5	2	134	0.0 - 5.0	6.6 - 8.4	0	0.0 - 2.0			B	
		8 - 36	0 - 10	1.60 - 1.70	42 - 141	0.06 - 0.10	0.0 - 2.9	0.0	.20	.20	na	na	na	0.0 - 5.0	6.6 - 8.4	0	0.0 - 2.0				
		36 - 60	0 - 5	1.60 - 1.70	42 - 141	0.02 - 0.05	0.0 - 2.9	0.0	.05	.10	na	na	na	0.0 - 5.0	6.6 - 8.4	0	0.0 - 2.0				
FyF2	Friant rocky fine sandy loam, 25-50% slopes	0 - 13	10 - 18	1.45 - 1.55	14 - 42	0.10 - 0.18	0.0 - 2.9	1.0 - 2.0	.17	.20	1	3	86	5.0 – 10	5.6 - 7.3	0	0			D	
		13 - 17	na	Na	na	na	Na	na	na	Na	na	na	na	Na	na	na	na				
GmD	Gorgonio gravelly loamy fine sand, 2-15% slopes	0 - 15	0 - 10	1.50 - 1.65	42 - 141	0.05 - 0.06	0.0 - 2.9	1.0 - 3.0	.10	.24	5	3	86	0.0 - 5.0	5.6 - 7.3	0	0.0			A	
		15 - 60	0 - 10	1.60 - 1.70	42 - 141	0.04 - 0.06	0.0 - 2.9	0.0	.15	.17	na	na	na	0.0 - 5.0	5.6 - 7.3	0	0.0				
GoB	Grangeville loamy fine sand, 0-5% slopes	0 - 17	5 - 10	1.55 - 1.65	42 - 141	0.07 - 0.09	0.0 - 2.9	1.0 - 6.0	.28	.28	5	2	134	5.0 – 10	6.1 - 8.4	0 - 1	0.0 - 2.0			B	Prime farmland if irrigated and drained
		17 - 60	8 - 18	1.50 - 1.60	14 - 42	0.12 - 0.15	0.0 - 2.9	0.0	.32	.32	na	na	na	5.0 – 10	6.6 - 8.4	0 - 5	0.0 - 2.0				
GpB	Grangeville sandy loam,	0 - 17	8 - 18	1.45 - 1.55	14 - 42	0.10 - 0.13	0.0 - 2.9	1.0 - 6.0	.28	.28	5	3	86	5.0 – 10	7.4 - 9.0	0 - 1	4.0 - 8.0			B	Farmland of statewide
		17 - 60	8 - 18	1.50 - 1.60	14 - 42	0.10 - 0.13	0.0 - 2.9	0.0	.32	.32	na	na	na	5.0 – 10	7.4 - 9.0	1 - 5	4.0 - 8.0				

Map Symbol	Map Unit Name	Selected Physical Properties												Selected Chemical Properties				Soil Features			
		Depth	Clay	Moist Bulk Density	Saturated Hydraulic Conductivity	Available Water Capacity	Linear Extensibility	Organic Matter	RUSLE Erosion Factors			Wind Erodibility Group	Wind Erodibility Index	Cation exchange capacity	Soil reaction	$CaCO_3$	Salinity	Hydric Soils		Hydrological Group	Farmland Classification
		in	*pct*	*g/cc*	*micro m/sec*	*in/in*	*Pct*	*pct*	*Kw*	*Kf*	*T*			*meq/100 g*	*pH*	*pct*	*mmhos/cm*	*pct*	*location*		
	drained, saline-alkali, 0-5% slopes																				importance
GrB	Grangeville sandy loam, sandy substratum, drained, 0-5% slopes	0 - 36	8 - 18	1.45 - 1.55	14 - 42	0.12 - 0.14	0.0 - 2.9	1.0 - 6.0	.28	.28	5	3	86	5.0 – 10	6.1 - 8.4	0 - 1	0.0 - 2.0			B	Farmland of statewide importance
		36 - 60	8 - 18	1.50 - 1.60	14 - 42	0.12 - 0.15	0.0 - 2.9	0.0	.32	.32	na	na	na	5.0 – 10	6.6 - 8.4	1 - 5	0.0 - 2.0				
GtA	Grangeville fine sandy loam, drained, 0-2% slopes	0 - 36	8 - 18	1.45 - 1.55	14 - 42	0.12 - 0.14	0.0 - 2.9	1.0 - 6.0	.28	.28	5	3	86	5.0 – 10	6.1 - 8.4	0 - 1	0.0 - 2.0			B	Prime farmland if irrigated and drained
		36 - 64	8 - 18	1.50 - 1.60	14 - 42	0.12 - 0.15	0.0 - 2.9	0.0	.32	.32	na	na	na	5.0 – 10	6.6 - 8.4	1 - 5	0.0 - 2.0				
GvB	Grangeville fine sandy loam, saline-alkali, 0-5% slopes	0 - 17	8 - 18	1.45 - 1.55	14 - 42	0.06 - 0.14	0.0 - 2.9	1.0 - 6.0	.28	.28	5	3	86	5.0 – 10	7.4 - 9.0	0 - 1	4.0 - 16.0			B	Farmland of statewide importance
		17 - 60	8 - 18	1.50 - 1.60	4 - 14	0.06 - 0.14	0.0 - 2.9	0.0	.32	.32	na	na	na	5.0 – 10	7.4 - 9.0	1 - 5	4.0 - 16.0				
HcC	Hanford coarse sandy loam, 2-8% slopes	0 - 8	7 - 18	1.50 - 1.60	14 - 42	0.10 - 0.15	0.0 - 2.9	0.5 - 1.0	.28	.28	4	3	86	5.0 – 10	5.6 - 7.8	0	0			B	Prime farmland if irrigated
		8 - 40	7 - 18	1.50 - 1.60	14 - 42	0.10 - 0.15	0.0 - 2.9	0.0	.28	.28	na	na	na	5.0 – 10	5.6 - 7.8	0	0				
		40 - 60	5 - 15	Na	42 - 141	0.07 - 0.10	0.0 - 2.9	0.0	.20	.24	na	na	na	5.0 – 10	5.6 - 7.8	0	0				
HcD2	Hanford coarse sandy loam, 8-15% slopes	0 - 8	7 - 18	1.50 - 1.60	14 - 42	0.10 - 0.15	0.0 - 2.9	0.5 - 1.0	.28	.28	4	3	86	5.0 – 10	5.6 - 7.8	0	0			B	Farmland of statewide importance
		8 - 40	7 - 18	1.50 - 1.60	14 - 42	0.10 - 0.15	0.0 - 2.9	0.0	.28	.28	na	na	na	5.0 – 10	5.6 - 7.8	0	0				
		40 - 60	5 - 15	Na	42 - 141	0.07 - 0.10	0.0 - 2.9	0.0	.20	.24	na	na	na	5.0 – 10	5.6 - 7.8	0	0				
MhB	Metz loamy fine sand, sandy loam substratum, 0-5% slopes	0 - 30	0 - 10	1.55 - 1.65	14 - 42	0.06 - 0.10	0.0 - 2.9	0.5 - 1.0	.17	.17	5	2	134	0.0 - 5.0	6.6 - 8.4	0 - 1	0.0 - 2.0			A	Prime farmland if irrigated
		30 - 60	0 - 15	Na	14 - 42	0.07 - 0.11	0.0 - 2.9	0.0	.17	.17				0.0 - 5.0	6.6 - 8.4	0 - 1	0.0 - 2.0				
RsC	Riverwash	0 - 6	0 - 1	Na	42 - 141	0.03 - 0.04	Na	0.0 - 0.1	.05	.10	na	8	0	Na	na	0	0	100	Channels	na	
		6 - 60	0 - 1	Na	42 - 141	0.02 - 0.03	Na	0.0	.05	.17				Na	na	0	0				
RuF	Rough broken land	0 - 60	na	Na	na	na	Na	na	na	Na	na	na	na	Na	na	na	na			na	
SeC2	San Emigdio	0 - 8	8 - 18	1.45 - 1.55	14 - 42	0.13 - 0.16	0.0 - 2.9	0.5 - 1.0	.24	.24	5	3	86	5.0 – 10	7.9 - 8.4	0 - 1	0.0 - 2.0			B	Prime farmland if

Map Symbol	Map Unit Name	Selected Physical Properties												Selected Chemical Properties				Soil Features			
		Depth	Clay	Moist Bulk Density	Saturated Hydraulic Conductivity	Available Water Capacity	Linear Extensibility	Organic Matter	RUSLE Erosion Factors			Wind Erodibility Group	Wind Erodibility Index	Cation exchange capacity	Soil reaction	$CaCO_3$	Salinity	Hydric Soils		Hydrological Group	Farmland Classification
		in	*pct*	*g/cc*	*micro m/sec*	*in/in*	*Pct*	*pct*	*Kw*	*Kf*	*T*			*meq/100 g*	*pH*	*pct*	*mmhos/cm*	*pct*	*location*		
	fine sandy loam, 2-8% slopes, eroded	8 - 40	8 - 18	1.50 - 1.60	14 - 42	0.10 - 0.17	0.0 - 2.9	0.0	.32	.32				5.0 – 10	7.9 - 8.4	1 - 5	0.0 - 2.0				irrigated
		40 - 60	8 - 18	Na	14 - 42	0.10 - 0.17	0.0 - 2.9	0.0	.32	.32				5.0 – 10	7.9 - 8.4	1 - 5	0.0 - 2.0				
SeD2	San Emigdio fine sandy loam, 8-15% slopes, eroded	0 - 8	8 - 18	1.45 - 1.55	14 - 42	0.13 - 0.16	0.0 - 2.9	0.5 - 1.0	.24	.24	5	3	86	5.0 – 10	7.9 - 8.4	0 - 1	0.0 - 2.0			B	
		8 - 40	8 - 18	1.50 - 1.60	14 - 42	0.10 - 0.17	0.0 - 2.9	0.0	.32	.32				5.0 – 10	7.9 - 8.4	1 - 5	0.0 - 2.0				
		40 - 60	8 - 18	Na	14 - 42	0.10 - 0.17	0.0 - 2.9	0.0	.32	.32				5.0 – 10	7.9 - 8.4	1 - 5	0.0 - 2.0				
SgA	San Emigdio loam, 0-2% slopes	0 - 8	8 - 18	1.40 - 1.50	14 - 42	0.15 - 0.17	0.0 - 2.9	0.5 - 1.0	.24	.24	5	4	86	5.0 – 10	7.9 - 8.4	0 - 1	0.0 - 2.0			B	Prime farmland if irrigated
		8 - 40	8 - 18	1.50 - 1.60	14 - 42	0.10 - 0.17	0.0 - 2.9	0.0	.32	.32				5.0 – 10	7.9 - 8.4	1 - 5	0.0 - 2.0				
		40 - 60	8 - 18	Na	14 - 42	0.10 - 0.17	0.0 - 2.9	0.0	.32	.32				5.0 - 10	7.9 - 8.4	1 - 5	0.0 - 2.0				
SgC	San Emigdio loam, 2-8% slopes	0 - 8	8 - 18	1.40 - 1.50	14 - 42	0.15 - 0.17	0.0 - 2.9	0.5 - 1.0	.24	.24	5	4	86	5.0 - 10	7.9 - 8.4	0 - 1	0.0 - 2.0			B	Prime farmland if irrigated
		8 - 40	8 - 18	1.50 - 1.60	14 - 42	0.10 - 0.17	0.0 - 2.9	0.0	.32	.32				5.0 - 10	7.9 - 8.4	1 - 5	0.0 - 2.0				
		40 - 60	8 - 18	Na	14 - 42	0.10 - 0.17	0.0 - 2.9	0.0	.32	.32				5.0 - 10	7.9 - 8.4	1 - 5	0.0 - 2.0				
SgD2	San Emigdio loam, 8 to 15% slopes, eroded	0 - 8	8 - 18	1.40 - 1.50	14 - 42	0.15 - 0.17	0.0 - 2.9	0.5 - 1.0	.24	.24	5	4	86	5.0 - 10	7.9 - 8.4	0 - 1	0.0 - 2.0			B	
		8 - 40	8 - 18	1.50 - 1.60	14 - 42	0.10 - 0.17	0.0 - 2.9	0.0	.28	.28				5.0 - 10	7.9 - 8.4	1 - 5	0.0 - 2.0				
		40 - 60	8 - 18	Na	14 - 42	0.10 - 0.17	0.0 - 2.9	0.0	.32	.32				5.0 - 10	7.9 - 8.4	1 - 5	0.0 - 2.0				
SrE	Soboba cobbly loamy sand, 2-25% slopes	0 - 11	0 - 5	1.70 - 1.80	141	0.03 - 0.05	0.0 - 2.9	0.5 - 1.0	.10	.20	5	3	86	0.0 - 5.0	6.1 - 7.8	0	0	5	Channels	A	
		11 - 60	0 - 5	1.70 - 1.80	141	0.02 - 0.04	0.0 - 2.9	0.0	.05	.20				0.0 - 5.0	6.6 - 7.8	0	0				
TeG	Terrace escarpments	na	na	Na	na	na	Na	na	na	Na	na	na	na	na	na	na	na			na	
Wg	Willows silty clay, saline-alkali	0 - 10	40 - 60	1.40 - 1.55	0.01 - 0.42	0.10 - 0.12	6.0 - 8.9	1.0 - 3.0	.20	.20	5	7	38	30 - 40	7.4 - 9.0	1 - 5	2.0 - 8.0			D	Farmland of statewide importance
		10 - 60	40 - 60	1.40 - 1.50	0.01 - 0.42	0.06 - 0.10	6.0 - 8.9	0.0	.32	.32				30 - 40	8.5 - 9.0	1 - 5	4.0 - 16.0				

The Project Site also contains land classified as badland (BaG), riverwash (RsC), rough broken land (RuF), and terrace escarpments (TeG).

Detailed soil characteristics of Project Site soils are presented in **Table 3-1** and **Appendix L**. The locations of these soils are presented on **Figure 3-1**. Approximate acreage of each soil type by proposed land use is presented on **Table 3-2**.

3.1.4 SEISMICITY

Earthquake-related hazards are present beneath the Project Site and surrounding area. According to the National Atlas of the United States Seismic Hazard Map (USGS 2002), the Project Site is located within a zone where peak ground accelerations of $\geq$60 percent g (the acceleration due to gravity) have a ten percent probability of occurrence in 50 years. Additionally, according to the California Geological Survey Alquist-Priolo Earthquake Fault Zone Map (State of California 1980), the Development Site is located within a portion of the San Jacinto Fault Zone (see **Figure 3-2**).

The San Jacinto Fault (the main fault in the San Jacinto Fault System) runs along Soboba Road in a northwest-southeast direction in the immediate vicinity along the southwest boundary of the Reservation. The Hot Springs Fault (part of the San Jacinto Fault System) is present beneath the northern portion of the Development Site (see **Figure 3-2**). The Hot Springs Fault originates from the San Jacinto Fault in the approximate location of the Soboba Hot Springs and the northernmost portion of the Development Site. This portion of the fault extends approximately three miles in an east-west direction, at which point it continues in a southeast direction. The Claremont Fault (a major member of the San Jacinto Fault System) runs the length of the Ramljak property just north of Soboba Road, forming the contact at the mountain front between the meta-sedimentary rocks of the uplands and the valley alluvium. The Clarement Fault has both lateral and over thrust displacement in this area.

The most recent surface rupture of the San Jacinto fault occurred on April 9, 1968 on the Coyote Creek segment, approximately 80 miles southeast of the Project Site, with a magnitude of 6.5. Since then, four notable earthquakes have been recorded along the San Jacinto Fault containing magnitudes greater than 4.5 in June 1982, November 1987 (Coyote Creek segment), March 1998, and October 2001. Over the last 150 years, two major earthquakes with magnitudes greater than 6.5 have occurred along the San Jacinto River in the vicinity of the Soboba Indian Reservation. In December 1899, a 6.5 magnitude earthquake occurred approximately ten miles southeast of the city of San Jacinto, and in April 1918, a 6.8 magnitude earthquake occurred near the confluence of Indian Creek and the San Jacinto River near the City of San Jacinto. The probable magnitudes for potential major earthquakes of the San Jacinto Fault range from 6.5 to 7.5 (SCEDC 2007).

Other major active fault zones in the vicinity of the Project Site include the San Andreas Fault and the Elsinore Fault. Both of these faults are located approximately 18 and 20 miles from the Project Site, respectively.

FIGURE 3-1
DISTRIBUTION OF SOIL TYPES ON THE PROJECT SITE

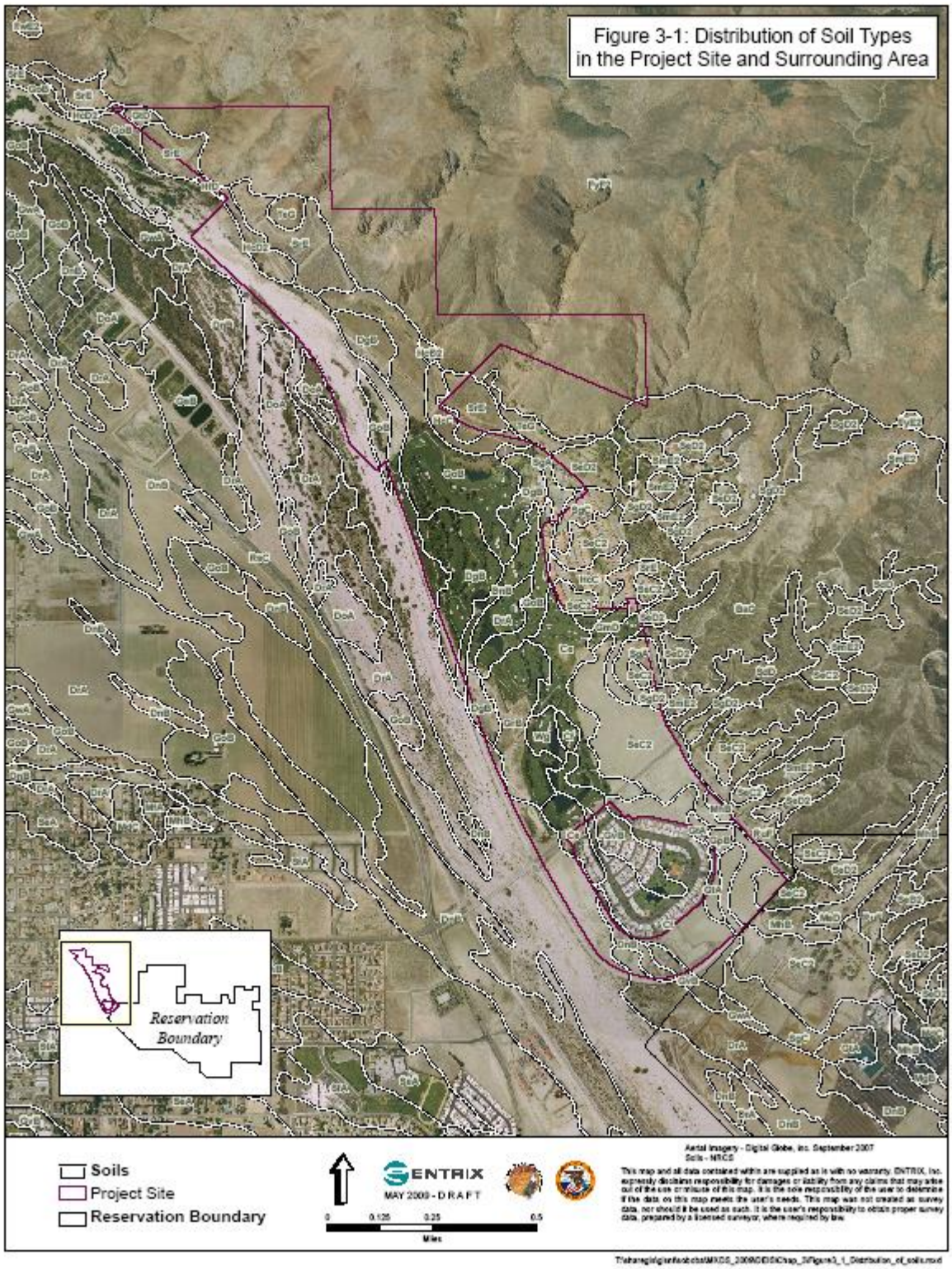


FIGURE 3-2

SEISMIC HAZARDS IN THE VICINTY OF THE PROJECT SITE

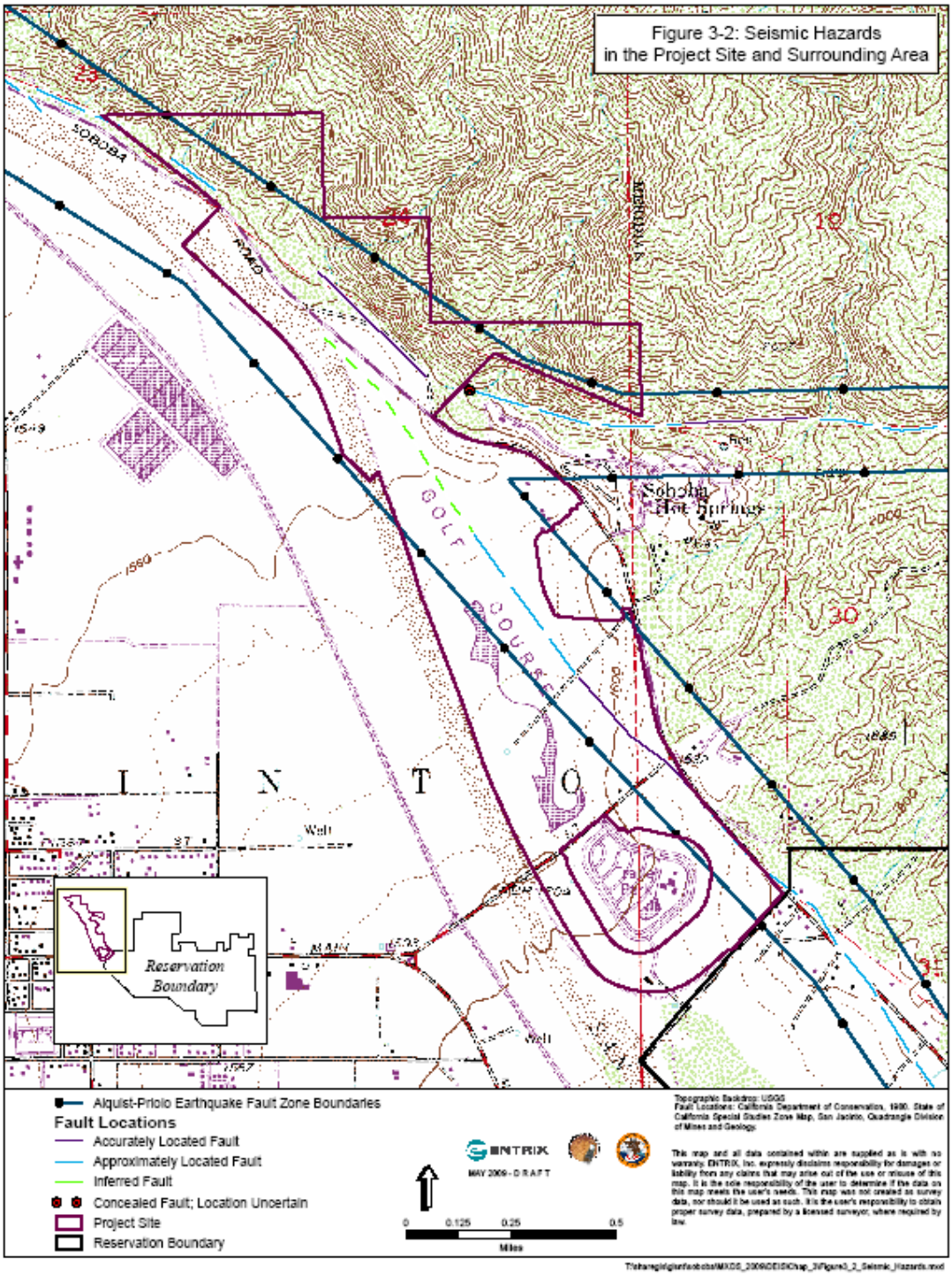


TABLE 3-2
APPROXIMATE ACREAGE OF EACH SOIL TYPE BY PROPOSED LAND USE ON THE PROJECT SITE

Land Use	BaG	Ce	Cf	DgB	DnB	DoA	DrA	FyF2	GmD	GoB	GpB	GrB	GtA	GtD	GvB	HcC	HcD2	HfD	MhB	RsC	RuF	SeC2	SeD2	SgA	SgC	SgD2	SrE	TeG	Wg	Grand Total
Commercial Storage			0.0		0.4										1.1															1.5
Golf Courses	0.4	21.9	2.0	30.3	8.5		6.6		2.6	35.0		13.4			3.2	1.5				7.2		1.9	4.0	4.0	0.7		0.3		3.4	146.8
High-Density Single Family Residential									0.0	0.0						0.0						0.0			0.0		0.2			0.4
Irrigated Cropland and Improved Pasture Land		3.3	3.6						0.0		0.8		2.3						8.1		0.1	31.2	2.7	5.3		0.7				58.2
Rural Residential, Low-Density																						0.0								0.0
Trailer Parks and Mobile Home Courts, High-Density		0.0	0.0																											0.0
Vacant Undifferentiated	0.2	1.6	6.3	11.7	0.6	0.1		123.5		25.9	1.2	10.9	1.0	2.0		8.4	5.9	0.2	1.4	53.6	0.0	9.7		1.4			27.8	3.8	0.3	297.6
Vacant With Limited Improvements			6.7		3.0		2.3								1.0					2.3										15.4
Water, Undifferentiated		1.7	0.4	0.7	0.5		1.7			2.9		1.4			1.3					0.0									1.2	11.8
Grand Total	**0.6**	**28.5**	**19.1**	**42.7**	**13.1**	**0.1**	**10.5**	**123.5**	**2.7**	**63.9**	**1.9**	**25.7**	**3.4**	**2.0**	**6.6**	**9.9**	**5.9**	**0.2**	**9.5**	**63.1**	**0.1**	**43.0**	**6.6**	**10.7**	**0.7**	**0.7**	**28.4**	**3.8**	**5.0**	**534.91**

The most recent major earthquake of the San Andreas Fault occurred on January 9, 1857 on the Mojave segment with a magnitude of 7.9 and on April 18, 1906 on the northern segment. The probable magnitudes for potential major earthquakes of the San Andreas Fault range from 6.8 to 8.0 (SCEDC 2007).

The most recent major earthquake of the Elsinore Fault occurred on May 15, 1910 with a magnitude of 6.0. The probable magnitudes for potential major earthquakes of the Elsinore Fault range from 6.5 to 7.5 (SCEDC 2007).

An independent fault investigation was conducted by Landmark GeoEngineers and Geologists (El Centro, CA). Two faults present within the San Jacinto Fault zone were mapped during this study using field measurements. These faults are located along the northeastern boundary of the Project Site. The faults mapped are consistent with those presented on the California Geological Survey Alquist-Priolo Earthquake Fault Zone Map and in **Appendix L** of the Final Geotechnical Report. Additionally, this investigation determined that the groundwater table below the Development Site is deeper than fifty feet, the maximum depth that liquefaction is known to occur. The final geotechnical report is included as **Appendix L**.

3.1.5 MINERAL RESOURCES

Mineral resources in the Project Site and surrounding area include sand and gravel, limestone, quarry rock, and geothermal resources (hot springs). Based on a map by Saul and others (1968), the Hubbard limestone mine/quarry was located on or near the northern portion of the Project Site, and a lime kiln possibly dating from the 1880s is located on the Project Site. No mineral resources are currently being mined on the Project Site, and there are no plans for mining.

Over seven million tons of high quality sand and gravel were mined on the Reservation from the San Jacinto River flood plain between 1986 and 2006, when the mine was closed. The volume of remaining sand and gravel deposits on the Reservation adjacent to the existing gravel pit probably exceeds the amount mined to date, and similar deposits underlie the valley portion of the Project Site. The land is much more valuable in its unmined condition, however, and the Tribe has no intention to mine sand and gravel on the Project Site.

Development proceeded intermittently between 1966 or earlier and 2000 on a rock quarry in Juaro Canyon, immediately adjacent to the Reservation boundary and about one mile east of the Project Site (Saul and others, 1968). Rock in this area differs from typical crystalline rocks (tonalites) of the Reservation in mineralogy and weathering is minimal in that. The quarry was reportedly intended to produce rip rap for the San Jacinto River levee, but anecdotally, the rock failed to meet physical standards. Samples of tonalite collected recently on the Reservation also failed to meet Riverside County and California Department of Transportation (Caltrans) abrasion standards for crushed aggregate (Shaffer, 2006).

Soboba Hot Springs, about 1,000 feet east of the Project Site, is situated at the junction of the northwest-trending Claremont Fault and the east-west Hot Springs Fault, which cross the

Reservation further southeast and east, respectively. The site of former Golden State Hot Spring (Shaffer, 2006) is located on the Ramljak property. This hot spring, now apparently dry, was likely impacted in the 1930s by construction of the San Jacinto Tunnel, part of the Colorado River Aqueduct (Shaffer, 2006).

3.2 WATER RESOURCES

This section provides information about the existing water resources of the Project Site and surrounding watershed. The surface water hydrology is presented in this section, including average and peak flows, as well as existing flood control facilities. This section also discusses the groundwater resources, and surface and groundwater quality at the Project Site.

3.2.1 SURFACE WATER

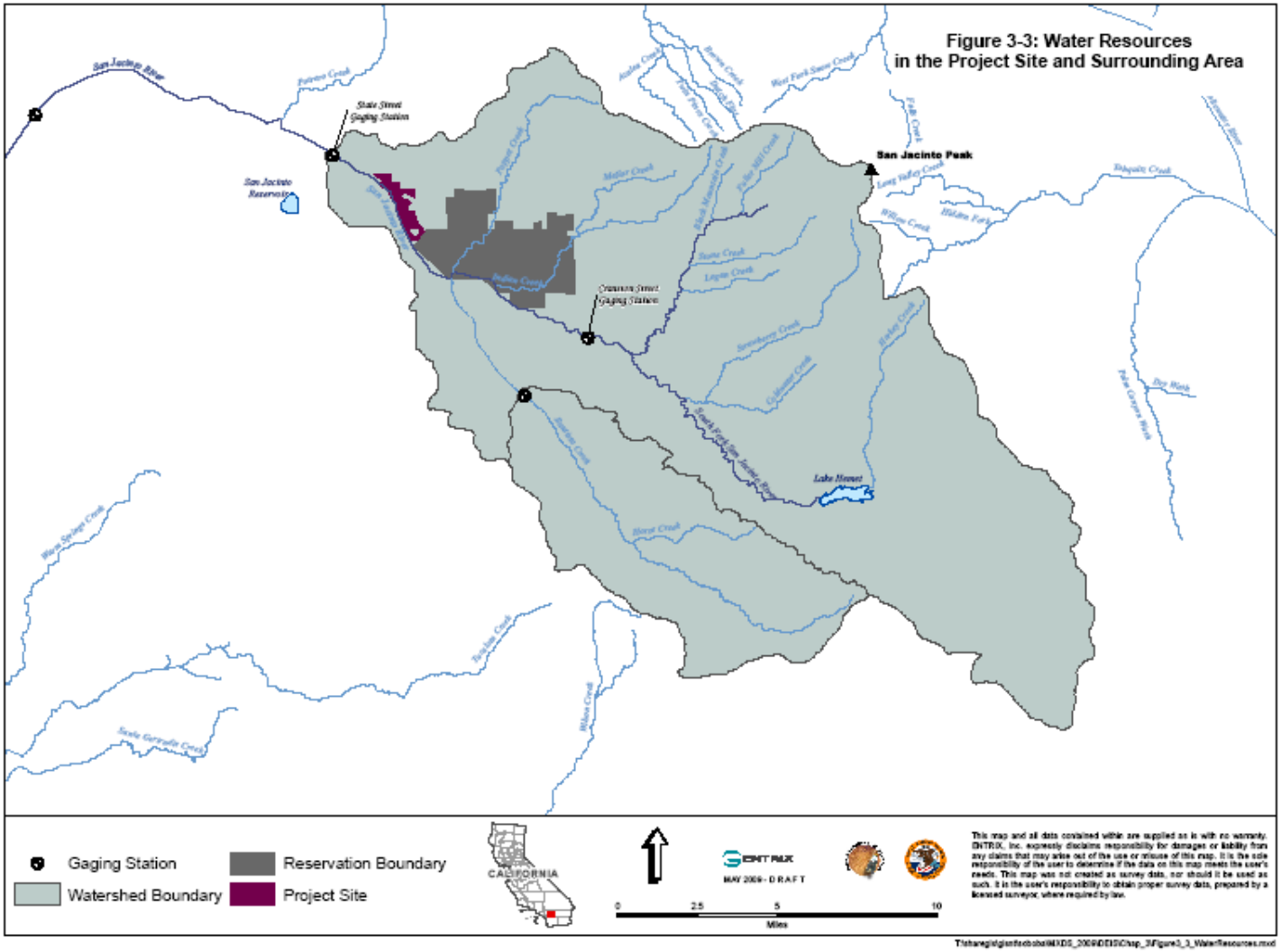
Approximately 465 acres of the 534± acre Project Site are situated in the geologic floodplain of the San Jacinto River, but the portion of the site proposed for development is physically protected by levees that were constructed by the U.S. Army Corps of Engineers (ACOE) and Riverside County Flood Control and Water Conservation District. The levees are maintained today by Riverside County Flood Control and Water Conservation District.

The northernmost part of the Project Site (the Ramljak property) totals about 245 acres, and consists of undeveloped parcels located both east and west of Soboba Road. The section west of Soboba Road lies within the active river channel, beyond the northern end of the levee. The section east of Soboba Road consists of alluvial fans and the lower slopes of the San Jacinto Mountains. There are no plans to develop any of this northern area, and surface water conditions will not change. The remainder of this section addresses the remaining 290 acres which is potentially affected by the proposed development.

SAN JACINTO RIVER BASIN

The hydrology of the San Jacinto River is discussed in a document by the Riverside County Flood Control and Water Conservation District (1975). The San Jacinto River drainage basin occupies about 250 square-miles above the Project Site (see **Figure 3-3**). Of this upper watershed area, about 150 square-miles is forested and at relatively high elevations, culminating in Mt. San Jacinto at 10,804 feet above sea level (RCFCWCD, 1975). The river emerges from the San Jacinto Mountains, entering the relatively flat San Jacinto Valley about seven miles upstream of the study area. Annual precipitation in the upper watershed ranges from about 13 inches in the study area to about 35 inches at Mt. San Jacinto. Several major drainage courses merge to contribute to this watershed upstream of the study area, but none of these join the river within the study area. The San Jacinto River and its tributaries are intermittent, responding primarily to intense or prolonged storm events that generate runoff.

FIGURE 3-3
WATER RESOURCES IN THE PROJECT SITE AND SURROUNDING AREA



Downstream of the study area, the San Jacinto River flows about 23 miles to Railroad Canyon Reservoir, which overflows occasionally to Lake Elsinore. Very rarely, Lake Elsinore spills to the Santa Ana River.[1]

The two other tributaries, Poppet and Indian Creeks, enter the San Jacinto River on the right (northeast) bank within the Reservation, about two and three miles upstream of the Project Site respectively (see **Figure 3-3**). Poppet Creek has a watershed area of about 16 square-miles, and was gauged by MWD between 1936 and 1941, as reported in the California Department of Water Resources Bulletin 15 (1959). Indian Creek has a watershed area of about 26 square-miles, including some forested areas at relatively high elevations. Indian Creek was gauged between 1936 and 1951, as reported in the same Bulletin.

SAN JACINTO RIVER FLOW

Stream flow is monitored at numerous locations in the San Jacinto River Watershed by the U.S. Geological Survey (USGS) and others. These monitoring stations have operated at different times and several are no longer active. The longest flow record is from the USGS gauge "San Jacinto River near San Jacinto" (USGS gauge #11069500) that has operated since October 1920. This gauge, commonly referred to as the "Cranston" gauge, is located 7.8 miles southeast of the study area. The watershed area upstream of this point is 142 square-miles. This gauge was not active for water years 1992 through 1996.

A gauge on the San Jacinto River was recently established at the State Street Bridge (USGS gauge #11070150), about two miles downstream of the study area. The watershed area at this point is 252 square-miles.

Three medium-sized, intermittent tributaries join the San Jacinto River between the Cranston and State Street gauges (see **Figure 3-3**). Bautista Creek enters the San Jacinto River on the left (southwest) bank, slightly less than two miles upstream of the study area. Bautista Creek is monitored at the head of a concrete-lined portion 3.7 miles upstream of mouth (USGS #11070020). The watershed is 47.6 square-miles at the gauge.

The San Jacinto River flows intermittently, but is typically dry for most of the year. Flow, if any, occurs predominately from December through June in response to rainfall events and spring snow melt from the upper watershed. The average monthly flow ranges from 0.0 cubic feet per second (cfs), which has occurred in all months of the year, to a maximum average monthly flow of 1,039 cfs (see **Table 3-3**). This maximum monthly flow recorded by the USGS occurred in February of 1980, in which a large flood had a peak instantaneous flow estimated to be 17,300 cfs on February 21, 1980.

---

1 *Overflow* is a term that refers to the condition where the capacity of a water body is exceeded and flows begin to enter other water bodies. *Spill* is a term refers to the condition where water flows from one water body to another.

Peak flow has been monitored at many locations in the Project Site and surrounding area by the USGS for several years. The only long-term monitoring station is the San Jacinto River near San Jacinto (USGS #11069500), that has operated since the water year 1921, although some years of data are missing because of zero flow or because the gauge was inoperable. The recorded annual peak flows range from 0.61 cfs to the flood of record on February 16, 1927, with a flood estimated to be 45,000 cfs; however, this flood was probably amplified by failure of a secondary dike at Hemet Dam, upstream of the gauge (Riverside County Flood Control and Water Conservation District, 1975).

UPSTREAM SURFACE WATER RIGHTS AND DIVERSIONS

As part of the Water Rights Settlement, the Tribe waived its claims to surface water rights in the San Jacinto River basin in exchange for rights to groundwater (see **Section 3.2.2**), leaving Eastern Municipal Water District (EMWD) and Lake Hemet Municipal Water District (LHMWD) as the senior and by far most significant surface water users in the basin above the Project Site and surrounding area.

The EMWD's rights are derived from a 1918 permit allowing it to appropriate surface water from the San Jacinto River and Indian Creek, which it acquired with the 1971 purchase of the Fruitvale Municipal Water Company. Based upon the permit, the State Water Resources Control Board issued a license in 1976, under which EMWD may divert, store underground, and subsequently extract for beneficial use up to 5,760 acre-feet per year of San Jacinto River Water. Pursuant to the license, EMWD diverted 5,741 acre-feet of river water into its Grant Avenue Ponds for recharge of the Canyon aquifer in 2005 and 2,718 acre-feet in 2006.

The LHMWD, as successor-in-interest to a number of water companies and individuals, holds pre-1914 rights to divert and store water in Lake Hemet, and to divert water from Strawberry Creek, and from the North and South Forks of the San Jacinto River. The district diverted 4,042 acre-feet in 2005 and 2,745 acre-feet in 2006, which entered its agricultural distribution system and was used for irrigation.

Lake Hemet, an artificial reservoir, is operated by LHMWD for water supply and recreation and does not have specific flood control capacity. The lake level fluctuates throughout the year in response to water demands and to precipitation. Average monthly storage ranges from about 7,100 acre-feet to 9,200 acre-feet throughout the year.[2] Although the lake does not have a flood control function, it can influence flow when not operating at full capacity.

Besides Lake Hemet, there are other smaller water bodies in the upper watershed including Lake Fulmor (as shown in **Figure 3-3**) and Foster Lake, in addition to numerous stock ponds. None of these facilities provide significant regulation of runoff.

[2] Personal communication with California Data Exchange Center.

TABLE 3-3
AVERAGE MONTHLY FLOW FOR SAN JACINTO RIVER NEAR SAN JACINTO (USGS GAUGE #11069500)

	Average Monthly Flow (cfs)											
Water Year	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
1921	0.30	0.43	0.48	7.78	16.32	49.00	3.85	8.51	0.65	0.11	0.06	0.31
1922	1.81	0.40	191.94	87.74	283.04	184.68	88.67	68.13	24.91	1.51	0.17	0.00
1923	0.00	0.46	31.86	6.13	37.61	39.16	63.93	13.88	0.21	0.04	0.00	0.00
1924	0.00	0.00	1.39	2.50	0.24	6.87	48.17	5.82	0.24	0.00	0.00	0.00
1925	0.00	0.00	3.30	0.25	0.22	0.26	6.77	0.70	0.70	1.98	2.29	0.00
1926	1.12	0.12	0.79	0.50	13.36	2.85	238.29	39.30	0.38	0.01	1.50	0.00
1927	3.26	3.76	27.94	6.60	41.53[1]	158.48[1]	121.57	80.94	39.90	11.94	6.15	10.43
1928	8.21	3.34	2.83	6.24	12.27	10.21	6.54	5.37	0.35	0.10	0.01	0.00
1929	0.06	0.10	0.72	1.65	11.10	18.86	23.84	0.69	0.20	0.02	1.92	1.84
1930	0.00	0.00	0.00	6.26	1.11	20.54	16.42	70.32	0.44	0.00	0.00	0.00
1931	0.00	1.20	0.83	0.08	9.21	0.57	4.88	0.17	0.00	0.00	4.32	0.18
1932	0.00	0.37	47.15	15.81	215.72	106.13	54.10	29.16	8.45	0.08	0.00	0.23
1933	1.16	0.00	1.06	4.71	11.20	9.34	5.38	3.63	0.00	0.00	0.00	0.00
1934	0.00	0.00	1.99	10.19	1.29	0.01	0.00	0.00	0.00	0.00	0.03	0.00
1935	0.00	0.00	5.09	5.43	33.17	13.24	26.33	4.05	0.03	0.01	0.31	0.02
1936	0.00	0.00	0.00	0.00	56.21	17.16	56.92	5.46	0.01	0.00	0.00	0.00
1937	0.00	0.41	35.29	22.71	672.04	481.26	276.40	96.00	26.23	0.45	0.00	0.00
1938	0.00	0.09	4.27	1.13	33.79	742.77	105.20	68.03	6.52	0.12	0.00	0.00
1939	0.00	0.00	7.55	14.81	22.27	44.30	66.10	1.94	0.10	0.05	0.02	1.17
1940	0.10	0.21	0.37	40.50	42.26	14.23	37.38	0.25	0.05	0.05	0.04	0.03
1941	0.18	0.44	42.13	21.71	73.50	315.97	312.37	124.06	27.85	0.03	0.30	0.12
1942	0.24	4.19	8.58	25.76	8.27	33.86	35.10	7.73	0.31	0.08	0.30	0.01
1943	0.02	0.05	2.85	87.88	32.46	178.23	76.83	12.63	1.10	0.48	0.35	0.27
1944	1.12	0.00	6.11	6.25	17.69	52.58	17.00	13.46	0.45	0.00	0.00	0.00
1945	0.08	21.80	3.12	1.61	53.53	88.72	67.97	11.32	0.00	0.00	2.36	0.43
1946	0.11	0.00	43.65	12.66	7.31	3.43	6.21	0.00	0.09	1.64	0.65	0.00
1947	0.00	15.34	15.49	8.69	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1948	0.00	0.00	1.02	0.00	0.53	0.09	2.81	0.00	0.00	0.00	0.00	0.00
1949	0.00	0.00	0.15	2.48	5.89	19.38	20.07	3.34	0.02	0.12	0.00	0.00
1950	0.00	0.71	1.26	6.63	17.19	0.00	0.00	0.00	0.00	0.08	0.00	0.00
1951	0.00	0.00	0.00	0.05	0.00	0.00	0.57	0.20	0.00	0.08	0.00	0.00

	Average Monthly Flow (cfs)											
Water Year	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
1952	0.00	0.00	44.38	67.81	22.62	100.48	115.20	44.74	6.04	2.98	1.83	2.09
1953	0.07	2.17	5.25	24.55	7.14	3.05	2.71	0.06	0.00	0.00	0.08	0.00
1954	0.00	0.00	0.00	15.42	7.31	45.42	39.40	1.11	0.00	0.01	0.00	0.00
1955	0.00	0.00	0.00	1.30	14.31	2.43	0.01	0.57	0.00	0.61	0.23	0.00
1956	0.00	0.00	0.97	25.90	0.76	0.00	0.00	0.00	0.00	0.59	0.00	0.00
1957	0.00	0.00	0.00	5.54	1.92	3.10	0.13	6.17	0.04	0.00	0.00	0.01
1958	0.05	0.39	3.57	4.75	39.01	147.97	250.07	65.26	8.80	0.52	9.59	1.26
1959	0.04	0.04	0.00	1.64	25.94	1.38	0.00	0.00	0.00	0.00	0.00	2.20
1960	0.02	0.00	1.49	2.57	9.99	7.70	1.17	0.39	0.00	0.00	0.00	0.00
1961	0.00	0.00	0.00	0.02	0.00	0.04	0.00	0.00	0.00	0.00	0.98	0.00
1962	0.00	0.00	0.66	0.11	16.22	19.95	5.49	0.00	0.00	0.00	0.00	0.13
1963	0.00	0.00	0.00	0.00	1.67	0.46	1.95	0.09	0.00	0.00	0.00	0.37
1964	0.05	0.69	0.34	0.58	0.60	3.20	17.04	2.08	0.20	0.00	0.08	0.00
1965	0.00	0.03	3.11	1.24	0.84	1.82	54.50	2.26	0.00	0.30	0.23	0.02
1966	0.00	164.10	23.80	10.25	9.10	1.81	0.00	0.01	0.03	0.00	0.00	0.00
1967	0.00	0.00	282.55	18.20	8.73	30.17	51.70	35.32	1.07	4.74	3.51	5.43
1968	0.28	0.81	7.26	2.88	5.95	2.41	2.99	0.13	0.02	0.32	0.05	0.05
1969	0.01	0.03	0.00	230.21	295.36	213.71	145.53	86.84	24.81	0.20	0.02	0.02
1970	0.99	2.52	2.12	2.91	1.02	22.03	3.74	0.79	0.09	0.25	1.07	0.04
1971	0.00	1.19	2.91	8.51	1.79	0.60	0.40	0.55	0.12	0.00	0.00	0.00
1972	0.08	0.02	19.33	2.51	2.93	0.35	0.16	0.10	0.06	0.02	0.28	0.00
1973	0.22	0.52	3.18	3.31	19.58	69.45	70.37	33.35	11.97	1.42	0.02	0.00
1974	0.00	0.80	0.33	11.78	3.11	11.27	11.00	1.31	0.01	0.01	0.00	0.00
1975	0.15	0.44	0.17	0.01	13.21	13.87	14.27	5.87	0.51	0.00	0.00	0.00
1976	0.00	0.00	0.00	0.00	16.49	13.24	1.50	2.42	0.79	0.02	0.00	17.52
1977	0.12	0.21	0.33	2.75	1.12	1.17	1.56	5.81	0.89	0.07	0.03	0.00
1978	0.00	0.00	9.69	163.43	107.64	348.13	76.43	41.32	19.13	7.87	5.31	5.73
1979	6.31	6.00	18.87	31.81	153.18	221.87	166.20	85.45	34.67	12.96	9.77	7.02
1980	14.19	10.03	6.10	148.13	1,039.03	368.71	143.80	114.45	55.13	7.28	1.47	1.75
1981	2.39	2.96	1.77	0.30	4.82	4.42	1.85	0.16	0.12	0.00	0.00	0.00
1982	2.23	6.84	4.62	18.00	93.14	65.29	121.97	34.81	9.50	2.31	2.23	2.29
1983	0.63	15.26	29.38	44.92	157.29	354.13	201.53	224.06	80.97	5.41	13.59	23.07
1984	1.77	17.82	103.03	48.39	18.93	11.65	12.72	2.83	2.68	12.44	8.17	1.88

	Average Monthly Flow (cfs)											
Water Year	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
1985	3.28	4.23	19.85	19.42	29.16	22.46	28.27	7.69	1.38	0.27	0.29	0.40
1986	0.76	9.64	14.80	4.26	52.13	75.81	26.87	7.27	0.09	2.78	0.01	0.50
1987	0.13	0.83	1.84	2.81	0.42	21.83	2.33	0.07	0.05	0.00	0.00	0.00
1988	0.13	0.18	0.33	3.66	2.60	0.35	2.67	0.44	0.17	0.00	0.73	0.09
1989	0.00	0.02	2.61	1.31	9.23	18.74	1.64	0.13	0.03	0.00	0.00	0.00
1990	0.00	0.00	0.08	2.19	0.45	0.47	0.17	0.03	0.00	0.49	0.37	0.77
1991	0.00	0.01	0.00	0.32	7.56	94.33	50.70	14.91	0.88	0.41	0.70	0.00
1992[2]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1993[2]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1994[2]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1995[2]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1996[2]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1997	0.06	6.11	14.64	55.42	24.63	6.23	0.78	0.20	0.00	0.00	0.00	1.62
1998	0.15	1.30	12.68	48.71	158.00	166.87	232.17	199.00	81.80	10.10	2.23	0.26
1999	1.16	0.49	1.96	1.52	7.09	0.24	6.78	0.51	0.23	1.38	0.00	0.00
2000	0.00	0.00	0.00	0.05	6.70	9.94	4.29	0.15	0.00	0.00	0.00	0.00
2001	0.00	0.00	0.00	0.06	3.24	11.66	1.87	0.19	0.00	0.00	0.00	0.00
2002	0.00	0.00	0.07	0.19	0.15	0.12	0.06	0.00	0.00	0.00	0.00	0.00
2003	0.00	5.34	2.44	0.71	9.73	45.29	16.31	7.09	0.46	0.02	0.00	0.25
2004	0.00	0.38	1.92	1.40	6.81	12.85	1.33	0.31	0.03	0.00	0.00	0.00
2005	10.60	4.63	11.91	134.81	137.86	120.61	67.13	58.26	18.89	0.41	4.80	0.22
2006	4.24	0.29	1.03	6.53	7.98	26.94	84.50	16.58	1.97	0.24	0.08	0.08
Max[2]	14.19	164.10	282.55	230.21	1,039.03[1]	742.77[1]	312.37	224.06	81.80	12.96	13.59	23.07
Min	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Max ADF[2]	123	2,630	3,300	3,060	7,590[1]	5,100[1]	1,530	500	138	70	100	270
Min ADF	0	0	0	0	0	0	0	0	0	0	0	0

[1] Flow data were not recorded from February 16 through March 4, 1927. The average monthly flow therefore does not reflect the flood of record (45,000 cfs on February 16).

[2] Average Daily Flow (ADF) from USGS records. Flow data were not collected for February 16 through March 4, 1927, and water years 1992 through 1996.

SAN JACINTO RIVER FLOODPLAIN AND FLOOD CONTROL STRUCTURES

A study for EMWD (Psomas, 2003) estimated flow magnitudes for the San Jacinto River immediately upstream of the Project Site at approximately 53,000 cubic feet per second (cfs) for the 100-year flood, 15,000 cfs for a 25-year flood, 5,500 cfs for a 10-year flood, 2,200 cfs for a 5-year flood, and 360 cfs for a 2-year flood.[3]

The improvements contemplated as part of the Proposed Action are located within a shaded Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community-Panel Number 06065C- 1490G and -1495G, revised August 28, 2008 (**Figure 3-4**). The relevant part of the shaded Zone X definition is "areas protected by levees from 100-year flood… by levees". The northwest portion of the Project Site, located within the active channel of the San Jacinto River and not planned for development, is identified as Zone A on the same Community-Panel Map. Zone A is defined as "Areas of 100-year flood; base flood elevations and flood hazard factors not determined." This northwest area is also within the Lake Hemet Dam inundation zone (City of Hemet General Plan, 1992).

Several flood control improvements have been constructed along the San Jacinto River and tributaries. The ACOE constructed a 3.7 mile levee along the left (southwest) bank of the San Jacinto River through the City of San Jacinto and opposite the Project Site (Edwards, 1980). Although this levee was designed to withstand a flood of 86,000 cubic-feet per second (cfs), approximately the 250-year flood, the levee breached during the 1980 flood, causing major damage in the City of San Jacinto. The 1980 flood was estimated at about 26,000 cfs at San Jacinto. The levee was subsequently rebuilt by the ACOE to the 250-year flood standards.

Riverside County Flood Control and Water Conservation District (RCFCWCD) constructed and maintains a 1.5-mile long levee on the right (northeast) bank of the river, which encloses and protects the southern 290 acres of the Project Site, including the Golf Course and Country Club and the Development Site. This levee was constructed to the same specifications as the left-bank levee, and it remained functional during the 1980 flood (Edwards, 1980).

A flowage easement, adopted in 1964, is present on a portion of the Project Site and held by RCFCWCD. The easement was prepared prior to development in the area and before the building of the levee. **Figure 3-5** shows the easement as it applies to the Project Site. The conditions of the Project Site have changed since the easement was granted, including the development of the levee along the river to protect the area from a 100-year flood. The definition of the subject flowage easement is as follows:

<u>Flowage Easement</u> consisting of the perpetual right, power, privilege, and easement to occasionally overflow, flood, and submerge the land hereinafter described, including all structures and improvements located thereon; and the right to prohibit the construction or

3 The "100-year flood" is the flood flow that has one chance in a hundred of being exceeded in any given year.

maintenance on the land of structures for human habitation except as expressly approved by Riverside County Flood Control and Water Conservation District; but not including the right to store water thereon; and reserving to grantors herein, their successors and assigns, all right, title, interest, and privilege that may be exercised and enjoyed without interfering with or abridging the rights hereinabove described; in Parcels 4020-112B, 4020-112C, and 4020-114B as shown on said Record of Survey filed March 8, 1961.[4]

The RCFCWCD is in the process of studying the right-bank levee to determine whether or not it can be certified, as required by FEMA. The current FIRM has noted the location of the levee and restricted the 100-year flood event to the unprotected area between the left- and right-bank levees, west of the Project Site. The existing Golf Course and Country Club and mobile home park, as well as the proposed developments are all within the area protected by the levee. Should the RCFCWCD not certify the right-bank levee, the FIRM would be modified, expanding the 100-year floodplain to include a portion of the Development Site.

PROJECT SITE DRAINAGE

Storm runoff to the Project Site originates in the steep mountain-front topography northeast of Soboba Road. The tributary watersheds converge on steep ravines incised in bedrock that empty onto alluvial fans where the ravines enter the valley near Soboba Road. The alluvial fans are in close proximity to the road, facilitating water flowing across the road during storm events.

Four sub-watersheds, totaling about 1,200 acres, contribute runoff to the undeveloped northern part of the Project Site (**Figure 3-6**, unnumbered watersheds). Drainage from these four sub-watersheds flows to the San Jacinto River within and immediately north of the Project Site, except for a portion of the runoff that infiltrate the alluvial fans prior to reaching Soboba Road. There are a series of 54-inch culvert crossings beneath Soboba Road, approximately 800 feet apart, north of the existing Country Club. Flows not subject to infiltration are conveyed across Soboba Road through the existing culverts and conveyed to the San Jacinto River as sheet flow. If surface water flows exceed culvert capacity, flows overtops Soboba Road and naturally drain towards the San Jacinto River.

Seven sub-watersheds, totaling 1,196 acres, contribute runoff to the existing Golf Course and Country Club and to the Development Site. Engineering Resources of Southern California, Inc. (ERSC, 2008) prepared a preliminary drainage plan (see **Appendix J**) for these seven tributary watersheds. These watersheds are numbered A-1 through A-7 in **Figure 3-6**, and their acreages are listed in **Table 3-4**.

[4] Grant Deed to Riverside County Flood Control and Water Conservation District, August 18, 1964.

FIGURE 3-4
FLOOD INSURANCE RATE MAP FOR SAN JACINTO RIVER IN THE PROJECT SITE AND SURROUNDING AREA

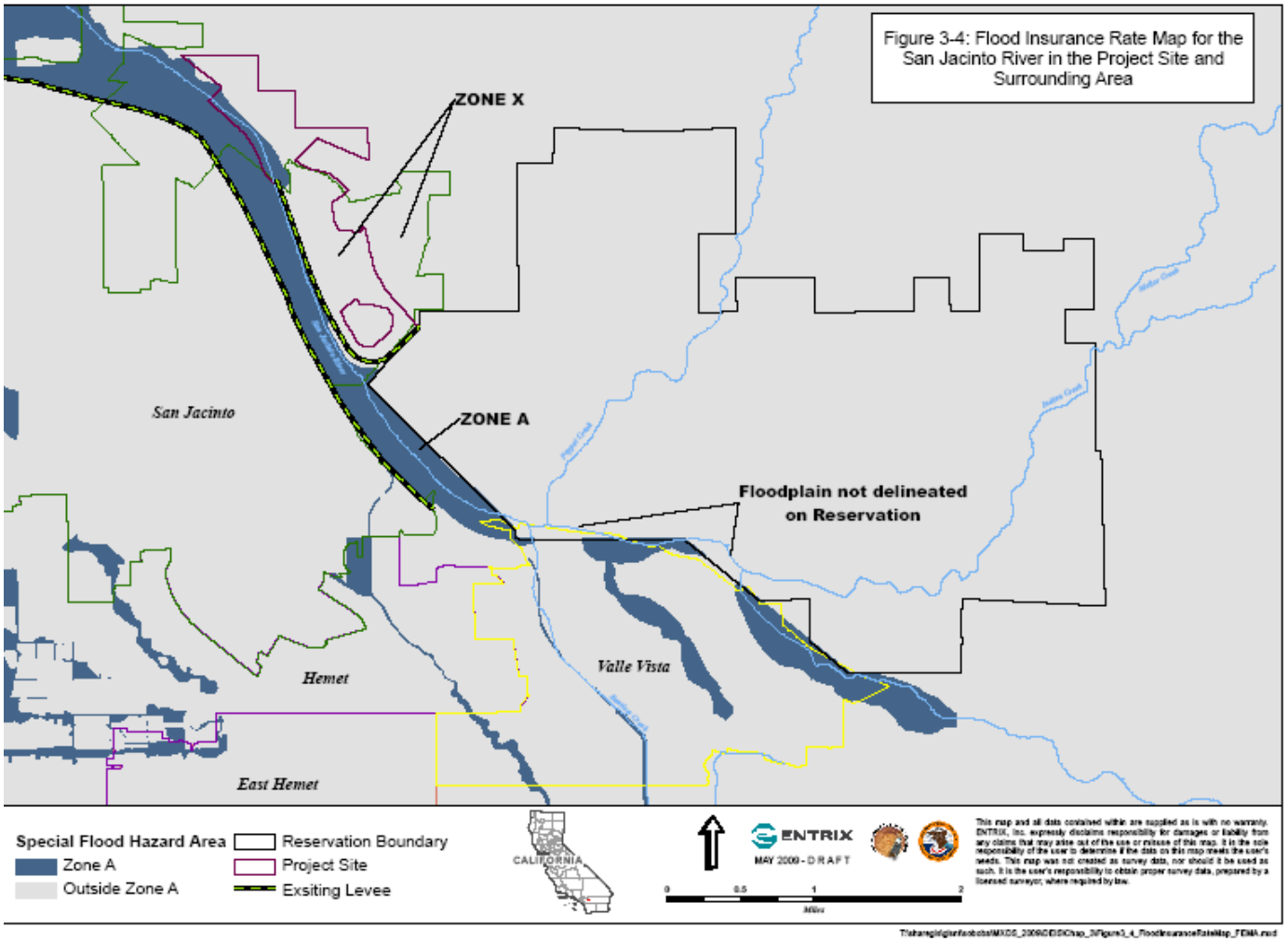
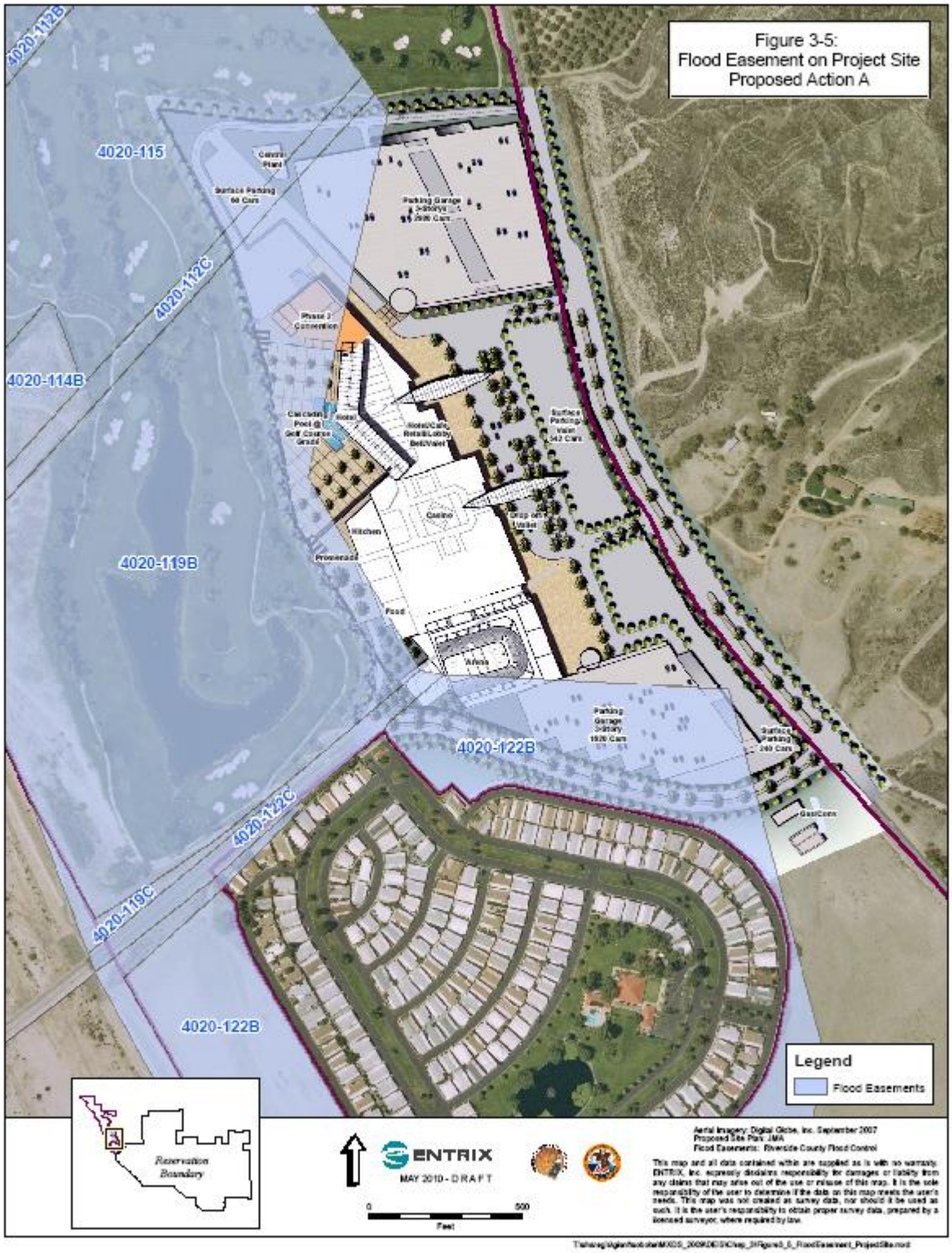


FIGURE 3-5
FLOOD EASEMENTS ON PROJECT SITE



The runoff potential of the tributaries that contribute stormwater flow to Soboba Road varies depending on several factors, including soil type. The soils found in the upper portions of these tributaries (see **Figure 3-7**) have a high runoff potential while the soils on the alluvial fan adjacent to the road have a lower runoff potential. The Natural Resources Conservation Service (NRCS) has rated the hydrologic characteristics of soils to be in four groups, A, B, C, and D, with D soils having the highest runoff potential and A soils having the lowest runoff potential. The A hydrologic groups include the Soboba, Tujunga, and Dello soils. These soils have a high to very high infiltration capacity (5.95 to 19.98 inches/hour). Dello (5% slope), Grangeville, San Emigdio, and Hanford soils are in B hydrologic group. These soils have a high infiltration capacity (1.98 to 5.95 inches/hour).

In the upper watershed, rising from the alluvial fan to the top of the sub-basin, the soils are predominately the Friant type, classified as Group D soils. This soil type has a low to moderately low infiltration capacity (0.00 to 0.06 inches/hour), which is decreased even further by the steep slopes. Therefore, during rainfall events the infiltration into the soil is low and the runoff from this soil is high.

All the land between the San Jacinto River and the steep mountain slopes above Soboba Road are of hydrologic soil types A and B and, therefore, possess a high infiltration capacity. Infiltration of rainfall helps recharge the groundwater; however, during prolonged or relatively high-intensity rainfall, not all runoff is infiltrated in the alluvial fans, and storm flows go beyond Soboba Road. In several areas, in particular to the east of the Development Site, there are no or inadequate drainage structures, and there is evidence that water and sediment flows across the road during heavy runoff events. The Riverside County Department of Transportation indicated that stormwater had flowed across the road and several feet of mud had at times been cleared off the road.[5]

The runoff from the largest of the tributary watersheds entering the proposed development area (sub-watershed A-6 on **Figure 3-6)** is conveyed through a 10' by 7' concrete box culvert under Soboba Road (see **Figure 3-7**). The sub-watershed discharges through the culvert to a small detention basin on the downstream side of Soboba Road and then to the Golf Course and Country Club (see **Figure 3-8**). This sub-watershed overflowed the road in September 2006 and damaged some of the Golf Course. The golf course has been regraded to minimize future damages from similar storm events. **Figure 3-10** provides a picture of the area on instance where the impervious surface of Soboba Road facilitated water flows over the road.

There are three other sets of culverts along Soboba Road from the northerly end of the proposed development to the eastern end of the Project Site. These facilities include a 24" culvert south of Lake Park Drive, three 48" corrugated metal pipes located just north of Lake Park Drive, and an 84" reinforced concrete pipe near the existing Country Club (see **Figure 3-7**). This latter

5 Personal communication with Paul Russell, Riverside County Department of Transportation, September 21, 2007.

FIGURE 3-6
ERSC DRAINAGE

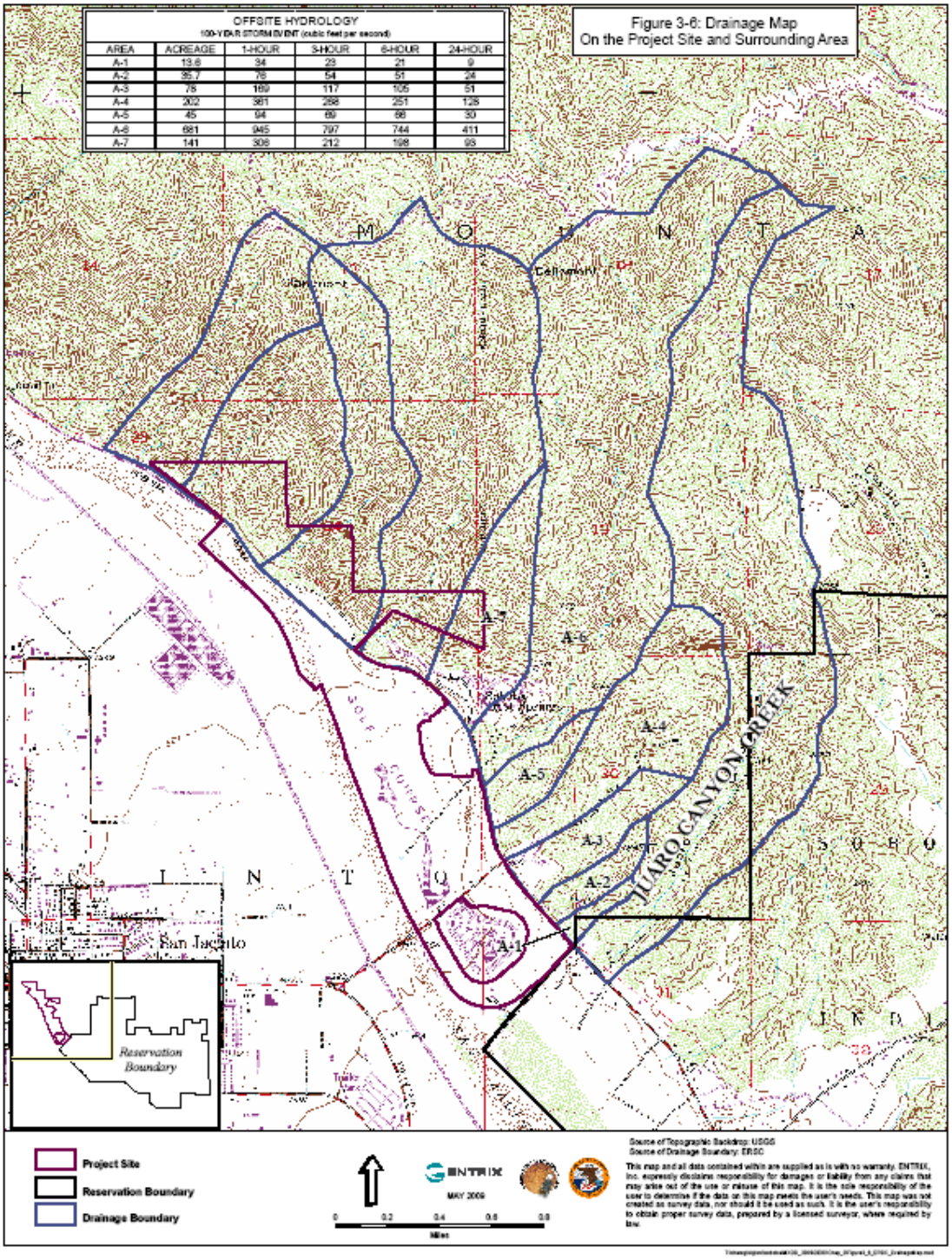


FIGURE 3-7
DRAINAGE WATERSHED BOUNDARIES ALONG SOBOBA ROAD

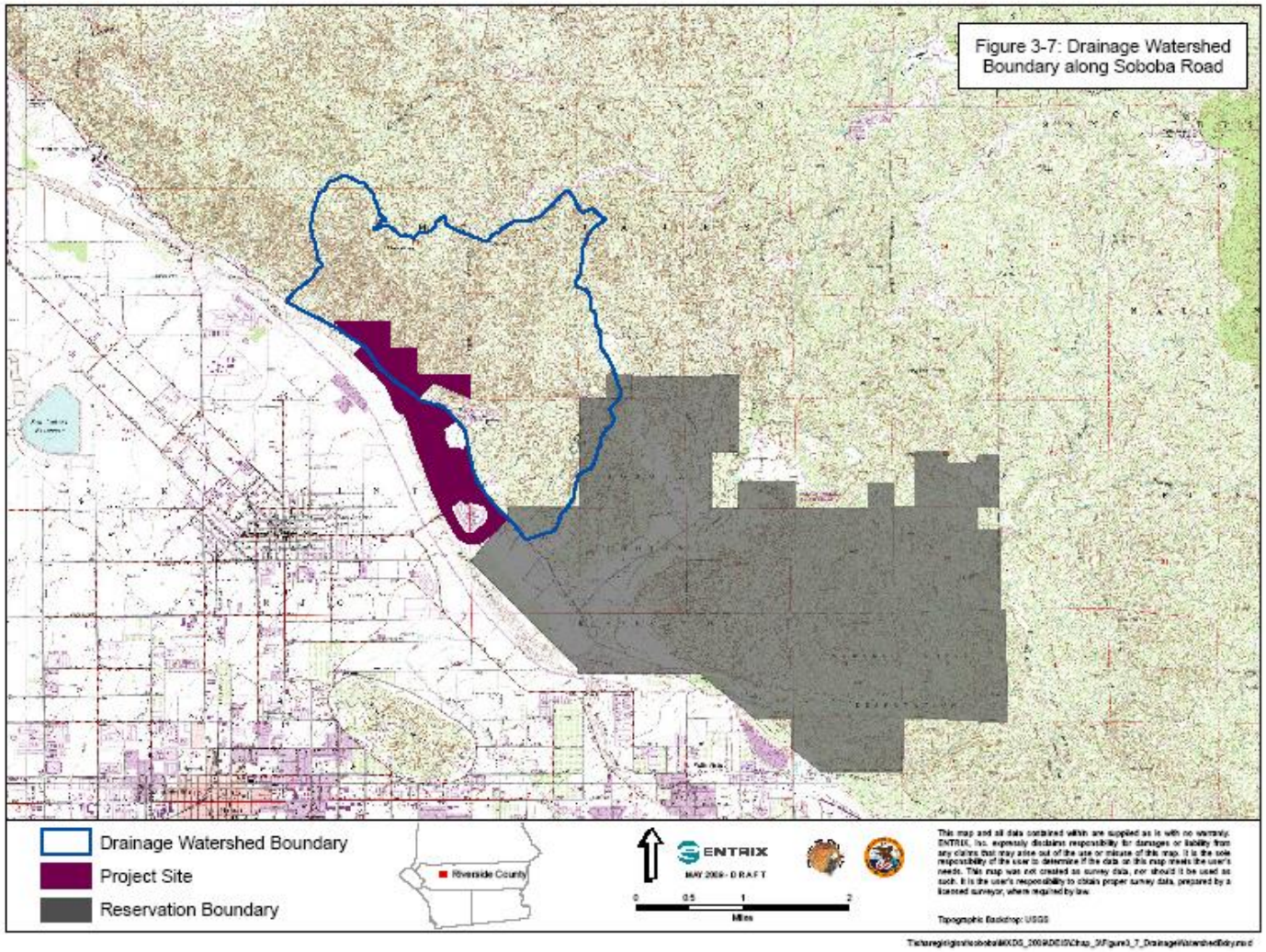


FIGURE 3-8
EXISTING DRAINAGE FACILITIES

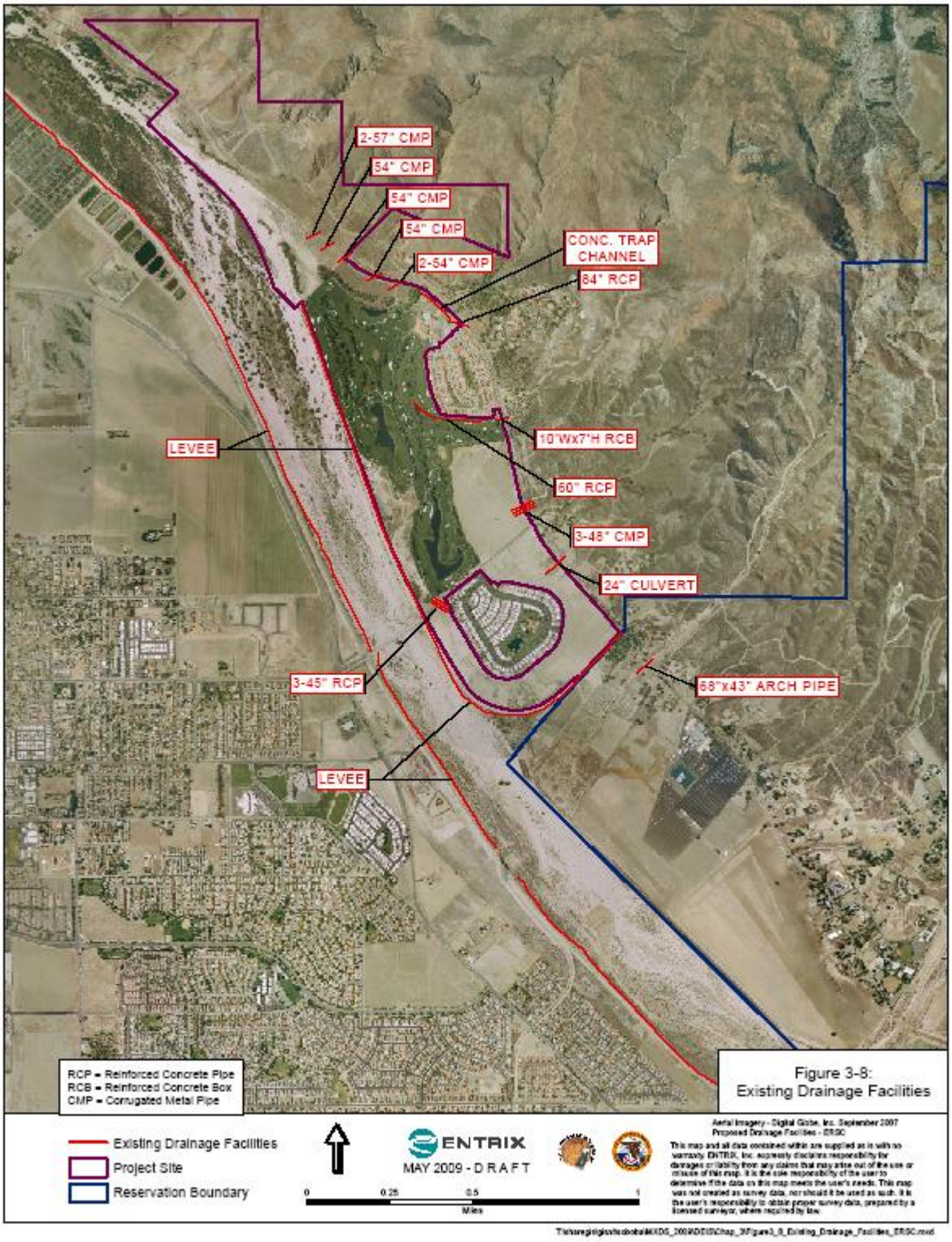


FIGURE 3-9
DETENTION BASIN DOWNSTREAM OF BOX CULVERT ON THE PROJECT SITE

FIGURE 3-10
EDGE OF ALLUVIAL FAN NEAR SOBOBA ROAD

facility conveys runoff to the San Jacinto River floodplain through an open channel along the road. There is also an existing concrete lined channel along the south side of Lake Park Drive which conveys runoff from the mobile home park. The runoff from this channel is conveyed and discharges across Lake Park Drive via three 45-inch culverts into an existing collection basin located at the southwest corner of the Golf Course, adjacent to the levee (see **Figure 3-7**).

In conformance with the RCFCWCD Drainage Manual (1978), ERSC (2008) conducted hydrologic analyses (see **Appendix J**) for the existing and developed conditions of the site during the 10- and 100-year storm events. **Table 3-4** below presents these findings. In the event of a 100-year storm, the total average 24-hour flow for the seven watersheds that are adjacent to the Golf Course and Country Club and Development Site ranged from 9 cubic feet per second (cfs) up to 411 cfs. . Flows from Basin A-6 are calculated to be the most substantial, representing over half of the estimated total flow during a 24-hour flow for a 100-year storm.

TABLE 3-4
PEAK FLOWS FROM TRIBUTARY WATERSHEDS
100-YEAR STORM EVENT (CUBIC FEET PER SECOND))

Area	Acreage	1-Hour	3-Hour	6-Hour	24-Hour
A-1	13.6	34	23	21	9
A-2	35.7	76	54	51	24
A-3	78	169	117	105	51
A-4	202	361	268	251	128
A-5	45	94	69	66	30
A-6	681	945	797	744	411
A-7	141	306	212	198	93
Total	1,196.3 ac	1,985	1,540	1,436	746

3.2.2 GROUNDWATER

Groundwater is a valuable and increasingly scarce resource in western Riverside County. It is the only source of water supply on the Reservation and is a major source on the Project Site. Groundwater from existing Tribal wells would supply water to the proposed developments (see Existing Water Supply in **Section 3.8** Public Services).

The portion of the Project Site southwest of Soboba Road contains significant groundwater resources. This part of the San Jacinto Valley is underlain by an alluvial aquifer system consisting of water-bearing sands and gravels deposited by the ancestral San Jacinto River. The San Jacinto Valley aquifers together comprise the San Jacinto Groundwater Basin. Recently

completed municipal wells located near the Reservation produce from maximum depths of between 1,400 and 1,700 feet, which may be close to the bottom of the groundwater basin.[6]

The San Jacinto Valley Groundwater Basin on and near the Reservation is divided into two sub-basins, the "Canyon" and the "Intake".[7] These sub-basins, referred to as "aquifers" in this FEIS, are separated by a branch of the Claremont Fault, which forms an apparent impermeable barrier indicated by contrasting groundwater levels on either side. Depths to groundwater are typically 100 feet to 275 feet in the Canyon aquifer and 300 feet to slightly over 400 feet in the Intake aquifer. The Canyon aquifer is presently in a state of overdraft of about 600 acre-feet per year, and the Intake aquifer is also in a state of overdraft of about 10,000 acre-feet per year (Water Resources & Information Management Engineering, Inc., 2007).

The approximate locations of the Canyon and Intake aquifer boundaries on and near the Reservation are shown on **Figure 3-11**. The San Jacinto Valley portion of the Project Site is located entirely within the Intake Sub-basin. The existing Golf Course irrigation system obtains its non-potable water supply from two wells in the Intake aquifer.

The existing domestic water system for the Reservation, which would also supply the proposed developments, obtains its potable water supply from three wells in the Canyon aquifer. The Tribe's citrus orchard is also supplied by an irrigation well located in the Canyon aquifer, while the other Reservation irrigation well (in limited use since 2004) is located in the Intake aquifer.

Summary information on Tribal wells is given in Existing Water Supply under **Section 3.8** Public Services and **Tables 3-29** and **3-30**, and the most recent pumping test results for the Tribe's domestic and golf course wells are included in **Appendix M**. A detailed regional description of the San Jacinto Valley aquifers in the project vicinity can be found in the Hemet/San Jacinto Groundwater Management Area Water Management Plan (Water Resources & Information Management Engineering, Inc., 2007), and is hereby incorporated by reference..[8] The Hemet/San Jacinto Groundwater Management Area Water Management Plan was developed to serve as a guide and support responsible water management in the future. The local stakeholders involved in this plan include EMWD, LHMWD, City of Hemet, City of San Jacinto, and private water producers. The aquifer conditions on and near the Reservation are described in more detail in the report titled Wellhead Protection Area Delineation, Soboba Indian Reservation, Riverside County, California.[9]

---

6 Aspect Consulting, 2004a, Water Quality Assessment Report, Clean water Act, Section 305(b): unpublished consulting report for Soboba Band of Luiseño Indians.

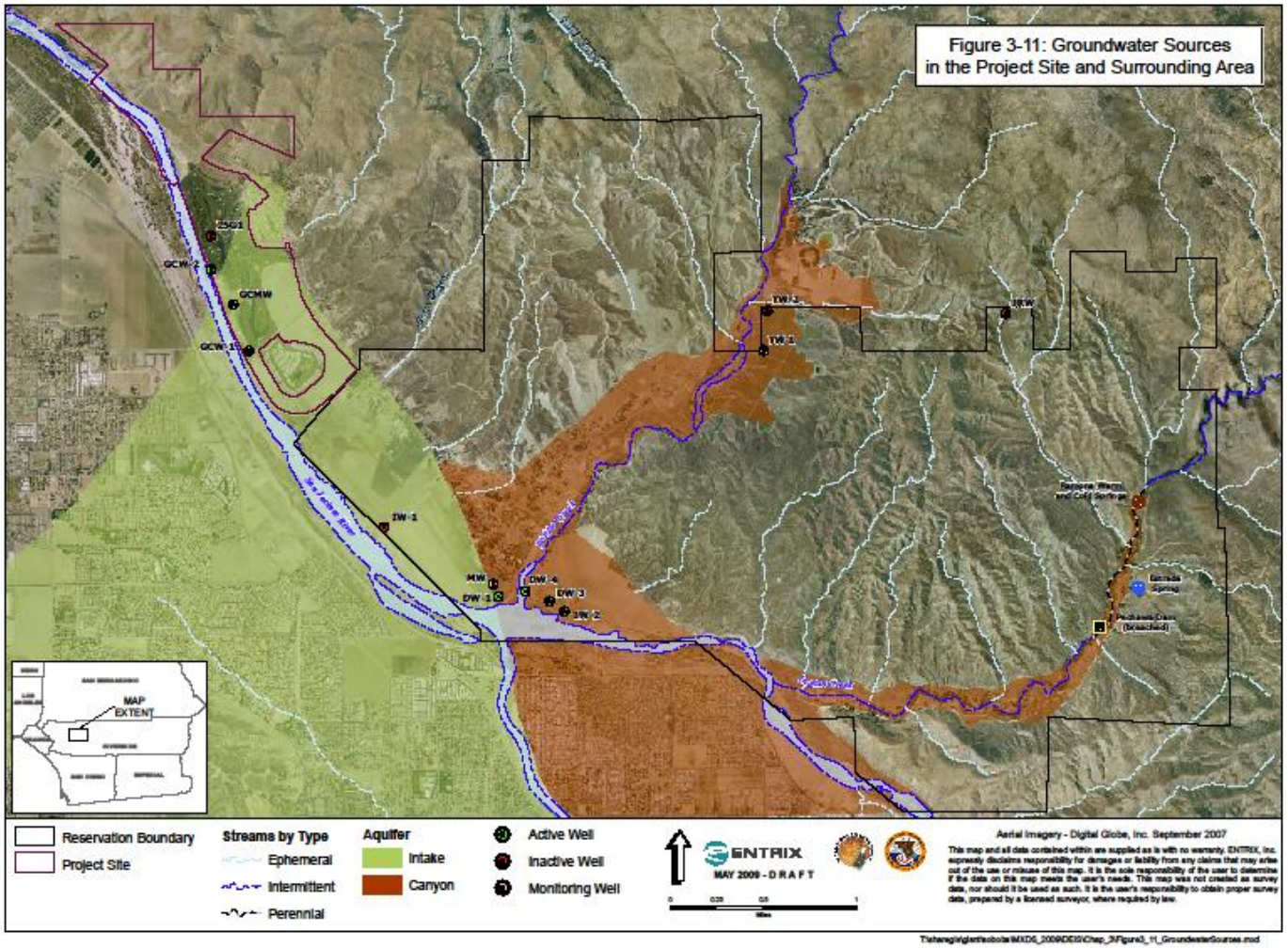
7 The "Intake" is strictly considered to be an "area" within the larger "San Jacinto Upper Pressure" Sub-basin that spans the length of the City of San Jacinto and also to the north and south of the City. The Intake area is an important zone of groundwater recharge for the San Jacinto Upper Pressure Sub-basin. Refer to Eastern Metropolitan Groundwater Basin Reports for more information regarding this system.

8 This report can be found at: http://project.wrime.com/Hemet/Documents/HSJ_WMP_final.pdf

9 Aspect Consulting, 2004. This wellhead protection area delineation is being updated in 2008.

FIGURE 3-11

GROUNDWATER SOURCES ON AND NEAR THE RESERVATION



Groundwater Management

Management of groundwater pumping on the Reservation, as it existed in the year 2000 (which includes all the San Jacinto Valley portion of the existing Reservation), is dictated by the Tribe's Water Rights Settlement. A Water Management Plan (WMP) for the basin has been drafted as part of the Water Rights Settlement, which provides for comprehensive groundwater monitoring. The WMP also aims to eliminate basin overdraft through a combination of limitations on pumping, and artificial recharge using imported water.

The Hemet/San Jacinto Groundwater Management Area Water Management Plan (WMP) takes into account the Tribe's paramount water right, as stated in the Water Rights Settlement, and "addresses the pumping of overdraft and declining water levels, ensures water supply reliability, provides for urban growth, protects and enhances water quality, provides for water supply and water quality monitoring, and would develop a cost-effective water supply" (Water Resources & Information Management Engineering, Inc., 2007). However, groundwater production in the basins has exceeded operational yield since 1958 and are presently in a state of overdraft.

As stated in the 2006 Hemet/San Jacinto Water Management Area Annual Report (EMWD, 2007), there was a total 64,229 acre-feet of available water, with 54,530 acre-feet being groundwater. The Water Management Plan also accounts for future demands, including development, and discusses the source of future water supply.

Generally speaking, the Tribe's approach is to withdraw its domestic water supply as much as possible from the Canyon aquifer, using the Intake aquifer as necessary to supplement. To support this approach to water supply, the Tribe has a first priority right under the Water Rights Settlement to produce at least 3,000 acre-feet per year from the Canyon aquifer.[10] If the Tribe cannot produce at least 3,000 acre-feet per year from the Canyon aquifer using its existing wells, then the off-Reservation utilities are obligated to deliver water of like quality to the Reservation.

The Tribe also has a first priority right to production from the Intake aquifer for a total entitlement from both aquifers of 9,000 acre-feet per year; however, the Tribe agreed to limit its total pumping to 2,900 acre-feet per year initially, increasing in five-year steps to 4,010 acre-feet per year after 20 years, then more gradually to 4,100 acre-feet per year after 45 years. After 50 years, the Tribe may pump its full first priority entitlement of 9,000 acre-feet annually.

To preserve the excellent existing water quality, stringent limits are placed on the quality of water that can be used for artificial recharge in the Canyon aquifer, including not exceeding any state or Federal primary or secondary drinking water standards. Water for recharge in the Intake aquifer must meet state standards for that sub-basin.

[10] The Tribe agreed to limit its overall pumping to 2,900 acre-feet per year for the first five years of the settlement.

3.2.3 WATER QUALITY

While the Reservation is not subject to state or county jurisdiction, the Tribe's policy is to adopt Federal water quality, EPA standards for environmental protection (see **Environmental Ordinance** in **Appendix H**).

While EPA alone has the authority to enforce water quality standards on Indian trust status lands, the California Regional Water Quality Control Board (RWQCB) implements the Clean Water Act in California under the delegation and oversight of the EPA, including the responsibility to enforce waste discharges under the National Pollutant Discharge Elimination System (NPDES). While the RWQCB has no approval authority over the Proposed Action or Alternatives, the goals and policies relating to surface water contained within the Santa Ana River Basin Plan (Basin Plan) characterize the water quality issues in the area of the Project Site. For these reasons, the discussion below references state and county regulatory standards and rules.

Water quality regulations and baseline conditions for the Project Site are described in the Basin Plan. The Basin Plan (California Regional Water Quality Control Board, Santa Ana Region, 1995, as amended) identifies the beneficial uses of the surface water and groundwater on the Project Site [see **Tables 3-5(A)** and **3-5(B)**] and sets water quality objectives for the basin [see **Tables 3-6(A)** and **3-6(B**)]. The purpose of these objectives is to describe water quality conditions in the basin that would support and protect the beneficial uses.

In 2001, the RWQCB issued NPDES permit CAG 618005, Watershed-wide Waste Discharge Requirements for Discharge of Storm Water Runoff Associated with New Developments in the San Jacinto Watershed, in which the Project Site is located. The purpose of this permit is to regulate the discharge of pollutants to the surface water and groundwater from the activities associated with construction and operation of new developments (RWQCB, 2005). This regional permit sets waste discharge requirements for all new developments on five acres or more.

The following year, the Regional Board issued NPDES Permit CAS 618033 for Waste Discharge Requirements within the Santa Ana Watershed, in which the Project Site is located. The permit listed the Riverside County Flood Control and Water Conservation District (RCFCWCD) as the principal permittee. The co-permittees of the permit in the Project Site and surrounding area include Riverside County, City of Hemet, and City of San Jacinto. The permit directed the permittees to develop a Water Quality Management Plan (WQMP) containing best management practices (BMPs) to limit runoff from development (RWQCB, 2002).

In 2004, Riverside County prepared the Riverside County WQMP for Urban Runoff to meet the objectives of the NPDES permit. The Regional Board has ruled that this Riverside County WQMP is as stringent as the requirements of the San Jacinto NPDES permit and, therefore, a new project with an approved WQMP will meet the requirements of the NPDES permit (RCFCWCD, 2004). Beginning January 1, 2005 the State Regional Water Quality Control Board required the preparation of a WQMP for all development projects prior to construction. The purpose of the WQMP is to reduce the discharge of pollutants from development projects. In order to comply

with the above requirements a WQMP shall be prepared to identify the pollutants generated by the proposed project and provide BMPs devices to minimize or eliminate them prior to discharge into the San Jacinto River.

SURFACE WATER QUALITY

The 2002 list of impaired water bodies for the Santa Ana Regional Board area includes Lake Fulmor (upstream of Project Site), Canyon Lake (downstream), and Lake Elsinore (downstream) (RWQCB 2009). This is the only impaired water body within the San Jacinto River watershed upstream of the Project Site. The Proposed Action and Alternatives do not influence this lake, which is in the Indian Creek sub-watershed, many miles upstream of the Project Site (see **Figure 3-3**).

The RCFCWCD has collected some water quality data for the San Jacinto River at two locations: Cranston Bridge (about seven miles upstream of the Project Site) and at Bridge Street (about eight miles downstream of the Project Site). The available data cover the period from August 1995 to March 2004.

At the Cranston Bridge station, specific conductance (SC)[11] typically varied from 100 to 300 micromhos per centimeter (µmhos/cm) for the period from 2003 to 2004. This corresponds to total dissolved solids of about 75 to 230 milligrams per liter (mg/L), which is of a higher quality than the water quality objective of 300 mg/L (**Table 3-6(A**). A maximum SC value of 491 µmhos/cm was reported for January of 2003. Nitrate concentrations varied from less than the detection limit to 0.47 mg/L (NO_3 as N), which is of a higher quality than the water quality objective of 3 mg/L for total inorganic nitrogen. Phosphate ranged from less than detection to 0.16 mg/L (PO_3 as P); there is no established water quality objective for phosphate in this reach of the river. TDS ranged from 82 to 420 mg/l (Clark personal communication.).

In a 1978 study the California Department of Water Resources reported a total dissolved solids (TDS) concentration for the San Jacinto River upstream of the Reservation, in the range of 42 to 316 milligrams per liter (mg/1).

GROUNDWATER QUALITY

Groundwater in the San Jacinto Valley section of the Project Site is of high quality for domestic use, while groundwater in the Canyon and Intake sub-basins on the Reservation are considered Category 1 water under EPA guidance (July 21, 2003). Category 1 waters attain all designated uses and no use is threatened.

11 Specific conductance is a measure of the total dissolved solids of water.

TABLE 3-5(A)
BENEFICIAL USES OF SURFACE WATER IN THE PROJECT SITE AND SURROUNDING AREA

Inland Surface Streams	MUN	AGR	IND	PROC	GWR	NAV	POW	REC1	REC2	COMM	WARM	LWRM	COLD	NIOL	WILD	RARE	SPWN	MAR	SHEL	EST
San Jacinto River																				
Reach 5 - S8 T4S R1W to confluence with Poppet Creek	+	|			|			|	|		|			X[2]	X[2]				

2 – Added in the 2006 Triennial Review
X – Present or potential beneficial Use
| - Intermittent Beneficial Use
+ - Excepted from MUN
Source: California Regional Water Quality Control Board, Santa Ana Region, 1995.

TABLE 3-5(B)
BENEFICIAL USES OF GROUNDWATER IN THE PROJECT SITE AND SURROUNDING AREA

Groundwater Sub-Basins	MUN	AGR	IND	PROC	GWR	NAV	POW	REC1	REC2	COMM	WARM	LWRM	COLD	NIOL	WILD	RARE	SPWN	MAR	SHEL	EST
San Jacinto – Upper Pressure	X	X	X	X																

X – Present or potential beneficial Use
| - Intermittent Beneficial Use
+ - Excepted from MUN
Source: California Regional Water Quality Control Board, Santa Ana Region 1995.

TABLE 3-6(A)
WATER QUALITY OBJECTIVES FOR SURFACE WATER IN THE PROJECT SITE AND SURROUNDING AREA

Inland Surface Streams	Water Quality Objectives (mg/l)						
	TDS	Hardness	Na	Cl	TIN	SO4	COD
San Jacinto River							
Reach 5 - S8 T4S R1W to confluence with Poppet Creek	300	140	30	25	3	40	12

TDS – total dissolved solids
Na – Sodium
Cl – Chloride
TIN – Total inorganic nitrogen
So4 – Sulphate
COD – chemical oxygen demand
Source: California Regional Water Quality Control Board, Santa Ana Region 1995.

TABLE 3-6(B)
WATER QUALITY OBJECTIVES FOR GROUNDWATER IN THE PROJECT SITE AND SURROUNDING AREA

Groundwater Basin	Water Quality Objectives (mg/l)					
	TDS	Hardness	Na	Cl	NO3	SO4
San Jacinto – Upper Pressure	350	145	50	35	5	40

TDS – total dissolved solids
Na – Sodium
Cl – Chloride
NO3 – Nitrate (as nitrogen)
So4 – Sulphate
Source: California Regional Water Quality Control Board, Santa Ana Region 1995.

A recent (April 2008) analysis of groundwater quality in the Tribe's main existing Golf Course well, located within the Project Site, indicated sodium bicarbonate water type with total dissolved solids of 330 milligrams per liter. Nitrate, iron, and arsenic were non-detect, and fluoride and manganese were within Federal drinking-water standards. The full suite of drinking-water standards has not been analyzed since the Golf Course wells are not used for potable supply.

The existing Tribal domestic water system would be the source of potable water supply for the proposed developments. Groundwater quality is closely monitored in the wells supplying the domestic system in compliance with EPA regulations. In addition, irrigation wells on the Reservation have been analyzed at various times for inorganic drinking-water standards.

The following information is summarized in **Table 3-7** and taken from the Tribe's most recent 305b (Clean Water Act) Water Quality Assessment Report (Aspect Consulting, 2004).

Total dissolved solids (TDS) in Tribal wells in the Canyon aquifer ranged from 160 milligrams per liter (mg/1) in Irrigation Well #2 in November, 1993 to 300 mg/1 in the Domestic Well in August, 2002. The TDS in the Intake aquifer on the Reservation, as measured at Irrigation Well #1, ranged from 195 mg/1 in December, 1993 to 260 mg/l in November, 2000 and again in November, 2003. All the operating wells in the San Jacinto Groundwater Basin on the Reservation produce water of the calcium-bicarbonate type.

TABLE 3-7
WATER QUALITY (NO3-N) DATA FOR TRIBAL WELLS

	NO3-N (mg/l)	
Tribal Wells	**High**	**Low**
DW1	3.1	<0.1
DW3	6	<0.1
DW4	<0.2	<0.1

Water quality in Tribal wells is generally similar to that in municipal wells located in the Canyon and Intake aquifers just outside the Reservation. A very large body of data is available for off-Reservation wells operated by EMWD and LHMWD. Schlehuber, et al. (1989) have published a general study of hydrochemistry in the San Jacinto Basin, and more specific investigations have been conducted by EMWD for various purposes and locations. The USGS (Hamlin, et al., 2002) completed a study of the groundwater quality in the Santa Ana Watershed, California. The USGS investigation included sampling of five wells in the Reservation vicinity.

The Tribal domestic well DW-1 has slightly higher TDS and sulfate on average than other Reservation wells, which is probably due either to influence of recharge from Poppet Creek or to its location relative to the fault boundary between the Canyon and Intake groundwater basins.

Except for well DW-1, water from the Canyon aquifer wells typically has slightly less TDS, slightly more sodium, and slightly less sulfate than Intake aquifer wells.

The few laboratory analyses and specific conductance measurements available suggest that groundwater inorganic quality on the Reservation improves slightly following wet climatic cycles, when significant recharge occurs. Some of the lowest TDS values measured in the Domestic Well and Irrigation Well #2 occurred in 1993, following a winter of significant recharge. The higher TDS values occurred during the low water level stand in the early 1990s, and again as a result of water level declines from 1999 to 2004.

No inorganic drinking water standards have been exceeded in the Reservation domestic supply wells. The only detections of organic chemicals, pesticides, herbicides, or Polychlorinated Biphenyls (PCBs) in Tribal wells have been low levels of trihalomethanes in the Domestic Well in the May 1994 sampling. These occurrences presumably result from the chlorination process that was mandated by EPA in 1991. Alpha radioactivity has ranged from non-detectable to 3.86 pico-Curies/liter (pCi/L), well below the MCL of 15 pCi/L. Beta radioactivity, when tested, has been below detection limits.

The quality of groundwater in the EMWD system of wells is monitored and reported annually (see **Table 3-8**). Data collected for 2006 indicates that the measured TDS brackets a large range for the 58 wells sampled. The high end, 3,990 mg/l is well above the water quality objective set forth in the Basin Plan of 350 mg/l. Nitrate is also high at 23.0 mg/l. This level is well above the Basin Plan objective of 5.0 mg/l.

TABLE 3-8
WATER QUALITY DATA FOR GROUNDWATER IN THE PROJECT SITE AND SURROUNDING AREA

Management Zone	Number of Wells	TDS (mg/l)		NO3-N (mg/l)	
		High	Low	High	Low
Canyon	22	1,360	180	14.0	<0.1
San Jacinto Upper Pressure	58	3,990	170	23.0	<0.1

Source: Eastern Municipal Water District, 2007b.

3.3 AIR QUALITY

Regional climate and meteorological conditions can influence the transport and dispersion of air pollutants that affect air quality. The existing climate and ambient air quality in the Region and Project Site and surrounding area are described below.

3.3.1 SETTING

REGIONAL CLIMATIC CONDITIONS

The Project Site is contiguous with the northwest portion of the existing Reservation at the base of the San Jacinto Mountains in the upper San Jacinto River Basin in western Riverside County,

California. Riverside County is located in the South Coast Air Basin (SCAB), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange County. Although it does not have jurisdiction over Tribal lands, the South Coast Air Quality Management District (SCAQMD) is the regional agency responsible for protecting public health from air pollution within the SCAB. Within Riverside County, the SCAQMD also has jurisdiction over the Salton Sea Air Basin and a portion of the Mojave Desert Air Basin.

Warm summers, mild winters, infrequent rainfall, moderate afternoon breezes, and generally fair weather characterize the climate of the San Jacinto area. Winters are cool with an average temperature of 52 degrees Fahrenheit (ºF) and summers are hot with an average temperature of 80 ºF. San Jacinto's average annual rainfall is 12 to 13 inches, occurring primarily from November to March.

The clouds and fog that form along the coastlines of Los Angeles and Orange counties rarely extend as far inland as the San Jacinto Valley, and if they do, they usually burn off quickly after sunrise. The most important weather pattern for air quality purposes is associated with the warm season airflow across populated areas of the Los Angeles Basin that brings polluted air into western Riverside County late in the afternoon. Since ozone is a pollutant that is created over time, this transport pattern creates unhealthful air quality when it extends into the San Jacinto area during the summer months (AES, 2006).

Winds are an important factor in characterizing the local air quality environment, because they both determine the regional pattern of transport and control the local rate of dispersion. Daytime winds are from the northwest at about six to eight miles per hour as air moves onshore from the cool Pacific Ocean to the warm Mojave Desert. These winds allow for good localized mixing, but transport urban air pollutants into the area (AES, 2006).

In addition to the winds, Southern California is notorious for strong temperature inversions. Inversions are where a lid of warm air sits over cooler air restricting vertical dispersion. In the summer, coastal areas are characterized by a sharp discontinuity between the cool marine air at the surface and the warm, sinking air aloft within the high pressure cell. This marine/subsidence inversion allows for good local mixing but acts like a giant lid over the basin. A second inversion type forms on clear winter nights when cold air off the nearby mountains sinks to the valley floor while the air aloft remains warm. This radiation inversion usually occurs late night/early morning and, in conjunction with calm winds, traps pollutants close to the ground until the sun can heat the surface air sufficiently (AES, 2006).

3.3.2 EXISTING AMBIENT AIR QUALITY

OVERVIEW OF AIR QUALITY STANDARDS AND ATTAINMENT DESIGNATIONS

The first comprehensive Federal air pollution legislation was the Clean Air Act (CAA) of 1970. In 1977, the CAA was amended to require attainment plans for meeting the national health-based air quality standards "as expeditiously as practicable," but no later than December 31, 1982.

However, the CAA permitted the EPA to extend the attainment date of some ozone and carbon monoxide nonattainment areas.

Pursuant to the Federal CAA, states have the right to establish and enforce their own air quality standards which are equal to or more stringent, but not less stringent, than Federal standards. The California Clean Air Act (CCAA) was enacted on September 30, 1988, and became effective January 1, 1989. The purpose of the CCAA is to achieve the more stringent health-based state clean air standards at the earliest practicable date.

Under the respective Acts, National and California Ambient Air Quality Standards (NAAQS, CAAQS) have been separately established for ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulates less than 10 and 2.5 microns in diameter (PM_{10} and $PM_{2.5}$), and lead (Pb). California has also set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility reducing particles. **Table 3-9** lists the current ambient air quality standards.

Air Districts in California are required to monitor air pollutant levels to assure that NAAQS and CAAQS are met and, in the event that they are not, to develop strategies to meet these standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in "attainment" or "nonattainment". The air pollutants of most concern in western Riverside County are ozone and particulate matter. The SCAQMD is an attainment or unclassified area for all standards presented in **Table 3-9**, except the following:

- Ozone (state 1-hour and 8-hour and Federal 8-hour): Nonattainment
- PM10 (state and Federal 24-hour): Nonattainment
- PM10 (state annual average): Nonattainment
- PM2.5 (state and Federal annual average): Nonattainment
- PM2.5 (Federal 24-hour): Nonattainment

In addition to ozone and particulate matter, localized concentrations of CO, also known as CO "hotspots" may occur at heavily traveled roadways, particularly at intersections or other locations where the traffic is congested and vehicles idle for prolonged periods. The CO concentrations exceeding the existing standard may occur at intersections that operate at a Level of Service (LOS) D or worse.

Under the 1990 CAA amendments, areas that did not meet the original Federal 1-hour ozone standard were classified according to the severity of each area's respective ozone problem. The 1-hour classifications in ascending order were Marginal, Moderate, Serious, Severe, and Extreme. Marginal areas were closest to meeting the 1-hour ozone standard. Extreme areas had the worst air quality problems. Areas with severe ozone problems had progressively more stringent control requirements to meet under the CAA. An area's classification determined how long the area had to attain the ozone standard. Marginal areas had three years; Moderate areas had six years;

Serious areas had nine years; Severe areas had either 15 or 17 years, depending on the magnitude of their ozone problem; and, Extreme areas had 20 years. The South Coast Air Basin (greater Los Angeles) was the only area in the country designated as Extreme, thus requiring attainment by 2010. Applicable nonattainment pollutants are described below:

TABLE 3-9
CURRENT (2008) AMBIENT AIR QUALITY STANDARDS

		California Standards		National Standards	
Species Name	**Averaging Time**	**ppm**	**ug/m^3**	**ppm**	**ug/m^3**
Ozone (O_3)	1-hour	0.09	180	--	--
	8-hour	0.07	137	0.075	147
Nitrogen Dioxide (NO_2)	1-hour	0.18	339	--	--
	Annual	0.03	57	0.053	100
Sulfur Dioxide (SO_2)	1-hour	0.25	655	--	--
	3-hour	--	--	0.50	1,300
	24-hour	0.04	105	0.14	365
	Annual	--	--	0.03	80
Carbon Monoxide (CO)	1-hour	20	23,000	35	40,000
	8-hour	9	10,000	9	10,000
	Lake Tahoe (8-hr)	6	7,000	--	--
Particulates (as PM_{10})	24-hour	--	50	--	150
	Annual	--	20	--	--
Particulates (as $PM_{2.5}$)	24-hour	--	--	--	35
	Annual	--	12	--	15
Lead (Pb)	30-day	--	1.5	--	--
	90-day	--	--	--	1.5
Sulfates (as SO_4)	24-hour	--	25	--	--
Hydrogen Sulfide (H_2S)	1-hour	0.03	42	--	--
Vinyl Chloride (C_2H_3Cl)	24-hour	0.01	26	--	--

ppm = parts per million (by volume)
µg/m3 = micrograms per cubic meter
Source: California Air Resources Board, 2008.

Ozone

Ozone (O_3) is formed in the atmosphere by a series of complex chemical reactions and transformations in the presence of sunlight. Oxides of nitrogen (NO_X) and reactive organic compounds (ROC), also referred to as reactive organic gases (ROG) or volatile organic compounds (VOC), are the principal constituents in these reactions. Ozone is a pungent, colorless, toxic gas and is the major air pollutant of concern in California. Ozone is known as a secondary pollutant because it is formed in the atmosphere through a complex series of chemical reactions, rather than emitted directly into the air. The major sources of NO_X in California are motor vehicles and other combustion processes. The major sources of ROC in California are motor vehicles, cleaning and coating operations, petroleum production and marketing operations, and solvent evaporation.

Ozone is a strong irritating gas that can chemically burn and cause narrowing of airways, forcing the lungs and heart to work harder to provide oxygen to the body. A powerful oxidant, ozone is capable of destroying organic matter – including human lung and airway tissue; it essentially burns through cell walls. Ozone damages cells in the lungs, making the passages inflamed and swollen. Ozone also causes shortness of breath, nasal congestion, coughing, eye irritation, sore throat, headache, chest discomfort, breathing pain, throat dryness, wheezing, fatigue, and nausea. It can damage alveoli, the individual air sacs in the lungs where oxygen and carbon dioxide are exchanged. Ozone has been associated with a decrease in resistance to infections. People most likely to be affected by ozone include the elderly, the young, and athletes. Ozone may pose its worst health threat to people who already suffer from respiratory diseases such as asthma, emphysema, and chronic bronchitis.

Respirable Particulate Matter

PM_{10} consists of particulate matter (fine dusts and aerosols) ten microns or smaller in aerodynamic diameter. Ten microns is about one-seventh the width of a human hair. When inhaled, particles larger than ten microns generally are caught in the nose and throat and do not enter the lungs. The PM_{10} gets into the large upper branches of the lungs just below the throat, where they are caught and removed (by coughing, spitting, or swallowing).

The primary sources of PM_{10} include: dust, paved and unpaved roads, diesel exhaust, acidic aerosols, construction and demolition operations, soil and wind erosion, agricultural operations, residential wood combustion, and smoke. Secondary sources of PM_{10} include tailpipe emissions and industrial sources. These sources have different constituents, and therefore, varying effects on health. Road dust is compost of many particles other than soil dust. It also includes engine exhaust, tire rubber, oil, and truck load spills. Diesel Particulate Matter (DPM) contains many toxic particle and elemental carbon (soot), and is considered a toxic air contaminant in California. Airborne particles absorb and adsorb toxic substances and can be inhaled and lodge in the lungs. Once in the lungs, the toxic substances can be adsorbed into the bloodstream and carried throughout the body. The PM_{10} concentrations tend to be lower during the winter months, because meteorology greatly affects PM_{10} concentrations. During rain, concentrations are

relatively low, and on windy days, PM_{10} levels can be high. Photochemical aerosols, formed by chemical reactions with manmade emissions, may also influence PM_{10} concentrations.

Elevated ambient particulate levels are associated with premature death, an increased number of asthma attacks, reduced lung function, aggravation of bronchitis, respiratory disease, cancer, and other serious health effects. Short-term exposure to particulates can lead to coughing, minor throat irritation, and a reduction in lung function. Long-term exposure can be more harmful. EPA estimates that eight percent of urban non-smoker lung cancer risk is due to PM_{10} in soot from diesel trucks, buses, and cars. Additional studies by EPA and the Harvard School of Public Health estimate that 50,000 to 60,000 deaths per year in the United States are caused by particulates. The PM_{10} particles collect in the upper portion of the respiratory system, affecting the bronchial tubes, nose, and throat. They contribute to aggravation of asthma, premature death, increased number of asthma attacks, bronchitis, reduced lung function, respiratory disease, aggravation of respiratory and cardiovascular disease, alteration of lung tissue and structure, changes in respiratory defense mechanisms, and cancer.

Fine Particulate Matter

The $PM_{2.5}$ is a mixture of particulate matter (fine dusts and aerosols) 2.5 microns or smaller in aerodynamic diameter, approximately 1/30 the diameter of a human hair; so small that several thousand of them could fit on the period at the end of this sentence. Particles 2.5 microns, or smaller, get down into the deepest portions of the lungs where gas exchange occurs between the air and the blood stream. These are the most dangerous particles because the deepest portions of the lungs have no efficient mechanisms for removing them. If these particles are soluble in water, they pass directly into the blood stream within minutes. If they are not soluble in water, they are retained deep in the lungs and can remain there permanently.

The $PM_{2.5}$ particles are emitted from activities such as industrial and residential combustion processes, wood burning, and from diesel and gasoline-powered vehicles. They are also formed in the atmosphere from gases such as sulfur dioxide, nitrogen oxides, ammonia, and volatile organic compounds that are emitted from combustion activities, and then become particles as a result of chemical transformations in the air (secondary particles).

The $PM_{2.5}$ infiltrates the deepest portions of the lungs and remains there longer, increasing the risks of long-term disease, including chronic respiratory disease, cancer, and increased and premature death. Other effects include increased respiratory stress and disease, decreased lung function, alterations in lung tissue and structure, and alterations in respiratory tract defense mechanisms.

AMBIENT AIR QUALITY IN THE PROJECT SITE AND SURROUNDING AREA

A network of ambient air quality monitoring stations is operated by the SCAQMD to measure and track the ambient concentrations of criteria pollutants across the SCAB. To characterize the background air quality in the regions within the Project Site and surrounding area, recent data

from nearby air quality monitoring stations was obtained. A summary of the available regional background air quality concentrations is presented in **Table 3-10**.

3.3.3 REGULATORY REQUIREMENTS

The CAA regulations (42 USC 7401 et seq., as amended in 1977 and 1990) are the basic Federal statutes and regulations governing air pollution in the U.S. The following Federal requirements have been reviewed for applicability to the Proposed Action:

- New Source Review / Prevention of Significant Deterioration;
- Air Quality Control Regions;
- New Source Performance Standards;
- National Emission Standards for Hazardous Air Pollutants / Maximum Achievable Control Technology;
- Chemical Accident Prevention Provisions;
- Title V Operating Permits; and
- General Conformity Rule.

GENERAL CONFORMITY RULE

The General Conformity Rule was designed to require Federal agencies to ensure that projects conform to the applicable State Implementation Plan (SIP). General Conformity regulations apply to project-wide emissions of pollutants for which the Project Site and surrounding area is designated as Federal nonattainment (or, for ozone, its precursors NO_x and VOC) that are not subject to New Source Review and that are greater than the significance thresholds. Federal agencies are able to make a positive conformity determination for a project if any of several criteria in the General Conformity Rule are met. These criteria include:

- Emissions from the project are specifically identified and accounted for in the SIP attainment or maintenance demonstration; or
- Emissions from the action are fully offset within the same area through a revision to the SIP or a similarly enforceable measure that creates emissions reductions so that there is no net increase in emissions of that pollutant.

The Project Site is located in an area designated as Federal nonattainment for PM_{10}, $PM_{2.5}$, and 8-hour ozone (precursors are NO_x and VOC) standards. Therefore, emissions for PM_{10}, $PM_{2.5}$, NO_x and VOC from project-related sources would be considered under the General Conformity Rule. The required evaluation of the project under General Conformity includes an applicability analysis via a comparison of potential emissions to applicability threshold levels, as well as a conformity determination if the emissions are greater than applicability threshold levels. In this instance, the Federal agency is required to make a conformity determination before the action is taken. If the emission estimates are below the thresholds, then a General Conformity Determination is not necessary and no further action is required.

TABLE 3-10
WESTERN RIVERSIDE COUNTY BACKGROUND AIR QUALITY CONCENTRATIONS

Pollutant (Location)	Distance from Project Site (Miles)	Federal Standards	California Standards	2008 Data
Annual PM_{10} Banning, 200 S. Hathaway St., Riverside Co	10	NA	20 $\mu g/m^3$	19 $\mu g/m^3$
24-hour PM_{10} Banning, 200 S. Hathaway St., Riverside Co	10	150 $\mu g/m^3$	50 $\mu g/m^3$	48 $\mu g/m^3$
Annual $PM_{2.5}$ Palm Springs, Fs-590 Racquet Club Ave, Riverside Co	23	15 $\mu g/m^3$	12 $\mu g/m^3$	5.19 $\mu g/m^3$
24-hour $PM_{2.5}$ Palm Springs, Fs-590 Racquet Club Ave, Riverside Co	23	35 $\mu g/m^3$	NA	17.3 $\mu g/m^3$
Annual Sulfur dioxide Rubidoux, 5888 Mission Blvd., Riverside Co	31	0.030 ppm	NA	0.001 ppm
24-hour Sulfur dioxide Rubidoux, 5888 Mission Blvd., Riverside Co	31	0.14 ppm	0.04 ppm	0.003 ppm
3-hour Sulfur dioxide Rubidoux, 5888 Mission Blvd., Riverside Co	31	0.5 ppm	NA	0.003 ppm
1-hour Sulfur dioxide Rubidoux, 5888 Mission Blvd., Riverside Co	31	NA	0.25 ppm	0.011 ppm
8-hour Carbon monoxide Lake Elsinore, 506 W Flint St, Riverside Co	24	9 ppm	9 ppm	0.8 ppm
1-hour Carbon monoxide Lake Elsinore, 506 W Flint St, Riverside Co	24	35 ppm	20 ppm	1.1 ppm
Annual Nitrogen dioxide Banning, 200 S. Hathaway St., Riverside Co	10	0.053 ppm	NA	0.0145 ppm
1-hour Nitrogen dioxide Banning, 200 S. Hathaway St., Riverside Co	10	NA	0.25 ppm	0.064 ppm
8-hour Ozone Banning, 200 S. Hathaway St., Riverside Co	10	0.075 ppm (4th high)	0.07 ppm	0.048 ppm
1-hour Ozone Banning, 200 S. Hathaway St., Riverside Co	10	NA	0.09 ppm	0.052 ppm

ppm = parts per million
$\mu g/m^3$ = micrograms per cubic meter
NA = Not applicable
HGP – Project Site
Source: EPA Monitor Values Report, 2008. http://www.epa.gov/air/data/reports.html

3.4 BIOLOGICAL RESOURCES

This section summarizes the findings of the Biological Resources Assessment, attached as **Appendix N**.

3.4.1 SETTING

The Project Site is located in the foothills on the west side of the San Jacinto Mountains that separate the San Jacinto River Basin to the west from the Coachella Valley to the east, and adjacent to the San Jacinto River. The Project Site ranges in elevation from approximately 475 meters (1,560 feet) to 500 meters (1,650 feet) above mean sea level. Characteristic vegetation communities occurring within the regional vicinity include coastal sage scrub and southern willow scrub. The Project Site is adjacent to the existing Reservation and is within approximately 1.6 to 4.8 kilometers (one to three miles) of major urban and agricultural developments (i.e., the city of San Jacinto and the San Jacinto River valley). The climate of the area is temperate and arid. The mean temperature is 11.1 degrees Centigrade (52 degrees Fahrenheit) in the winter and 26.7 degrees Centigrade (80 degrees Fahrenheit) in the summer with an average precipitation of approximately 31.8 centimeters (12.5 inches) per year (City-data.com, 2007).

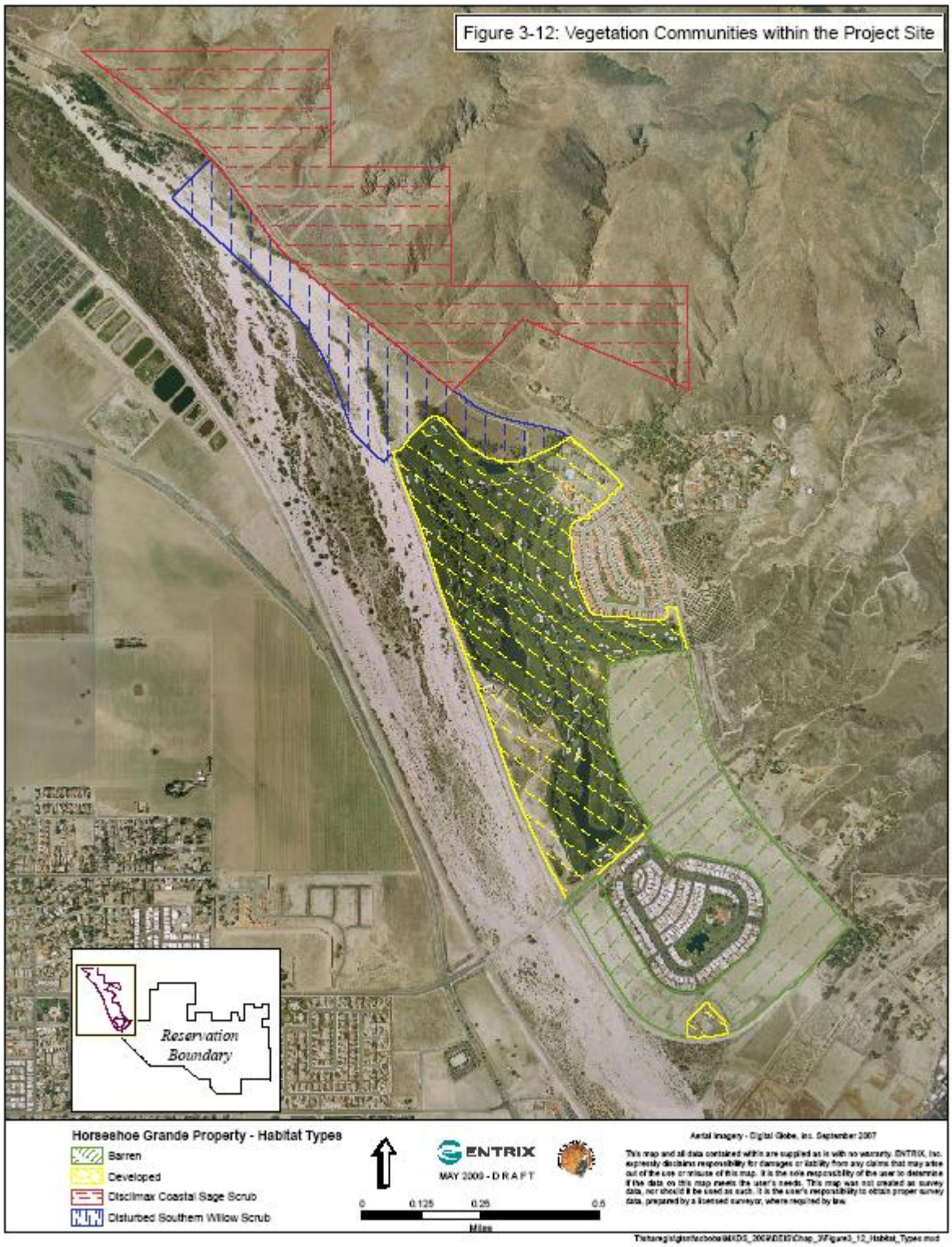
The San Jacinto River runs parallel to the length of the Project Site. The river channel is adjacent to the southwestern Project Site boundary and runs through a portion of the Project Site north of the Golf Course and Country Club. The river is approximately 177 to 466 meters (580 to 1,530 feet) wide in the portion within and adjacent to the Project Site, and includes alluvium deposits and floodplain terraces. The portion of the Project Site and surrounding area east of Soboba Road extends up into the foothills of the San Jacinto Mountains.

Land use within and surrounding the Project Site and surrounding area includes a golf course, small residential areas, and undeveloped land. The undeveloped land consists of areas with both natural vegetation and barren areas that have previously been cleared of all vegetation. There is evidence of off-road vehicle use throughout portions of the Project Site and surrounding area, including within the San Jacinto River channel, and a wide dirt road (approximately six to seven meters [20–25 feet] wide) is present within the Project Site and surrounding area on the east side of Soboba Road heading northeast up into the hills.

3.4.2 PRESENT VEGETATION COMMUNITIES

Vegetation communities within the Project Site include two native habitats in coastal sage scrub and southern willow scrub (see **Figure 3-12**). Areas that are subjected to anthropogenic use are categorized as developed areas, while areas devoid of vegetation are categorized as barren (see **Figure 3-12**). The vegetation communities provide the basis for habitats used by a diversity of wildlife. Coastal sage scrub is an upland plant community dominated by a characteristic group of drought-deciduous shrubs and subshrub species. Composition varies substantially depending on physical circumstances and the successional status of the site. Characteristic species include California sagebrush (Artemisia californica), California buckwheat (Eriogonum fasciculatum), laurel sumac (Malosma laurina), California encelia (Encelia californica), and several species of

FIGURE 3-12
VEGETATION COMMUNITIES WITHIN THE PROJECT SITE



of sage (Salvia spp.) (Holland, 1986; Sawyer and Keeler-Wolf, 1995). Other common species include brittlebush (Encelia farinosa), lemonadeberry (Rhus integrifolia), sugarbush (Rhus ovata), yellow bush penstemon (Keckiella antirrhinoides), Mexican elderberry (Sambucus mexicana), and prickly-pear (Opuntia spp.). Sage scrub is often patchily distributed throughout its range and is often found in mosaics with other plant communities, particularly grassland, chaparral, and oak or riparian woodland. Previously, all coastal sage scrub in Riverside County was considered to be part of the Riversidean sub-association. Recent treatments have identified seven sub-associations based upon dominant shrub cover (White and Padley, 1997).

Based on observation of adjacent, unburned vegetation and the native species that are regenerating, the Project Site and surrounding area appears to have been vegetated primarily by coastal sage scrub. However, fire burned most of the scrub vegetation in 2003, and mature stands of sage scrub are currently not present on the Project Site. The post-fire areas appear to be a disclimax coastal sage scrub community dominated primarily by summer mustard (= shortpod mustard, *Hirschfeldia incana*); however, brittlebush is present but sparse in the foothills and much sparser or absent at the higher elevations of the Project Site. Dead, scorched shrubs are present on the hillsides, evidence that a shrub community previously dominated the hillsides. The fire may have initiated a vegetation-type conversion that perpetuates recurrent fire and may limit the regeneration of native habitat conditions. There are approximately 178 acres of disclimax[12] coastal sage scrub habitat located on the Project Site.

Southern willow scrub is a riparian plant community that consists of dense, broadleaved, winter-deciduous riparian thickets dominated by several *Salix* species, with scattered emergent cottonwood (*Populus fremontii*) and sycamore (*Platanus racemosa*). Most stands are too dense to allow much under-story development. The southern willow scrub community provides habitat for much of the species diversity found within the vicinity of the Project Site. In this habitat, migratory and residential birds nest among the woodland trees, bats concentrate foraging and roosting activities, amphibians use seasonal breeding sites, and many species of reptiles and small mammals are found. This riparian community occurs adjacent to the Project Site along its northern portion, where there are scattered stands of cottonwood, sycamore, and willow with occasional oaks among a complex intermixing of various riparian scrub vegetation associations and alluvial deposits. However, this habitat is not in pristine condition and continues to be impacted by ongoing human activities in and around the San Jacinto River, as well as being subject to highly dynamic natural processes related to floods and fire. On the Project Site, the vegetation in this habitat type is very sparse, consisting of an open, scoured river bed with thin stringers of cottonwood trees lining the edges. A pond was observed during the April 2008 site visit on the west side of Soboba Road south of Lake Park Drive, where a culvert that crosses Soboba Road drains into the Development Site, and riparian vegetation (i.e., cottonwood,

12 Definition: A stable community that has replaced the normal climax in a given area, owing to disturbances by humans or domestic animals.

tamarisk) was starting to grow. There are approximately 68 acres of disturbed southern willow scrub habitat located on the Project Site.

3.4.3 REGULATORY FRAMEWORK

The following section summarizes the Federal regulations applicable to biological resources on the Project Site.

Endangered Species Act of 1973 (16 USC §1531 *et seq*.; 50 CFR Parts 17 and 222)

The Endangered Species Act (ESA) includes provisions for protection and management of species that are Federally-listed as threatened or endangered, as well as designated critical habitat for these species. Endangered species are species that are in danger of extinction throughout all or a significant portion of their range. Threatened species are species that are likely to become endangered species throughout all or a significant portion of their range. A proposed species is any species that is proposed in the Federal Register to be listed as a threatened or endangered species under the ESA. A candidate species has been identified by the USFWS to be proposed for ESA listing at some time in the near future. Section 7 of the ESA directs Federal departments and agencies to ensure that actions authorized, funded, or carried out by them are not likely to jeopardize the continued existence of any threatened, endangered, or proposed species, or result in the destruction or adverse modification of their critical habitat. Proposed non-Federal (e.g., private or state) actions that may result in the take of a threatened or endangered wildlife species are required to apply for a Section 10(a)(1)(B) permit following the development of a Habitat Conservation Plan (HCP). The USFWS is the administering agency under this authority for non-marine species.

On August 20, 2008 the BIA submitted the Biological Resources Assessment to the USFWS, as well as a request for concurrence on a "may affect, but not likely to adversely affect" determination for varioud species including Munz's onion (*Allium munzii)*, Slender-horned spineflower *Dodecahema leptoceras* (*Centrostegia l*.), Coastal California gnatcatcher (*Polioptila californica californica)*, Stephens' kangaroo rat (*Dipodomys stephensi),* and San Bernardino kangaroo rat (SBKR) (*Dipodomys merriami parvus)* (see description of species Section 3.4.6). In December 2008, the USFWS recommended that protocol surveys be conducted to confirm whether SBKR occurred on the project site. The protocol surveys were conducted on August 27-30, and October 8-13, 2009. The surveys revealed that the northern and southern portion of the fee-to-trust property is occupied and supporting SBKR.

On December 17, 2008 the USFWS sent the BIA a letter stating that, while they could not concur with the "not likely to adversely affect" determination for the SBKR, they did concur for the Munz's onion, slender-horned spineflower, and coastal California gnatcatcher. On September 15, 2009, the USFWS submitted comments to the BIA regarding the Draft EIS, which among other items expressed concerns regarding impacts to the MSHCP. Specifically, the USFWS was concerned land proposed to be placed in trust that occurred within the MSHCP criteria areas targeted for conservation. An updated Biological Resources Assessment and request for initiation

of formal consultation was received by the USFWS on June 20, 2011. The USFWS Biological Opinion was transmitted to the BIA on December 2, 2011 (**Appendix O**).

Migratory Bird Treaty Act of 1918 (16 USC §703-711; 50 CFR Subchapter B)

This law includes provisions for protection from injury or death of designated migratory birds (50 CFR 10.13) and their nests and eggs, including basic prohibitions against any take not authorized by Federal regulation. The administering agency is USFWS.

Federal Water Pollution Control Act of 1972 (Clean Water Act; 33 USC. § 1251-1387)

Popularly known as the Clean Water Act (CWA), this statute aims to restore and maintain the chemical, physical, and biological integrity of the nation's waters. Any project that involves working in navigable waters of the United States, including the discharge of dredge or fill material, must first obtain authorization from ACOE, under Section 404 of the CWA. State Water Quality Certification (CWA Section 401 Permit) may be required by the Regional Water Quality Control Board before other permits are issued, and may involve implementation of a storm water pollution prevention plan. The administering agencies are ACOE and EPA.

Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County MSHCP serves as a Habitat Conservation Plan pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973 (ESA), as well as a Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001. The plan area for the Western Riverside County MSHCP encompasses 1.26 million acres (1,966 square miles) and includes all unincorporated Riverside County lands west of the San Jacinto Mountains and the Cities of Hemet and San Jacinto. The Soboba Reservation is not subject to MSHCP enforcement, as the Tribe is not a signatory to the plan. The Western Riverside County Regional Conservation Authority (WRCRCA) is delegated ESA permit authority on proposed developments.

The Project Site contains approximately 125 acres of land contemplated for conservation in the MSHCP. This portion of the Project Site falls within MSHCP Cell Group W and Criteria Cells 2675, 2678, 2787, 2893, 2895, 2996, 3099, and 3100. Furthermore, these cells are located within the MSCHP subunits known as the Gilman Springs/Southern Badlands Subunit and the Upper San Jacinto/Bautista Creek Subunit of the San Jacinto Valley Area Plan. The primary cell criterion for the MSHCP lands designated on the Project Site is to serve as a migration corridor.

Species protected by the MSHCP and having the potential to be present on the Project Site include Coulter's goldfields, Davidson's saltscale, San Jacinto Valley crownscale, spreading navarretia, vernal barley, Wright's trichocoronis, slender-horned spine flower, Quino checkerspot butterfly, arroyo toad, mountain yellow-legged frog, western pond turtle, Bell's sage sparrow, southern California rufous-crowned sparrow, least Bell's vireo, southwestern willow flycatcher, yellow warbler, cactus wren, loggerhead shrike, mountain plover, burrowing owl, Cooper's hawk, white-tailed kite, white-faced ibis, Stephen's kangaroo rat, San Bernardino kangaroo rat, Los Angeles pocket mouse, bobcat, and mountain lion.

Specific biological issues and considerations identified in the MSHCP for these subunits include:

Gilman Springs/Southern Badlands Subunit

- Conserve Willow-Domino-Travers soils supporting sensitive plants such as spreading navarretia, San Jacinto Valley crownscale, Coulter's goldfields, Davidson's saltscale, vernal barley, and Wright's trichocoronis.
- Conserve intact upland habitat in the southern Badlands for the benefit of burrowing owl, Bell's sage sparrow, raptors, and other species.
- Conserve open grasslands and sparse shrublands that support populations of Stephens' kangaroo rat, with a focus on suitable Habitat in the southern Badlands.
- Maintain Core Area for bobcat.
- Maintain Core and Linkage Habitat for mountain lion.
- Maintain Core Area for the San Bernardino kangaroo rat.
- Determine presence of potential Core Area for the Los Angeles pocket mouse along the San Jacinto River and its tributaries.

Upper San Jacinto River/Bautista Creek Subunit

- Conserve existing known populations of least Bell's vireo and southwestern willow flycatcher along the upper San Jacinto River and Bautista Creek. Maintain existing breeding habitat for these species at Bautista Creek.
- Maintain alluvial scrub habitat for slender-horned spine flower.
- Maintain and enhance linkage value of the upper San Jacinto River and Bautista Creek for wildlife movement and live-in habitat.
- Conserve stream courses and adjacent coastal sage scrub, grassland and chaparral supporting arroyo toad, mountain yellow-legged frog, and western pond turtle, with a focus on suitable breeding, foraging, and/or aestivating habitats along the upper San Jacinto River and Bautista Canyon.
- Conserve existing habitat values of the upper San Jacinto River and Bautista Creek for the benefit of the San Bernardino kangaroo rat.
- Maintain linkage area for bobcat along the San Jacinto River.
- Maintain linkage area for the mountain lion along the San Jacinto River.
- Determine presence of potential Core Area for the Los Angeles pocket mouse along the San Jacinto River and Bautista Creek and tributaries.
- Maintain Core Area for the Quino checkerspot butterfly.

No other Criteria Areas, Special Linkage Areas, Rural Mountainous Areas, or areas with Pre-existing Conservation Agreements identified in the MSHCP, are included in the Project Area.

3.4.4 DRAINAGE PATTERNS AND WATERS OF THE UNITED STATES

The San Jacinto River's headwaters originate in the San Jacinto National Forest, and the river and its watershed encompass 765 square-miles. The river flows for about ten miles from its source to

Lake Hemet, which is dammed. Downstream from the dam, the river continues northeast until it discharges into Mystic Lake. Overflow from Mystic Lake then flows southwest to the Railroad Canyon Reservoir, which eventually drains into Lake Elsinore.

Federal regulation through the CWA requires the determination of presence of Waters of the United States for any action that may result in the alteration or degradation of navigable waters, including the discharge and/or fill of material. If Waters of the United States are present, a jurisdictional determination and CWA Section 404 permit application should be completed and submitted to ACOE. The CWA Section 404 permit should be obtained prior to implementation of any action that would result in alteration or degradation of Waters of the United States. During field reconnaissance surveys of the Project Site, it was determined through an assessment of channel morphology characteristics that the San Jacinto River, which occurs in a portion of the Project Site, and five tributary washes are jurisdictional waterways. However, no surface disturbance will occur within the San Jacinto River channel or any jurisdictional waterway, as none occur in the Development Site where surface disturbance is planned. A jurisdictional determination of Waters of the United States was prepared for the Project Site; these findings are presented in **Figure 3-13.** Considering that no jurisdictional waters are present on the Development Site, a CWA Section 404 permit is not required for this project.

3.4.5 SURVEY RESULTS

A review of the existing literature, websites, and databases found 67 special status plant and animal species that are included on agency lists as having the potential to occur in, the Project Site and surrounding area. These species are listed in **Table 3-11**, which also provides a brief summary of each species' habitat requirements and addresses whether suitable habitat for the species may occur on the Project Site. The species list provided by USFWS for Riverside County includes some fish species that are only found in the Colorado River. No natural perennial water sources are present in the Project Site and surrounding area; therefore these fish species were not included in **Table 3-11**.

The Biological Resources Assessment (see **Appendix N**) identified 67 species (see **Table 3-11**) potentially occurring in the Project Site and surrounding area. However, only 21 of those species were analyzed in detail in this FEIS because the field survey and analysis and agency consultation determined that the remaining 34 species were either outside their geographic range, or no suitable habitat for these species occurs in the Project Site and surrounding area. The field survey was comprehensive and considered all species (mammal, bird, reptile, plants, invertebrates, and, amphibians).

Based on an analysis of species' distribution information, known occurrence records, habitat requirements, and the field survey of habitats in the Project Site and surrounding area, a total of 21 special status species have the potential to occur on or adjacent to the Project Site. This includes five plants, two reptiles, seven birds, and seven mammals. For most of these species, the potentially suitable habitat on the Project Site is of limited extent and reduced quality. No additional analyses was conducted for those species that may be present in the general project vicinity, but for which suitable habitat is not present in the Project Site and surrounding area

based on the field survey (or the Project Site and surrounding area is outside the species' geographic distribution).

The 21 species include: chaparral sand-verbena, Munz's onion, Jaeger's milk-vetch, smooth tarplant, Parry's spineflower, slender-horned spineflower, arroyo toad, coast (San Diego) horned lizard, Belding's orange-throated whiptail, California horned lark, southern California rufous-crowned sparrow, Cooper's hawk, tricolored blackbird, western burrowing owl, ferruginous hawk, coastal California gnatcatcher, northwestern San Diego pocket mouse, San Bernardino kangaroo rat, Stephen's kangaroo rat, San Diego desert woodrat, southern grasshopper mouse, Los Angeles pocket mouse, and American badger. The following are short species abstracts; detailed information can be found in the Biological Resources Assessment (see **Appendix N**).

3.4.6 FEDERALLY-LISTED SPECIES

FEDERALLY-LISTED PLANT SPECIES

Munz's Onion (*Allium munzii*)

This Riverside County endemic species is known from 13 extant populations with an estimated population size of about 20,000 to 70,000 individuals. Munz's onion is restricted to mesic clay soils of western Riverside County. This species is often found in association with southern needlegrass, mixed grassland, and grassy openings in coastal sage scrub. Occasionally, it can be found in cismontane juniper woodlands (USFWS, 1998a). Munz's onion is situated in widely scattered populations from Estelle Mountain and Gavilan Plateau at Harford Springs Park southeast through the hills of Lake Elsinore, to the Paloma Valley, Skunk Hollow, and Lake Skinner area. This species can be found at elevations ranging from 300 to 1,035 meters (985 to 3,395 feet) above sea level. Munz's onion, which is a member of the lily family, blooms from April through May producing white or pinkish flowers (Riverside County, 2000).

Potential habitat for Munz's onion occurs in the disclimax coastal sage scrub community, which is found on approximately 178 acres of the Project Site. While no occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, two occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species is potentially present in the Project Site and surrounding area.

FIGURE 3-13
JURISDICTIONAL DELINEATIONS MAP

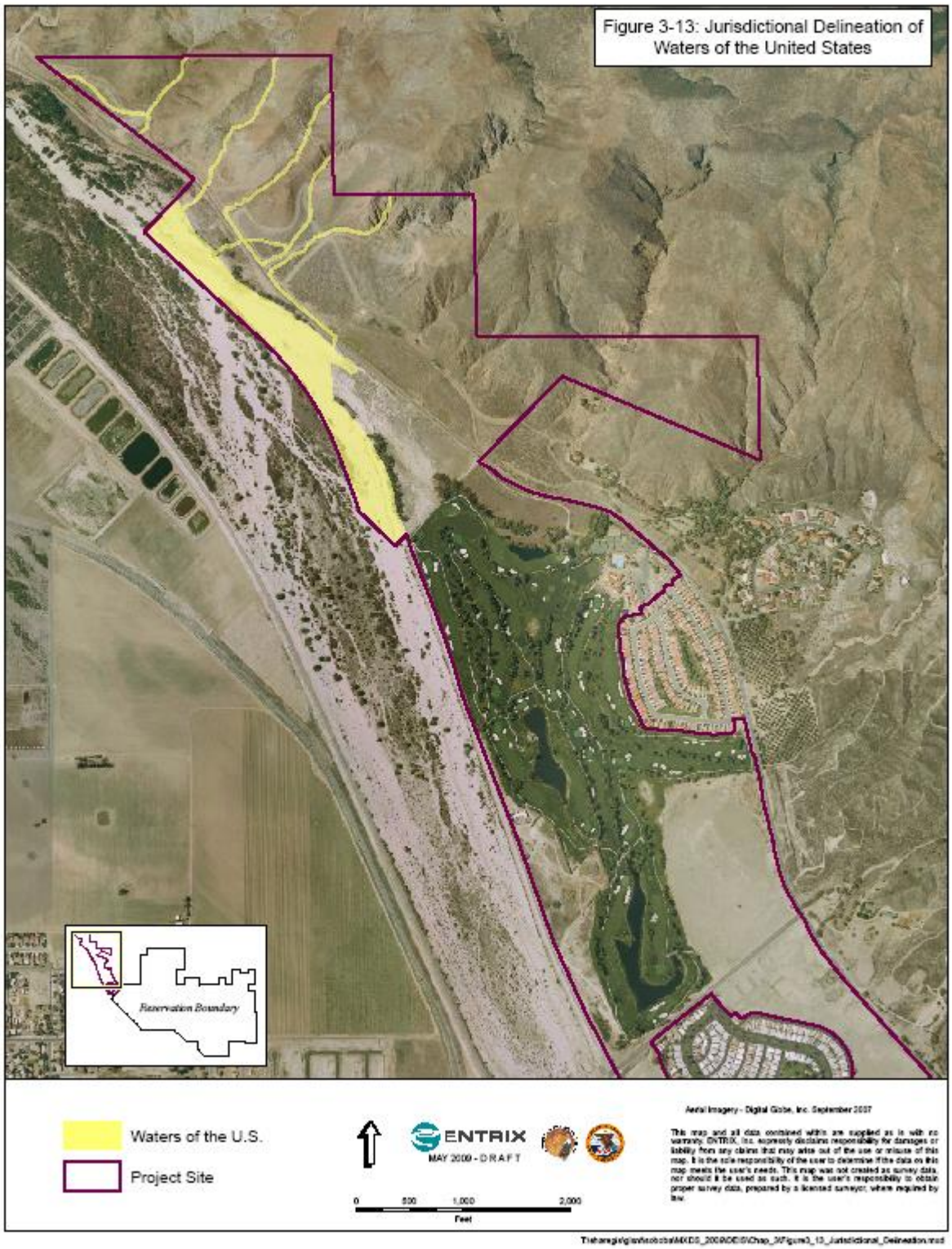


TABLE 3-11
SPECIAL STATUS PLANT AND ANIMAL SPECIES FOR WHICH POTENTIAL HABITAT MAY BE FOUND IN THE GENERAL VICINITY OF THE PROJECT SITE

Species Name	Status	Habitat	Potential to Occur in Project Site and Surrounding Area
FEDERALLY-LISTED SPECIES			
Plants			
Munz's onion *Allium munzii*	FE MSHCP	Chaparral, coastal scrub, cismontane woodland, pinyon-juniper woodland, valley and foothill grassland. Grows in heavy clay soils in grasslands and openings within shrublands or woodlands. Elevation range: 300–1,035 m (985–3,395 ft)	Potential habitat present
San Diego ambrosia *Ambrosia pumila*	FE	Coastal scrub, grasslands, open floodplains and low valley bottoms below 150m. Persists where disturbance has been superficial.	Habitat not present. Appropriate vegetation community not present at the Project Site
Coachella Valley milk-vetch *Astragalus lentiginosus var. coachellae*	FE	Loose wind-blown sands in dunes and flats, and in sandy alluvial washes in the northern Coachella Valley areas .	Habitat not present. Project Site and surrounding area is outside the species' geographic range
Triple-ribbed milk-vetch *Astragalus tricarinatus*	FE	Sandy and gravelly soils of dry washes, or on decomposed granite or gravelly soils at the base of canyon slopes.	Habitat not present. Project Site and surrounding area is outside the species' geographic range
San Jacinto Valley crownscale *Atriplex coronata* var. *notatior*	FE MSHCP	Restricted to highly alkaline and silty-clay soils in certain alkali sink scrub, alkali playa, vernal pool, and annual alkali grassland habitats. Habitat is typically flooded during winter rains and the plant emerges as waters recede in the spring. Elevation range: 400–500 m (1,310–1,640 ft)	Habitat not present. Appropriate vegetation community not present at the Project Site
Nevin's barberry *Berberis nevinii*	FE MSHCP	Margins of dry washes with sandy and gravelly substrates and alluvial shrube communities; and steep slopes with coarse soils and chaparral communities. Flowing groundwater may be a habitat requirement.	Habitat not present. Project Site and surrounding area is outside the species' geographic range
Thread-leaved brodiaea *Brodiaea filifolia*	FT MSHCP	Clay soils; usually associated with annual grassland and vernal pools; often surrounded by shrubland habitats. Elevation range: 25–860 m (82–2,820 ft)	Habitat not present. Appropriate vegetation community not present at the Project Site

Species Name	Status	Habitat	Potential to Occur in Project Site and Surrounding Area
Vail Lake ceanothus *Ceanothus ophiochilus*	FT MSHCP	Dry ridge tops and north to northeast-facing chaparral-covered slopws with phosphorous deficient soils formed from ultra-basic parent materials or weathered gabbro.	Habitat not present. Project Site and surrounding area is outside the species' geographic range
Salt marsh bird's-beak *Cordylanthus maritimus ssp. Maritimus*	FE	Sea level in coastal salt marshes.	Habitat not present. Project Site and surrounding area is outside the species' geographic range
Slender-horned spineflower *Dodecahema leptoceras* (*Centrostegia l.*)	FE MSHCP	Chaparral, coastal scrub (alluvial fan sage scrub), flood-deposited terraces and washes. Associated species include Encelia, Dalea, Lepidospartum. Elevation range: 200–760 m (655–2,495 ft)	Potential habitat present
Santa Ana River woolly-star *Eriastrum densifolium ssp. Sanctorum*	FE MSHCP	Open washes andn early-sucessional alluvial fan scrub on open slopes above main watercourse on fluvial deposits where flooding and scouring occur at a frequency that allows persistence of open shurblands.	Habitat not present. Project Site and surrounding area is outside the species' geographic range
Parish's daisy *Erigeron parishii*	FT	Substraits derived from limestone or dolomite on dry rocky slopes and outwash plains. Elevation range: 800-2000 m (2,625-6,562 ft)	Habitat not present. Project Site and surrounding area is outside the species' geographic range
San Diego button-celery *Eryngium aristulatum var. parishii*	FE MSHCP	Vernal pools with clay soils.	Habitat not present. Project Site and surrounding area is outside the species' geographic range
California Orcutt grass *Orcuttia californica*	FE MSHCP	Bests of dried vernal pools typically in grassland or chaparral. Elevation range: 13-610 m (45-2,000 ft).	Habitat not present. Project Site and surrounding area is outside the species' geographic range
Spreading navarretia *Navarretia fossalis*	FT MSHCP	Vernal pools, chenopod scrub, marshes, and swamps. San Diego Hardpan and San Diego Claypan vernal pools: in swales and vernal pools, often surrounded by other habitat types. Elevation range: 30–1,300 m (100–4,265 ft)	Habitat not present
Invertebrates			
Vernal pool fairy shrimp *Branchinecta lynchi*	FT MSHCP	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in rain-filled pools. Inhabits small, clear-water sandstone-depression pools and grassed swales, earth slumps, or basalt-flow depression pools.	Habitat not present. No suitable vernal pools at the Project Site
Riverside fairy shrimp *Streptocephalus woottoni*	FE MSHCP	Seasonal pools that are filled by winter and spring rains that usually begin in November and continue into April or May. Minimal vegetation surrounding the pools.	Habitat not present. No suitable vernal pools at the Project Site

Species Name	Status	Habitat	Potential to Occur in Project Site and Surrounding Area
Quino checkerspot butterfly *Euphydryas editha quino*	FE MSHCP	Sunny openings within chaparral and coastal sage shrublands in parts of Riverside and San Diego counties. Hills and mesas near the coast. Need high densities of food plants *Plantago erecta, P. insularis, Orthocarpus purpurescens*	Habitat not present. Appropriate vegetation community not present at the Project Site
Amphibians			
California tiger salamander *Ambystoma californiense*	FT	California endemic, a lowland species restricted to the grasslands and lowest foothill regions of Central and Northern California, which is where its breeding habitat (long-lasting rain pools) occurs. During dry-season, uses small mammal burrows as refuge, traveling up to 1.6 kilometers	Habitat not present. Project Site and surrounding area is out of the species' geographic range
Desert slender salamander *Batrachoseps major aridus*	FE	Perennial steeps and springs on the desert slopes of the Santa Rosa Mountains in Riverside County. They occupy subterranean spaces such as crevices, cracks and other animal burrows.	Habitat not present. Appropriate water source(s) not present at the Project Site.
Arroyo toad *Bufo microscaphus californicus*	FE MSHCP	Washes, streams, and arroys, and adjacent uplands (desert, shrubland). On sandy banks in riparian woodlands (willow, cottonwood, sycamore, and/or coast live oak) in California. Along rivers that have shallow gravelly pools adjacent to sandy terraces. Adults obtain shelter by burrowing into sandy soils.	Potential habitat present
Desert tortoise *Gopherus agassizii*	FT	Widely distributed in the Mojave, Sonoran and Colorado deserts from below sea leave to 2200m (7220 ft). Most common in desert scrub, desert wash, and Joshua tree habitats, but occurs in almost every desert habitat except those on the most precipitous slopes.	Habitat not present. Project Site and surrounding area is outside the species' geographic range
Coachella Valley fringe-toed lizard *Uma inornata*	FE	Uncommon species limisted to sand dunes in the Coachella Valley, Riverside County. It is associated with sparse desert scrub, alkali scrub, and desert wash habitats.	Habitat not present. Project Site and surrounding area is outside the species' geographic range
Mountain yellow-legged frog *Rana muscosa*	FE MSHCP	Federal listing refers to populations in the San Gabriel, San Jacinto and San Bernardino Mountains only. Always encountered within a few feet of water. Tadpoles may require 2 to 4 years to complete their aquatic development	Habitat not present. Project Site and surrounding area is below species' elevation range
Birds			
Western yellow-billed cuckoo *Coccyzus americanus occidentalis*	FC MSHCP	(Nesting) Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape	Habitat not present. Project Site and surrounding area is outside the species' geographic range

Species Name	Status	Habitat	Potential to Occur in Project Site and Surrounding Area
Southwestern willow flycatcher *Empidonax traillii extimus*	FE MSHCP	(Nesting) Lush growth of shrubby willows of broad open river valleys and mountain meadows. Dense willow thickets are required for nesting and roosting	Habitat not present. Project Site and surrounding area is outside the species' geographic range
Western Snowy Plover *Charadrius alexandrines nivosus*	FT	Common in sandy marine and estuarine shores. Nesting habitat occurs on salt pond levees with sandy, gravelly or friable soil substrate.	Habitat not present. Project Site and surrounding area is outside the species' geographic range
Coastal California gnatcatcher *Polioptila californica californica*	FT MSHCP	Obligate, permanent resident of coastal sage scrub below 760 m (2,500 ft) in southern California. Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied	Potential habitat present
Yuma clapper rail *Rallus longirostris yumanensis*	FE	Emergent wetland dominated by pickleweend and cordgrass, and brackish emergent wetland with the above two species and bulrush. Requires shallow water and mudflats for foraging, with adjacent higher vegetation for cover during high water.	Habitat not present. Project Site and surrounding area is outside the species' geographic range
Least Bell's vireo *Vireo bellii pusillus*	FE MSHCP	(Nesting) Summer resident in low riparian habitat within the vicinity of water or in dry river bottoms with willow, baccharis, and mesquite	Habitat not present. Appropriate vegetation community not present at the Project Site
Mammals			
San Bernardino kangaroo rat *Dipodomys merriami parvus*	FE MSHCP	Alluvial scrub vegetation on sandy loam substrates characteristic of alluvial fans and flood plains. Needs early to intermediate seral stages	Potential habitat present. Critical habitat is present within Project limits
Peninsular bighorn sheep *Ovis canadensis nelson*	FE	Rocky, steep terrain for escape and bedding. Green, succulent grasses and forbs are preferred for grazing. Feeding occurs in open habitats, such as rocky barrens, meadows, and low, sparse brushlands.	Habitat not present. Project Site and surrounding area is outside the species' geographic range
Stephens' kangaroo rat *Dipodomys stephensi*	FE MSHCP	Primarily annual and perennial grasslands, but also occurs in coastal scrub and sagebrush with sparse canopy cover. Prefers buckwheat, chamise, brome grass and filaree. Will burrow into firm soil	Potential habitat present
Palm Springs ground squirrel *Spermophilus tereticaudus chlorus*	FC	Sandy field and dune formations. Prefers areas where hummocks of sand accumulate at the base of large shrubs for burrow sites	Habitat not present. Project Site and surrounding area is outside the species' geographic range

Species Name	Status	Habitat	Potential to Occur in Project Site and Surrounding Area
ADDITIONAL SPECIES CONSIDERED			
Plants			
Parish's brittlescale *Atriplex parishii*	MSHCP	Alkali meadows, vernal pools, chenopod scrub, playas. Usually on drying alkali flats with fine soils. Elevation range: 4–140 m (13–460 ft)	Habitat not present. Project Site and surrounding area is above species' elevation range
Davidson's saltscale *Atriplex serenana* var. *davidsonii*	MSHCP	Domino-Willows-Traver soil series in association with the alkali vernal pools, alkali annual grassland, alkali playa, and alkali scrub components of alkali vernal plains. Elevation range: below 200 m (650 ft)	Habitat not present. Project Site and surrounding area is above species' elevation range
Munz' mariposa lily *Calochortus palmeri* var. *Munzii*	MSHCP	Meadows and vernally moist places in yellow-pine forests. Elevation range: 1,200–2,200 m (3,940–7,220 ft)	Habitat not present. Project Site and surrounding area is below species' elevation range
Plummer's mariposa lily *Calochortus plummerae*	MSHCP	Dry, rocky chaparral, yellow-pine forest. Elevation range: below 1,700 m (5,580 ft)	Habitat not present. Appropriate vegetation community not present at the Project Site
Intermediate mariposa lily *Calochortus weedii* var. *intermedius*	MSHCP	Dry, rocky open slopes and rock outcrops in coastal scrub and chaparral. Elevation range: 120 to 850 m (390–2,790 ft)	Habitat not present. No rocky slopes or outcrops present at the Project Site.
Smooth tarplant *Centromadia pungens* ssp. *Laevis*	MSHCP	Valley and foothill grassland, chenopod scrub, meadows, playas, riparian woodland. Alkali meadow, alkali scrub; also in disturbed places. Elevation range: 0–480 m (0–1,575 ft)	Potential habitat present
Parry's spineflower *Chorizanthe parryi* var. *parryi*	MSHCP	Sandy places, generally in coastal or desert scrub. Elevation range: 200–1,200 m (650–3,940 ft)	Potential habitat present
San Jacinto Mountains bedstraw *Galium angustifolium* ssp. *Jacinticum*	MSHCP	Mountain areas where roots are sheltered in open mixed forest. Elevation range: 1,350–2,100 m (4,430–6,890 ft)	Habitat not present. Project Site and surrounding area is below species' elevation range
California bedstraw *Galium californicum* ssp. *Primum*	MSHCP	Moist, shaded sites, open slopes, forests, canyons, and bluffs at the lower edge of the pine belt. Elevation range: 1,350–1,700 m (4,430–5,580 ft)	Habitat not present. Project Site and surrounding area is below species' elevation range
Coulter's goldfields *Lasthenia glabrata* ssp. *Coulteri*	MSHCP	Tidal marsh areas near the coast at the extreme upper end of tidal inundation, the periphery of vernal pools, and alkali marshes. Elevation range: below 1,000 m (3,280 ft)	Habitat not present. Appropriate water source(s) not present at the Project Site.

Species Name	Status	Habitat	Potential to Occur in Project Site and Surrounding Area
Little mousetail *Myosurus minimus* ssp. *apus*	MSHCP	Wet places, vernal pools, and marshes. Elevation range: below 1,500 m (4,920 ft)	Habitat not present. Appropriate water source(s) not present at the Project Site.
California beardtongue *Penstemon californicus*	MSHCP	Granitic and sandy soils and stony slopes in chaparral, coniferous forest, and pinyon-juniper woodland habitats. Elevation range: 1,000–2,100 m (3,280–6,890 ft)	Habitat not present. Project Site and surrounding area is below species' elevation range
San Miguel savory *Satureja chandleri*	MSHCP	Rocky slopes and chaparral. Elevation range: 520–690 m (1,700–2,260 ft)	Habitat not present. Project Site and surrounding area is below species' elevation range
Wright's trichocoronis *Trichocoronis wrightii* var. *wrightii*	MSHCP	Found in alkali vernal plains, associated with alkali playa, alkali annual grassland, and alkali vernal pool habitats; occurs in the more mesic portions of these habitats.	Habitat not present. Wetland areas not present at the Project Site.
Reptiles			
Belding's orange-throated whiptail *Cnemidophorus hyperythra belding*	MSHCP	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats. Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major prey, termites	Potential habitat present
San Diego banded gecko *Coleonyx variegatus abbotti*	MSHCP	Prefers granite or rocky outcrops in coastal scrub and chaparral habitats	Habitat not present. Granite/rock outcropping not present at the Project Site.
Northern red-diamond rattlesnake *Crotalus ruber ruber*	MSHCP	Chaparral, woodland, grassland, and desert areas from coastal San Diego County to the eastern slopes of the mountains. Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects	Habitat not present. Appropriate vegetation community not present at the Project Site
Coast (San Diego) horned lizard *Phrynosoma coronatum* (blainvillii population)	MSHCP	Occurs in open country, especially sandy areas, washes, floodplains, and wind-blown deposits in valley-foothill hardwood, conifer, riparian, pine-cypress, juniper, and annual grassland habitats. Its elevation range extends up to 1,800 m (6,000 ft) in the mountains of southern California	Potential habitat present
Birds			
Bell's sage sparrow *Amphispiza belli belli*	MSHCP	Generally prefers semi-open habitats with evenly spaced shrubs 1–2m high in dry chaparral and coastal sage scrub, chamise chaparral, and big sage brush	Habitat not present. Mature stands of sage scrub not present at the Project Site.

Species Name	Status	Habitat	Potential to Occur in Project Site and Surrounding Area
California horned lark *Eremophila alpestris actia*	MSHCP	Commonly found in a variety of open habitats, shortgrass prairie, montane meadows, barren hills, open coastal plains, fallow grain fields, and alkali flats	Potential habitat present
Coastal cactus wren *Campylorhynchus brunneicapillus sandiegensis*	MSHCP	Obligate inhabitants of coastal sage scrub found only in coastal and near-coastal portions of the state below 910 m (3,000 ft).	Habitat not present. Project Site is not located in a coastal or near-costal area.
Purple martin *Progne subis*	MSHCP	(Breeding) Typically in tall sycamores, pine, and other larger trees in or near woodlands or open coniferous forests	Habitat not present. Appropriate vegetation community not present at the Project Site
Southern California rufous-crowned sparrow *Aimophila ruficeps canescens*	MSHCP	Found on grass-covered hillsides, coastal sage scrub, and chaparral often near the edges of the denser scrub and chaparral association	Potential habitat present
Cooper's hawk *Accipiter cooperii*	MSHCP	(Breeding and nesting) Throughout most of the wooded portion of the state. Requires dense stands of live oak, deciduous riparian or other forest habitats near water	Limited habitat present Habitat is not present at the Project Site, however, there is potential suitable nesting and wintering habitat one mile north of the proposed construction area along the San Jacinto River.
Tricolored blackbird *Agelaius tricolor*	MSHCP	(Nesting colony) Highly colonial species, most numerous in Central Valley and vicinity: essentially endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few kilometers of the colony	Breeding habitat is not present. Potential foraging habitat present
Western burrowing owl *Athene cunicularia hypugaea*	MSHCP	Found in a wide variety of arid and semi-arid environments. Nesting habitat consists of open areas with mammal burrows, ranging from native prairie to urban habitats. Burrows need to be located in well-drained, level to gently sloping areas characterized by sparse vegetation and bare ground	Potential habitat present
Ferruginous hawk *Buteo regalis*	MSHCP	(Wintering) Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon-juniper habitats with abundant small mammals	Potential habitat present

Species Name	Status	Habitat	Potential to Occur in Project Site and Surrounding Area
Black swift *Cypseloides niger*	MSHCP	(Nesting) Coastal belt of Santa Cruz and Monterey Counties; central and southern Sierra Nevada; San Bernardino and San Jacinto Mountains. Breeds in small colonies on cliffs behind or adjacent to waterfalls in deep moist canyons and on sea-bluffs above surf; forages widely	Habitat not present. Appropriate vegetation community not present at the Project Site
White-faced ibis *Plegadis chihi*	MSHCP	(Nesting) Dense, fresh emergent wetland. Prefers to feed in fresh emergent wetland, muddy ground of wet meadows, shallow lacustrine waters and irrigated, or flooded, pastures and croplands. Currently not known to breed anywhere in California	Habitat not present. Wetlands not present at the Project Site
Mammals			
Northwestern San Diego pocket mouse *Chaetodipus fallax fallax*	MSHCP	Coastal scrub, chaparral, grasslands, sagebrush in western San Diego County and western Riverside County. Sandy, herbaceous areas, usually in association with rocks or coarse gravel	Potential habitat present
San Diego black-tailed jackrabbit *Lepus californicus bennettii*	MSHCP	Desert scrub area and open, early stages of forest and chaparral habitats	Habitat not present. Appropriate vegetation community not present at the Project Site
Los Angeles pocket mouse *Perognathus longimembris brevinasus*	MSHCP	Lower elevation grasslands and coastal sage communities in the Los Angeles Basin. Open ground with fine sandy soils. May not dig extensive burrows, hiding under weeds and dead leaves instead	Potential habitat present

Status Codes
FC: Federal Candidate for listing; FE: Federally-Endangered; FT: Federally-Threatened
MSHCP: Species included in the Western Riverside County Multi-Species Habitat Conservation Plan

Slender-horned spineflower *(Dodecahema Leptoceras [Centrostegial])*

The slender-horned spineflower is endemic to California's southwestern cismontane, ranging from Los Angeles County east to San Bernardino County and south to southwestern Riverside County in the foothills of the Transverse and Peninsular Ranges, at elevations ranging from 200 to 700 meters (655 to 2,495 feet) above sea level. There are only eight areas known to support the slender-horned spineflower throughout its range (Riverside County, 2000). Four areas known to support slender-horned spineflower occur within western Riverside County. Populations have been reported in Temescal Wash, the upper San Jacinto River, central Bautista Creek, Arroyo Seco, and Kolb Creek (Riverside County, 2000). This species is mostly found in sandy soils in association with mature alluvial scrub and cryptogamic crusts. Preferred habitat appears to be a terrace or bench that receives overbank deposits every 50 to 100 years. The slender-horned spineflower blooms from April through June, and has white to pink flowers. Because it is an annual and a spring bloomer, germination is expected following winter precipitation (Riverside County, 2000).

Habitat for the slender-horned spineflower is present in the Project Site and surrounding area adjacent to the San Jacinto River in the disturbed southern willow scrub habitat community, which is found on approximately 68 acres of the Project Site. While no occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, six occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species is potentially present in the Project Site and surrounding area.

FEDERALLY-LISTED AMPHIBIAN SPECIES

Arroyo toad *(Bufo microscaphus californicus)*

The arroyo toad is found in medium-to-large-sized streams in coastal and desert drainages in central and southern California and Baja, Mexico. Its elevation range extends up to 1950m (6400 ft). It occupies aquatic, riparian, and upland habitat within its range. Suitable habitats for the arroyo toad is created and maintained by the fluctuating hydrological, geological and ecological processes operating in riparian ecosystems and the adjacent uplands. Periodic flooding that modifies stream channels, redistributes channel sediments, and alters pool location and form, coupled with upper terrace stabilization by vegetation, is required to keep a stream segment suitable for all life stages of the arroyo toad. Upland habitats used by the arroyo toad include alluvial scrub, coastal sage scrub, chaparral, grassland, and oak woodland. The substrate in habitats preferred by arroyo toads consists primarily of sand, fine gravel, or pliable soils, with varying amounts of large gravel, cobble, and boulders. Arroyo toads must be able to move between the stream and upland foraging sties, as well as up and down the stream corridor. Adults are active from March to July (USFWS, 2005; CDFG, 2010).

The arroyo toad is listed as endangered under the ESA (USFWS, 2001). Critical habitat has been designated in six units: the Sisquoc River, Santa Barbara County; Sespe Creek, Ventura County; San Jacinto River Basin, Riverside County; Upper Santa Ana River Basin/Cajon Wash, San Bernardino County; Little Rock Creek Basin, Los Angeles County; and Whitewater River Basin, Riverside County (USFWS, 2005). No critical habitat is designated on the Project Site or Reservation, but the San Jacinto River Basin critical habitat unit is adjacent to a portion of the Reservation.

Potentially suitable arroyo toad habitat near the Project Site appears to be restricted to the San Jacinto River and adjacent alluvial terraces, which mainly occur within the limits of the currently designated critical habitat. As shown in **Figure 3-14(b)**, the closest critical habitat unit to the Project Site for the arroyo toad is 1.8 miles. No project-specific surveys to determine arroyo toad presence and/or breeding have been conducted. [13]

FEDERALLY-LISTED BIRD SPECIES

Coastal California Gnatcatcher (*Polioptila californica californica*)

This small gray songbird is a resident of scrub dominated plant communities from southern Ventura County southward through Los Angeles, Orange, Riverside, San Bernardino, and San Diego counties to approximately 30 degrees North Latitude near El Rosario (Atwood, 1980, 1990; Jones and Ramirez, 1995). The coastal California gnatcatcher is strongly associated with sage scrub as well as its various successional stages. They will also use chaparral, grassland, and riparian communities when they occur adjacent to or are intermixed with sage scrub. Coastal California gnatcatcher is most often associated with low, dense coastal scrub habitat in arid washes, on mesas, and on slopes of coastal hills. Breeding territories have also been documented in non-sage scrub habitat. This species is not migratory, but rather occurs year-round in the breeding habitat. Nests are constructed in shrubs 0.6 to 0.9 meters (two to three feet) above the ground. Their breeding season extends from around mid-February through the end of August, with peak activity occurring from mid-March through mid-May.

Potentially suitable habitat for the coastal California gnatcatcher is not currently present in the disclimax coastal sage scrub community because the vegetation is mostly low annuals with brittlebush sparsely dotting the landscape. The southern willow scrub community occurring on the Project Site would not provide suitable habitat because this area is much too sparse. However, potentially suitable habitat may be located along the San Jacinto River outside the Project Site boundaries, as close as 0.6 mile from the proposed Development Site. Although, this area is not very dense and would be considered only marginally suitable; more suitable habitat occurs farther north along the San Jacinto River, approximately one mile from the proposed Development Site. No project-specific surveys to determine coastal California gnatcatcher

[13] Survey requirements for specific species were discussed in an informal consultation meeting on February 4, 2010 between the BIA, third-party environmental contractors, the Tribe and FWS.

presence and/or breeding have been conducted. While no occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, 20 occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species is potentially present in the Project Site and surrounding area. Proposed critical habitat is located about ten miles southwest of the Project Site and surrounding area, near Winchester (USFWS, 2003).

FEDERALLY-LISTED MAMMAL SPECIES

San Bernardino Kangaroo Rat (*Dipodomys merriami parvus*)

The San Bernardino kangaroo rat, a subspecies of the Merriam's kangaroo rat (*Dipodomys merriami*), is typically found in Riversidean alluvial fan scrub along washes with nearby sage scrub. This relatively open vegetation type is adapted to periodic flooding and erosion. The range of the San Bernardino kangaroo rat has been drastically reduced by 95 percent due to agriculture and urban and industrial development. Historically, this sub-species was found west of the desert divide of the San Jacinto and San Bernardino Mountains from the San Bernardino Valley in San Bernardino County to the Menifee Valley in Riverside County (Riverside County, 2000). It now occupies approximately seven general locations. The three largest remaining blocks of suitable habitat include the Santa Ana River, Lytle/Cajon creeks, and the San Jacinto River. Threats affecting the remaining populations include habitat loss, destruction, degradation, fragmentation, and genetic isolation (USFWS, 1998b). The San Bernardino kangaroo rat is primarily found on sandy loam substrates, characteristic of alluvial fans, floodplains, and washes where it is able to dig simple, shallow burrows (USFWS, 2002). Due to the dynamic nature of the alluvial floodplain, a mosaic of alluvial deposits including upper and lower floodplain terraces is included in the definition of San Bernardino kangaroo rat habitat. This kangaroo rat is largely a granivore (i.e., seed eater) and often stores large quantities of seeds in surface caches, but green vegetation and insects are also important seasonal food sources (Reichman and Price, 1993). This sub-species has a relatively low reproductive rate for a rodent, with the litter size averaging between two and three young; however, females may produce more than one litter per year (USFWS, 2002). Peak breeding occurs from mid-winter through spring, although breeding may be more frequent in wet years. Soil texture is a primary factor in this sub-species' occurrence, as it requires sandy loam soils that allow for digging simple, shallow burrows (USFWS, 1998b).

The San Bernardino kangaroo rat is listed as endangered under the ESA (USFWS, 1998b). Critical habitat has been designated in five units: the Santa Ana River Wash, the Lytle and Cajon Creek Wash, Cable Creek Wash, and the San Jacinto River Wash, and Bautista Creek (USFWS, 2008). The total amount of land designated as critical habitat for the San Bernardino kangaroo rat includes 7,779 acres in San Bernardino and Riverside counties. The San Jacinto River Wash and Bautista Creek critical habitat units contain all known remaining populations of the animal within Riverside County and includes 607 acres of critical habitat. Along the San Jacinto River, the San Bernardino kangaroo rat occurs upstream of State Route 79, within the confined portion of the floodplain, beyond the earthen flood control levee, along the river into the San Jacinto Valley,

along tributaries of the San Jacinto River, and in foothills of the Badlands (USFWS, 2008). This area represents the southern extent of the currently known distribution of the animal.

Within the San Jacinto River-Bautista Creek critical habitat unit, critical habitat has been designated on approximately 710 acres of the Soboba Reservation. This designation includes portions of tribal lands along the San Jacinto River and two tributaries, Poppet Creek and Indian Creek. These areas were determined to be essential to the conservation of the San Bernardino kangaroo rat because they support the largest known densities of animals. Also, the areas are least affected by flood control activities and, therefore, maintain the hydrological functions of the unit (FWS 2002).

The San Jacinto River along the entire length of the Project Site is currently designated critical habitat. Currently, on the Project Site there is approximately 104 acres of designated critical habitat, including the dry river bottom and associated alluvial deposits; however, none occurs on the proposed Development Site (**Figure 3-14(b**).

Suitable habitat for the San Bernardino kangaroo rat is present on the Project Site, along the San Jacinto River within the alluvial and disturbed southern willow scrub habitats, and appears that it could be occupied. The field survey conducted on July 19, 2007 located potential kangaroo rat den sites; although, very few appeared to be active. No animals were observed to determine conclusively that these were active San Bernardino kangaroo rat burrows; however, this is considered likely based on the species' known distribution and preferred habitat.

Den sites were located within designated critical habitat on a terrace within the river bottom and towards the northern portion of the Project Site that is made up of the San Jacinto River. Kangaroo rat habitat within the Project Site has been severely degraded by a combination of activities, including off-road vehicle tracks within the wash bottom, blading, and development and maintenance of the Golf Course.

A field investigation was completed on December 3, 2008 to determine if the potential for SBKR was enough to warrant trapping efforts. FWS biologists performed a thorough walk through of the property and afterwards FWS determined trapping for the SBKR would be necessary to determine presence/absence of the species as part of the biological clearance process.

Focused field surveys for SBKR were completed August 27-32 and October 8-13, 2009 according to FWS and CDFG permit conditions. The live-trapping survey was designed to determine the presence/absence of SBKR within the Project Area, by focusing on areas with SBKR sign (burrows, dusting sites, and scat) but also by sampling representative habitat in the Project Area where sign was not obvious or was not clearly identifiable. The survey report for SBKR is attached as **Appendix P**.

The trapping survey occurred during two five-day (night) sessions in two sections of the Project Area.

- Northern Trapping Area - The northern part of the Project Area, located north and west of the Soboba Springs Golf Course, was surveyed in three small grids (A,B,C) and a sign transect, set in habitats in the river channel and at different levels of upland habitat adjoining the channel.
- Southern Trapping Area - The middle part of the Project Area is bordered by the golf course to the west and east of Lake Park Drive, and south of Lake Park Drive surrounds a residential area, the Soboba Springs Mobile Home Park. Traps were set in transect sets in 19 areas designed to sample various habitats in the area.

Forty-two SBKR were captured from the northern and southern trap areas, typically in sandy habitats expected to harbor the species, but also in some less sandy loams adjacent to classic sandy soils.

Although the northern trapping area exhibited deep sandy soils typically occupied by SBKR, only three SBKR were captured in this area. It is assumed that the low number of SBKR in this location is due to regular disturbances (e.g., flooding, ORV activity) to the substrates in this part of the San Jacinto River wash system.

Thirty-nine San Bernardino kangaroo rats were captured in the southern trapping area. No San Bernardino kangaroo rats were captured in the area north of Lake Park Drive near the Golf Course maintenance facility. Reasons for the disparity of San Bernardino kangaroo rat captured on the north and south side of Lake Park Drive are not apparent, but likely related to the high disturbance levels north of Lake Park Drive. No San Bernardino kangaroo rats were captured on the Development Site.

Stephens' Kangaroo Rat (*Dipodomys stephensi*)

The Stephens' kangaroo rat is known to occur in western Riverside County, with some of the largest populations occurring in established core areas (Riverside County, 2000). This species occurs primarily in annual and perennial grassland habitats, but may occur in coastal scrub or sagebrush with sparse canopy cover, or in disturbed areas (CDFG, 2005). The Stephens' kangaroo rat is found almost exclusively in open grasslands or sparse shrublands with cover of less than 50 percent during the summer (Grinnell, 1933; Lackey, 1967; Bleich, 1973; Thomas, 1973; Bleich and Schwartz, 1974; O'Farrell, 1990). O'Farrell (1990) suggests that the proportion of annual forbs and grasses is important because Stephens' kangaroo rats avoid dense grasses (e.g., non-native bromes [*Bromus* spp.]) and are more likely to inhabit areas where the annual forbs disarticulate in the summer and leave more open areas. He also noted a positive relationship between the presence of the annual forb red-stemmed filaree (*Erodium cicutarium*), grazing, and the Stephens' kangaroo rat. O'Farrell and Uptain (1987) noted a decline in the abundance of Stephens' kangaroo rat when the livestock were changed from mixed Hereford stock to Holstein dairy cattle, which reduced the grazing pressure and allowed the proliferation of three-awn grasses (*Aristida* spp.). However, the Stephens' kangaroo rat has also been found in

coastal sage scrub dominated by brittlebush with an estimated shrub cover of greater than 50 percent (USFWS, 1997).

Soil type is an important habitat factor for the Stephens' kangaroo rat (O'Farrell and Uptain, 1989; Price and Endo, 1989). Because it is fossorial, the Stephens' kangaroo rat is typically found in sandy and sandy loam soils with a low clay-to-gravel content, although there are exceptions where it can utilize the burrows of Botta's pocket gopher (*Thomomys bottae*) and California ground squirrel (*Spermophilus beecheyi*).

There is little information available regarding breeding; however, the Stephens' kangaroo rat probably breeds from April through June (CDFG, 2005). The young are born in nest burrows lined with dried plants such as mustards (CDFG, 2005).

The diet of the Stephens' kangaroo rat includes perennials such as buckwheat and chamise. They also eat annuals, preferring brome grass and filaree (CDFG, 2005). Habitat loss, through urbanization and cultivation, is responsible for the reduction in range over the last half century (CDFG, 2005).

Suitable habitat is present for the Stephens' kangaroo rat within the Project Site and surrounding area in the disclimax coastal sage scrub community, which is found on approximately 178 acres of the Project Site. Three occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, and 39 additional occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). However, the dense annual vegetation present in the upland following the fire may preclude the species in these areas.

3.4.7 Additional Species Considered

PLANT SPECIES

Smooth Tarplant (*Centromadia pungens* ssp. *laevis*)

Smooth tarplant is an annual species that flowers from April to September (CNPS, 2001). This tarplant is found in alkali meadows and scrub, as well as in disturbed places, in valley and foothill grassland, chenopod scrub, alkali meadows, playas, and riparian woodland at elevations from sea level to 480 meters (zero to 1,575 feet). Smooth tarplant is known from southwestern San Bernardino County, western Riverside County, and northern San Diego County.

Potential habitat for this species is present in the disturbed southern willow scrub community, which is found on approximately 68 acres of the Project Site. In addition, two occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, and 43 additional occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species is potentially present in the Project Site and surrounding area.

FIGURE 3-14 (A)
MSHCP CELL CRITERIA ON AND NEAR PROJECT SITE

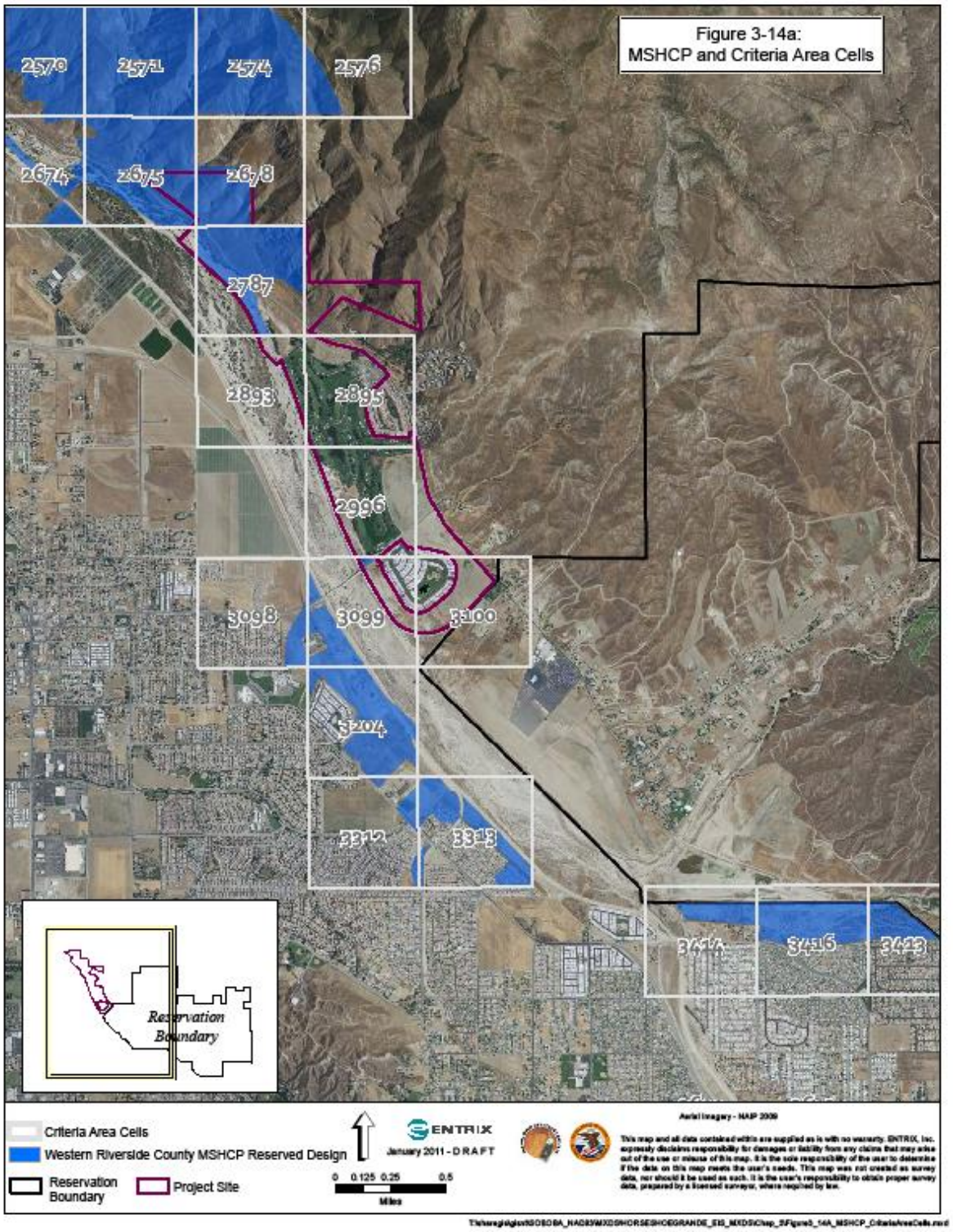
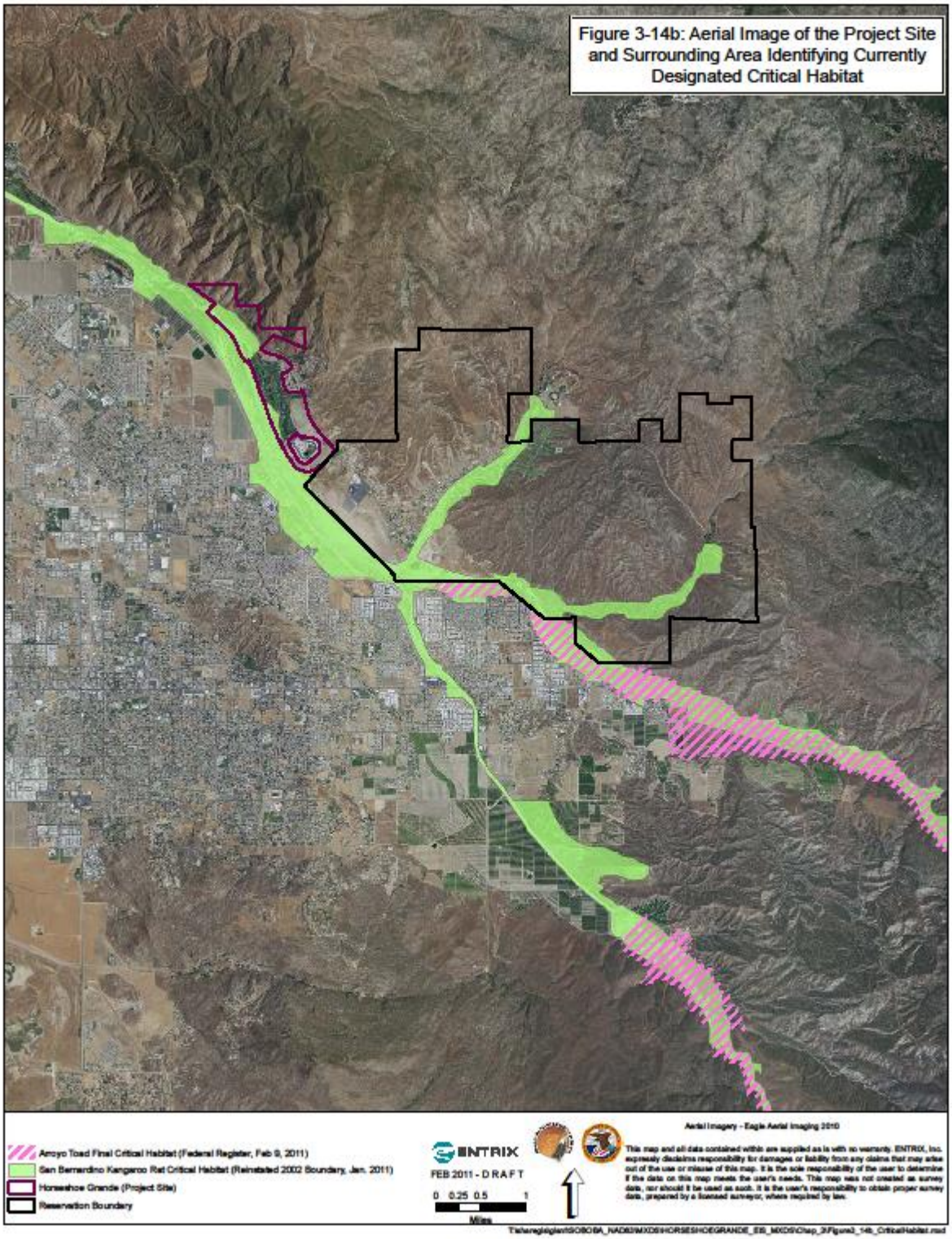


FIGURE 3-14 (B)
AERIAL IMAGE OF THE PROJECT SITE IDENTIFYING
CURRENTLY DESIGNATED CRITICAL HABITAT



Parry's Spineflower (*Chorizanthe parryi* var. *parryi*)

Parry's spineflower occurs within the alluvial chaparral and scrub of the San Gabriel, San Bernardino and San Jacinto Mountains, at elevations of 100 to 1,300 meters (325 to 4,265 feet) (Reveal and Hardham, 1989).

Parry's spineflower is an annual species and is known from the flats and foothills of the San Gabriel, San Bernardino and San Jacinto Mountains within Los Angeles, San Bernardino, and Riverside Counties of southern California. It is believed that Parry's spineflower may have been extirpated from Los Angeles County (CNPS, 2001). Parry's spineflower occurs within alluvial chaparral and scrub habitats. Parry's spineflower has white flowers and blooms from April through June. Threats to this species include habitat loss due to urbanization and flood control practices (Western Riverside County MSHCP, 2003).

Potential habitat for Parry's spineflower is present in the Project Site and surrounding area within the disclimax coastal sage scrub community, which is found on approximately 178 acres of the Project Site. While no occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, eight occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species is potentially present on the Project Site and surrounding area.

REPTILE SPECIES

Belding's orange-throated whiptail Lizard (*Cnemidophorus hyperythra beldingi*)

Belding's orange-throated whiptail is uncommon to fairly common (Bostic, 1965) in low-elevation coastal scrub, chamise-redshank chaparral, mixed chaparral, and valley-foothill hardwood habitats. Its range incorporates portions of Orange, Riverside, and San Diego counties west of the crest of the Peninsular Ranges from near sea level to 1,040 meters (zero to 3,412 feet) (Jennings and Hayes, 1994), especially in areas where there is morning fog during the summer months. An extremely active species, Belding's orange-throated whiptail prefers habitat with dense vegetation cover, as well as surface cover such as rocks, logs, and duff. Breeding and egg-laying activities begin in April and continue to mid-July, with hatchlings emerging from August to early September. The diet includes mostly termites (Bostic, 1965; Jennings and Hayes, 1994).

Potentially suitable habitat is present in the Project Site and surrounding area for Belding's orange-throated whiptail along the San Jacinto River within the disclimax coastal sage scrub habitat, as well as in the disturbed southern willow scrub community, which are found on approximately 246 acres of the Project Site. In addition, four occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, and 19 additional occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species is potentially present in the Project Site and surrounding area.

Coast (San Diego) Horned Lizard (*Phrynosoma coronatum blainvillii*)

The coast horned lizard is uncommon to common in open country, especially in sandy areas, washes, floodplains and wind-blown deposits in a wide variety of habitats, including valley foothill hardwood, conifer and riparian habitats, as well as in pine-cypress, juniper, and annual grass habitats. The coast horned lizard has a wide range in California, occurring in the Coastal Ranges from Sonoma County south, in the Central Valley from southern Tehama County south, in the Sierra foothills from Butte to Tulare County below 1,200 meters (3,937 feet), and in the southern California deserts and mountains below 1,800 meters (5,906 feet). The reproductive season for the coast horned lizard varies from year to year and is geographically dependent on local conditions. Horned lizards prefer to eat ants, but they will also eat many other types of invertebrates, such as grasshoppers, beetles, and spiders (Stebbins, 1954).

Suitable habitat is present for the coast horned lizard within the disturbed southern willow scrub community, which is found on approximately 178 acres of the Project Site along the San Jacinto River. Four occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, and 31 additional occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species is potentially present on the Project Site and surrounding area.

BIRD SPECIES

California Horned Lark (*Eremophila alpestris actia*)

The California horned lark is a common to abundant yearlong resident found in a variety of open habitats, usually where trees and large shrubs are absent, from northern Baja California (south to about 30 degrees N latitude) and northward through California in the coast range north to Humboldt County and in the San Joaquin Valley, except the extreme southern end (AOU, 1957). This species is found in open areas dominated by sparse low herbaceous vegetation or widely scattered low shrubs (NatureServe, 2007). The California horned lark prefers to nest in a hollow on the ground, often next to a grass tuft or clod of earth or manure. It breeds from March through July, with peak activity in May (Bent, 1940).

Potentially suitable habitat for the California horned lark is present in the disclimax coastal sage scrub community, which is found on approximately 178 acres of the Project Site adjacent to the San Jacinto River (suitable habitat occurs in less than half of this community type). While no occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, two occurrences have been recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species is potentially present on the Project Site and surrounding area.

Southern California Rufous-crowned Sparrow (*Aimophila ruficeps canescens*)

Rufous-crowned Sparrows are colloquially known as rock sparrows because of their distinct preference for open shrubby habitat on rocky, xeric slopes (DeSante and Geupel, 1987; Rising, 1996; Bolger, 2002). Throughout their range, they are typically found between 3,000 and 6,000

feet in elevation (Borror, 1971). In California, they breed in sparsely vegetated scrubland on hillsides and canyons ranging from 60 to 1,400 meters (200 to 4,600 feet) in elevation (Rising, 1996; Collins, 1999). Rufous-crowned sparrows appear to prefer coastal sage scrub dominated by California sagebrush (Artemisia californica) (Grinnell and Miller, 1944), but they can also be found breeding in coastal bluff scrub, low-growing serpentine chaparral, and along the edges of tall chaparral habitats. Rufous-crowned sparrows thrive in areas that have recently been burned, and will stay in such open, disturbed habitats for years (Rising, 1996; Collins, 1999). Rufous-crowned Sparrows exhibit high nest-site fidelity, returning to the same location to nest in subsequent years (Morrison et al., 2004).

Potentially suitable habitat for the rufous-crowned sparrow is present within the disclimax coastal sage scrub community, which is found on approximately 178 acres of the Project Site. While no occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, 11 occurrences have been recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species is potentially present on the Project Site and surrounding area.

Cooper's Hawk (*Accipiter cooperii*)

The Cooper's hawk is a breeding resident throughout most of the wooded portion of California. The Cooper's hawk, which can be found in elevations ranging from sea level to 2,700 meters (zero to 8,858 feet), requires dense stands of live oak, riparian deciduous or other forest habitats near water when nesting. The breeding season begins in March and continues through August. The primary food source of the Cooper's hawk is small birds, with reptiles and amphibians taken as a supplement to their diet (Johnsgard, 1990). Hunting takes place in broken woodland and habitat edges. The Cooper's hawk is seldom found in areas without dense tree stands. Some individuals are year-long residents of California, while others from the more northern areas will migrate into California during the winter. Cooper's hawk is commonly found in the southern Sierra Nevada foothills, New York Mountains, Owens Valley, and other local areas in southern California (Zeiner et al., 1990).

Potentially suitable habitat for the Cooper's hawk is not present on the Project Site. However, potentially suitable nesting and wintering habitat for the Cooper's hawk is present outside the Project Site boundaries along the San Jacinto River approximately one mile north of the proposed Development Site. While no occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, one occurrence has been reported in the area covered by the eight adjacent topographic maps (CDFG, 2006). Due to the presence of potentially suitable habitat within the vicinity of the Project Site, this species is potentially present in the Project Site and surrounding area.

Tricolored Blackbird (*Agelaius tricolor*)

The tricolored blackbird ranges throughout the Central Valley of California, typically nesting in colonies numbering several hundred. An adequate breeding ground for the tricolored blackbird requires open water, protected nesting substrate that includes emergent wetland vegetation, and a

foraging area with insect prey within a few kilometers of the colony. Tricolored blackbird foraging habitats in all seasons include pastures, agricultural fields, and dry seasonal pools with occasional foraging in riparian scrub, marsh borders, and grassland habitats. Egg-laying generally begins within four days of the colony's arrival. Tricolored blackbirds typically leave their wintering areas in late March and early April to head to their breeding locations (Beedy and Hamilton, 1997).

There is limited potential nesting habitat located within the Project Site and surrounding area for the tricolored blackbird. There are three ponds located on the Golf Course. The middle pond, which is situated between the northern and southern ponds, appears to have cattails growing around its perimeter (habitat assessed through Google Earth aerials), and could potentially house adequate breeding habitat. Emergent wetland vegetation was not observed in the pond detected in the proposed Development Site during the April 2008 site visit. Limited foraging habitat (i.e., grasslands and agricultural lands) for the tricolored blackbird also occurs within the Project Site and surrounding area. While no occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, three nesting occurrences have been recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species is potentially present in the Project Site and surrounding area.

Western Burrowing Owl (*Athene cunicularia hypugaea*)

The burrowing owl is a yearlong resident of open, dry grassland and desert habitats, as well as the grass, forb, and open shrub stages of pinyon-juniper and ponderosa pine habitats that can be found as high as 1,600 m (5,300 ft). This previously common species could be found in appropriate habitats throughout California, excluding the humid northwest coastal forests and high mountains; however, numbers have been greatly reduced in recent decades. The burrowing owl eats mostly insects; however, it will also consume small mammals, reptiles, birds, and carrion. It hunts from a perch, hovers, hawks, dives, and hops after prey on ground. It uses old abandoned rodent burrows for roosting and nesting cover. This owl will move perches in an effort to thermoregulate; it will perch in open sunlight in early morning, and move to shade, or to a burrow, when it gets hot (Coulombe, 1971). Nests are usually in old ground squirrel or other small mammal burrows, and are lined with excrement, pellets, and other debris. Pipes, culverts, and nest boxes are used where burrows are scarce (Robertson, 1929).

Potentially suitable habitat for the burrowing owl is present on the Project Site in the disclimax coastal sage scrub community, the disturbed areas, and the disturbed southern willow scrub community. These areas encompass approximately 320 acres of the Project Site. Ground squirrels and their burrows were noted during site visits. While no occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, 15 occurrences have been recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species is potentially present on the Project Site and surrounding area.

Field surveys and site monitoring for burrowing owl were completed in April 2010, according to USFWS and WRCRCA protocol. Habitat was assessed in areas predicted to have potential habitat and the surrounding area. A large portion of the habitat predicted to be suitable for burrowing owls is no longer suitable. Pedestrian transect surveys identified several potential burrows considered unoccupied and 19 burrows that were considered likely to have owls present. No owls were observed during transect surveys or monitoring of potentially occupied burrows. The survey report for the burrowing owl is attached as **Appendix Q**.

Ferruginous Hawk (*Buteo regalis*)

The ferruginous hawk is an uncommon winter resident and migrant in the lower elevations and open grasslands of the Central Valley and Coast Ranges. It is a fairly common resident in the southern Californian grasslands and agricultural areas. Ferruginous hawks favor open grasslands, sagebrush flats, desert scrub, low foothills surrounding valleys, and fringes of pinyon-juniper habitats. Requiring open, treeless areas to hunt, the ferruginous hawk feeds on lagomorphs, ground squirrels, and mice, but also takes birds, reptiles and amphibians. It is speculated that the hawk's population trend follows the lagomorph population cycles. There are no records of the ferruginous hawk breeding in California. Ferruginous hawks prefer to roost in open areas, usually in a lone tree or other elevated structure. Migration to California usually occurs in September, where the ferruginous hawk will remain until mid-April (Zeiner et al., 1990).

Roosting and foraging winter habitat for the ferruginous hawk is present on the Project Site in the disturbed southern willow scrub habitat, as well as portions of the developed areas, in total encompassing approximately 150 acres of the Project Site. The species would not be expected to nest within the Project Site and surrounding area. One occurrence for this species was recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, and two additional occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species potentially roosts and forages on the Project Site and surrounding area.

MAMMAL SPECIES

Northwestern San Diego Pocket Mouse (*Chaetodipus fallax fallax*)

A common resident in southwestern California, the northwestern San Diego pocket mouse is usually associated with sandy herbaceous areas with rocks or coarse gravel. This species occurs mainly in arid coastal and desert border areas in San Diego County, in Riverside County southwest of Palm Beach, and in San Bernardino County from Cactus Flat to Oro Grande and east to Twentynine Palms, at elevations ranging from sea level to 1,800 meters (zero to 5,906 feet). Habitats where the San Diego pocket mouse is found include coastal scrub, chamise-redshank chaparral, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent scrub, pinyon-juniper, and annual grassland (Grinnell, 1933; Miller and Stebbins, 1964). Burrows are excavated in gravelly or sandy soil, where they are used for daytime resting, predator escape, and care of young. Breeding occurs from March to May (Hayden et al., 1966).

Suitable habitat within the Project Site and surrounding area is present for the northwestern San Diego pocket mouse in areas of disturbed southern willow scrub habitat and disclimax coastal scrub habitat, in total encompassing approximately 246 acres of the Project Site. Three occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, and 19 additional occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species is potentially present on the Project Site and surrounding area.

San Diego Desert Woodrat (*Neotoma lepida intermedia*)

The San Diego desert woodrat occurs from the southern California border north along the coastline to Monterey County (Verts and Carraway, 2002). This species is common to abundant in Joshua tree, pinyon-juniper, mixed and chamise-redshank chaparral, sagebrush, and most desert habitats. It is most abundant in rocky areas with Joshua trees (CDFG, 2005). The elevation range for the San Diego desert woodrat extends from sea level to 2,600 meters (zero to 8,530 feet). Its northern elevational distribution may be limited by temperature (Lee, 1963; MacMillen, 1964). The San Diego desert woodrat constructs houses with twigs, sticks, cactus parts, and/or rocks, depending on availability of building materials. The house is usually built against a rock crevice, at the base of creosote or cactus, or in the lower branches of trees. Nests consist of dried vegetation, usually fibrous grass parts or shredded stems, and are located within the stick house. Suitable nesting sites or nesting materials may limit this species' distribution. The San Diego desert woodrat breeds from October to May; the gestation period lasts 30 to 36 days (Egoscue, 1957). Litter size ranges from one to five with an average of 2.7 young (Egoscue, 1957; MacMillen, 1964). This species is thought to breed once per year (Egoscue 1957). The young are weaned at 27 to 40 days (Egoscue, 1957; Cameron, 1973). Females may begin breeding at two to three months of age (CDFG, 2005). The San Diego desert woodrat eats buds, fruits, seeds, bark, leaves, and young shoots of many plant species. In coastal scrub, it prefers live oak, chamise, and buckwheat as food plants (Meserve, 1974). In the Mojave Desert, it feeds on creosote, cholla, and prickly-pear (MacMillen, 1964; Cameron and Rainey, 1972). In juniper/sagebrush habitats, Mormon-tea, rattlesnake weed, mustard, sagebrush, and buckwheat are consumed (Stones and Hayward, 1968).

Suitable habitat is present for the San Diego desert woodrat within the disclimax coastal sage scrub community, which includes approximately 178 acres of the Project Site. One occurrence for this species was recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, and two additional occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species potentially occurs on the Project Site and surrounding area.

Southern Grasshopper Mouse (*Onychomys torridus ramona*)

The southern grasshopper mouse is common in arid desert habitats of the Mojave Desert and southern Central Valley of California. Alkali desert scrub and desert scrub habitats are preferred, with somewhat lower densities expected in other desert habitats, including succulent shrub, wash, and riparian areas. This species also occurs in coastal scrub, mixed chaparral, sagebrush, low

sage, and bitterbrush habitats, and is uncommon in valley foothill and montane riparian habitats (CDFG, 2005). Preferred habitat for the southern grasshopper mouse occurs in areas with low to moderate shrub cover. Nests are constructed in burrows abandoned by other rodents (Bailey and Sperry, 1929), or may be excavated (CDFG, 2005). Males begin to store sperm at 40 days of age and females can become receptive at six weeks of age (CDFG, 2005). The peak breeding season occurs from May to July, but may start in January (Pinter, 1970), and may continue year-round. The gestation period is 27 to 30 days. Litter size ranges from two to six, but averages four young. This species has as many as six litters per year. Both males and females care for the young (Horner, 1961). The southern grasshopper mouse feeds almost exclusively on arthropods, especially scorpions and orthopteran insects (Horner et al., 1964). Bailey and Sperry (1929) found the diet composed of 56 percent grasshoppers, crickets, caterpillars, and moths and 21 percent ground and darkling beetles. Minor components of the diet include vertebrates such as salamanders, lizards, frogs, and small mammals (Bailey and Sperry, 1929; Horner et al., 1964), and McCarty (1975) found that less than five percent of the diet was seeds.

Suitable habitat is present for the southern grasshopper mouse within the Project Site and surrounding area, primarily along the San Jacinto River in the disturbed southern willow scrub and the disclimax coastal sage scrub communities, encompassing approximately 246 acres of the Project Site. One occurrence for this species was recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, and four additional occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species potentially occurs on the Project Site.

Los Angeles Pocket Mouse (*Perognathus longimembris brevinasus*)

The Los Angeles pocket mouse is restricted to lower elevation grasslands and coastal sage associations in and around the Los Angeles Basin, from approximately Burbank and San Fernando on the northwest to San Bernardino on the northeast; and, Cabazon, Hemet, and Aguanga on the east and southeast. Its southwestern limit is unclear, but probably is near the Hollywood Hills (Williams, 1986). Not much is known about this species' habitat requirements, except that it is found in areas with open ground and soils composed of fine sand (Grinnell, 1933). Stephens (1906) suggested that the Los Angeles pocket mouse does not often dig burrows, but rather hides under weeds and dead leaves instead (Hayden et al., 1966). The Los Angeles pocket mouse is a granivore (i.e., seed eater), possibly specializing more on grass seeds than other pocket mice do. Beyond seed specialization, little is known of the foraging behavior of the Los Angeles pocket mouse. Pocket mice, in general, tend to forage under shrub and tree canopies or around rock crevices (Reichman and Price, 1993). Threats to the Los Angeles pocket mouse in the Project Site and surrounding area include habitat loss and fragmentation caused by urbanization, and flood control projects (Riverside County, 2000).

Suitable habitat present for the Los Angeles pocket mouse within the Project Site and surrounding area is found primarily along the San Jacinto River in the disturbed southern willow scrub community, which includes approximately 68 acres of the Project Site. Two occurrences for this species have been recorded in the area covered by the San Jacinto topographic map, which

incorporates the entire Project Site, and 12 additional occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species potentially occurs on the Project Site and surrounding area. However, the Project Site and surrounding area is at the extreme geographic limits of its known distribution.

The live-trapping survey completed for SBKR (**Section 3.4.6**) was designed to also detect LAPM, the habitat conditions typically occupied by LAPM is very similar to those of SBKR in the Project Area. It was reasoned that the abundance of LAPM in the southern and northern areas of the Project Site reflected the overall abundance of LAPM in this general area of the San Jacinto River system. The survey report for LAPM is attached as **Appendix P**.

The trapping survey occurred during two five-day (night) sessions in two sections of the Project Area.

- Northern Trapping Section. The northern part of the Project Area, located north and west of the Soboba Springs Golf Course, was surveyed in three small grids (A,B,C) and a sign transect, set in habitats in the river channel and at different levels of upland habitat adjoining the channel.
- Southern Trapping Section. The middle part of the Project Area is bordered by the golf course to the west and east of Lake Park Drive, and south of Lake Park Drive surrounds a residential area, the San Jacinto Mobile Home Park. Traps were set in transect sets in 19 areas designed to sample various habitats in the area.

A total of 166 LAPM were captured from the northern and southern trap areas, in sandy and sandy-loamy soil types. This species occurs in abundance in the northern and southern parts of the Project Site.

American Badger (*Taxidea taxus*)

The American badger is an uncommon permanent resident throughout most of California. It most commonly occurs in dry, open stages of shrub, forest, and herbaceous habitats. The badger's diet consists of burrowing rodents including rats, mice, chipmunks, ground squirrels, pocket gophers, and occasionally reptiles, insects, earthworms, eggs, birds, and carrion. Reproduction occurs in summer and early fall. The badger digs burrows in dry, sandy soil.

Suitable habitat is present for the American badger in the disturbed southern willow scrub and disclimax coastal sage scrub communities on the Project Site, including both wash and upland habitats and encompassing approximately 246 acres. In addition, one occurrence for this species was recorded in the area covered by the San Jacinto topographic map, which incorporates the entire Project Site, and two additional occurrences were recorded in the area covered by the eight adjacent topographic maps (CDFG, 2006). Therefore, this species potentially occurs on the Project Site and surrounding area.3.4.8 Migratory Birds

Reconnaissance surveys of the Project Site resulted in the detection of a pair of orioles potentially nesting in the cottonwood trees along the San Jacinto River in April 2008. Additionally, suitable

nesting habitat is present throughout much of the Project Site for a variety of other migratory bird species. No nesting migratory birds were observed on the Development Site. However, as the riparian vegetation matures, nesting habitat for migratory birds may develop at the pond on the Development Site, where young tamarisk and cottonwood trees were growing. Male and female red-winged blackbirds were observed at this pond; however, marsh vegetation required for these birds to breed was not present. Although breeding habitat for this species is present in the ponds on the Golf Course, which is part of the Project Site. Killdeer could potentially nest on the Development Site as this species was noted at the pond during the reconnaissance survey in April 2008. Killdeer nest in shallow depressions on the ground, which can be bare or lined with grass. A mallard duck pair was observed swimming on the pond on the Development Site. These birds, and others of the species, could breed on the Development Site and/or the Project Site in down-lined nests on the ground or in a tree.

3.5 CULTURAL AND PALEONTOLOGICAL RESOURCES

3.5.1 CULTURAL RESOURCES

The information below identifies and evaluates the significance of historic properties currently located on or adjacent to the project site, and to assess the potential for encountering previously unknown, significant archaeological sites.

All cultural resources work was performed in compliance with Section 106 of the National Historic Preservation Act (NHPA) as amended, and its implementing regulations found at 36 Code of Federal Regulations (CFR) Part 800. The Bureau of Indian Affairs (BIA) is the lead Federal agency for the purpose of Section 106 compliance.

3.5.1.1 ARCHAEOLOGICAL, ETHNOGRAPHIC, AND HISTORICAL BACKGROUND

ARCHAEOLOGY

The prehistory of the region has previously been summarized into broadly defined periods. Some of the sequences include the Pleistocene/Early Holocene at 11,000-8,000 years ago; San Dieguito 8,500-7,500 years ago; Millingstone/La Jolla-Pauma/Archaic/Encinitas 7,500-1,500 years ago; and Late Prehistoric/Luiseño 1,500-600 years ago (Moratto 1984). The post-contact historic period includes the following: long distance contact with Europeans from 1500-1770s, Mission Period from 1770s-1830s, Mexican Rancho Period from 1830s-1850s, American migration to California from 1850s-1880s, and the Reservation Period from 1880s to present.

The late Pleistocene is marked by big game hunting traditions, with the earliest local tradition being the San Dieguito. This complex appeared first in the Colorado Desert, but was well established in San Diego County by 8,000 B.P. Stone chopping tools, hammerstones and crescentics commonly characterize this complex (Moratto 1984:158). The San Dieguito tradition was followed by the La Jolla tradition, which exhibits increases in groundstone, millingstones, unshaped manos and large percussion flake use, all of which suggest an emphasis on wild plant gathering and processing. Large stemmed projectile points were also found associated with this

complex. The majority of La Jolla sites are located near coastal drainages and headlands, and contain large shellfish middens.

The Pauma Complex occurs directly after the La Jolla complex and is similar in tool form and use (True 1958). This tradition includes many basin metates and manos, chipped stone tools, discoidals, and stone balls. Keller and McCarthy (1989) have suggested that this complex might be the inland equivalent to the La Jolla Complex (1989:5). The Pauma Complex is generally defined more by what it is missing rather than what is present: while Pauma sites typically consist of small, shallow middens overlooking drainages above stream terraces, no structures or features associated with the sites have been identified. The sites do not have rock art; shell or bone; mortars or pestles. True (1958) suggests that the Pauma Complex dates from the end of the San Dieguito Complex and lasts until the end of the Millingstone Horizon approximately 1500 B.P. True theorized that the inland area was then abandoned until about 1000 B.P. when Shoshonean immigrants occupied the river drainages.

The Luiseño Complex is the most recent prehistoric and protohistoric occupation. In the early 1950s, Meighan (1954) excavated numerous San Diego County sites. Two cultural periods were identified, San Luis Rey I and San Luis Rey II. The San Luis marks the beginnings of semi-permanent villages. Settlements were found along rivers and there was indication of intense acorn collection. San Luis Rey I is dated from 600-250 B.P. (Keller and McCarthy 1989:80). The sites have dark middens and the artifact assemblage includes small pressure flaked projectile points, portable metates, manos, and bedrock mortars and pestles (True 1958:255). Pictographs are associated with the village sites. Based on the artifact assemblage, San Luis Rey II dates to approximately 250 B.P., and includes glass trade beads, steatite arrow shaft strengtheners, brown ware pottery ("Tizon") and clay figurines. Pictographs of geometric design were created using red hematite, black magnesium oxide and possibly white kaolin pigments, being unique to the Luiseño area (True 1954).

These cultural periods corroborate well with cultural sequences defined for the Perris Reservoir area, perhaps the most applicable area for the current Project based on relative proximity. In describing the cultural sequences of the Perris Reservoir area, Bettinger and Taylor (1974) detail two main occupational sequences: "early," first occurring at about 1300 years ago and defined by the presence of Elko, Rose Spring, and Eastgate series projectile points (as well as by the absence of "late" period diagnostic artifacts); and "late," first occurring at about 500 years ago and defined by the presence of small projectile points, such as Cottonwood and Desert Side-Notched. The "late" occupation artifacts also frequently include Olivella biplicata lipped-disc beads and Colorado Buff and Tizon Brown Ware Ceramics (Bettinger and Taylor 1974; O'Connell et al 1974; Archaeological Resource Management Corporation 1992: 16).

Near the Project Site, there was a probable occupation of the San Jacinto River floodplain around 2300 B.P. in the vicinity of the Perris Reservoir. McCarthy (1984:3) and O'Connell et al (1974) indicate a gradual increase in population density and influx of populations with different subsistence strategies, especially around 500 BP due to the desiccation of Lake Cahuilla (The Salton Sea). Using linguistic evidence, it is theorized that ancestors of the Shoshonean or Numic-

speaking peoples migrated from the Great Basin to the coast at about this time (Chartkoff and Chartkoff 1984:186). As a result of this influx, existing native populations moved to surrounding mountains and high desert. A competing settlement theory by Bettinger and Baumhoff (1982) asserts that Numic peoples actually spread out from southeast California around 1,000 BP into the Great Basin.

Settlement patterns in the area, as noted by O'Connell et al. (1974) for the Perris Reservoir, seemed to consist of campsites (located near perennial water sources) and temporary processing locations. Using general settlement/subsistence models generated by O'Connell et al (1974), Drover (1989) hypothesized that temporary food gathering/processing sites or campsites might be expected along the narrow canyon bottoms of the area around the Project Site, while the rest of this area is unlikely to have been used prehistorically, being too precipitous with too little perennial water (1989:5). At European contact, the area was occupied by the Luiseño people, with the Luiseño-Cahuilla village of "Savabo", or Soboba, located only one mile southeast of the Project Site. The village of "Savabo," being only one of 19 Luiseño villages in 1856 and one of only 10 by 1873, would have played an important role in the lives of the Luiseño people (Hogan et al. 2004:4; Bean and Shipek 1978:558). Although the village is located near the Project Site, no archaeological evidence of the village's inhabitants has been formally recorded within the Project Site.

The overall archaeological record for the Project Site and surrounding area describes a cultural history of intermittent use until economic and demographic change impacted the region. The focus on more intensive land use occurred during acorn-based subsistence practices. The population then increased due to the immigration from the Lake Cahuilla region, when large and permanent villages were established and existed well into historic times.

ETHNOGRAPHY

The Project Site and surrounding area lies within the territory traditionally occupied by the Luiseño people. Ethnographic literature relating to the Luiseño and nearby ethnographic groups has been collected since at least the 1800s and is fairly extensive (see Barrows 1900; Sparkman 1908; Kroeber 1925; White 1963; and Bean and Shipek 1978).

The term Luiseño, or San Luiseño, is derived from the native peoples' historic association with the Mission San Luis Rey de Francia. The Luiseño territory reached from Agua Hedinoda Creek on the south, and northwest to near Alisa Creek on the coast to Santiago Peak inland-incorporating most of southwestern Riverside County, northern San Diego County, and eastern Orange County (Drover 1989). In total, the Luiseño territory extended more than 1,500 square miles encompassing coastline, estuary, coastal chaparral, riparian, grassland and oak woodland habitats.

White (1963) estimated that upon first contact with Spanish explorers, the Luiseño homeland might have included as many as 50 villages with an average population of 200 per village. Later estimates by Kroeber (1925) projected a total population of 4,000-5,000 Luiseño descendents by

the beginning of the twentieth century. This represents a reduction of nearly 50 percent in total population, primarily due to exotic diseases. Because the Luiseño were not missionized to the extent of many surrounding tribes, village life remained relatively intact until secularization occurred and large ranches developed (Bean and Shipek 1978:558).

Linguistically, the Luiseño are a part of the Takic language family of the Uto-Aztecan Stock. Specifically, the Luiseño speak a form of Cupan, a variant of which is also spoken by the Cahuilla, Cupeno and Gabrielino groups (Bean and Shipek 1978: 550). The Luiseño were organized into villages (Rancherias) which consisted of patrilineally (Bean and Shipek 1978:556) or bilaterally related families (White 1963:125) who lived patrilocally. Bean and Shipek provided the following description of the Luiseño social organization: Luiseño social structure and philosophy were similar to the other Takic-speaking tribes, but they diverged in having a more rigid social structure and greater population density. The differences are clearly seen in: (1) extensive proliferation of social statuses, (2) clearly defined ruling families that interlocked various rancherias within the ethnic nationality, (3) a sophisticated philosophical structure associated with the taking of hallucinogenics (datura), and (4) elaborate ritual paraphernalia including sand painting symbolic of an avenging sacred being named Chingichngish.

Each village was a community of patrilineally linked families. Villages claimed surrounding territory and boundaries were marked by petroglyphs, stones, geographic features and oral tradition (Bean and Shipek 1978:575). The resulting settlement pattern was a nucleated village surrounded by both permanent and temporary special activity locales.

The Luiseño subsistence economy was primarily based on gathering and a small percentage of hunting. As much as 50 percent of the Luiseño diet may have come from acorns (White 1963). The Luiseño were intensive collectors whose main food source was acorns gathered from at least six oak species. Game was hunted, but likely only comprised 25 percent of the overall diet (White 1963:122). Inland rivers and streams provided fish and shellfish, and coastal villages would have exploited sea mammals and marine species.

White (1963) estimated that upon first contact with Spanish explorers, the Luiseño homeland might have included as many as 50 villages with an average population of 200 per village. Later estimates by Kroeber (1925) projected a total population of 4,000-5,000 Luiseño descendents by the beginning of the twentieth century. This represents a reduction of nearly 50 percent in total population, primarily due to exotic diseases. Because the Luiseño were not missionized to the extent of many surrounding tribes, village life remained relatively intact until secularization occurred and large ranches developed (Bean and Shipek 1978:558).

3.5.1.2 HISTORY

Spanish occupation of California began in 1769. The Anza Expedition of 1774-75, which passed through the San Jacinto Valley traveling from the Colorado River en route to Mission San Gabriel, provides the first recorded sighting of the Soboba Indians. The Soboba began being

influenced by Europeans with the establishment of San Juan Capistrano, founded in 1776. The further development of missions in California resulted in an influx of Europeans (Harvey 1978:2).

The earliest use of the San Jacinto Valley by Europeans was for the establishment of the San Jacinto Rancho in 1821. This stock raising ranch for the Mission San Luis Rey was developed in the early 1800s. In 1842, soon after the Mexican government secularized the mission system, the San Jacinto Rancho was granted to Jose Antonio Estudillo. This 35,000-acre land grant, which occupied most of the valley and included current day San Jacinto and Hemet, was known as Rancho San Jacinto Viejo (Tapper and Lolmaugh 1971:188). The justice of the peace, responsible for granting Estudillo the land grant, met with members of the Soboba Tribe and promised that if Estudillo received the land grant that they would "collect the Indians that are dispersed" and would "live contentedly in one place" on the Estudillo ranch (Homstad and Gallacher 1997:7). The first non-Indian settlement in the valley consisted of a community of Mexicans who contributed to the operation of the ranch in the vicinity of San Jacinto (Tapper and Lolmaugh 1971:188).

In 1848, under the Treaty of Guadalupe Hidalgo, California was ceded to the United States. Soon after the Civil War, the Estudillos began to sell off portions of their ranch and the community of ranchers dispersed. Simultaneously, Americans began arriving and purchased portions of the dwindling Estudillo ranch or settled on homesteads.

Between April 1851 and August 1852, the United States government negotiated over 100 treaties with Indian groups in California. It was not until June 19, 1883, however, that the first portions of the Soboba Indian Reservation were set aside by Executive Order (Homstad and Gallacher 1997:15-16; see also **Appendix R**). It was under the authority of an act in 1891 that the reservation was formally established (Hemet-San Jacinto Genealogical Society 1998:3).

The transcontinental railroad in California first came to the northern part of the state in the 1860s. In the 1870s, the Southern Pacific Railroad constructed a transcontinental line that traversed the southern part of the state, through Riverside County and east to Texas. And in 1885, the Santa Fe Railroad completed a line to Southern California creating competition for the Southern Pacific. These three periods of railroad development in Southern California provided access to the areas for settlers and offered increased markets for agricultural products and natural resources from the area (Lech 2004:222). The Santa Fe Railroad line offered service between San Diego and San Bernardino through Temecula and Riverside. This line spurred the development of town sites in numerous areas including the San Jacinto valley (Robinson 1957:29).

By 1870, there were approximately 125 people, including Native Americans, in the San Jacinto area. In the 1880s, a formal town site was established in San Jacinto and efforts to promote the development of the area began (Lech 2004).

With a flare for promoting the local community, the 1893 directory for Riverside County reported that:

> *San Jacinto is the trading point for the farmers for miles around in every direction. The stores are large and stocked with fresh goods, many of the merchants buying direct from the wholesale houses in San Francisco, Chicago and New York. The valley is one of the largest of any Southern California, and is planted chiefly to hay and grain, although a large irrigation district, backed by great wealth, has lately put in a fine irrigation system (Historical Commission Press 1992:82).*

The area's agricultural industry prospered with the development of irrigation companies in the 1890s (Hemet-San Jacinto Genealogical Society 1998:5). With the development of irrigation came new prospects for new agricultural products in the San Jacinto Valley. Olives and citrus fruits, more specifically oranges, were grown in groves throughout the valley. The combination of easy access to railroad transportation, dry and sunny weather, and accessible water supplies soon transformed the agricultural landscape of the valley.

Another industry that was present near San Jacinto was the manufacture of lime. Particularly prolific in Santa Clara, Monterey, and San Mateo Counties, the firing of limestone to create quicklime appears to have been attempted in Riverside County as well. The continuous-feed limekiln at site RJ-2 attests to local attempts to manufacture lime. Perhaps realizing the potential of local limestone with the arrival of the San Jacinto Railway, the proprietors constructed a stone and brick limekiln with a riveted, brick-lined flue. Lime had many potential functions. While used as a soil enhancer for agricultural purposes, lime was used for mortar and plaster as well as a flux that could remove the impurities from pig iron in a blast furnace. Towards the end of the nineteenth century and beginning of the twentieth century, lime production declined as intense logging robbed the industry of cheap fuel. The more widespread use of Portland cement also utilized a different process for firing lime that generated a less pure grade thus rendering lime kilns obsolescent (Perry, et al. 2007; Piwarzyk and Hoch 2002; Wheeler 1998).

By 1913, the federal government set aside land for the establishment of the Soboba Indian Reservation east of San Jacinto in the vicinity of the Soboba village. At that time, the village consisted of approximately 30 houses and in addition to the Soboba peoples included members of the Cupeno and Tortez and Apapas clans of the Mountain Cahuilla (Hogan 2004:5). Rosemary Morillo, an elder of the Tribe, indicated that the area near the intersection of Soboba Springs Road and Main Street was a meeting place for Tribal members.

Historical maps and aerial photographs indicate that the broad San Jacinto flood plain was a place of early settlement due to the proximity to water as well a known hot springs. As early as the 1850s and 1870s, several Euro American families (i.e. Nobles, Worthington, and S. Estudillo)

established farms at the base of the mountains east of the Area of Potential Effect (APE)[14]. The Soboba Indian village was identified southeast of the APE directly adjacent to the San Jacinto River and west of the mountains.

Today, the APE is bound by Soboba Springs Road and the San Jacinto Mountains to the east, the San Jacinto River to the west and Main Street bisects the southern section of the APE. Within the area of the current day Soboba Springs Mobile Estates, which is directly south of Main Street and the Golf Course and Country Club, the S. Estudillo property historically included a house, a barn and an irrigation ditch. With the growth of San Jacinto, additional roads from the west extended to the APE. Historical maps show that it was near the turn of the century that Main Street was extended from San Jacinto across the river into the APE (Love et al. 2001:9;). Historical maps and aerial photographs indicate that the Soboba Springs Road, which historically followed the base of the mountains on the eastern edge of the APE, does not appear to have been developed until sometime between 1929 and 1949 (USGS 1929 and Aerial AXM-12F-158 1949). To the north the boundaries of the APE narrow to a point where Soboba Springs Road parallels closely to the base of the San Jacinto Mountains. During the 1970s the County began to straighten the road and relocated sections of it further west onto the flood plain.

Within the Soboba Springs Mobile Estates there was a building identified on a 1913 map as "Crow's house" (Love et al 2001:9). To the north on Lake Park Drive (formerly Main Street); a wood-frame farm house once existed that was reportedly owned by film star Nat Goodwin. Goodwin was born in Boston in 1857 and became an actor and vaudevillian performer. Although the earlier inventory form for the building estimated that the house was built circa 1920 (Summers 1982:2). Goodwin likely occupied this house later in his life until he died in 1919. Given Goodwin's ownership of the house it was likely constructed earlier. In the 1940s, a stable was constructed nearby.

"Crows House" and Nat Goodwin's farm house have been demolished. The stable is extant, but in disrepair. Additional modern development within the APE includes the construction of the Soboba Springs Mobile Estates prior to 1972 and the development of the Golf Course and Country Club in 1967 (Love et al 2001:12). The Golf Course was designed by golf-course architect Desmond Muirhead and was updated in 2004, after the Tribe purchased the Golf Course from the Royal Vista Golf Club.

3.5.1.3 CULTURAL RESOURCES REGULATIONS

The following discussion briefly describes the federal and state environmental laws and regulations that govern the historic preservation review process for this project.

[14] The Area of Potential Effect is defined as the "geographic area or areas within which an undertaking may directly or indirectly cause changes in character or use of historic properties, if any such properties exist" (36 C.F.R part 800.16(d)).

Under NEPA, federal agencies must take into account impacts to historic resources or those resources that are eligible for the National Register of Historic Places (NRHP) before a project is approved. Furthermore, Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, requires that any federal or federally-assisted project or any project requiring federal licensing or permitting consider the effect of the action on historic properties listed in or eligible for the NRHP. 36 CFR Part 800 regulates NEPA/Section 106 consideration.

The NRHP, created under the NHPA, is the federal list of historic, archaeological, and cultural resources worthy of preservation. Resources listed in the NHRP include districts, sites, buildings, structures, and objects that are significant in American history, prehistory, architecture, archaeology, engineering, and culture. To guide the selection of properties included in the NRHP, the National Park Service has developed the NRHP Criteria for Evaluation. The criteria are standards by which every property that is nominated to the NRHP is judged. The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and meet one or more of the following criteria:

- Criterion A: Are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B: Are associated with the lives of persons significant in our past; or
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history (36 CFR Part 60).

Archaeological sites are primarily assessed under Criterion D. Buildings less than 50 years old do not meet the NRHP criteria unless they are of exceptional importance under Criterion Consideration G, as described in the National Park Service Bulletin No. 22, "How to Evaluate and Nominate Potential National Register Properties That Have Achieved Significance Within the Last 50 Years."

3.5.1.4 RESEARCH AND RESULTS

RESEARCH

Prior to initiation of the archaeological and historical resources survey, a record and information search was conducted by the staff at the Eastern Information Center of the California Historical Resources Information System (CHRIS). The search consisted of a review of:

- California State Eastern Information Center (CHRIS-EIC) databases of archaeological sites and studies within a ¼ mile of the Project Site;

- NRHP, Directory of Determinations of Eligibility, California (USDA NPS 1988);
- California Register of Historic Resources (CRHR) (State of California 2002);
- California Historical Landmarks (State of California 1996);
- California Points of Historical Interest (State of California 1992);
- Historic Property Date File for Monterey County (State of California 2002); and,
- California Inventory of Historical Resources (State of California 1976)

The CHRIS provided copies of previously prepared cultural resources reports and archaeological site forms and historic property inventory forms that had previously been prepared for projects in the vicinity of the Project Area of Potential Effect (APE) (CHRIS Files RS #3845 & RS #4011). There have been eleven previous cultural resource inventories conducted within one-quarter mile of the APE. Four of the studies included portions of the APE (ENTRIX 2008).

These previous cultural resource inventories were obtained and additional research was conducted at the University of California Riverside Library. The additional research materials obtained included: historical and archaeological overview information, historical aerial photographs, General Land Office maps, and USGS maps of the APE.

In November 2006 and June 2007, an inventory of archaeological and historical resources of the Project Site within the APE was conducted. The 2006 survey included walking transects no more than 20 meters apart. The parcels included previously disturbed but undeveloped land, an area along the San Jacinto levee, former agricultural fields, and a large area that had been recently disked, to assist with weed control and fire prevention. No subsurface testing was conducted anywhere on the Project Site.

In 2006, the APE included all areas within the parcel boundaries, an area of approximately 483.30 acres. However, several parcels were exempted from the survey, either due to extensive grading and development or because they were included in a recent previous survey. The Golf Course green was exempted from the survey, as the probability of locating resources there was exceptionally low (Hall 2006). Similarly, a portion of the Project Site, totaling about 72 acres, had been previously surveyed in 2001, and was exempted from re-survey (Hall 2006). An additional 115 acres at the northern end of the APE was exempted from survey due to inaccessible hillsides and canyon walls. Alternative survey methods were employed and included examination of all accessible canyons. In all, 77.2% of the area within the APE boundary was exempted from the current survey.

In July 2007, an additional area was surveyed to include the "Ramljak Parcels" (or Ramljak Property) that consisted of 245.03 acres The survey included approximately 130 acres along the eastern margins of the APE - along the lower reaches of the San Jacinto Mountain. The survey team was prevented from using traditional transects due to inaccessible hillsides and canyon walls. The survey team employed alternative survey methods that included examination of all accessible canyons.

RESULTS

Archaeological and Historical Resources

Specific site information can be found by authorized parties in the accompanying, confidential Cultural Resources Section 106 Technical Report Horseshoe Grande Fee-to-Trust Project, bound under a separate cover as **Appendix S**.

3.5.1.5 AGENCY AND TRIBAL COORDINATION

The BIA has coordinated with the Tribe over the course of this project. Project schedule, methods, and field results have been discussed and a tribal archaeological monitor accompanied the cultural resource field investigations in 2006 and 2007 (Hall 2006b; ENTRIX 2008). Consultation between the BIA and SHPO concerning the Project has concluded in a determination of No Adverse Effect (see **Appendix T**).

3.5.2 PALEONTOLOGICAL RESOURCES

Paleontological resources are fossilized remains of prehistoric plants and animals. These remains often appear as fossilized skeletal matter, imprints, or endocasts, and reside in sedimentary rock layers. Paleontological resources are important due to their scientific and educational value in providing information about the history of the earth and its past ecological settings. They are also non-renewable resources.

Riverside County's (2009) paleontological sensitivity map indicates that the Project Site is located in a region with high paleontological sensitivity. A search of the University of California Museum of Paleontology (UCMP) database indicated that 1364 paleontological specimens have been collected in Riverside County (UCMP 2009). The majority of the specimens are plants. The vast majority of specimens have been documented within the Mt. Eden formation and date to the Late Miocene epoch (UCMP 2009). None of the fossils identified by UCMP were located within the Project Site.

Paleontological resources in Riverside County are protected by a variety of federal, state, and local regulations and guidelines, including NEPA, CEQA, the Antiquities Act of 1906, the California Public Resources Code, and the Riverside County General Plan. However, since the Tribe is responsible only to federal rules, laws, and regulations, the Antiquities Act [16 U.S.C. 431-433] serves as the regulatory framework for assessing potential effects to paleontological resources for this project.

The Antiquities Act was the first piece of federal legislation that sought to protect and preserve historic and cultural resources. In addition to providing the President the power to designate historic landmarks, structures, and other "resources" on federal lands as National Monuments, the Act also serves as a guide for federal land management agencies on how to protect and manage historic and prehistoric resources from excavation and/or destruction as result of ground-disturbing activities.

3.6 ECONOMIC AND SOCIOECONOMIC CONDITIONS

This section describes the existing socioeconomic environment in the Project Site and surrounding area. This section is organized into three main components: (1) economic and fiscal conditions, (2) market conditions and tourism, and (3) demography and social conditions. The focus of this section is on those socioeconomic parameters most likely to be affected by the Proposed Action and Alternatives. These key parameters include employment and income levels in the Project Site and surrounding area; tax revenues realized by local governments; market conditions in the casino, hotel, and retail industries; tourism visitation to the region; and the demographic characteristics of local residents. Accordingly, this section presents information on existing (or baseline) conditions in the Project Site and surrounding areas as it relates to these key parameters.[15]

The data used for the economic and socioeconomic analyses in this FEIS are the most recent available or published data from reliable sources. All efforts are made to ensure that these data are updated to their latest release year. If the present (as of October 2008) slowdown of the U.S. economy continues, it is anticipated to result in a less optimistic outlook of economic growth in the nation, the State of California, Riverside County, and Project Site and surrounding area compared to that presented in this FEIS. However, absent reliable data incorporating the effects of the current slowdown, as well as the uncertainty regarding the expected period of slow growth, the estimates and projections discussed in this FEIS are based on information gathered prior to the recent economic slump. To the extent that the present economic downturn will negatively affect the economic and socioeconomic indicators in the future, this analysis overestimates the affects of the Proposed Action and Alternatives.

3.6.1 ECONOMIC AND FISCAL CONDITIONS

EMPLOYMENT AND MAJOR INDUSTRIES

Data on total and industry employment provide important insights into the size, strength, and diversity of an economy. Total employment and employment projections in Riverside County and the City of San Jacinto are presented in **Table 3-11**. According to the Riverside County Center for Demographic Research, there were roughly 793,000 jobs in Riverside County and approximately 10,000 jobs in San Jacinto in 2009.

Employment projections are also important to determine the direction of the regional economy. As shown in **Table 3-12**, an additional 17,607 jobs are forecast to be created in the City of San Jacinto by year 2035, while employment is expected to nearly double in Riverside County during

[15] For the purposes of this analysis, and specifically for the discussion of existing socioeconomic conditions, the Project Site and surrounding area is defined in several ways. The primary socioeconomic impacts are expected in the immediate vicinity of the Project Site, namely the City of San Jacinto. Other outlying areas in the region, such as the City of Hemet, may also be affected. From an economic and fiscal perspective, the Proposed Action and Alternatives are also expected to generate impacts on a countywide basis (i.e., Riverside County). To the extent that data are available and pertinent to the analysis, the information presented in this section primarily focuses on these areas.

that period. As presented later in **Table 3-20**, in 2009, the unemployment rate in Riverside County was 13.9 percent, while that in the cities of San Jacinto, Hemet, Banning, and Beaumont was 20.7 percent, 17.4 percent, 15.9 percent, and 16.9 percent, respectively.[16] Based on the latest available U.S. Census Bureau data, the unemployment rate on the Reservation was 26.3 percent in 2000.[17]

TABLE 3-12
EMPLOYMENT/JOBS PROJECTIONS IN RIVERSIDE COUNTY
AND MAJOR CITIES IN THE PROJECT SITE AND SURROUNDING AREA

Area	Employment/Jobs Projections			
	2009	2015	2025	2035
City of San Jacinto	10,000	16,284	22,888	27,607
City of Hemet	22,300	37,107	51,052	63,893
City of Banning	9,900	12,871	18,751	24,122
City of Beaumont	5,800	11,480	18,971	25,746
Riverside County	793,000	911,381	1,168,769	1,413,522

Source: Riverside County Center for Demographic Research, September 2009, *2009 Riverside County Progress Report*, http://www.rctlma.org, accessed May 18, 2010.

Employment by industry shows the role that various industries play in local and regional economies. As presented in **Table 3-13**, overall, the three largest economic sectors in Riverside County in 2007 were *Government*, which accounted for about 15.2 percent of the employment base, followed closely by *Construction* providing 14 percent of total employment, and *Retail Trade* providing 13.2 percent of jobs.[18] The three leading sectors in the San Jacinto economy are *Government* (22.9 percent), *Manufacturing* (16.7 percent), and *Leisure and Hospitality* (11.9 percent).

More specific to the area surrounding the Reservation, the Golf Course and Country Club, and existing Soboba Casino represent several of the larger local businesses in the region. Existing operation of the Soboba Casino is estimated to provide approximately 1,000 full- and part-time positions in the local area.[19] The Golf Course and Country Club currently employs a total of 103 positions, with 11 salary positions, 58 full time positions, and 34 part time positions.[20]

16 Riverside County Center for Demographic Research, September 2009, *2009 Riverside County Progress Report*, http://www.rctlma.org, accessed May 18, 2010.

17 U.S. Bureau of Census, Profile of Selected Economic Characteristics, Table DP-3, 2000.

18 Riverside County Center for Demographic Research, September 2009, *2009 Riverside County Progress Report*, http://www.rctlma.org, accessed May 18, 2010.

19 Personal communication with Richard Kline, Manager, Soboba Casino.

20 Personal communication with Bryan Addis, Manager, Soboba Springs Golf Course and Country Club, June 18, 2008.

PERSONAL INCOME

Total personal income[21] levels in Riverside County, the State of California, and the United States are presented in **Table 3-14**, along with compensation to employees by industry. Total personal income in Riverside County in 2008 was $64.3 billion.[22] Of this total, approximately 39 percent was attributed to wage and salary income. The average wage and salary[23] in Riverside County was $39,116 in 2008, while that for California was $52,111.[24] (Total personal income at the sub-county level is not available for 2008. Information on per-capita and household income, which covers selected cities and the Reservation, is presented below in **Section 3.6.3.**)

In terms of compensation, the *Government* sector provided the largest total compensation in Riverside County ($8.5 billion), followed by *Construction* ($3.3 billion) and *Retail Trade* ($3.0 billion) (see **Table 3-14**). In the State of California, the three largest sectors in terms of compensation were *Government*, *Manufacturing*, and *Professional and Technical Services*.

TAX REVENUES

Principal sources of tax revenues in Riverside County include sales and property taxes. This section presents information on existing taxable sales, sales tax revenues, assessed value of properties, and property tax revenues in the Project Site and surrounding area.

---

21 Personal income is defined as the income that is received by persons from participating in production, from both government and business transfer payments, and from government interest (which is treated like a transfer payment). It is calculated as the sum of wage and salary disbursements, other labor income, proprietors' income with inventory valuation and capital consumption adjustments, rental income of persons with capital consumption adjustment, personal dividend and interest income, and transfer payments to persons, less personal contributions for social insurance (Bureau of Economic Analysis, 2005).

22 Regional Economic Information System, Bureau of Economic Analysis, U.S. Department of Commerce, Tables CA06N and CA30, http://www.bea.gov/regional/reis/, accessed June 24, 2008.

23 Wage and salary disbursements consists of the monetary remuneration of employees, including the compensation of corporate officers; commissions, tips, and bonuses; and receipts in kind, or pay-in-kind, such as the meals furnished to the employees of restaurants. It reflects the amount of payments disbursed, but not necessarily earned during the year. Average wage and salary disbursements is wage and salary disbursements divided by the number of wage and salary jobs (total wage and salary employment).

24 Bureau of Economic Analysis, 2008 (CA30: Regional Economic Profile).

TABLE 3-13
EMPLOYMENT/JOBS AND PERCENTAGE OF WAGE AND SALARY EMPLOYMENT BY INDUSTRY IN U.S.A, CALIFORNIA, RIVERSIDE COUNTY, AND MAJOR CITIES IN THE PROJECT SITE AND SURROUNDING AREA (2005)

Industry	San Jacinto		Hemet		Banning		Beaumont		Riverside County		California		U.S.A.	
	Jobs	%	Jobs	%	Jobs	%	Jobs	%	Jobs	%	Jobs	%	Jobs	%
Agriculture, Natural Resources, Mining	336	5.4%	328	1.3%	66	0.8%	46	0.8%	16,196	2.3%	489,524	2.3%	4,516,900	2.5%
Construction	616	10.0%	1,313	5.2%	612	7.5%	935	16.7%	97,721	14.0%	1,250,865	6.0%	11,458,000	6.4%
Manufacturing	1,030	16.7%	1,396	5.5%	1,204	14.8%	562	10.0%	59,678	8.5%	1,549,210	7.4%	14,477,800	8.0%
Wholesale Trade	117	1.9%	284	1.1%	515	6.3%	71	1.3%	22,392	3.2%	805,613	3.9%	6,579,600	3.7%
Retail Trade	399	6.5%	5,167	20.5%	997	12.3%	757	13.5%	92,386	13.2%	2,122,196	10.1%	19,024,300	10.6%
Transportation, Warehousing, Utilities	183	3.0%	390	1.5%	206	2.5%	87	1.6%	19,489	2.8%	678,326	3.2%	6,524,500	3.6%
Information	65	1.1%	370	1.5%	193	2.4%	24	0.4%	8,004	1.1%	559,192	2.7%	3,558,900	2.0%
Financial Activities	132	2.1%	1,057	4.2%	281	3.5%	134	2.4%	30,073	4.3%	2,043,397	9.8%	16,570,100	9.2%
Professional and Business Services	515	8.4%	2,543	10.1%	583	7.2%	278	5.0%	80,980	11.6%	3,327,461	15.9%	24,977,200	13.9%
Educational and Health Services	356	5.8%	4,558	18.1%	804	9.9%	950	17.0%	61,420	8.8%	2,169,342	10.4%	21,756,100	12.1%
Leisure and Hospitality	734	11.9%	2,362	9.4%	742	9.1%	344	6.1%	76,473	10.9%	1,961,849	9.4%	15,973,100	8.9%
Other Services	273	4.4%	1,315	5.2%	335	4.1%	233	4.2%	28,854	4.1%	1,247,429	6.0%	10,212,200	5.7%
Government	1,410	22.9%	4,107	16.3%	1,585	19.5%	1,174	21.0%	106,600	15.2%	2,715,846	13.0%	24,243,000	13.5%
Total Employment	**6,166**		**25,190**		**8,123**		**5,595**		**700,266**		**20,920,250**		**179,871,700**	

Sources: Riverside County Center for Demographic Research, September 2009, *2009 Riverside County Progress Report*, http://www.rctlma.org, accessed May 18, 2010.
Regional Economic Information System, Bureau of Economic Analysis, U.S. Department of Commerce, Table CA25N, http://www.bea.gov/regional/reis/, accessed May 18, 2010.

TABLE 3-14
PERSONAL INCOME AND COMPENSATION OF EMPLOYEES BY INDUSTRY IN U.S.A., CALIFORNIA, AND RIVERSIDE COUNTY (2005)

Industry	Riverside County	California	U.S.A.
Personal Income	$64,261,743	$1,598,094,949	$12,179,724,812
Per Capita Personal Income (dollars)	$30,778	$43,687	$40,015
Compensation of Employees, received	$31,141,199	$1,028,888,153	$7,995,217,069
Total Wage and Salary Disbursements	$25,150,840	$839,870,662	$6,513,476,737
Total Supplements to Wages and Salaries	$5,990,360	$189,017,490	$1,481,740,332
Total Average Compensation per Job (dollars)	$48,432	$63,839	$55,905
Average Wage and Salary Disbursements (dollars)	$39,116	$52,111	$45,544
Farm Compensation	$180,408	$5,425,261	$24,281,565
Nonfarm Compensation	$30,960,791	$1,023,462,892	$7,970,935,504
Private Compensation	$22,474,311	$822,594,312	$6,430,488,240
Forestry, Fishing, Related Activities, and Other	$178,708	$5,447,065	$16,570,601
Mining	$41,699	$3,553,910	$71,586,433
Utilities	$182,536	$7,673,640	$64,265,003
Construction	$3,265,898	$53,871,651	$436,369,798
Manufacturing	$2,893,576	$120,461,511	$935,416,579
Wholesale Trade	$1,303,671	$53,237,039	$435,861,711
Retail Trade	$2,968,396	$63,898,898	$501,990,695
Transportation and Warehousing	$1,004,889	$26,324,375	$256,404,479
Information	$467,456	$53,086,005	$259,174,050
Finance and Insurance	$885,127	$65,538,212	$610,608,681
Real Estate and Rental and Leasing	$439,521	$16,438,208	$109,904,143
Professional and Technical Services	$1,325,867	$108,569,739	$685,979,862
Management of Companies And Enterprises	$198,160	$22,897,440	$219,794,339
Administrative and Waste Services	$1,253,914	$40,857,785	$309,533,415
Educational Services	$224,366	$14,676,674	$129,086,908
Health Care and Social Assistance	$2,854,832	$88,470,430	$815,443,352
Arts, Entertainment, and Recreation	$369,224	$15,721,808	$81,580,798
Accommodation and Food Services	$1,515,202	$33,125,701	$252,240,160
Other Services, except Public Administration	$1,101,270	$28,744,219	$238,677,233
Government and Government Enterprises	$8,486,480	$200,868,580	$1,540,447,264

Note: Unless otherwise stated, all values are in $1,000s of 2007 U.S. dollars.
Source: Regional Economic Information System, Bureau of Economic Analysis, U.S. Department of Commerce, Tables CA06N and CA30, http://www.bea.gov/regional/reis/, accessed May 20, 2010.

Total taxable sales and revenues within Riverside County and California in the fiscal year (FY) 2007-2008 are presented in **Table 3-15**.25 Riverside County and San Jacinto realized approximately $30.5 million and $1.6 million in total sales tax revenue, respectively, in 2007-08. Sales tax revenues are based on taxable sales in Riverside County of $27.8 billion, of which 74 percent are attributed to retail sales.

TABLE 3-15
TAXABLE SALES AND REVENUES (FY 2007-08)

Area	Taxable Sales[1]			Sales Tax Revenue
	Retail	Total	Retail Percent	
City of San Jacinto	-	-	-	$1,572,778
Riverside County	$20,414.5	$27,729.2	74%	$30,472,109
State of California	$379,842.8	$552,894.9	69%	--

[1] Values in millions ($1,000,000s) of US dollars.

Source: California State Board of Equalization - Annual Report.

In terms of property taxes, the key indicators include the assessed value of property and property tax revenues. **Table 3-16** summarizes property tax information in the Project Site and surrounding area.[26] The assessed values of property in Riverside County and the City of San Jacinto are $211.3 billion and $2.4 billion, respectively, in FY 2009-10. Property taxes that are collected based on these property value assessments total nearly $2.1 billion in Riverside County. In turn, Riverside County allocates property tax revenues to various entities and purposes, including education (48 percent), redevelopment (26 percent), Riverside County (12 percent), special districts (eight percent), and incorporated cities (six percent). As it relates to the 34 properties subject to transfer as part of the Proposed Action and Alternatives, at present, Riverside County receives $286,804 per year in property taxes on these parcels. The Project Site is within the San Jacinto Redevelopment Zone suggesting that future property tax revenue could be greater than current revenues if the site were developed as residential subdivisions.

25 In California, sales or use taxes are levied on all taxable transactions completed on fee title land. Sales are not taxed on some transactions which occur on trust land. For sales made on trust land, taxes on transactions may be divided into four categories:

1) transactions by Indians to Indians residing on the same reservation, where the sale occurred, are exempt from sales taxes - also, these sales are exempt from use taxes if the tangible property being sold will be used on the reservation more than 50 percent of the time within the 12 month period following the sale;

2) on transactions by Indians to non-Indians and Indians living outside the reservation where the sale occurred, a use tax is of the same magnitude as the sales tax, or 8.75 percent of the sale amount is levied - one exception to this is for the sale of "meals, food or beverages at eating and drinking establishments" if consumed on the reservation;

3) transactions by non-Indians to Indians living on the same reservation where the sale occurred are exempt from both sales and use taxes - the use tax is only collected in the event that the property purchased is used off-reservation more than 50 percent of the time within the 12 months following the purchase; and

4) transactions by non-Indians to non-Indians and Indians living outside the reservation are assessed either a sales or use tax.

26 At present, Riverside County and local government receives $286,804 ($0.29 million) per year in property taxes on the Project Site parcels.

TABLE 3-16
PROPERTY TAXES (FY 2009-10) [1]

Area	Assessed Value	Property Tax Revenue
City of San Jacinto	$2,397.6	--
Riverside County	$211,285.2	$2,135.0 [2]

[1] Values in millions ($1,000,000s) of US dollars.
[2] Represents property tax revenues collected at County level, but distributed to various funds and local jurisdictions.
Source: Ward, Larry, Riverside County Assessor-County Clerk-Recorder, '2009-2010 Annual Report.'

3.6.2 MARKET CONDITIONS AND TOURISM

The current status of the casino and hotel markets in the area is presented in this section in order to provide a general overview of the present and planned activities in the gaming and hospitality sectors. In addition, a general discussion on tourism and visitation in the region is provided as background information.

CASINO MARKET

There are 21 casinos owned by Indian tribes in Southern California, including 14 in San Bernardino, Riverside, and San Diego counties. Four of these casinos are located within an hour drive from the existing Soboba Casino. The San Manuel Casino is in Highland, northeast of San Bernardino and 36 miles and 36 minutes from the Soboba Casino. The property does not have a hotel. The Pechanga Casino includes a resort hotel and is located in Temecula, approximately 33 miles and 45 minutes from the Soboba Casino. Both the Morongo Casino in Cabazon and Pala Casino in Pala include a resort and spa, and are 27 miles and 29 minutes and 43 miles and 58 minutes away from the Soboba Casino, respectively.

The most recently available data from the U.S. Census Bureau reported that hotels and casinos, combined, provided 17,959 jobs in Riverside County for a total employee payroll of approximately $408 million which calculates an average income per employee of $22,765.[27]

HOTEL MARKET

Currently, there are 11 hotels in Hemet and two in San Jacinto. Of the 13, eight are low-price, budget facilities, including the two hotels in San Jacinto. The other five are all located on Florida Avenue in Hemet. Four of these five are older and were completed before 1990. The fifth, Hampton Inn and Suites, opened in 2003 and is a mid-priced facility. No new hotels are currently planned in either of the two cities.

Occupancy patterns in the area are highly seasonal, with winter levels high and summer levels low because of the climate. The five hotels mentioned above target the leisure market, which accounts for about 70 percent of occupied rooms. Commercial travelers make up the remaining

[27] U.S. Census Bureau website, 2002 Census Data.

30 percent. Hotel operators in Hemet have indicated that many of their guests visit the Soboba Casino, although few stay in Hemet solely for that purpose. The demand for hotel rooms in the San Jacinto/Hemet area is projected to continue growing because of ongoing economic expansion and, with it, further development in the commercial and industrial sectors of the regional economy.

There are six high-end Indian casino hotels in Riverside County and northern San Diego County that are located within 90 minutes of most major Southern California population centers. These include Pechanga in Temecula, Pala in Pala, Harrah's Rincon in Valley Center, Morongo in Cabazon, Spa Resort in Palm Springs, and Fantasy Springs in Indio. The Pechanga, Pala, and Harrah's properties are most proximate to San Diego and southern Orange counties, while the other three are closer to Los Angeles, San Bernardino, and northern Orange counties. All of these facilities, other than the Spa Resort, were opened in the last five years and are high-end properties. The Spa Resort was built in 1963 and is slated for demolition and replacement.

A new 340-room property is being constructed in Rancho Mirage, east of Palm Springs. Additionally, several tribes, including the Tribe, are considering new or expanded hotels. Collectively, the additional projects will provide about 750 rooms in addition to those planned for the Project Site.

TRAVEL AND TOURISM

Travel and tourism are important sectors for virtually every region of California. The industries which provide these services are "export" based; in which spending by visitors from outside an area generate output, jobs, and income within the region. In addition, the activities generate large amounts of tax revenues for the state and local governments.

In 2007, total direct travel spending in California was $96.7 billion. This spending, up by 0.4 percent in real terms from the year before, directly supported 924,100 jobs, with the greatest concentrations in arts, entertainment and recreation, and accommodation and food services. Approximately 17 percent of all travel spending in California in 2007 was based on international visitation.[28]

Riverside County represents an average of 6.2 percent of total California travel spending. Over time, that percentage has increased slightly, likely attributable to the rapid population growth in and around the Riverside-San Bernardino Counties Inland Empire and to the tourism and travel attractions in the area. From 1996-2006, total travel spending in Riverside County increased by 62 percent, while that in the state increased by 55 percent overall.[29]

---

28 D.K. Shifflet & Associates, Ltd, 2006, *Domestic Travel to California*, August 2007.

29 Dean Runyan Associates, Travel Spending by County 1992-2006, accessed at http://www.deanrunyan.com/pdf/pdfca/spendbycou06.pdf, 10/21/2008.

The Western Riverside County area is a popular travel destination. In this area, the sun shines 342 days and temperature averages 75 degrees during the year. Popular recreational activities include boating, camping, fishing, skiing, and water skiing. The Diamond Lake Project, completed in the late 1990s, offers many recreational opportunities for the San Jacinto, Hemet, and Winchester areas, as well as for travelers from elsewhere in Southern California.[30] In addition, the 19 golf courses within 20 miles of central San Jacinto offer a wide variety of golfing terrains and difficulties for visitors.

The Golf Course owned by the Tribe is visited by about 40,000 to 50,000 patrons annually, of which approximately 15,000 to 20,000 are strictly the annual pass/membership holders. Additionally, the restaurant at the Golf Course and Country Club has become busier since moving to the new building, and attracts about 1,000 visitors per week for breakfast, lunch, and dinner, or approximately 52,000 patrons annually. While some of these are golfers, most patrons only come for the food with a percentage being return customers. The Golf Course and Country Club employs about 103 staff members, of which 58 are full-time, 34 are part-time, and 11 are salary exempt.[31] The current average visitation to the Soboba Casino is about 10,000 people per day, with approximately 8,000 visitors on weekdays and about 12,000 on weekends. The majority of the present casino clientele are locals. The casino employs about 1,000 full- and part-time staff members.[32]

Since the mid 1990s, tourism and travel in Hemet and San Jacinto have increased much more rapidly than Riverside County overall, based on the transient occupancy tax. Since 1997, those collected taxes have increased by 308 percent in Hemet and 224 percent in San Jacinto, while the taxes for Riverside County have increased 73 percent.[33]

3.6.3 DEMOGRAPHY AND SOCIAL CONDITIONS

This section discusses the regulatory environment and provides a demographic overview of the residents and the socioeconomic conditions in the Project Site and surrounding area. The geographic scope of the information presented includes Riverside County; the Reservation; San Jacinto, the nearest community in proximity to the Project Site and where the Project Site is presently located; other communities surrounding the Project Site, such as Hemet, East Hemet, Valle Vista, and Winchester in the south and southwest; Banning, Beaumont, Cabazon, and the Morongo Indian Reservation towards the north and northeast; Homeland, Lakeview, and Nuevo in the west; and Idyllwild-Pine Cove towards the southeast. In addition, where available, data are also presented at the Census Block Group level for the two Block Groups in which the Project

30 Metropolitan Water District of Southern California, accessed at http://www.dvlake.com/general_info01.html, 10/21/2008.

31 Personal communications with Bryan Addis, Senior Manager, Soboba Springs Golf Course and Country Club, June 16 and 18, 2008.

32 Personal communication with Richard Kline, Manager, Soboba Casino, March 13, 2008.

33 Dean Runyan Associates, February 2004, *California Travel Impacts by County 1992-2002*, accessed at http://www.visitcalifornia.com/media/uploads/files/CAimpacts2003Final.pdf, 10/21/2008.

Site is located (Census Tract 43510, Block Group 1 and Census Tract 43509, Block Group 1). Also, average data for all Block Groups within the 11-mile radius of the Project Site is also presented, where relevant. **Figure 3-15** presents an overview map, along with an 11-mile buffer around the Project Site that is used to identify communities in the Project Site and surrounding area used in the analysis of environmental justice effects.

ENVIRONMENTAL JUSTICE

The U.S. Environmental Protection Agency's (EPA) Office of Environmental Justice offers the following definition of environmental justice:

> *"The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Fair treatment means that no group of people, including racial, ethnic, or socioeconomic group should bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of Federal, state, local, and tribal programs and policies."*

The concept of environmental justice is rooted in the Civil Rights Act of 1964, which prohibited discrimination in Federally-assisted programs, and in Executive Order 12898, "*Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations*," issued February 11, 1994. Executive order 12898 was intended to ensure that Federal actions and policies do not result in disproportionately high adverse effects on minority or low-income populations. It requires each Federal agency to incorporate environmental justice into its mission by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects, including social or economic effects, of its programs, policies, and activities implemented both directly and indirectly (for which it provides permitting or funding), on minority populations and low-income populations of the United States (President's Council on Environmental Quality 1997). Additional guidance from the President's Council on Environmental Quality clarifies that environmental justice concerns may arise from effects on the natural and physical environment that produce human health or ecological outcomes, or from adverse social or economic changes.

Environmental justice issues are mandated and regulated at the Federal level, and compliance with NEPA requires analysis of environmental justice effects. As such, environmental justice is considered part of the NEPA process.

The focus of the remainder of this section is to present the background for an analysis of environmental justice, which refers to the fair and equitable treatment of individuals regardless of race, ethnicity, or income level in the development and implementation of environmental management policies and actions. Therefore, the key socioeconomic parameters addressed here are local demographics, including population and race/ethnicity; and measures of social and economic well-being, including per capita income, poverty rates, and unemployment rates.

POPULATION TRENDS AND PROJECTIONS

The Project Site is located in Riverside County in southern California, the fourth most populous county in the State. According to the U.S. Census Bureau, Riverside County was the second fastest growing county in the state by percentage growth, with a population growth exceeding 31 percent between April 2000 and July 2006.[34] In terms of numerical increase, the county was the fastest growing county in the state and third fastest growing county in the nation during the same period.[35] As shown in **Table 3-17**, the present (2010) population of Riverside County is 2,139,535, accounting for approximately 5.5 percent of the population of California. The 24 incorporated cities in the county house the majority of the population .

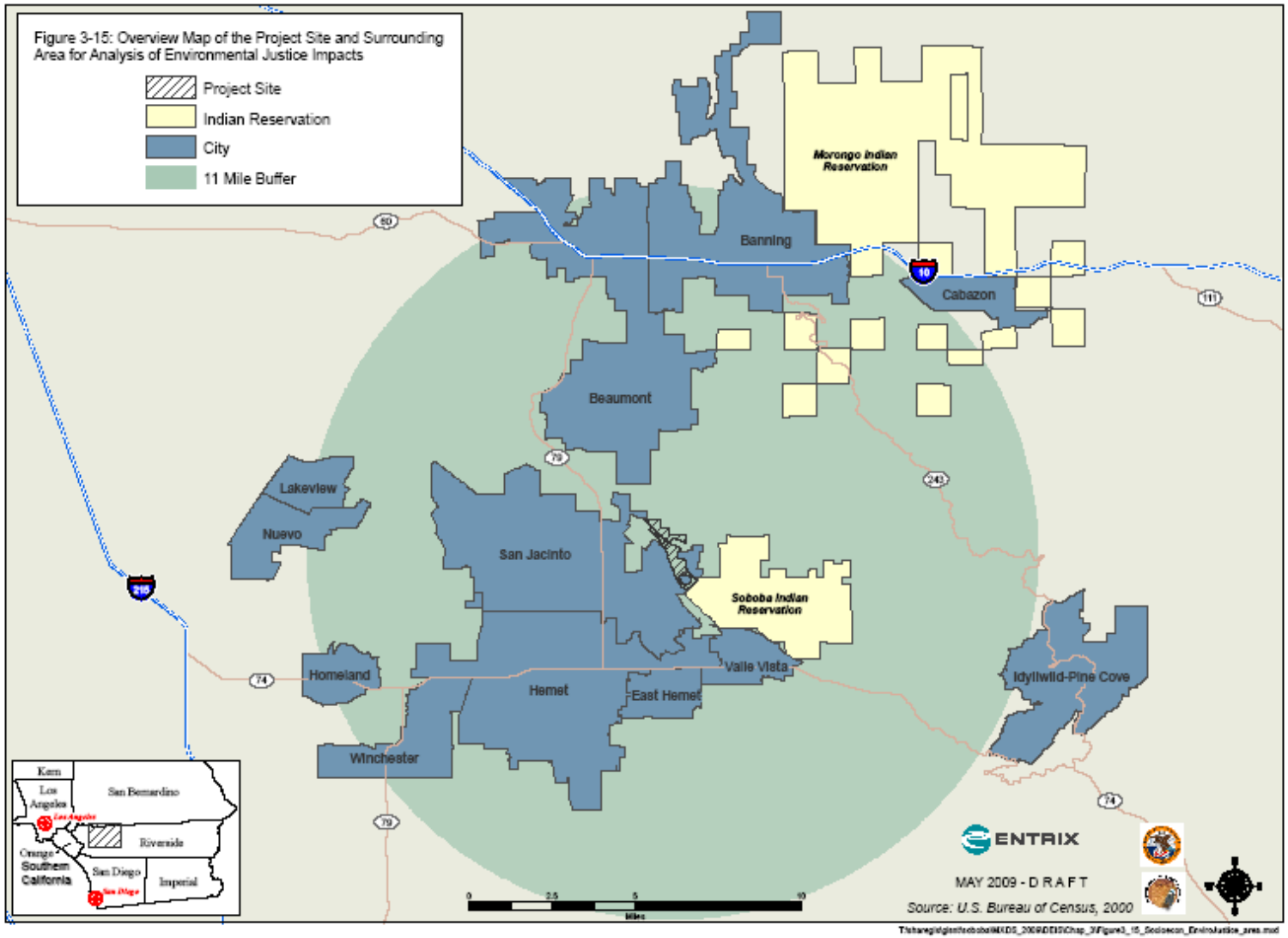
Based on available data, most places in the surrounding area of the Project Site experienced growth between 1990 and 2000, as well as from 2000 to 2010 (see **Table 3-17**). The only exception is the community of East Hemet, which had a population decline of about 16 percent between 1990 and 2000 (population data for 2010 is not available for this area). Between 1990 and 2000, population on the Reservation grew by almost 42 percent to 522 people. While 2010 population data for the Reservation is not available, based on the 2005 Reservation population of 963,[36] the population growth rate between 2000 and 2005 was over 80 percent, and that between 1990 and 2003 was 160 percent. The population growth rate in the City of San Jacinto increased slightly between the two periods, from about 47 percent (1990 to 2000) to a little over 55 percent (2000 to 2010). The largest increase in growth rate in the area analyzed was in the City of Beaumont, which grew at a rate of over 195 percent in the past ten years and just over 250 percent between 1990 and 2010.

34 U.S. Bureau of Census, Population Estimates for the 100 Fastest-Growing U.S. Counties with Populations Over 10,000 by Percentage Growth from April 1, 2000 to July 1, 2006, http://www.census.gov/Press-Release/www/releases/archives/cb07-42tbl3.xls, accessed July 11, 2007.

35 U.S. Bureau of Census, *Population Estimates for the 100 U.S. Counties with the Largest Numerical Increase from April 1, 2000 to July 1, 2006*, http://www.census.gov/Press-Release/www/releases/archives/cb07-42tbl1.xls, accessed July 11, 2007.

36 U.S. Department of the Interior, Bureau of Indian Affairs, "American Indian Population and Labor Force Report, 2005," http://www.bia.gov/idc/groups/public/documents/text/idc-001719.pdf, accessed May 25, 2010.

FIGURE 3-15
OVERVIEW MAP OF THE PROJECT SITE AND SURROUNDING AREA FOR ANALYSIS OF ENVIRONMENTAL JUSTICE IMPACTS



Population projections through 2030 for the Reservation, Project Site and surrounding area, Riverside County, and California are shown in **Table 3-18**, while **Table 3-19** presents detailed population forecast for the Reservation through 2050.[37] It is estimated that the population in the City of San Jacinto increased by 55.3 percent between 2000 and 2010. Beyond 2010, the population in the city will continue to increase, first at a rapid rate of more than 100 percent between 2010 and 2010, but then at a decreasing rate. More specifically, this population is expected to increase by 119.1 percent between 2010 and 2020, and by 13.9 percent between 2020 and 2030. Similar to San Jacinto, the county population is also projected to increase at a decreasing rate over the three periods. At the state level, high growth rates are expected, with population projected to grow consistently over the next three decades, increasing by 44 percent cumulatively through 2030 (relative to 2000 levels).

The future population for the Reservation is projected by ENTRIX, Inc.[38] based on the current population data.[39] The projections suggest that the population in the coming years will continue to grow, following the schedule shown in **Table 3-19**. By 2010, the Reservation population is expected to grow to between 715 and 761 people. This population is expected to reach between 915 and 1,049 people in 2020, and by the year 2030, the population is expected to be somewhere between 1,144 and 1,345. By 2050, the expected population will fall between 1,540 and 2,596. In terms of percentage change, between 2000 and 2010, the Reservation population growth is anticipated to range from 37.0 percent to 45.8 percent. This change will decrease to between 28.1 percent and 37.8 percent from 2010 to 2020, and further to between 24.9 percent and 28.2 percent from 2020 to 2030 (see **Table 3-18**).

The estimates for the Reservation presented in **Tables 3-18** and **3-19** represent a reasonable and expected forecasted range for the Reservation population. However, these are based on the best data that is currently available and on assumptions about human behavior. If there are significant changes in those assumptions or behaviors, it is also possible that the Reservation population will grow faster or slower than currently expected.

RACE AND ETHNICITY

The racial and ethnic composition of the Project Site and surrounding area, Riverside County, and State of California populations are presented in **Tables 3-20(a)** and **3-20(b)**.

---

37 Population projections are not available for the Morongo Indian Reservation.

38 ENTRIX, Inc., Demographic Profile of the Soboba Indian Reservation, May 30, 2007 – attached as Appendix E to ENTRIX, Inc., Environmental Assessment – Soboba Band of Luiseño Indians, Oaks Retreat Fee-to-Trust Project, April, 2007.

39 Two projection methods were used by ENTRIX, Inc. to estimate the future population of the Reservation: trend extrapolation and cohort component. The cohort component method was estimated twice, once using the assumption that net migration (the number of people who move in minus the number of people who move out in a given time period) is equal to zero, and once assuming that net migration remains at the rate suggested by the two most recent decennial censuses – 0.5 percent. All three estimates assume that the non-AIAN population on the Reservation remains constant at 17 percent of the total.

Generally, the racial and ethnic makeup of the Project Site and surrounding area is much less diverse than statewide conditions. The predominant racial group in Riverside County is White (Caucasian), comprising roughly 40.8 percent of the countywide population in 2007 (65.6 percent in 2000). The largest racial group in the county is Hispanics/Latinos, making up 44.8 percent of total population. Other racial groups, combined, represent only about 12.1 percent of the local population, led by Blacks/African Americans (5.2 percent) and Asians (5.9 percent). The American Indian and Alaska Native (AIAN) population makes up 0.8 percent of the total Riverside County population based on 2007 data (1.2 percent in 2000). In California, Whites account for only 41.3 percent of total population (59.5 percent in 2000), while Hispanics/Latinos make up about 36.9 percent. The AIAN accounts for 0.6 percent of the state's population (1.0 percent in 2000). In San Jacinto, the city closest in vicinity to the Project Site, Whites make up approximately 69.3 percent of total population (based on 2000 data). The AIAN population in the city is 2.3 percent (based on 2000 data).

Using data from the U.S. Census Bureau, an analysis was carried out to compare the ethnic and racial compositions and poverty levels in communities in the Project Site and surrounding area with those in Riverside County. **Figure 3-16** presents the locations of the cities and Census Designated Places (CDPs) in the Project Site and surrounding area that comprise the geographic area of analysis. In order to supplement this information, GIS tools were employed to analyze and illustrate the ethnic and racial composition of smaller geographic areas, including census block groups and census blocks in the Project Site and surrounding area. In this way, potential pockets of minority communities were identified that may not have been apparent when analyzing aggregated data on city and county levels. The same method was used to identify pockets of poverty in the area, based on poverty rates.

Figures 3-16(a) to **3-16(f)** present the poverty levels and distribution of ethnic and racial groups in the Project Site and surrounding area. While the populations of minority groups are scattered throughout the area analyzed, it appears that areas with higher concentrations of Black, Latino, and AIAN populations overlap with the higher poverty areas in San Jacinto, Hemet, and East Hemet. More discussion on the findings is provided in **Chapter 4.0**.

TABLE 3-17

POPULATION and POPULATION GROWTH

Area	Population			Population Growth (%)		
	1990	2000	2010	1990-2000	2000-2010	1990-2010
Soboba Reservation	369	522	963 (in 2005)	41.5%	84.5% (2000-2005)	161.0% (1990-2005)
City of San Jacinto	16,210	23,779	36,933	46.7%	55.3%	127.8%
City of Hemet	36,094	58,812	75,820	62.9%	28.9%	110.1%
East Hemet	17,611	14,823	n/a	-15.8%	n/a	n/a
Valle Vista	8,751	10,488	n/a	19.8%	n/a	n/a
Winchester	1,689	2,155	n/a	27.6%	n/a	n/a
City of Banning	20,570	23,562	28,751	14.5%	22.0%	39.8%
City of Beaumont	9,685	11,565	34,217	19.4%	195.9%	253.3%
Cabazon	1,588	2,229	n/a	40.4%	n/a	n/a
Morongo Reservation	n/a	954	n/a	n/a	n/a	n/a
Homeland	3,312	3,710	n/a	12.0%	n/a	n/a
Lakeview	1,448	1,619	n/a	11.8%	n/a	n/a
Nuevo	3,010	4,135	n/a	37.4%	n/a	n/a
Idyllwild-Pine Cove	2,853	3,504	n/a	22.8%	n/a	n/a
Riverside County	1,170,413	1,545,387	2,139,535	32.0%	38.4%	82.8%
State of California	29,760,021	33,873,086	38,648,090	13.8%	14.1%	29.9%

n/a: Data not available

Sources:

State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2007, with 2000 Benchmark. Sacramento, California, May 2007.

State of California, Department of Finance, Revised Historical City, County, and State Population Estimates, 1991-2000, with 1990 and 2000 Census Counts. Sacramento, California, March 2002.

State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark, http://www.dof.ca.gov/research/demographic/reports/estimates/e-4/2001-10/documents/E-4_2010.xls, accessed May 25, 2010.

County of Riverside, Transportation and Land Management Agency, Riverside County Projections-2006 (RCP06), by Partial Census Tract, http://www.tlma.co.riverside.ca.us/rcd/projections/RCP06_Cities.pdf, accessed July 12, 2007.

1990 data (other than Reservation): U.S. Census Bureau, 1990 Census of Population and Housing – Public Law 94-171 Data (Official), Age by Race and Hispanic Origin, http://censtats.census.gov/pl94/pl94.shtml, accessed July 18, 2007.

1990 data (Soboba Reservation): U.S. Census Bureau, 1990 Census of Population and Housing, Selected Population Characteristics for American Indian and Alaska Native Areas: 1990, http://www.census.gov/prod/1/90dec/cph4/tables/cph4tb06/table-06.pdf, accessed July 18, 2007.

2005 population (Soboba Reservation): U.S. Department of the Interior, Bureau of Indian Affairs, "American Indian Population and Labor Force Report, 2005," http://www.bia.gov/idc/groups/public/documents/text/idc-001719.pdf, accessed May 25, 2010.

TABLE 3-18
POPULATION PROJECTIONS (2000-2030)

Area	Population			Population Growth (%)		
	2010	2020	2030	2000-2010	2010-2020	2020-2030
Soboba Reservation	715-761	916-1,049	1,144-1,345	37.0%-45.8%	28.1%-37.8%	24.9%-28.2%
City of San Jacinto	36,933	80,922	92,176	55.3%	119.1%	13.9%
City of Hemet	75,820	107,533	132,580	28.9%	41.8%	23.3%
East Hemet	16,534	23,335	26,864	11.5%	41.1%	15.1%
Valle Vista	13,618	16,897	21,170	29.8%	24.1%	25.3%
Winchester	6,354	9,641	10,253	194.8%	51.7%	6.3%
City of Banning	28,751	47,684	59,392	22.0%	65.9%	24.6%
City of Beaumont	34,217	52,591	74,687	195.9%	53,7%	42.0%
Cabazon	2,444	3,342	4,117	9.6%	36.7%	23.2%
Morongo Reservation	n/a	n/a	n/a	n/a	n/a	n/a
Homeland	4,350	5,882	6,809	17.3%	35.2%	15.8%
Lakeview	1,811	5,518	12,651	11.9%	204.7%	129.3%
Nuevo	5,591	9,457	14,535	35.2%	69.1%	53.7%
Idyllwild-Pine Cove	3,619	3,741	4,432	3.3%	3.4%	18.5%
Riverside County	2,139,535	2,904,848	3,507,498	38.5%	35.8%	20.7%
State of California	38,648,090	44,135,923	49,240,891	14.1%	14.2%	11.6%

n/a: Data not available

Sources: State of California, Department of Finance, Population Projections for California and Its Counties, 2000-2050, Sacramento, California, July 2007.

State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark, http://www.dof.ca.gov/research/demographic/reports/estimates/e-4/2001-10/documents/E-4_2010.xls, accessed May 25, 2010

County of Riverside, Transportation and Land Management Agency, Riverside County Projections-2006 (RCP06), by Partial Census Tract, http://www.tlma.co.riverside.ca.us/rcd/projections/RCP06_Cities.pdf, accessed July 12, 2007.

Population projections for the Reservation: ENTRIX, Inc., Demographic Profile of the Soboba Indian Reservation, May 30, 2007.

TABLE 3-19
POPULATION FORECAST FOR THE RESERVATION, 2000-2050

Year	Population – Low Estimate	Population – High Estimate
2000	522	522
2005	617	621
2010	715	761
2015	809	895
2020	916	1,049
2025	1,036	1,215
2030	1,144	1,345
2035	1,232	1,643
2040	1,327	1,937
2045	1,430	2,241
2050	1,540	2,596

Source: ENTRIX, Inc., Demographic Profile of the Soboba Indian Reservation, May 30, 2007

INCOME-RELATED MEASURES OF SOCIAL WELL-BEING

As derivatives of total personal income, per capita and median household income and poverty rates represent widely used economic indicators of social well-being. **Table 3-20 (A)** presents these socioeconomic data for the Project Site and surrounding area, Riverside County, and California. These data are also presented for the two Block Groups in which the Project Site is located (Census Tract 43510, Block Group 1 and Census Tract 43509, Block Group 1) and for the average of all Block Groups within the 11-mile radius of the Project Site. In 2008, per capita personal income in Riverside County was $30,341, which is about 70 percent of the statewide level of $43,687 (2010 dollars). There is some disparity between local and statewide level of $41,214 (2010 dollars). Based on these figures, per capita personal income in Riverside County ranked 36th in the state. There is some disparity between local and statewide conditions in the context of per capita as well as median household incomes. Based on 2000 Census data (2010 dollars), median household incomes in Riverside County and California were $53,688 and $59,454, respectively. Median household income levels were even lower in San Jacinto at $38,340. As for the Reservation, the median household income was $80,699 in 1999. Finally, poverty rates represent the percentage of an area's total population living at or below the poverty threshold established by the U.S. Census Bureau. Based on 2000 Census data, the poverty rate was 20.3 percent in San Jacinto, 17.7 percent on the Reservation, 14.2 percent in Riverside County, and 14.2 percent in the State of California.

The smallest geographic unit for which data on poverty rates and incomes are available is the Census Block Group. Most of the property is located in Census Tract 43510, Block Group 1, with a small portion in Census Tract 43509, Block Group 1. The Project itself will be entirely located in Census Tract 43510, Block Group 1. The communities of Soboba Springs Mobile

Home Park, Soboba Springs, and Soboba Heights are also mostly located in Census Tract 43510, Block Group 1, while the Calicinto Ranch, which runs programs for children of incarcerated parents, is located in Census Tract 43509, Block Group 1. Analysis was conducted to compare the average poverty rate in the Block Groups within the 11-mile radius surrounding the Project Site with poverty rates in Census Tract 43510, Block Group 1, and Census Tract 43509, Block Group 1. This comparison is provided in **Table 3-20 (A)**. These data suggest that the poverty rate in the Project Site is lower than that in the general area surrounding the Project.

As shown in **Table 3-20(A)**, the unemployment rate in San Jacinto (7.9 percent in 2007) is higher than that in Riverside County and California. The cities of Hemet, Banning, and Beaumont have slightly lower 2007 unemployment rates than the county and the state.

Analysis of the age of the population was carried out to examine how the percentages of older population in the two Block Groups compare to that in the general area. The results are presented in **Table 3-20(B)**. The data on age of the population suggests that while the percentage of people over 65 years of age is slightly higher (one percentage point) in Census Tract 43510, Block Group 1 than the average in the area, it is not considerably high to be an environmental justice concern. This percentage is fairly low in Census Tract 43509, Block Group 1 relative to the average in the area. Therefore, while the analysis acknowledges that there may be groups of low-income, older people present in the vicinity of the Project, our data does not provide enough evidence at that level to support this.

TABLE 3-20 (A)
INCOME, POVERTY RATES, AND UNEMPLOYMENT RATES [1]

Area	Per Capita Income (1999) [2]	Median Household Income (1999) [2]	Poverty Rate (1999)	Unemployment Rate (2000)
Soboba Reservation	$23,135	$80,699	17.7%	26.3%
City of San Jacinto	$16,606	$38,340	20.3%	11.6% (7.920% in 2009)
City of Hemet	$20,312	$33,598	16.3%	10.1% (6.517% in 2009)
East Hemet	$19,386	$49,858	17.1%	8.2%
Valle Vista	$22,696	$40,629	11.7%	7.7%
Winchester	$18,813	$41,902	13.8%	10.8%
City of Banning	$20,319	$40,154	19.9%	9.0% (5.815% in 2009)
City of Beaumont	$17,702	$37,206	20.2%	9.3% (6.316% in 2009)
Cabazon	$11,352	$25,785	32.3%	19.3%
Morongo Reservation	$21,798	$63,933	18.0%	10.0%
Homeland	$14,193	$25,797	26.4%	14.6%
Lakeview	$17,014	$57,761	16.9%	8.5%
Nuevo	$22,404	$61,502	10.2%	5.9%
Idyllwild-Pine Cove	$29,347	$44,597	12.8%	9.6%
Census Tract 43510, Block Group 1	$21,755	$40,734	15.7%	21.5%
Census Tract 43509, Block Group 1	$18,067	$53,203	7.4%	8.2%
Average of Block Groups within an 11-Mile Radius of the Project Site	$28,228	$43,771	16.6%	9.5%
Riverside County	$23,621 ($30,341 in 2005)	$53,688	14.2%	7.5% (5.113.9% in 20097)
State of California	$28,431 ($41,214 in 2005)	$59,454	14.2%	7.0% (4.911.4% in 20096)

[1] The data presented here is the most recent data available from reliable sources that is consistent across the various geographic levels analyzed. Where available, this data is supplemented with more recent information in parenthesis.

[2] In 2010 dollars.

Sources: U.S. Bureau of Census, Profile of Selected Economic Characteristics, Table DP-3, 2000.

Riverside County Center for Demographic Research, September 2009 Riverside County Progress Report, http://www.rctlma.org/rcd/progress.html, accessed May 18, 2010.

U.S. Department of Commerce, Bureau of Economic Analysis, http://www.bea.gov/.

California Department of Finance, Economic Research Unit, Riverside County Profile, http://www.dof.ca.gov/HTML/FS_DATA/profiles/riverside.xls, accessed October 30, 2007.

TABLE 3-20(B)
POPULATION 65 YEARS AND OLDER [1]

Area	Percentage of Population 65 Years and Older
Census Tract 43510, Block Group 1	25%
Census Tract 43509, Block Group 1	6%
Average of Block Groups within an 11-Mile Radius of the Project Site	24%

[1] The data presented here is the most recent data available from reliable sources that is consistent across the various geographic levels analyzed.

Source: U.S. Bureau of Census, Table SF-3, 2000.

TABLE 3-21(A)
POPULATION BY ETHNIC AND RACIAL GROUPS (2007)

Area	2007 Population	Race						Ethnicity
		White	Black	AIAN	Asian	Native Hawaiian or OPI	Multi-Race	Hispanic or Latino[a]
Riverside County	2,062,150	841,895 *(40.8%)*	106,978 *(5.2%)*	15,409 *(0.8%)*	121,006 *(5.9%)*	4,477 *(0.2%)*	48,210 *(2.3%)*	924,174 *(44.8%)*
State of California	37,712,588	15,583,408 *(41.3%)*	2,330,735 *(6.2%)*	212,516 *(0.6%)*	4,549,338 *(12.1%)*	135,901 *(0.4%)*	979,805 *(2.6%)*	13,920,885 *(36.9%)*

[a] These may belong to any race.

ACRONYMS: AIAN - American Indian and Alaska Native; OPI - Other Pacific Islander.

Source: State of California, Department of Finance, California County Race/Ethnic Population Estimates and Components of Change by Year, July 1, 2000-2007, Sacramento, California, April 2009.

TABLE 3-21(B)
POPULATION BY ETHNIC AND RACIAL GROUPS (2000)

		Race						Ethnicity
Area	**2000 Population**	**White**	**Black**	**AIAN**	**Asian**	**Native Hawaiian or OPI**	**Other**	**Hispanic or Latino[a]**
Soboba Reservation	522	62 *(11.9%)*	0 *(0.0%)*	433 *(83.0%)*	3 *(0.6%)*	0 *(0.0%)*	9 *(1.7%)*	73 *(14.0%)*
City of San Jacinto	23,779	16,488 *(69.3%)*	630 *(2.6%)*	556 *(2.3%)*	267 *(1.1%)*	38 *(0.2%)*	4,641 *(19.5%)*	9,583 *(40.3%)*
City of Hemet	58,812	47,335 *(80.5%)*	1,527 *(2.6%)*	708 *(1.2%)*	872 *(1.5%)*	79 *(0.1%)*	6,225 *(10.6%)*	13,585 *(23.1%)*
East Hemet	14,823	11,864 *(80.0%)*	228 *(1.5%)*	210 *(1.4%)*	154 *(1.0%)*	13 *(0.1%)*	1,763 *(11.9%)*	3,692 *(24.9%)*
Valle Vista	10,488	9,288 *(88.6%)*	130 *(1.2%)*	134 *(1.3%)*	135 *(1.3%)*	16 *(0.2%)*	514 *(4.9%)*	1,539 *(14.7%)*
Winchester	2,155	1,682 *(78.1%)*	42 *(1.9%)*	33 *(1.5%)*	8 *(0.4%)*	6 *(0.3%)*	309 *(14.3%)*	677 *(31.4%)*
City of Banning	23,562	15,124 *(64.2%)*	2,014 *(8.5%)*	593 *(2.5%)*	1,268 *(5.4%)*	30 *(0.1%)*	3,505 *(14.9%)*	7,119 *(30.2%)*
City of Beaumont	11,384	7,751 *(68.1%)*	331 *(2.9%)*	265 *(2.3%)*	189 *(1.7%)*	8 *(0.1%)*	2,314 *(20.3%)*	4,122 *(36.2%)*
Cabazon	2,229	1,580 *(70.9%)*	91 *(4.1%)*	94 *(4.2%)*	26 *(1.2%)*	4 *(0.2%)*	299 *(13.4%)*	675 *(30.3%)*
Morongo Reservation	954	209 *(21.9%)*	14 *(1.5%)*	543 *(56.9%)*	55 *(5.8%)*	1 *(0.1%)*	71 *(7.4%)*	194 *(20.3%)*
Homeland	3,710	2,966 *(79.9%)*	29 *(0.8%)*	40 *(1.1%)*	19 *(0.5%)*	4 *(0.1%)*	515 *(13.9%)*	1,102 *(29.7%)*
Lakeview	1,619	1,093 *(67.5%)*	14 *(0.9%)*	44 *(2.7%)*	6 *(0.4%)*	1 *(0.1%)*	378 *(23.3%)*	708 *(43.7%)*
Nuevo	4,135	3,125 *(75.6%)*	86 *(2.1%)*	40 *(1.0%)*	54 *(1.3%)*	1 *(0.02%)*	698 *(16.9%)*	1,215 *(29.4%)*
Idyllwild-Pine Cove	3,504	3,209 *(91.6%)*	20 *(0.6%)*	35 *(1.0%)*	23 *(0.7%)*	2 *(0.1%)*	72 *(2.1%)*	286 *(8.2%)*
Riverside County	1,545,387	1,013,478 *(65.6%)*	96,421 *(6.2%)*	18,168 *(1.2%)*	56,954 *(3.7%)*	3,902 *(0.3%)*	288,868 *(18.7%)*	559,575 *(36.2%)*
State of California	33,871,648	20,170,059 *(59.5%)*	2,263,882 *(6.7%)*	333,346 *(1.0%)*	3,697,513 *(10.9%)*	116,961 *(0.3%)*	5,682,241 *(16.8%)*	10,966,556 *(32.4%)*

[a] These may belong to any race. ACRONYMS: AIAN - American Indian and Alaska Native; OPI - Other Pacific Islander.

Source: U.S. Bureau of Census, Profile of General Demographic Characteristics, Table DP-1, 2000.

FIGURE 3-16(A)
POVERTY RATES AND BLACK OR AFRICAN AMERICAN POPULATION GREATER THAN 6 PERCENT

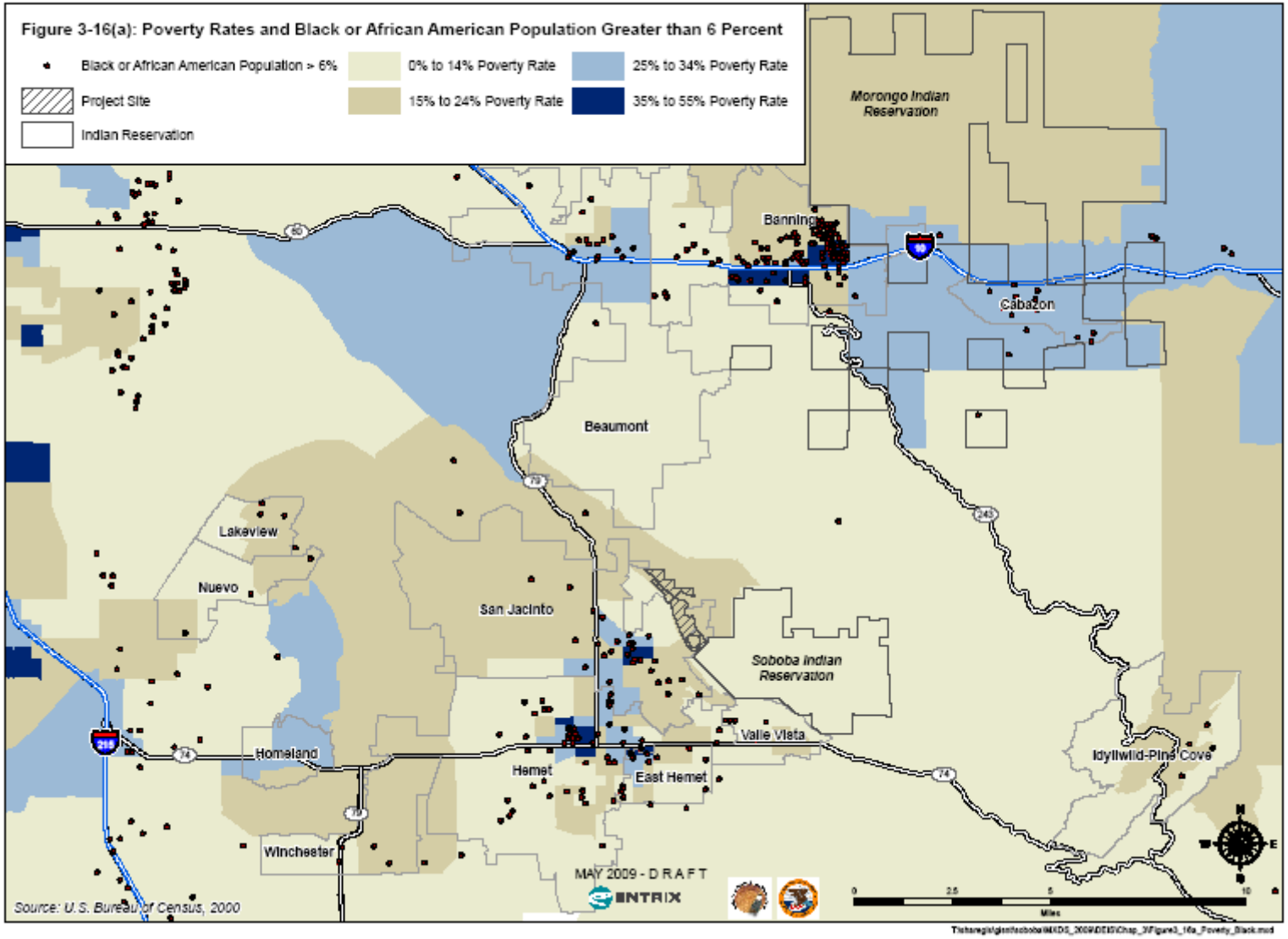


FIGURE 3-16(B)
POVERTY RATES AND HISPANIC OR LATINO POPULATION GREATER THAN 36 PERCENT

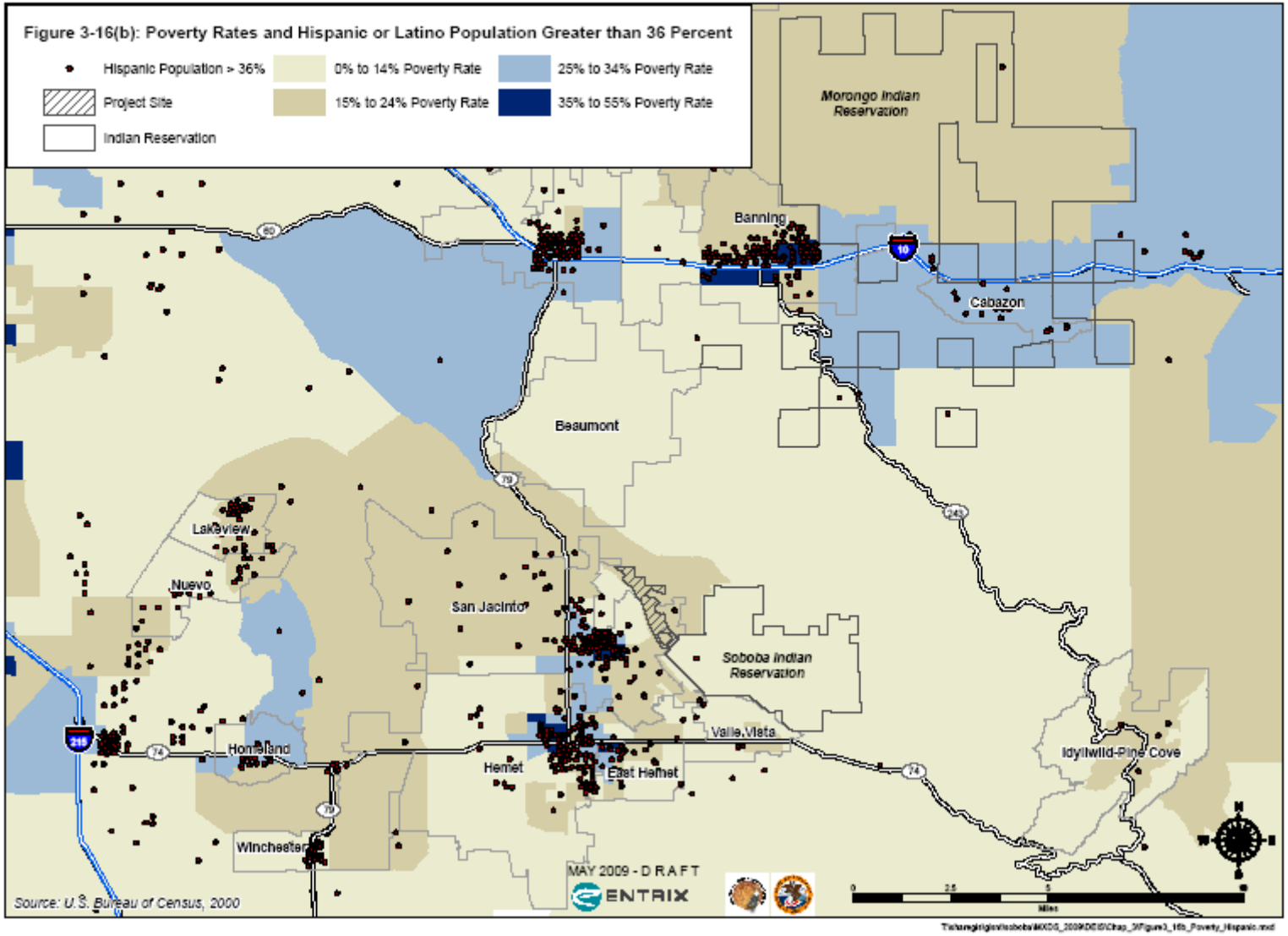


FIGURE 3-16(C)
POVERTY RATES AND AMERICAN INDIAN AND ALASKA NATIVE (AIAN) POPULATION GREATER THAN 1 PERCENT

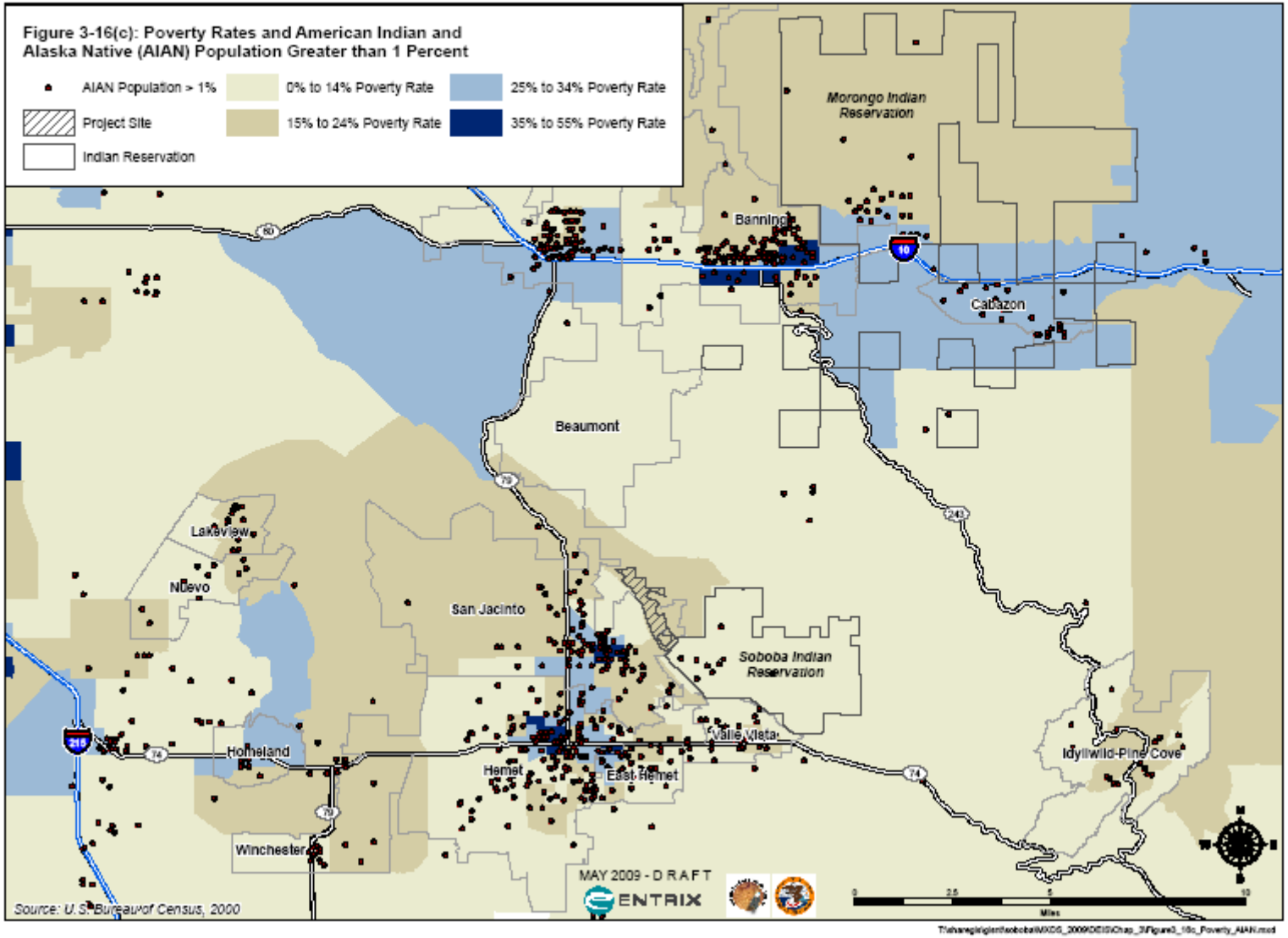


FIGURE 3-16(D)
POVERTY RATES AND ASIAN POPULATION GREATER THAN 4 PERCENT

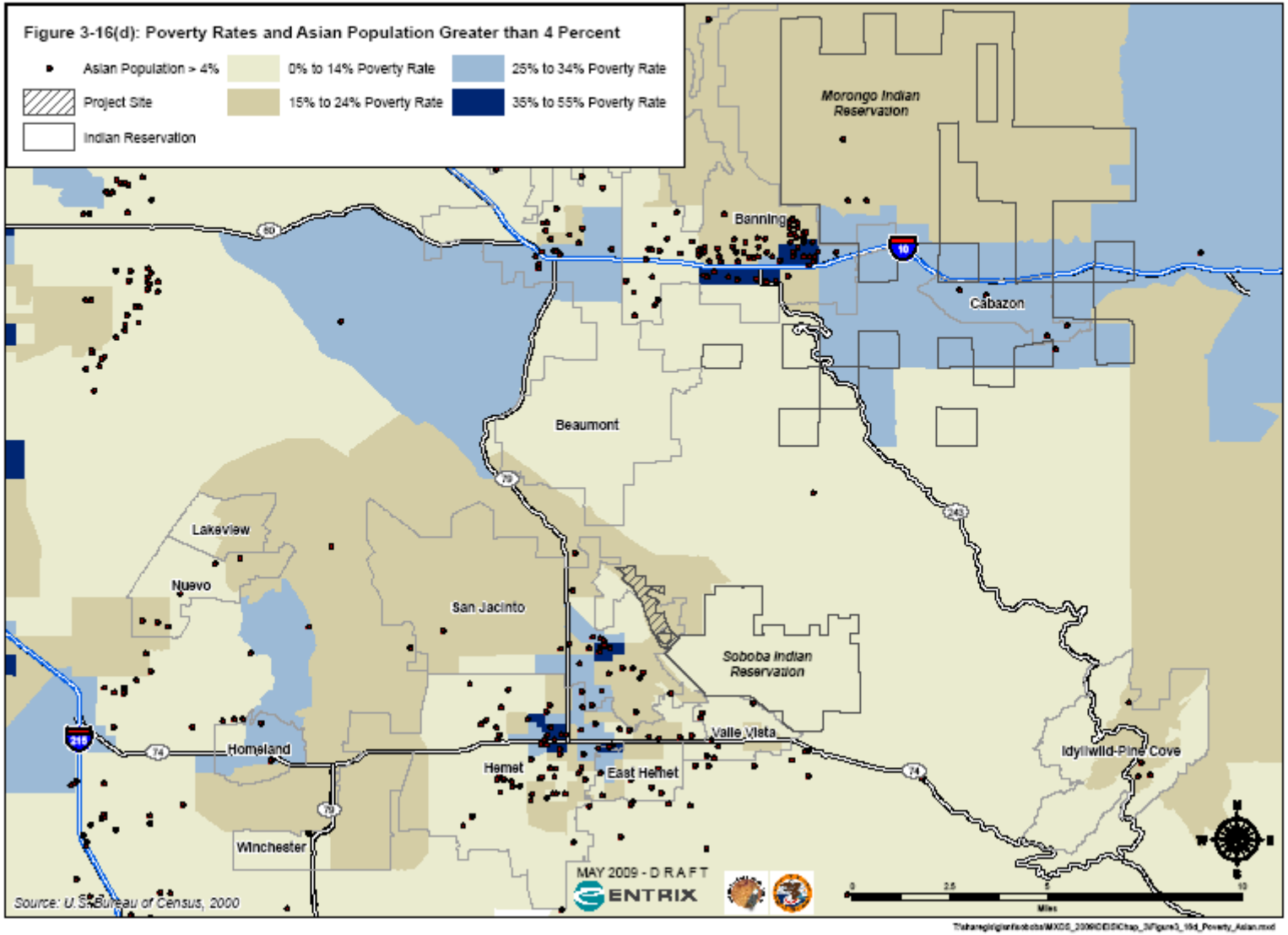


FIGURE 3-16(E)
POVERTY RATES AND NATIVE HAWAIIAN OR OTHER PACIFIC ISLANDER (NHPI) POPULATION

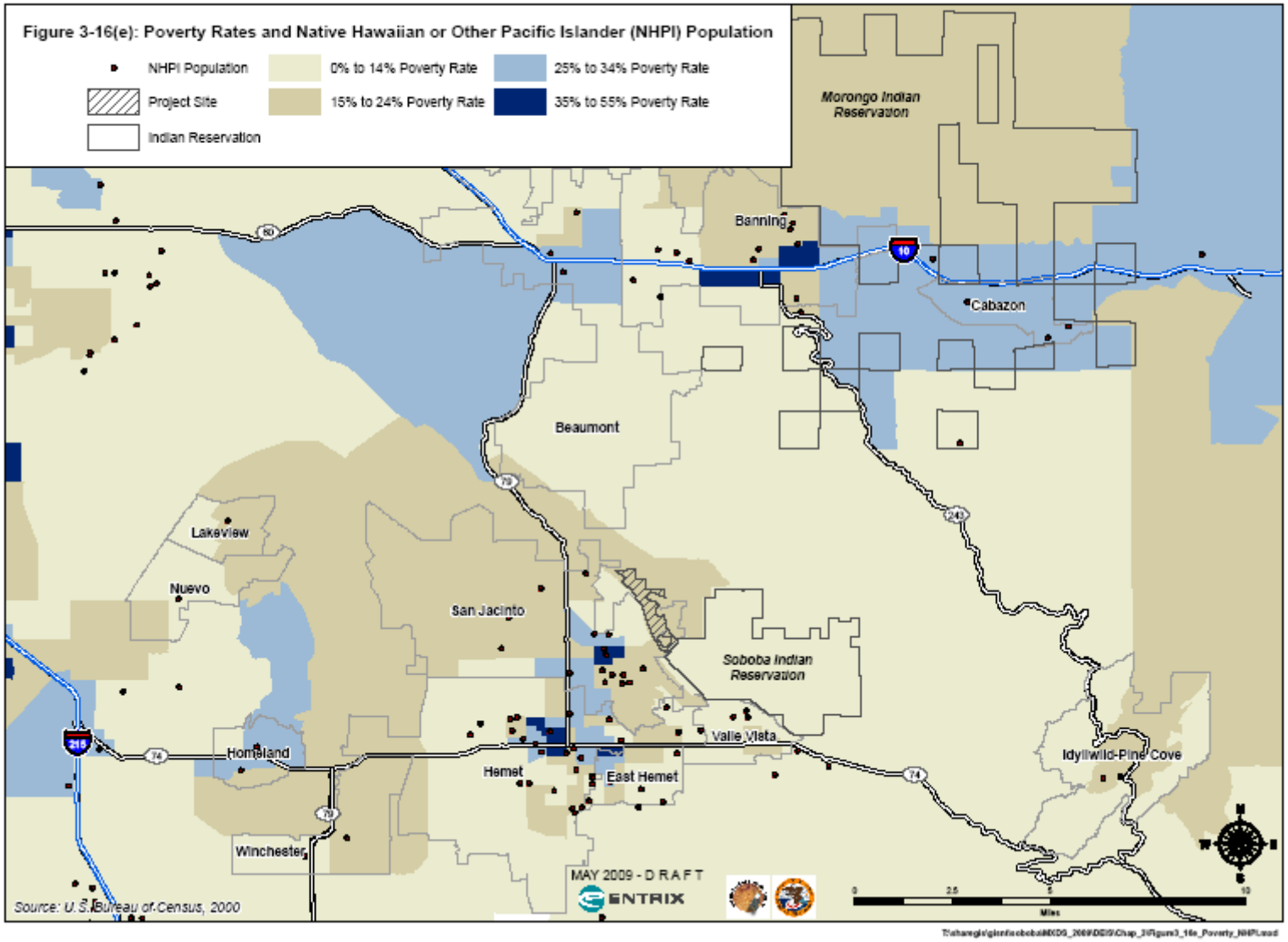
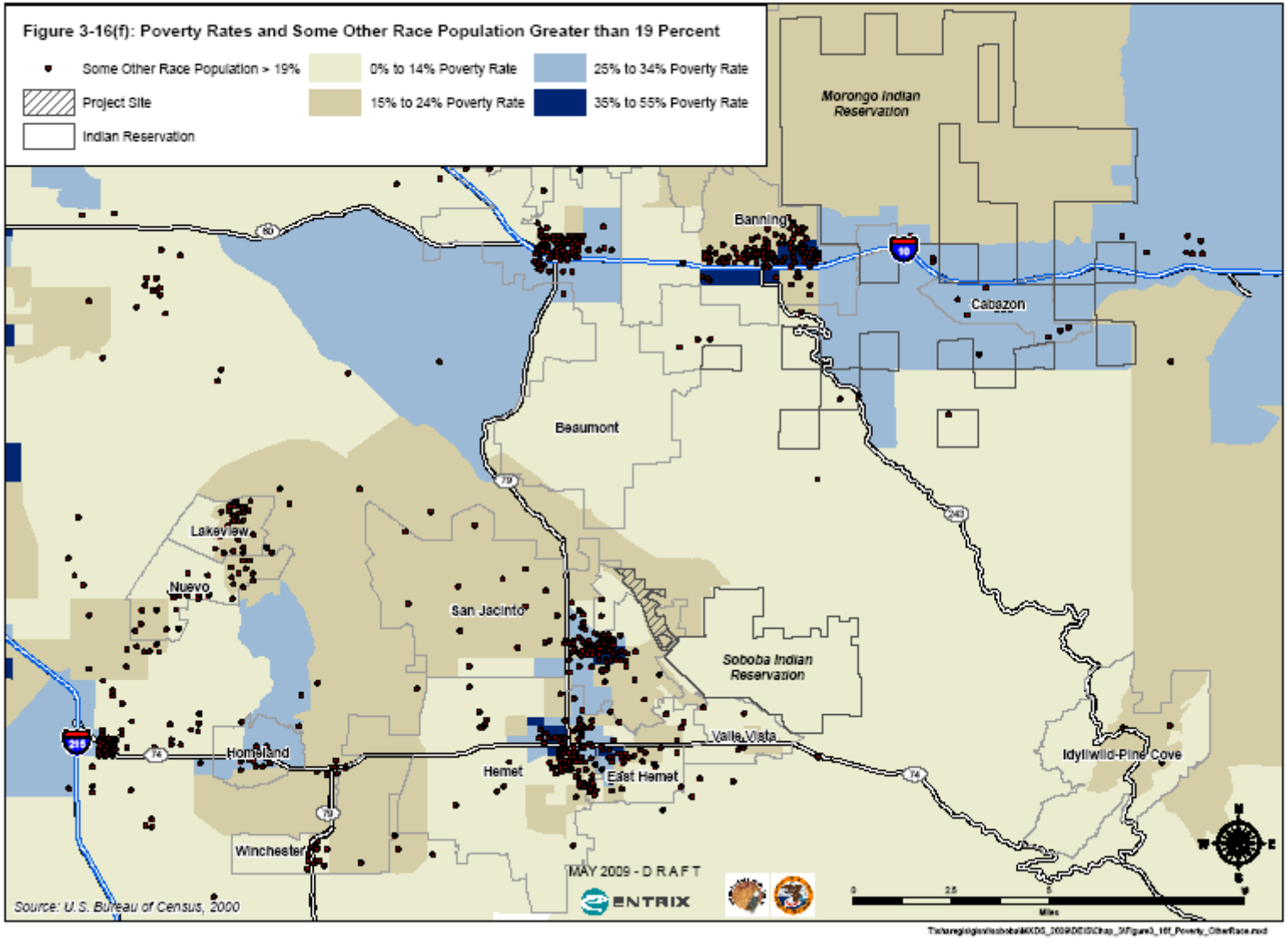


FIGURE 3-16(F)
POVERTY RATES AND SOME OTHER RACE POPULATION GREATER THAN 19 PERCENT



3.7 RESOURCE USE PATTERNS

3.7.1 TRANSPORTATION NETWORKS

A revised traffic impact analysis was completed for the Proposed Action and Alternatives in March 2010. This report is provided in full and attached as **Appendix U** and is hereby incorporated by reference. This section discusses existing traffic conditions and those that would be expected to occur in the project's opening year in the absence of the project.

STUDY AREA

The study area intersections were selected based on traffic impact analysis guidelines established by the City of San Jacinto, City of Hemet, and the County of Riverside. The intersections shall include a street of "Collector" or higher classification intersecting with another "Collector" or higher classification street within a 5-mile radius of a project site in which the project adds 50 or more peak hour trips. When the traffic is distributed throughout the study area onto the roadway system and will add less than 50 peak hour trips through an intersection and that traffic distributes onto local streets serving residential uses, commercial uses, or office uses, and will not contribute 50 peak hours trips onto the next "Collector" or higher classified street, the traffic impact analysis guidelines criteria has been met. Traffic heading north on Soboba Road and west on Florida Avenue are regional draws utilizing the freeway system.

Roadways that would likely be utilized by the development include Sanderson Street, State Street, Gilman Springs Road, Ramona Boulevard, San Jacinto Street, Ramona Expressway, Mountain Avenue, Soboba Street, Soboba Springs Drive, Chabella Drive, Soboba Road, Main Street, Lake Park Drive, 7th Street, Esplanade Avenue, Menlo Avenue, Devonshire Avenue, and Florida Avenue. **Figure 3-17** provides an aerial image of the study area and breakout boxes of each subject intersection (see also Figure 1 in **Appendix U**).

Sanderson Street: This north-south two lane undivided to four lane divided roadway is classified as an Expressway (220 foot right-of-way) on the City of San Jacinto General Plan Circulation Element. It currently carries approximately 12,900 to 26,000 vehicles per day in the study area.

State Street: This north-south two lane undivided to four lane divided roadway is classified as a Major Highway (112 foot right-of-way) north of Esplanade Avenue and as a Secondary (100 foot right-of-way) south of Esplanade Avenue on the City of San Jacinto General Plan Circulation Element. It currently carries approximately 9,400 to 20,200 vehicles per day in the study area.

Gilman Springs Road: This north-south two lane divided roadway is classified as a Secondary (100 foot right-of-way) on the City of San Jacinto General Plan Circulation Element. It currently carries approximately 15,100 vehicles per day in the study area.

Ramona Boulevard: This north-south two lane undivided roadway is classified as a Secondary Highway (100 foot right-of-way) on the City of San Jacinto General Plan Circulation Element. It currently carries approximately 14,000 vehicles per day in the study area.

San Jacinto Street: This north-south two lane undivided to four lane divided roadway is classified as a Secondary Highway (100 foot right-of-way) north of Main Street and as a Major Highway (112 foot right-of-way) south of Main Street on the City of San Jacinto General Plan Circulation Element. It currently carries approximately 7,400 to 19,700 vehicles per day in the study area.

Ramona Expressway: This north-south to east-west four lane undivided to four lane divided roadway is classified as a Limited Access Conventional Highway (184 foot right-of-way) west of State Street and as an Urban Arterial Highway (146 foot right-of-way) east of State Street on the City of San Jacinto General Plan Circulation Element. It currently carries approximately 14,500 to 18,400 vehicles per day in the study area.

Mountain Avenue: This north-south to east-west two lane undivided to four lane divided roadway is classified as a Secondary Highway (100 foot right-of-way) in the City of San Jacinto General Plan Circulation Element. It currently carries approximately 10,700 to 17,200 vehicles per day in the study area.

Soboba Street: This north-south two lane undivided roadway is classified as a Collector (66 foot right-of-way) on the City of Hemet General Plan Circulation Element. It currently carries approximately 2,400 to 18,400 vehicles per day in the study area.

Soboba Springs Drive: This north-south two lane divided roadway is not classified on the City of San Jacinto General Plan Circulation Element. It currently carries approximately 900 vehicles per day in the study area.

Chabella Drive: This east-west two lane undivided roadway is not classified on the City of San Jacinto General Plan Circulation Element. It currently carries approximately 200 to 600 vehicles per day in the study area.

Soboba Road: This north-south two lane undivided roadway is classified as a Secondary Highway (100 foot right-of-way) in the City of San Jacinto General Plan Circulation Element. It currently carries approximately 6,400 to 9,100 vehicles per day in the study area.

Main Street: This east-west two lane undivided to three lane divided roadway is classified as a Secondary Highway (100 foot right-of-way) in the City of San Jacinto General Plan Circulation Element. It currently carries approximately 2,800 to 5,400 vehicles per day in the study area.

Lake Park Drive: This east-west two lane undivided roadway is classified as a Secondary Highway (100 foot right-of-way) in the City of San Jacinto General Plan Circulation Element. It currently carries approximately 11,700 vehicles per day in the study area.

7th Street: This east-west two lane divided roadway is classified as a Secondary Highway (100 foot right-of-way) in the City of San Jacinto General Plan Circulation Element. It currently carries approximately 600 to 4,000 vehicles per day in the study area.

Esplanade Avenue: This east-west four lane undivided to four lane divided roadway is classified as a Major Highway (112 foot right-of-way) in the City of San Jacinto General Plan Circulation Element. It currently carries approximately 10,000 to 17,400 vehicles per day in the study area.

Menlo Avenue: This east-west two lane undivided roadway is classified as a Secondary Highway (100 foot right-of-way) on the City of San Jacinto General Plan Circulation Element. It currently carries approximately 8,500 to 10,000 vehicles per day in the study area.

Devonshire Avenue: This east-west two lane undivided roadway is classified as a Major Highway (118 foot right-of-way) on the City of San Jacinto General Plan Circulation Element. It currently carries approximately 4,100 to 5,200 vehicles per day in the study area.

Florida Avenue: This east-west four lane divided roadway is classified as a Major Highway (100 foot right-of-way) on the City of Hemet General Plan Circulation Element. It currently carries approximately 31,000 to 32,000 vehicles per day in the study area.

FIGURE 3-17
TRAFFIC IMPACT ANALYSIS MAP OF STUDY AREAS

The following intersections were included in the traffic study:

- Sanderson Avenue (NS) at Ramona Expressway (EW)
- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- State Street (NS) at Ramona Expressway (EW)
- State Street (NS) at Florida Avenue (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Esplanade Avenue (EW)
- San Jacinto Street (NS) at Menlo Avenue (EW)
- San Jacinto Street (NS) at Devonshire Avenue (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Mountain Avenue (NS) at Esplanade Avenue (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Chabella Drive (EW)
- Soboba Road (NS) at Project North Entrance (EW)
- Soboba Road (NS) at Project South Entrance (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The following roadway segments were included in the traffic study:

- Gilman Springs Road, north of Soboba Road
- Soboba Road, between Gilman Springs Road and Lake Park Drive
- Ramona Expressway, west of Sanderson Street
- Ramona Expressway, between Sanderson Street and State Street
- Ramona Expressway, between State Street and San Jacinto Street
- Ramona Expressway, between San Jacinto Street and Main Street
- Mountain Avenue, between Main Street and 7th Street
- Mountain Avenue, between 7th Street and Esplanade Avenue
- Mountain Avenue, between Esplanade Avenue and Soboba Street
- Mountain Avenue, east of Soboba Street

Figure 7 in **Appendix U** identifies the existing roadway conditions for study area roadways. The number of through lanes for existing roadways and the existing intersection controls are identified.

Level of Service

The operating conditions experienced by motorists are described as "levels of service" (LOS), which are standards established by transportation engineers for measuring traffic capacity and quality of service of roadways and intersections. Level of service is a qualitative measure of the effect of a number of factors, including travel time and speed, delay, traffic interruptions, freedom to maneuver, driving comfort, and convenience. Levels of service cover the entire range of traffic operations that might occur and range from LOS "A" (best) to "F" (worst). Levels of service "A" through "E" generally represent traffic volumes at less than roadway capacity, with LOS "A" representing traffic flow which is relatively free-flowing, and LOS "E" representing traffic flow which is nearing capacity and experiencing heavy delays. LOS "F" represents over capacity and/or forced flow conditions where the street system is totally saturated with traffic and movement is very difficult.

Unsignalized Intersection Analysis

Two-way stop-controlled intersections are analyzed using the methodology outlined in the Transportation Research Board's Special Report 209, *Highway Capacity Manual, 2000* (HCM 2000). This methodology establishes levels of service as a function of the "control delay" (in seconds), which an average driver will experience. "Control delay" includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

For two-way stop-controlled (TWSC) intersections, delay and LOS are established for each controlled turning movement (movements which are required to stop) which includes either a single turning movement (i.e. left, through, right) within a single lane, or combined movements turning out of a single lane. The 2000 HCM methodology does not provide for the calculation of delays or levels of service for an entire controlled approach that contains two or more lanes, or for the intersection as a whole. Rather, delays and levels of service for TWSC intersections are based on the controlled movement experiencing the worst delay and level of service operation. In addition to calculating delay, the HCM 2000 methodology analysis also calculates the ratio of demand volume to estimated capacity (v/c ratio) for all stopped movements at the intersection. Although delays can sometimes be long for some movements at a STOP-controlled intersection, the v/c ratio may indicate that there is adequate capacity to process the demand for that movement. **Table 3-22** presents the relationship of average control delay to level of service for unsignalized intersections for two-way stop-controlled intersections.

TABLE 3-22
LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Level of Service	Control Delay per Vehicle (Seconds)	Description
A	0 - 10.0	Little or no delay
B	10.1 - 15.0	Short traffic delay
C	15.1 - 25.0	Average traffic delays
D	25.1 - 35.0	Long traffic delays
E	35.1 - 50.0	Very long traffic delays
F	> 50.0	Extreme delays potentially affecting other traffic movements in the intersection

Source: *Highway Capacity Manual*, Transportation Research Board, Special Report No. 209, Washington, D.C., 1997.

Signalized Intersection Analysis

Signalized intersection analyses were conducted using methodologies outlined in the Transportation Research Board's *Highway Capacity Manual, 2000*. This procedure calculates control delay per vehicle at a signalized intersection, and assigns a level of service designation based upon the delay. The average control delay per vehicle is estimated for each lane group for all approaches and for the intersection as a whole. The control delay is defined in the HCM 2000 as the portion of total delay attributed to the control facility, where the total delay is the difference between the travel time actually experienced and the reference travel time that would result during the ideal conditions. HCM 2000 signalized intersection analyses methodologies build upon methodologies as included within Transportation Research Board's Special Report 209, *1997 Highway Capacity Manual*, but include additional methodologies for estimating queue lengths. Additionally, 2000 HCM methodologies calculate both delays and v/c ratios for all movements at a signalized intersection since all movements are stopped at some time during the signal cycle. Some movements, particularly side street approaches or left turns onto side streets, may experience longer delays because they receive only a small portion of the green time during a signal cycle, but their v/c ratio may be relatively low. It is important to examine both factors before drawing conclusions about the operations. **Table 3-23** presents the level of service criteria for signalized intersections.

TABLE 3-23
LEVEL OFSERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Level of Service	Stopped Delay per Vehicle (secs)	Description
A	0 - 10.0	Very low control delay. Occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
B	10.1 - 20.0	Generally occurs with good progression, short cycle lengths, or both. More vehicles stop than with LOS "A," causing higher levels of average delay.
C	20.1 - 35.0	These higher delays may result from fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.
D	35.1 - 55.0	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	55.1 - 80.0	This level is considered by many agencies to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent occurrences.
F	> 80.0	This level, considered to be unacceptable to most drivers, often occurs with oversaturation, that is, when arrival flow rates exceed the capacity of the intersection. It may also occur at high v/c ratios below 1.0 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

Source: Highway Capacity Manual, Transportation Research Board, Special Report No. 209, Washington, D.C., 1997

PRINCIPLE FINDINGS

Existing Conditions

The existing casino at 23333 Soboba Road generates approximately 2,957 daily vehicle trips: 222 vehicles per hour occurs during the morning peak hour and 372 vehicles per hour occurs during the evening peak hour.

Table 3-24 identifies the existing delay and LOS for intersections in the vicinity of the project. Delay values are based on the geometrics at the study area intersections.

The study area intersections currently operate at acceptable LOS during the peak hours for existing traffic conditions, with the exception of the following study area intersections, which operate at an unacceptable LOS during the peak hours:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- Ramona Expressway (NS) at 7th Street (EW)

For existing traffic conditions, traffic signals appear to currently be warranted at the following study area intersections:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

TRANSIT SERVICE

The study area is currently served by the Riverside Transit Agency Route 27 along Florida Avenue, Route 31 along State Street and Devonshire Avenue, Route 32 along State Street, San Jacinto Street, Main Street, Esplanade Avenue, and Florida Avenue, Route 33 along San Jacinto Street, State Street, and Florida Avenue, Route 42 along San Jacinto Street, Soboba Road, Main Street/Lake Park Drive, 7th Street, and Esplanade Avenue, and Route 74 along San Jacinto Street and Ramona Expressway. Figure 15 in **Appendix U**, the Traffic Impact Analysis, illustrates the service area and provides more details on the type of transit at the Project Site and surrounding area.

FREEWAY ANALYSIS

A freeway interchange analysis conducted for this FEIS included the following locations:

- I-215 Freeway SB Ramps (NS) at Bonnie Drive (EW)
- I-215 Freeway NB Ramps (NS) at SR-74 (EW)
- Beaumont Avenue (SR-79) (NS) at I-10 Freeway Westbound Ramps (EW)
- Beaumont Avenue (SR-79) (NS) at I-10 Freeway Eastbound Ramps (EW)

These interchanges were chosen as they would be the ones most directly affected by traffic utilizing the freeway system to head north-south-east-west on a regional scale to and from the Project Site.

TABLE 3-24
EXISTING INTERSECTION DELAY AND LEVEL OF SERVICE

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay (Secs.) - LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Sanderson Avenue (NS) at:															
Ramona Expressway (EW)	TS	2	2	1>	2	2	1>	2	2	1>	2	2	1>	29.2-C	29.1-C
State Street/Gilman Springs Road (NS) at:															
Soboba Road (EW)	CSS	1	1	0	1	1	0	0	1	0	0	1	1	40.1-E	40.5-E
State Street (NS) at:															
Ramona Expressway (EW)	TS	1	2	0	1	2	1	1	2	1	1	2	1	34.9-C	37.4-D
Florida Avenue (EW)	TS	1	2	0	1	1	1	1	2	0	1	2	0	20.7-C	24.1-C
San Jacinto Street (NS) at:															
Ramona Boulevard/Main Street (EW)[4]	TS	1.5	0.5	0	1	1	0	0	1	1	0	1	0	24.7-C	29.1-C
Esplanade Avenue (EW)	TS	1	2	1	1	2	0	1	2	1	1	2	0	28.4-C	34.0-C
Menlo Avenue (EW)	TS	1	2	0	1	2	0	1	1	0	1	1	1	19.2-B	22.0-C
Devonshire Avenue (EW)	TS	1	2	0	1	2	0	1	1	1	1	1	0	19.9-B	21.8-C
Florida Avenue (EW)	TS	1	2	0	1.5	0.5	1	1	2	0	1	2	1	43.4-D	53.8-D
Ramona Expressway (NS) at:															
Main Street/Lake Park Drive (EW)	TS	1	2	1	1	2	0	1	2	0	1	2	0	28.8-C	36.7-D
7th Street (EW)	CSS	1	2	1	1	2	1	0	1	1	0	1	0	39.5-E	34.1-D
Mountain Avenue (NS) at:															
Esplanade Avenue (EW)	TS	1	1	0	0	1	1	1	0	1	0	0	0	18.0-B	26.6-C
Soboba Street (NS) at:															
Mountain Avenue (EW)	CSS	1	0	1	0	0	0	0	1	0	0	1	0	22.0-C	20.8-C

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay (Secs.) - LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Soboba Springs Drive (NS) at:															
Lake Park Drive (EW)	CSS	1	0	1	0	0	0	0	1	1	1	1	0	15.4-C	16.0-C
Soboba Road (NS) at:															
Chabella Drive (EW)	CSS	1	1	0	1	1	1	0	1	1	0	1	1	12.3-B	12.7-B
Lake Park Drive (EW)	AWS	0	1	0	0	1	0	0.5	0.5	1	0	1	0	9.7-A	14.1-B

[1] When a right turn lane is designated, the lane can be either striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L=Left; T=Through; R=Right; > = Right Turn Overlap

[2] Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, the overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross streets stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] TS=Traffic Signal; CSS=Cross Street Stop; AWS=All Way Stop

[4] The intersection of San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW) is a five-legged intersection. For analysis purposes throughout this report, the west and northwest legs turning movement volumes were combined, thus mitigation measures are reflected for a standard four-legged intersection.

Methodology

Manual morning and evening peak hour intersection turning movement counts were obtained by Kunzman Associates in April/October/November 2007 and January 2010. Traffic count worksheets are provided in Appendix B of **Appendix U**.

An historical growth rate covering a 20 year period from 1986 to 2006 for the freeway interchanges has been applied to account for Opening Year (2010) and Year 2025 traffic conditions. Supplemental traffic data was available from the *1986 Traffic Volumes on California State Highways* by the California Department of Transportation and from the *2006 Traffic Volumes on California State Highways* by the California Department of Transportation. This difference defines the growth in traffic over the 20-year period. To establish the growth rate for these freeways interchanges the average daily traffic volumes for 1986 and 2006 traffic conditions north and south of the I-215 Freeway and Bonnie Drive/SR-74 interchange and the I-10 Freeway and Beaumont Avenue (SR-79) interchange were averaged together.

Then the following formula was applied:

((2006 Average Daily Traffic Volume/1986 Average Daily Traffic Volume) ^(1/20 Years)) = Growth Rate

Existing Conditions

The growth rate for the I-215 Freeway and Bonnie Drive/SR-74 interchange is 5.40 percent per year. The 2006 average daily traffic volume is 81,000 ((89,000 + 73,000) / 2)). The 1986 average daily traffic volume is 28,300 ((24,100 + 32,500) / 2)). The yearly growth rate is 5.40 percent ((81,000/28,300)^(1/20)) = 5.40 percent.

The growth rate for the I-10 Freeway and Beaumont Avenue (SR-79) interchange is 4.06 percent per year. The 2006 average daily traffic volume is 133,000 ((133,000 + 133,000) / 2)). The 1986 average daily traffic volume is 60,000 ((59,000 + 61,000) / 2)). The yearly growth rate is 4.06 percent ((133,000/60,000)^(1/20)) = 4.06 percent.

Tables found in Appendix G (Freeway Analysis) of **Appendix U** provide detailed calculations on Intersection Delay and Level of Service for freeways.

For existing conditions, the I-215 Freeway southbound ramps at Bonnie Drive intersection and I-215 Freeway northbound ramps at SR-74 intersection are operating at unacceptable LOS and are warranted for a traffic signal for existing conditions. The Beaumont Avenue at I-10 Freeway westbound ramps intersection and Beaumont Avenue at I-10 Freeway eastbound ramps intersection are operating at acceptable LOS for existing conditions (see **Table 3-25**).

TABLE 3-25
EXISTING FREEWAY INTERSECTION DELAY AND LEVEL OF SERVICE

		Intersection Approach Lanes[1]												Peak Hour	
	Traffic	Northbound			Southbound			Eastbound			Westbound			Delay (Secs.) - LOS[2]	
Intersection	Control[3]	L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
I-215 Freeway SB Ramps (NS) at:															
Bonnie Drive (EW)[4]	CSS	1	1	0	0	1	1>>	1	0	1>>	0	0	0	52.7-F	41.3-E
I-215 Freeway NB Ramps (NS) at:															
SR-74 (EW)[4]	CSS	0	0	0	0	1	0	1	2	0	0	2	1>>	57.8-F	40.0-E
Beaumont Avenue (SR-79) (NS) at:															
I-10 Freeway WB Ramps (EW)	TS	1	2	0	0	2	0	0	0	0	0.5	1	0.5	31.4-C	43.9-D
I-10 Freeway EB Ramps (EW)	TS	0	2	0	1	2	0	0.5	1	0.5	0	0	0	27.3-C	32.8-C

[1] When a right turn lane is designated, the lane can be either striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; >> = Free Right Turn

[2] Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, the overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross streets stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] CSS = Cross Street Stop; TS = Traffic Signal

[4] A traffic signal is warranted for Existing traffic conditions.

BICYCLE LANES

There are no striped bicycle lanes within the vicinity of the Project Site, nor are any planned.[40]

3.7.2 LAND USE

PROJECT SITE SETTING

Approximately 300 acres (56 percent) of the Project Site is incorporated in the City of San Jacinto, California while the remainder is within unincorporated Riverside County, California. Thirty-four parcels, comprised of approximately 534.91 acres, make up the Project Site, of which 149.30 acres consist of the Golf Course and Country Club. The Project Site is surrounded by vacant land to the north and west, and by residential communities and vacant land to the east. The southern portion of the Project Site is bound by agricultural and undeveloped lands. Soboba Springs Mobile Estates, a residential community, lies within the southern boundary of the Project Site (see **Figure 1-3**).

The Project Site is contiguous with the northwest portion of the existing Reservation at the base of the San Jacinto Mountains in the upper San Jacinto River Basin in western Riverside County, California. The existing Reservation is surrounded by vacant land and low-density rural residential development, and is comprised of 6,865 acres of rolling hills, deep ravines, river bottom, and a fairly level alluvial fan near the San Jacinto River. Access to the Reservation is provided by Lake Park Drive, entering from the southwest, and Soboba Road along the northern boundary. Soboba Road bounds the Project Site to the east and the San Jacinto River levee bounds the Project Site to the west.

GUIDANCE DOCUMENTS

Land uses on the Project Site are guided by the Land Use Element of the San Jacinto General Plan, which includes the unincorporated parcels within its "Sphere of Influence Boundary". No other community plans, specific plans, or overlays that would affect land use policy apply to the Project Site at this time.[41]

San Jacinto General Plan

Land Use Classification

The current land use designation on the Project Site is a mix of R-R (Rural Residential), LDR (Low Density Residential), OS-R (Open Space Recreation), and OS (General Open Space), and water source (see **Figure 3-18**). The parcels in which development would occur under the

---

40 Personal communication with David Clayton, San Jacinto Planning Department, on October 21, 2008.

41 Ibid, May 7, 2008. A portion of the Project Site, including the Development Site, is zoned under Specific Plan 1-85. However, Specific Plan 1-85 is no longer in force.

Proposed Action and Alternatives are designated LDR. Surrounding land use designations are R-R, LDR, OS-R, OS, and water source.

In accordance with the Land Use Element of the San Jacinto General Plan:

Rural Residential (RR): The Rural Residential land use designation provides for the development of low density detached single-family dwellings and accessory buildings. The RR designation is generally most suitable in areas that consist of small agricultural operations and rural-oriented residences. Horses and other farm animals are allowed in these areas. Uses such as mobile and modular homes, public facilities, and other uses which are compatible with and oriented toward serving the needs of rural single-family neighborhoods may also be allowed.

This designation allows a maximum of 2.0 dwelling units per net acre, with an average density of 1.5 dwelling units per net acre. The maximum density of this land use designation may be exceeded to complement General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Code of Regulations and as an incentive for planned developments.

Low Density Residential (LDR): The LDR designation is primarily for single-family detached residential uses and accessory buildings. Uses such as mobile and modular homes, townhomes and condos, public facilities, and other uses which are compatible with and oriented toward serving the needs of low density single-family neighborhoods may also be allowed.

This designation allows a maximum density of 5.0 dwelling units per net acre, with an average density of 4.0 dwelling units per net acre. The maximum density of this land use designation may be exceeded to complement General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Code of Regulations and as an incentive for planned developments.

Open Space – Recreation (OSR): The Open Space Recreation designation provides for outdoor recreational facilities, including golf courses, swimming schools, tennis clubs, equestrian clubs and caretaker facilities. The maximum and average intensity of development is a FAR of 0.10.

General Open Space (OS): The Open Space designation allows for: open space areas; hiking, biking and equestrian trails; outdoor recreation; and extremely low density single-family dwellings. This designation provides for the conservation of natural and scenic resources and the protection of property from natural hazards. The maximum allowable density is 1.0 unit per 40 net acres and the average density is 1.0 dwelling unit per 60 net acres. The maximum intensity of development is a FAR of 0.10, with an average intensity of a FAR of 0.001. Park and outdoor recreational uses are permitted at the maximum intensity of 0.10.

Local Land Use Goals and Policies

The Land Use Element of the San Jacinto General Plan includes specific goals and policies for the Project Site as it exists currently (i.e. before the trust action). Goals and policies are provided

in **Table 3-26** below. The General Plan is available for review on the City of San Jacinto's web site.

San Jacinto Special Assessment District

The Tribe owns APN 433-100-015, 39.18+ acres of the Golf Course and Country Club, which is subject to Special Assessment District 94-1. The City of San Jacinto's website provided the following information about the District.

> *Assessment District 94-1 is a 1915 Act Assessment District, formed in 1994 for the purpose of providing funds for infrastructure improvements in the Soboba Springs development area. Bonds in the amount of $638,366 were issued and combined with funds from CFD#88-1 to pay for the improvements.*
>
> *Property owners that paid into CFD# 88-1 were given credits toward the property assessment in AD 94-1. Those property owners that elected not to pay the full assessment in 1994 are levied an annual assessment until the anticipated bond maturity in 2014. AD 94-1 is a lien against the property until the assessment is paid in full, including any penalties and interest. In accordance with California Streets and Highways Code, property owners paying their assessment over the life of the bond issue may pay off the assessment in advance at any time or may tender 94-1 bonds in payment of their assessment.*
>
> *The bond debt of Assessment District 94-1 is not a debt of the City of San Jacinto, but is a debt of the district itself. All assessments paid by the property owners are used to pay interest to bondholders and redeem bond principle as it matures. Bond Offering Statement and Original Engineer's report is available free of charge on the Digital Assurance Certification website, but you must register with DAC.*[42]

The 2005/06 San Jacinto Annual Report on Assessment Districts indicated that the balance of debt to be collected was $382,994. The 2006/07 version of the annual report was not available. According to the City of San Jacinto, the current outstanding principal is $275,000. However, in September 2008 this balance was paid in full and the Tribe is clear of payment liability to the City.[43]

The bond proceeds paid for A) the construction of approximately 2,720 linear feet of Soboba Road fronting the Golf Course and Country Club, and B) drainage improvements in and near Soboba Road, generally north of the Soboba Springs project on the west side of the road, and includes 84" and 72" RCP storm drains, 10' x 7' box culvert, paved channel, excavation, and appurtenant improvements, and C) miscellaneous utility relocations necessary to construct the improvements described above.

---

42 Document available at: http://www.ci.san-jacinto.ca.us/city-govt/special-dist/district_94-1.html

43 Personal communication with Tom Prill, General Accounting Manager, City of San Jacinto, June 11, 2008.

TABLE 3-26
SAN JACINTO GENERAL PLAN GOALS AND POLICIES

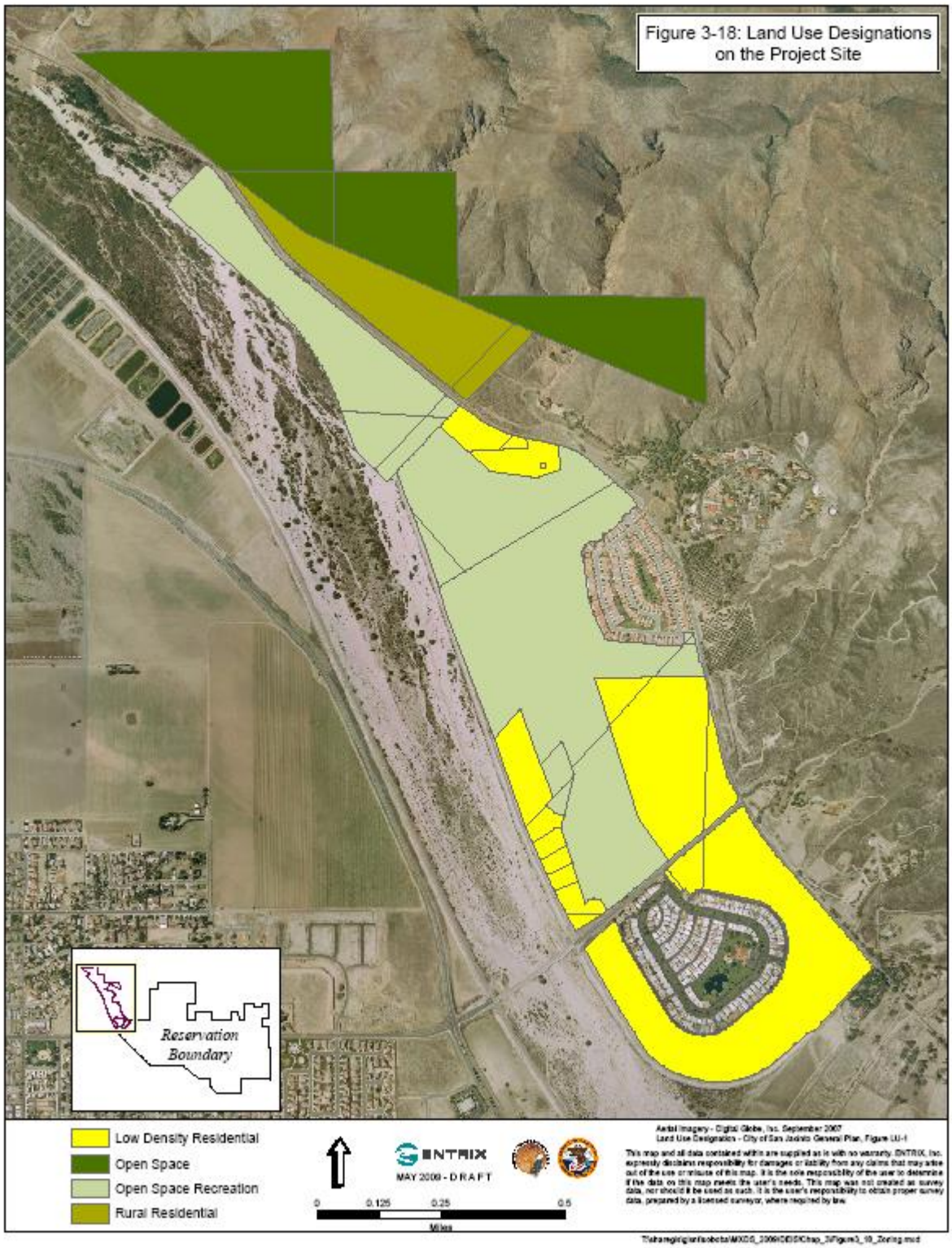
Policy Number	Text
Land Use Goal 1 – Develop a balanced land use pattern that meets community needs for residential, commercial, industrial, public, and recreational uses	
1.1	Promote land use composition in San Jacinto that provides a balance or surplus between generation of public revenues and the cost of providing community services and facilities.
1.2	Create housing opportunities that match employment opportunities within the community.
1.3	Attract light industry and other compatible employment generating businesses.
1.4	Provide public/institutional land use designations and development standards that encourage the location and operation of adequate public facilities to serve the community.
1.5	Plan and designate open space and parkland to meet the community's parks, open space, and recreational needs.
1.6	Maintain land use designations and regulations that permit the successful development and operation of public and private educational facilities at appropriate locations within the planning area.
1.7	Encourage additional retail development to increase sales tax revenues and expand the range of services available to the community.
1.8	Encourage the development of business parks and office parks to expand the number and type of job opportunities in San Jacinto.
1.9	Support the provision of outdoor gathering places such as plazas, greens and squares to strengthen social interaction and provide visual relief in developed areas.
Land Use Goal 2 - Manage and direct growth so that the community and its neighborhoods are protected and enhanced	
2.1	Assure that new development is complementary to the existing character of the City.
2.2	Encourage infill development to be consistent with and complement the bulk, scale, intensity, and character of the existing surroundings.
2.3	Ensure that development corresponds to the provision of community services and facilities and new development funds its share of improvements (e.g., parks, schools, trails, utilities).
2.4	Ensure that adequate infrastructure and public services are provided in concert with development so that no negative fiscal or service impact occurs as a result of new development.
2.5	Preserve and enhance the quality of San Jacinto's neighborhoods by restricting or abating non-conforming buildings and uses.
2.6	Annex land within the sphere of influence prior to its development to ensure development is compatible with that in San Jacinto.
2.7	Locate retail and commercial land uses along major circulation routes at major intersections where there is maximum access and visibility.
2.8	Direct higher density housing and higher intensity employment around commercial uses and job

Policy Number	Text
	centers near transit nodes and areas served by a well-developed transportation network.
2.9	Where feasible and beneficial to the City and its residents, encourage the joint use of public facilities.
Land Use Goal 3 - Foster development in San Jacinto that ensures the compatibility of land uses with environmental conditions	
3.1	Limit development in the hillsides, ridgelines, flood plains, and other high risk areas.
3.2	Explore methods to preserve areas of severe natural hazards, such as landslides, ground subsidence, liquefaction, and flooding as open space.
3.3	Permit the joint-use of preserve areas and easements such as seismic faults and drainage basins for open space and recreational uses.
3.4	Preserve prominent ridgelines by restricting development on slopes of 40% or higher.
Land Use Goal 4 - Promote high-quality development that ensures compatibility with surrounding land uses and major transportation corridors	
4.1	Evaluate the compatibility of new development with surrounding uses when reviewing development proposals and designing the circulation system improvements.
4.2	Ensure that new development is compatible with the physical characteristics of the site, surrounding land uses, and available public infrastructure.
4.3	Maximize commercial, retail, and employment opportunities along the City's major corridors and intersections, including the SR-70, the Ramona Expressway, Sanderson, and Cottonwood.
4.4	Ensure new development provides roadways that meet the City's standards based on the classifications shown in the Circulation Master Plan and the level of traffic expected to be generated by the proposed project.
4.5	Minimize the number of vehicular access points on major corridors by using reciprocal access agreements whenever feasible.
4.6	Enhance pedestrian access both within shopping centers and to and from commercial uses to reduce vehicle trips generated within the City.
Land Use Goal 5 – Rejuvenate San Jacinto's downtown area	
5.1	Support the location and retention of appropriate, smaller scale local-serving and visitor-oriented businesses within the downtown area.
5.2	Work with others to refurbish and re-use older buildings for mixed-use residential, commercial, and office uses.
5.3	Encourage mixed use developments that provide well designed, higher density residential development over non-residential uses.
5.4	Encourage projects that offer pedestrian scaled designs and walk-ability to reduce vehicle trips and parking demand within the downtown.
5.5	Maintain and rejuvenate public and private properties in the downtown area through activities such as code enforcement, weed abatement, and trash removal.

Policy Number	Text
5.6	Remove constraints to commercial activities in the downtown areas, such as the lack of parking and lack of space for expansion of building floor area.
5.7	Rejuvenate residential neighborhoods that surround the downtown to encourage more aesthetically pleasing development and community activity in the central core of the City.
5.8	Emphasize and enhance the downtown area's cultural resources and historical environment.
5.9	Encourage project amenities that enhance the pedestrian environment, such as tree plantings, pedestrian-scaled signs and lighting, street furniture, and sidewalk improvements throughout the downtown.
Land Use Goal 6 - Preserve and protect the City's cultural, historic, agricultural, and visual resources	
6.1	Balance the benefits of development with potential impacts to existing cultural resources
6.2	Identify, designate, and protect buildings, districts, and sites of historic importance within San Jacinto.
6.3	Use landscaping for screening, solar control, parking lot shade, and other beautification purposes throughout the City.
6.4	Encourage outdoor gathering spaces, such as mini-parks and plazas that encourage social interaction and also enhance the visual character of the community.
6.5	Encourage the use of project design features that reduce impacts to important local and regional environmental resources.
6.6	Identify funding programs to assist private property owners in the preservation of historic resources.
6.7	Preserve and enhance public views of the mountains and hillsides and other scenic vistas.
6.8	Preserve large groupings of trees, rock outcroppings, and other valuable scenic resources.
6.9	Protect valuable agricultural resources and encourage the continuation of agricultural activities.
6.10	Promote the maintenance of private and public properties to enhance the visual appearance of the community.
Land Use Goal 7 - Capitalize on the City's many economic development opportunities to promote a strong and economically healthy community	
7.1	Promote the economic stability of the San Jacinto Area by encouraging diversification of the City's commercial and industrial base by: • Encouraging a variety of industries to locate in San Jacinto, including retail, high technology, manufacturing, and professional services in order to promote the development of a mixed economic base; and • Encouraging the expansion of existing businesses if possible and extending efforts at business retention.
7.2	Ensure that State Route 79 provides the maximum economic benefits to the local economy by encouraging appropriate development along the corridor and at major interchanges.

Policy Number	Text
7.3	Target the potential benefits from the Diamond Valley Reservoir and gaming and entertainment uses of the Soboba Indian Reservation by promoting the recreational opportunities available in the San Jacinto area.
7.4	Support the development of visitor-oriented activities and businesses that build upon the opportunities provided by the Diamond Valley Reservoir and the Soboba Indian Reservation.
7.5	Pursue a variety of public and non-profit funding sources to fund community rejuvenation and redevelopment activities.
Land Use Goal 8 - Promote a growing and skilled labor force that will attract a range of jobs and wage levels to satisfy the employment and income needs of the City's labor force through all cycles of the economy	
8.1	Promote the development of a broad range of skill and wage levels in job opportunities in San Jacinto through expanded commercial, office, business park, and industrial facilities.
8.2	Promote the development of a broad range of skill and wage levels in job opportunities in San Jacinto through expanded commercial, office, business park, and industrial facilities.
8.3	Develop collaborative relationships between private and public entities to affect and maintain a comprehensive and coordinated economic development process.
8.4	Support the location of local and regional serving medical facilities in San Jacinto.
Land Use Goal 9 - Encourage thoughtful community design that enhances San Jacinto's quality of life	
9.1	Ensure new development is compatible with its natural surroundings and the built environment in terms of architecture, scale, grading, and massing.
9.2	Encourage development that respects and enhances the Valley's rich history and pastoral setting
9.3	Support pedestrian-friendly and pedestrian-scaled development and encourages more social interaction and less automobile use, including mixed use and clustered developments.
9.4	Provide public spaces and activity centers that encourage social involvement, physical activity, and community pride.
9.5	Support "green" and "sustainable" developments that respect and conserve the region's important resources.
9.6	Require the use and maintenance of extensive landscaping in new development and redevelopment projects to beautify the surroundings, screen outdoor uses, provide shade, establish pedestrian paths, buffer incompatible land uses, and provide visual interest.
9.7	Encourage public art, such as murals, sculptures, creative street furniture, and fountains in new public and private developments.
9.8	Develop and enforce development standards and design guidelines that provide clear yet flexible direction for achieving quality community design in new development and redevelopment projects throughout the community.

FIGURE 3-18
LAND USE DESIGNATIONS ON THE PROJECT SITE



3.7.3 AGRICULTURE

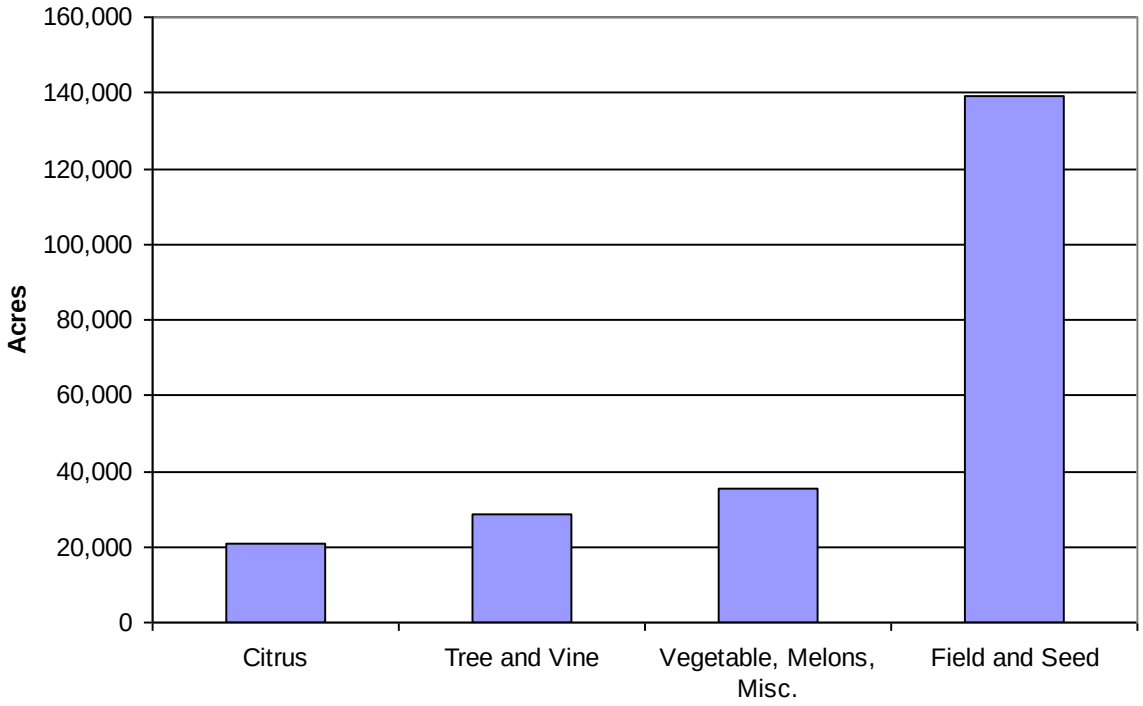
STATE OF CALIFORNIA

The state of California represents the largest agricultural economy in the United States. In 2005, the state was home to 76,500 farms on over 26 million acres. The state produces wheat (570 thousand acres), rice (528 thousand acres), corn for grain (560 thousand acres), barley (100 thousand acres), oats (270 thousand acres), sorghum for grain (26 thousand acres), cotton (660 thousand acres), sugar beets (44.4 thousand acres), dry edible beans (66 thousand acres), and alfalfa hay (160 thousand acres) in addition to 4.4 million acres of miscellaneous field crops. California grows fruits and vegetables including strawberries, asparagus, snap beans, cabbage, carrots, sweet corn, cucumbers, lettuce, melons, spinach, tomatoes, strawberries, onions, artichoke, broccoli, cauliflower, celery, garlic, peppers, pumpkins, squash and orchard crops. Over 5.4 million head of cattle were raised within the state in 2005 (USDA NASS, 2005). California has the greatest total value of agricultural products sold, greatest value of crops (including nursery and greenhouse crops), and the second highest value of livestock, poultry and their products of any state. In 2005, 40 percent of all grapefruit produced in the United States was exported. Japan is the largest importer of US grapefruit (USDA ERS 2007).

RIVERSIDE COUNTY

The Project Site is situated in Riverside County, California. There is a rich diversity of crops grown in Riverside County, including citrus, other fruit tree, vines, vegetables, melons, seed, grain, and others. An aggregated acreage of crops grown in Riverside County is presented in **Table 3-27**. Over one-third of the Field and Seed category shown on this graph is alfalfa hay, accounting for 50,191 acres in 2005. The five agricultural commodities producing the most value in the County include; nursery stock ($229 million), milk ($181.4 million), table grapes ($100 million), bell peppers ($72.9 million), and grapefruit ($65.7 million). Hay, avocados, eggs, lemons, and dates round out the top 10 commodities in terms of value produced within the County (2005 Riverside County Ag Production Report). Dairy and livestock operations have a strong presence in the county as well. In 2006 the county was home to 151,000 head of cattle, of which milk cows accounted for 60,400 head (USDA NASS 2007).

TABLE 3-27
ACRES HARVESTED BY CROP IN RIVERSIDE COUNTY, 2006



Source: 2005 Riverside County, Agriculture Production Report, accessed online at http://www.rivcoag.org/agdept/opencms/publications/cropreports/2005_Annual_Crop_Report_verR1.pdf

CITY OF SAN JACINTO

The City of San Jacinto sees agriculture as a significant sector of the local economy, especially the eastern portion of the City (San Jacinto General Plan, 2006). The City recognizes the pressure from surrounding new developments to convert agricultural lands to urban development, and acknowledges that this pressure may be inevitable. However, the City believes that the following policies included in the City's General Plan will allow for a managed transition from agriculture to development.

Resource Management Goal 5: Where appropriate, conserve agricultural lands and avoid the premature conversion of agricultural land to urban uses.

- Policy 5.1: Encourage continuous agricultural operations.
- Policy 5.2: Foster development techniques and agricultural practices that minimize the incompatibility of agricultural activities with urban development while maximizing agricultural production.
- Policy 5.3: Protect agricultural lands from premature conversion to urban uses (San Jacinto General Plan, 2006).

SOBOBA RESERVATION

Irrigated agriculture production has a long history on the Reservation. Historical records show that tree fruits, garden crops, hay, corn, wheat, potato, onions, dry beans and other field crops have been grown on the reservation with irrigation. From 1865 – 1919 a combination of these irrigated crops were grown on the Reservation on various acreages, ranging from 150 - 240. Vegetables and hay crops became increasingly important crops for the Tribe at that time.

From 1920 – 1929 the Tribe was trying to maintain an agricultural economy but lacked water for irrigation, and was forced to attempt dryland farming. During this time dryland agriculture on the Reservation peaked at over 600 acres, but irrigation was only available for 58 acres.

From 1930 – 1950, average irrigated acreage ranged from 83 – 114 acres. The cropping pattern consisted of about 50 percent vegetables, 30 percent grains and hay and 20 percent tree fruits. From 1951 – 1955 the Tribe was only able to irrigate 36 acres, and after 1955 irrigated agriculture ceased on the Reservation (NEA 1982).

In 1981, irrigated agriculture on the Reservation was resumed with the completion of two irrigation wells. Crops included watermelons, tomatoes, potatoes, carrots, and onions rotated with grain and hay crops. The C&R Farms leased 376 acres of Reservation land for agriculture beginning in 1997 where crops included tomatoes, carrots, onions and potatoes in rotation with grain crops. The C&R Farms has not renewed their lease of Reservation land, which has been laid fallow for possible future use. The Reservation has a 110-acre citrus orchard that was established in 1991 and 1992. The orchard, which grows Star Ruby grapefruit, is leased by Soboba Citrus until 2015.

PROJECT SITE

In its current state the Project Site does not support agricultural activities. According to the Farmland Conversion Impact Rating form completed by the U.S. Department of Agriculture – NRCS, the Project Site does not contain any prime and unique farmland, or any statewide and locally important farmland.[44] The completed AD-1006 form and supporting materials is attached as **Appendix V.** According to the City of San Jacinto, two Project Site parcels are identified as farmland of local importance. However, these parcels have been graded over and are no longer in use as farmland. Additionally, the Project Site does not contain Williamson Act lands (Clayton, 2004).[45]

---

44 Personal communication with Robert S. Hewitt, District Conservationist, Natural Resource Conservation Service on June 18, 2010.

45 Lands set aside under the California Land Conservation Act of 1965 are commonly known as Williamson Act lands. The Williamson Act Program consists of contracts between local governments and private lands owners that restricts specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971 (State of California Department of Conservation, http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx).

3.8 PUBLIC SERVICES

EXISTING WATER SUPPLY

Characterization of the Project Site Water Supply

Irrigation water is supplied to the 149-acre Golf Course from two on-site wells. Reported on-site groundwater extractions from 1999 to 2007 ranged between 688 and 933 acre-feet per year, and were applied primarily between May and October. As discussed under Groundwater Quality within the Water Quality portion of **Section 3.2.3** Water Resources, this water is of high quality.

The EMWD supplies water to the tennis facility, two comfort stations, and the Country Club facilities, including the clubhouse, dining room, and swimming pool. Total annual water usage from EMWD was estimated at 27,078 GPD for 2004 (AES, 2006). The Tribe has a contract for these services with EMWD and no stated limitations.[46]

Table 3-28 presents the main characteristics of the two Golf Course wells. The most recent pumping test results for the Golf Course wells are included in **Appendix M**.

TABLE 3-28
GOLF COURSE IRRIGATION WELL CHARACTERISTICS

Well Number	State No. (Location)	Year Drilled	Depth (Feet)	Pump Horsepower	Capacity (GPM)
GCW-1	4S1W36A1	Unknown	535	75	400
GCW- 2	4S1W25K1	2003	810	250	1,000

Characterization of Reservation Water Supply System

The Tribe's main Reservation domestic water system is regulated by EPA as a Community Water System (Public Water System No. 06000151), and complies with all EPA drinking water regulations. The Tribe's domestic water system serves over 500 residential connections, plus the school, Tribal Center, sports complex, church, and casino. The water is chlorinated but is not otherwise treated. As discussed under Groundwater Quality within the Water Quality portion of Section 3.2.3 Water Resources, this water is of high quality.

The Tribe operates a separate domestic water system for the Oaks Retreat facility, located in the upland area adjacent to the north-central part of the Reservation. This system is supplied by an on-site well that is in a separate aquifer system from the San Jacinto Groundwater Basin. There are no plans at present to tie the Oaks Retreat water system into the main Reservation system.

Of the other five operating wells on the Reservation, three are part of the main domestic water system, while two irrigation wells are not connected to the domestic system. **Table 3-29** presents

[46] Personal communication with Bryan Addis, Manager, Soboba Springs Golf Course and Country Club, on March 13, 2008.

the main characteristics of the three wells on the Reservation that serve the main community water system. The most recent pumping test results for the Tribe's domestic wells are included in **Appendix M**.

TABLE 3-29
WELL CHARACTERISTICS OF SOBOBA COMMUNITY WATER SYSTEM

Well Number	State No. (Location)	Year Drilled	Depth (Feet)	Pump Horsepower	Capacity (GPM)	Capacity (MGD)
DW-1	5S1E5E1	1978	750	100	400	0.58
DW- 3	5S1E5F2	2000	1,180	250	1,100	1.58
DW-4	5S1E5E2	2005	1,172	250	1,100	1.58
Totals					**2,600**	**3.75**

All three source wells for the Reservation community water system are located in the Canyon Sub-basin of the San Jacinto Groundwater Basin (see Groundwater Quality within the Water Quality portion of **Section 3.2.3** Water Resources). Irrigation well, IW-2, which is dedicated to supplying the Tribe's citrus orchard, is also located in the Canyon Sub-basin, while the other Reservation irrigation well (IW-1, in limited use since 2004) and the two Golf Course wells are located in the "Intake Area" of the Upper Pressure Sub-basin. The two on-Reservation irrigation wells had a combined capacity in 2007 of 1,500 gallons per minute (GPM).

The Tribe's annual production from the Canyon Sub-basin through 2007 peaked in 2002-03 at 1,444 acre-feet. Reduced agricultural and industrial uses and conservation reduced total Canyon Sub-basin water use to 1,184 acre-feet in 2007. Domestic water use on the Reservation (including the casino but excluding the Oaks Retreat system) was relatively stable between 2003 and 2007, ranging from 635 to 679 acre-feet.

Installation of approximately 26,000 feet of new 16-inch steel water line on the Reservation was completed in June 2007 and an additional 1.5-million gallon tank was completed, increasing total storage to 2.5 million gallons within the Reservation. These improvements have greatly improved peak capacity, backup capacity, and distribution of water by the domestic system.

EMWD

Eastern Municipal Water District provides water supply, sewage collection, water desalinization, and water recycling services. The service area of EMWD encompasses a 555 square-mile area populated by approximately 660,000 people. Water service is provided to approximately 129,000 customers.

Approximately 75 percent of EMWD's potable water demand is supplied by imported water from the Metropolitan Water District of Southern California (MWD) through its Colorado River Aqueduct and its connections to the State Water Project. The majority of the remaining potable water demand is supplied by EMWD groundwater wells in the Hemet and San Jacinto area. EMWD also has wells in the Moreno Valley, Perris Valley, and Murrieta areas.

Eastern Municipal Water District sells approximately 25,000 acre-feet of recycled water every year. Recycled water, consisting of secondary and tertiary water, is sold to agricultural and irrigation customers. Eastern Municipal Water District also sells water to Rancho California Water District, Elsinore Valley Municipal Water District, Lake Hemet Municipal Water District, Western Municipal Water District of Riverside County, Nuevo Water Company, City of San Jacinto, City of Perris, and City of Hemet.

Eastern Municipal Water District has five regional water reclamation facilities, located in Moreno Valley, Perris Valley, Sun City, Temecula Valley, and in the City Hemet/City of San Jacinto. These plants treat more than 46 million gallons per day (MGD) and have a combined capacity of more than 59 MGD (EMWD 2008).

Long-term water supply development includes expanded water conservation and recycling, conjunctive use of local basins to store imported water, management plans to protect local groundwater, desalination of brackish groundwater, and improved coordination with the MWD to optimize the use of available imported water supplies (MWD 2008).

WASTEWATER SERVICE

Soboba Reservation

The Tribe currently owns and operates a sanitary sewer system that serves the existing casino through the use of two 50,000-gallon septic tanks and related leaching facilities. Wastewater disposal for the rest of the Reservation is currently accomplished by individual septic facilities associated with administrative and school facilities and with individual residences.

Project Site

Wastewater service is provided to the Country Club and tennis facilities by EMWD. A lift station is located off-Project Site to the east between hole #9 and Soboba Road to transfer wastewater to the Hemet/San Jacinto Regional Water Reclamation Facility. This facility resides approximately 8 miles from the Project Site and experiences typical daily flows of 7.8 mgd, with a current capacity of 11 mgd. However, this facility could be expanded to 27 mgd capacity (EMWD website, May 28, 2008). Presently, the Golf Course and Country Club are producing approximately 8,000-10,000 gallons of wastewater per day that is handled by EMWD. The pump station collects wastewater not only from the Golf Course and Country Club, but also from a mobile home park and residential development located outside the Project Site boundary. The two comfort stations on the Golf Course utilize septic systems for wastewater treatment (AES, 2006).

SOLID WASTE SERVICE

Solid waste service for the Reservation and Project Site is provided by CR&R Waste and Recycling Services, a waste-hauling company based in Perris, California. Weekly trash pick-up service is currently provided to the Reservation and Project Site.

The Lambs Canyon Landfill is operated by the County of Riverside Waste Management Department, and is located approximately ten miles northwest of the Project Site. The landfill encompasses 353 acres of land with 145 acres of disposal area. The landfill is permitted to take in 3,000 tons of solid waste per day and averages between 400 and 600 tons per day (CIWMB 2006b, and pers. comm. Melani Gerber of Riverside County Waste Management District, May 29, 2008). As of 2005, the landfill has a remaining capacity of nearly 21 million cubic yards. It is currently estimated to have a capacity for 20 additional years of operation, and is planned for expansion.[47] The landfill is a Class III permitted landfill accepting agricultural, construction/demolition, green, and mixed municipal waste.

Recyclable materials are transported to a material recovery facility (MRF) in Perris, approximately 34 miles west of the Project Site. The MRF includes a 13-acre site and a 40,000 square-foot material recovery facility and transfer station. CR&R Waste and Recycling Services employees perform on-site manual and mechanical sorting of the materials received. Materials that are recycled include paper, wood, glass, plastic, lumber, concrete, and metal. The MRF does not recycle insulation or empty non-hazardous chemical containers. The portion of the commercial solid waste stream that is typically recycled is around 50 percent. Construction and demolition materials generated during the construction process are generally deferred at a rate of 85 percent.

ELECTRICITY AND NATURAL GAS

The Southern California Edison (SCE) provides electricity services in the San Jacinto area, including the Reservation and Project Site. Electricity is generated at the Mohave Generation Station (low-sulfur coal burning), Big Creek Hydroelectric Station, and the San Onofre Nuclear Generating Station (SCE 2008a). The Mohave Generation Station has the capacity to generate 1,580 megawatts (MW) of electricity and to provide service to 1 million homes. The San Onofre Nuclear Generating Station generates approximately 2,200 megawatts of electricity to serve 1.5 million homes. Big Creek Hydroelectric Station has the capacity to generate 1,000 MW of electricity. Power is provided to the population through 16 utility interconnections, with 4,990 transmission and distribution circuits. The SCE has 425 transmission and distribution crews to maintain power to over 13 million people in 430 cities covering 50,000 square-miles (SCE 2008b).

The Southern California Gas Company (SCGC) provides natural gas services, and serves 19.8 million customers through 5.6 million gas meters covering 23,000 square-miles of service area (SCGC 2006). Out-of-state natural gas basins supply most of the natural gas used in California. In 2003, 42 percent of the natural gas supply originated in basins located in the southwestern United States, 26 percent was from Canada, 14 percent was from the Rocky Mountain region, and 18 percent was from basins located within California (City of Santa Clarita 2008). SCGC receives natural gas from the El Paso Pipeline and the Transwestern Pipeline. The El Paso

[47] Personal communication with Leslie Liken, County of Riverside Waste Management, 2006.

Pipeline delivers natural gas from the Cities of Topock and Ehrenberg, Arizona to SCGC receiving pipelines with respective intrastate receipt capacities of 540 and 1,210 million cubic feet per day (MMcf/d). The Transwestern Pipeline delivers natural gas from Topock, Arizona and Needles, California to SCGC receiving pipelines with respective intrastate receipt capacities of 50 and 750 MMcf/d (U.S. Department of Energy 2001). The natural gas is then delivered to local transmission and distribution pipeline systems or to natural gas storage fields.

TELEPHONE SERVICES

Verizon provides all basic telecommunications services, including cellular communications, to the Project Site. Verizon currently has above ground phone lines, which provide service to the Project Site. Verizon provides service for local toll calls and long distance service. Area residents also have the option of long-distance service from a wide variety of companies that include MCI, Sprint, and AT&T.

LAW ENFORCEMENT

This section describes the law enforcement situation and measures on the Project Site and the Reservation. First, an overview of crime in the Project Site and surrounding area, as well as on the Reservation is presented. Then, a discussion of crime associated with casinos is provided based on review of available literature. Finally, the current law enforcement arrangements between the Tribe and relevant agencies are discussed.

Incidence of Crime

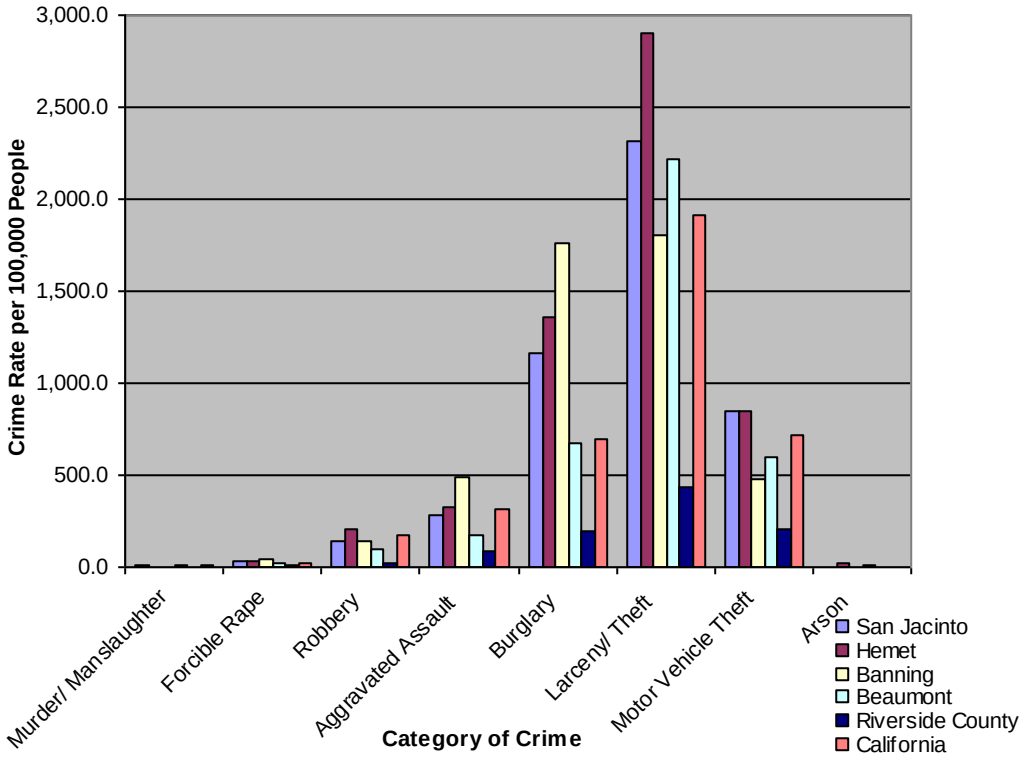
Based on data provided by the U.S. Department of Justice, **Tables 3-30** and **3-31** show the crime rates in 2005 per 100,000 people in the major cities in the vicinity of the Project Site, Riverside County, the State of California, and the nation. It appears that the incidence of most of the crime in the four cities is higher than that of the county. Hemet and San Jacinto lead the other areas in larceny/theft, while Banning and Hemet have the highest rates of burglary.

TABLE 3-30
CRIME RATES PER 100,000 PEOPLE (2005)

Area	Murder/ Manslaughter	Rape	Robbery	Aggravated Assault	Burglary	Larceny/ Theft	Vehicle Theft	Arson
San Jacinto	14.2	28.3	141.7	283.4	1,165.5	2,316.8	846.6	0.0
Hemet	4.5	28.4	210.4	325.3	1,358.1	2,899.8	844.7	20.9
Banning	0.0	38.1	138.5	488.3	1,766.2	1,800.8	481.4	0.0
Beaumont	5.5	21.9	93.2	170.0	674.5	2,221.0	597.8	5.5
Riverside County	2.0	6.0	21.8	82.5	200.3	429.8	204.6	3.6
California	6.9	26.0	176.1	317.3	693.3	1,916.5	712.8	0.0
U.S.	5.6	31.7	140.7	291.1	726.7	2,286.3	416.7	0.0

Source: Extrapolated from data by U.S. Department of Justice, Federal Bureau of Investigation, Uniform Crime Reporting Program, "Crime in the United States 2005 – Tables 4, 8, and 10," http://www.fbi.gov/ucr/05cius/about/index.html, accessed August 1, 2007.

TABLE 3-31
CRIME RATES PER 100,000 PEOPLE (2005)



Source: Developed from data by U.S. Department of Justice, Federal Bureau of Investigation, Uniform Crime Reporting Program, "Crime in the United States 2005 – Tables 4, 8, and 10," http://www.fbi.gov/ucr/05cius/about/index.html, accessed August 1, 2007.

Information compiled by the Riverside County Sheriff's Department (RCSD) is used to infer the incidence of crime on the Reservation. RCSD provided the number of calls for law enforcement service to the Reservation and existing casino for the period of 2004 through 2009. It should be noted that not all of these calls were for criminal incidents; non-criminal calls for service and assisting other departments are also included in these figures.

According to these data, the rate of calls for law enforcement service to both the Reservation and existing casino during this period was highest in 2005 (154 and 541 calls, respectively). The number of calls fell each year between 2005 and 2008, with 29 calls for service to the Reservation and 293 calls for service to the existing casino in 2008. The number of calls rose slightly between 2008 and 2009. **Table 3-32** shows the number of calls requesting law enforcement service to the Reservation and the existing casino from 2004 through 2009. Calls are categorized according to priority. Priority 1A and Priority 1 calls involve life-threatening or potentially life-threatening situations, or are for crimes in progress.

Law Enforcement on the Project Site and Reservation

In 2005 RCSD signed a five-year contract with the Tribe for a deputy to be dedicated to patrolling the Reservation; however, the following year the Tribe canceled the agreement, citing dissatisfaction with the level of service provided.[48] Under Public Law 83–280 (see **Section 2.1.1**, Security and Law Enforcement, for a discussion of PL 280), the RCSD and California Highway Patrol (CHP) are responsible for responding to emergencies on the Reservation. Law enforcement services to both the incorporated and unincorporated portions of the Project Site are also provided by RCSD. Since 2004, the City of San Jacinto has contracted with RCSD to provide law enforcement services for San Jacinto, including the incorporated portion of the Project Site. The RCSD station that services San Jacinto is located at 160 West 6th Street in San Jacinto.

Riverside County's budget for fiscal year 2007-08 allocates funds for 1,879 sworn and non-sworn patrol personnel. Presently there are 1,879 funded and 2,104 filled deputies. RCSD seeks to maintain a ratio of 1.2 deputies per 1,000 residents. Based on the 2007 Riverside County population of 2,031,625, RCSD is required to have 2,438 deputies, illustrating that RCSD is operating at approximately 14 percent under capacity. RCSD would have to add 334 positions to operate at the recommended service level of 1.2 deputies per 1,000 residents.

The Hemet Station, located at 43950 Acacia Avenue, has allotted 50 sworn deputy/corporal positions (Riverside County, 2006), along with one captain, one lieutenant, and eight sergeants. This station services and is the closest station to the Reservation and Project Site, with a response time of three to five minutes to the Project Site for high priority calls (City of San Jacinto Police Department, July 20, 2007). The RCSD does not have a defined response time goal; however, average response times for the Hemet Station in fiscal year 2004-2005 were 10.88 minutes for priority one calls, 15.24 minutes for priority two calls, and 19.70 minutes for priority three calls.[49] The CHP also responds to calls on the Reservation, with the nearest CHP station being the San Gorgonio Pass (Station 655) in Beaumont, California, located approximately 12 miles north of the Project Site.

Soboba Casino security and Tribal security staff members also provide surveillance on the Reservation as needed.

48 The Press-Enterprise (Riverside, California), August 4, 2008, "Access to Indian land varies."

49 Riverside County Local Agency Formation Commission, September 2006, "Draft Municipal Service Review for the Central Valleys, the Pass Area, and Southwestern Riverside County Areas," prepared by LSA Associates, Inc., Irvine, California.

TABLE 3-32
CALLS FOR LAW ENFORCEMENT SERVICE TO THE RESERVATION AND EXISTING CASINO, 2004THROUGH MAY 2009

Priority	Number of Calls (2004)	Number of Calls (2005)	Number of Calls (2006)	Number of Calls (2007)	Number of Calls (2008)	Number of Calls (2009)
Reservation						
1A	0	0	0	0	0	0
1	2	4	0	2	4	3
2	25	22	19	20	15	14
3	4	73	36	19	7	9
4	7	55	12	11	3	8
5	0	0	0	0	0	0
Subtotal Reservation	38	154	67	52	29	34
Existing Casino						
1A	0	0	0	0	0	0
1	10	8	5	11	6	4
2	116	158	134	123	114	116
3	249	245	213	187	129	142
4	122	130	101	95	44	76
5	0	0	0	0	0	0
Subtotal Existing Casino	497	541	453	416	293	341
Total	**535**	**695**	**520**	**468**	**322**	**375**

Sources:

Riverside County Sheriff's Department, Information Services Bureau, March 29, 2010, "Calls for Service to the Soboba Indian Reservation, Calendar Years 2004 through 2009, Sorted by Call Priority."

Riverside County Sheriff's Department, Information Services Bureau, March 29, 2010, "Calls for Service to Soboba Casino, Calendar Years 2004 through 2009, Sorted by Call Priority."

The Tribe and RCSD have recently finalized an agreement to improve the law enforcement conditions on the Reservation and develop a better working relationship between the two entities following the tensions raised between them due to recent law enforcement deployments on the Reservation.[50]. The agreement is the result of three meetings between the Tribe and RCSD held in May and June of 2008. The Community Relations Service of the United States Department of Justice facilitated the meetings, which also included representatives of the Bureau of Indian Affairs, the Riverside County Board of Supervisors, and the Office of Congressman Jerry Lewis.

The following list summarizes the objectives of the agreement:

- The agreement is to enhance the provision of public safety services to the Reservation through improving communication, coordination, and collaboration between the two parties.
- The two entities agree to establish permanent points of contact, local Departmental and Countywide Tribal liaisons, and coordinated command posts for critical incident response.
- The two parties agree to develop cultural training for Departmental personnel, as well as training in law enforcement procedures, crime prevention, and other areas for Tribal personnel.

In addition, the two parties agree to develop contingency plans for managing extended displacement of Reservation residents because of closures required in situations of disasters and critical incidents, and to coordinate with other public safety agencies that serve the Reservation to examine ways for improving delivery of other public safety services, such as fire, medical emergencies, and disaster response.

The Tribe and RCSD have entered into a Memorandum of Agreement (MOA) governing the provision of law enforcement services to the Development Site (**Appendix W**). The MOA provides a funding mechanism for one full-time deputy over a 24-hour time period, which equates to five sworn deputy positions, and one non-sworn Community Service Officer to meet the law enforcement needs of the proposed project. The agreement includes a provision for annually adjusting the amount payable by the Tribe to RCSD, based on the following: (a) actual costs for the prior year's calls for service; (b) a future workload analysis based on historic calls for service related to the Development Site; (c) the impact of Tribal casino security and Tribal Law Enforcement on the level of services required to be provided by RCSD; and, (d) any

50 While crime rates are generally falling on the Reservation, two isolated incidents recently occurred within its boundaries: On May 8, 2008, Riverside County Sheriff's Department deputies shot and killed Eli Morillo, a 26-year-old Soboba Tribal member, after the officers reportedly had gone to investigate gunfire on a remote part of the Reservation and were fired upon. According to authorities, five deputies fired in the shooting. Four days later, deputies shot and killed Joseph Arres, 36, and Tamara Angela Hurtado, 29, again in an isolated section of the Reservation in the foothills of the San Jacinto Mountains. According to authorities, the deputies were responding to 911 callers who reported that the Tribe's security booth, which controls access to the Reservation, had been hit by gunfire. The two Tribal members were shot multiple times by SWAT officers, who said they had been fired upon by one of the two. Authorities said that nine deputies fired their weapons in that incident. Source: The Press-Enterprise (Riverside, California), May 30, 2008.

proposed changes to or expansion of the development contemplated for the upcoming year. In addition, under the MOA the Tribe shall allow RCSD officers access to the Development Site without interference and unnecessary delay, and without Tribal escort. Finally, pursuant to the MOA, the Tribe and RCSD shall cooperate in good faith to develop protocols for coordination of the RCSD officers entering the Development Site with Tribal casino security and Tribal Law Enforcement.

FIRE PROTECTION

The Riverside County Fire Department and the California Department of Forestry and Fire Protection (CDF) provide fire protection and emergency response to the Project Site and surrounding area.[51] Fire stations in California can have a mix of State, County, contract City, or volunteer-staffed equipment. All stations in the area of the Project Site are dispatched by the CDF/Riverside County Fire Department Perris Emergency Command Center (ECC) and are part of the "Integrated Fire Protection System," under contract with California.[52] Therefore, fire stations can have multiple responsibilities and jurisdictions, ranging from structural fires to wildfire response.

The nearest CDF/Riverside County fire station is Station 25, located in San Jacinto on South San Jacinto Avenue approximately two miles from the Project Site. This station serves the Project Site and surrounding area for medical as well as fire emergencies. Standard staffing for Riverside County Fire Department and CDF fire protection is three firefighters per shift. Accordingly, Station 25 has one engine staffed with a minimum of three firefighters per shift, one rescue squad, and one reserve fire engine. During fire season, Station 25 adds an additional four firefighters to the staff and augments its equipment with a County engine. In addition to paid staff, 12 volunteer firefighters are available to assist in case of emergency (San Jacinto Station 25, July 20, 2007). Station 25 has a response time of between six and eight minutes to the Project Site, which is within the land use/fire suppression goals of CDF/Riverside County Fire Department for urban areas.[53] Riverside County Fire Department responded to 114,535 incidents in 2007, an increase of 2.25 percent over 2006 levels. Service calls to the Reservation totaled 233 calls in 2007 (Riverside County Fire Department 2008).

---

51 In response to a series of violent incidents in December 2007, California Department of Forestry and Fire Protection (CDF) required its rescue crews to wait for an escort from the Riverside County Sheriff's Department before responding to emergency calls on the Reservation. The policy was lifted within a few weeks. Two isolated incidents on the Reservation in May 2008 caused CDF to temporarily reinstate the policy; however, the policy was reversed on June 13, 2008. Currently, CDF rescue crews do not require an escort to respond to emergency calls to the Reservation. Source: The Press-Enterprise (Riverside, California), June 13, 2008.

52 Riverside County Local Agency Formation Commission, September 2006, "Draft Municipal Service Review for the Central Valleys, the Pass Area, and Southwestern Riverside County Areas," prepared by LSA Associates, Inc., Irvine, California. Available at: http://www.rvcfire.org/opencms/facilities/FireStations/, accessed on October 8, 2008.

53 Personal communication with Chief Tracy Hobday and Captain Jason Neuman, Riverside County Fire Department, May 26, 2010.

All fire protection districts in California operate under a mutual aid agreement, supporting each other according to the initial jurisdiction of the incident. The Tribe will consult with CDF/Riverside County Fire Department to establish a Mutual Aid Agreement. This would also include the City of San Jacinto due to its contractual relationship with CDF/Riverside County Fire Department to provide fire protection services. An additional Mutual Aid Agreement will be established with the City of Hemet. The closest mutual-aid fire resources are CDF Station 25, CDF Station 72, CDF Station 78, Hemet City Station 5, and CDF Station 26. **Table 3-33** shows the equipment, personnel, average response times, response statistics, and distance from the Project Site for each station.

The BIA has entered into an agreement with CDF to suppress wildfire incidents on Tribal lands. In the event of a wildfire in the San Bernardino National Forest that moves outside the forest boundaries, the U.S. Forest Service would likely be involved (Sweeney 2004).

EMERGENCY MEDICAL SERVICES

Emergency dispatching services to the Reservation and Project Site are provided through CDF/Riverside County Fire Department's main Emergency Call Center (the Perris ECC), located in the City of Perris at the CDF Riverside Unit and Riverside County Fire Department's headquarters. The Perris ECC provides dispatching services to 16 contract cities, one community service district, and to all unincorporated areas within Riverside County. The Perris ECC is also under contract to provide dispatching services to two Tribal fire departments and to the Idyllwild Fire Protection District.

The Perris ECC is staffed 24 hours a day, 7 days a week, 365 days a year. Three overlapping shifts provide sufficient staffing and consist of eight Public Safety Communications Officers, one Senior Public Safety Communications Officer, and three CDF Fire Captains. The daily period of high activity is generally between 10:00 a.m. and 10:00 p.m. Staff members primarily receive and process reports of emergencies; and allocate and track personnel, resources, and equipment based on pre-planned response criteria. Additional capabilities of the Perris ECC include coordinating inter-agency incident activities, supporting major emergencies, and documenting internal and external intelligence.

The Perris ECC is the Region VI Governor's Office of Emergency Services Local Area Coordinator for the California Fire Service and Rescue Emergency Mutual Aid System, a statewide plan that facilitates mutual aid to local fire departments. The Perris ECC is able to draw upon additional resources when necessary by activating the Perris ECC Expanded Dispatch Operations. The Expanded Dispatch Operations augments on-duty personnel with staff who have completed training classes to internally assist with the deployment and tracking of emergency personnel and resources to major incidents. Furthermore, two alternate ECCs located within the Cities of Riverside and Indio act as backup to the Perris ECC and serve as communication centers

TABLE 3-33
PROFILE OF CLOSEST MUTUAL-AID RESOURCES TO THE PROJECT SITE

					Response Statistics[2]				
Station	**Distance (miles)**	**Equipment[1]**	**Personnel[2]**	**Average Response Time to Project Site[3] (minutes)***	**Fires**	**Medical Aid**	**Hazmat**	**Misc.**	**Total**
CDF Station 25	2.2	1 City Paramedic Assessment Engine, 1 State Engine	3 firefighters, 1 rescue squad	6-8	357	2,610	14	577	3,558
CDF Station 72	4.41	1 County Paramedic Assessment Engine, 1 County Brush Engine	3 firefighters	8-10	163	1,339	8	244	1,754
CDF Station 78	3.8	1 City Paramedic Assessment Engine	3 firefighters	8-10	97	1,060	5	182	1,344
Hemet City Station 5	3.93	Engine 5, Engine 5R	1 captain, 1 engineer, 1 firefighter	8-10	n/a	n/a	n/a	n/a	n/a
CDF Station 26	4.3	1 County Paramedic Assessment Engine	3 firefighters	8-10	163	1,339	8	244	1,754

n/a: Not available

* Estimates are inclusive of response time only, which is the time that begins when units are en route to the emergency incident and ends when units arrive at the scene. In addition to response time, dispatch time and turnout time add to the amount of time required before units arrive at the scene. Dispatch time is from the point of receipt of the emergency alarm at the public safety answering point to the point where sufficient information is known to the dispatcher and applicable units are notified of the emergency. Dispatch time is between 90 and 120 seconds. Turnout time is the time beginning when units acknowledge notification of the emergency to the beginning point of response time.

Sources:

[1] Riverside County Fire Department web site, http://www.rvcfire.org/opencms/facilities/FireStations/ (accessed May 21, 2008.)

[2] Riverside County Local Agency Formation Commission, September 2006, *Draft Municipal Service Review for the Central Valleys, the Pass Area, and Southwestern Riverside County Areas*, prepared by LSA Associates, Inc., Irvine, California.

3 Personal communication with Chief Tracy Hobday and Captain Jason Neuman, Riverside County Fire Department, May 26, 2010.

in support of the Riverside County Office of Emergency Services Division to coordinate multi-agency disaster management within Riverside County (Riverside County Fire Department 2008).

In response to emergency calls, the closest first responder, a Paramedic (EMT-P), Emergency Medical Technician (EMT-1), or First Responder certified personnel, is dispatched to the emergency. Both the Riverside County Fire Department and American Medical Response (AMR) provide emergency medical services to the Reservation. The fire department offers First Responder level and EMT-I level emergency medical services to the area (see the heading "Fire Protection" above for a discussion of Riverside County Fire Department resources). AMR is contracted through Riverside County to provide ambulance transport and paramedic services to the Reservation within a maximum response time of 13:59 minutes. AMR's deployment center is located in Hemet and has a substation in San Jacinto.[54] Advanced Life Support emergency airlift services are provided by Mercy Air and the California Highway Patrol Air Operations.

HOSPITAL SERVICES

Hospitals that are able to provide service to incidents on the Reservation include HVMC, in the City of Hemet and SGMH in the City of Banning.

The HVMC is approximately five miles from the Reservation, and is a full-service acute hospital with 240 beds, licensed by the State of California. Services provided by the HVMC include 24-hour emergency medical assistance, CT scanning and magnetic resonance imaging, inpatient and outpatient surgery, and maternity and women's services (HVMC, 2006). HVMC is a member hospital of the Valley Health System health care district, which has between 1,500 and 1,600 full- or part-time employees, including approximately 300 nurses at HVMC. The district filed Chapter 9 bankruptcy in December 2007 and anticipates a temporary and small decline in the acute-patient census at its member hospitals (Press-Enterprise July 30, 2008).

The SGMH is located approximately 15 miles to the north of the Reservation. SGMH is a full service hospital with 70 beds licensed in the State of California, providing general medical-surgical care, intensive care, emergency services, inpatient and outpatient surgery, and women's services (SGMH, 2006).

SGMH currently employs 40 to 50 full-time physicians. The State of California mandates the hospital maintain a nurse to patient ratio of one nurse per two patients for emergency and intensive care units, and one nurse per four patients for all other services. On average, SGMH serves 75 emergency department patients per day and 45 inpatients. The hospital is currently functioning with minimum staff levels but is within the mandated ratios. SGMH is readily able to recruit local staff to accommodate additional increases in demand for their services and is not yet functioning at maximum capacity. The hospital is presently undertaking an expansion project

[54] Personal communication with Brian MacGavin, Senior EMS Specialist, Riverside County EMS Agency, April 8, 2004.

that will more than double its size but is facing some funding issues with the escalation in building costs.[55]

SCHOOL SERVICES

Riverside County operates 449 schools, which are divided into 24 districts. While the majority of the City of San Jacinto falls within the San Jacinto Unified School District, a small percentage of

the City's population belongs to the Hemet Unified School District. Public education services were provided to 413,059 students during the 2006-2007 school year in Riverside County.

The San Jacinto Unified School District is composed of eleven schools, which served 9,327 students from kindergarten to 12th grade in the 2006-2007 school year. The District employs about 860 employees, including teachers, administration, and other staff. The average class size is 27.5 students and the student to teacher ratio is 21-to-7 (California Department of Education, 2008). For the 2006-2007 school year, the District's budget totaled $69,326,762 or $7,433 per student. The District experienced a budget cut of $4.6 million for the 2008-2009 school year, which affects 50 teachers, six counselors, three assistant principals, and one principal. It also includes a two percent pay cut to all school administrators (Press-Enterprise March 7, 2008). **Table 3-34** summarizes information on the District from the 2006-2007 school year.

The San Jacinto Unified School District has stated that the majority of schools within the District are at capacity, necessitating construction of new schools.[56] Figure LU-1 of the Land Use Element of the San Jacinto General Plan shows that 20 new schools are planned for construction, with four within a mile of the Project Site. According to the San Jacinto Unified School District website, the District is currently in the design phase for two new elementary schools and one K-8 school, construction of a new building at Mt. View High School, and an expansion at North Mountain Middle School.

Some San Jacinto residents in the south of the City also belong to schools pertaining to the Hemet Unified School District. This district has 22 elementary, middle, and high schools that enrolled 22,353 students and employed 2,075 staff members in the 2006-2007 school year. The average class size in this district is 29.4 students and the student to teacher ratio is 22.4:1 (California Department of Education, 2008). For the 2006-2007 school year, Hemet Unified School District's budget totaled $177,404,237, or $7,536 per student. The Hemet Unified School District has stated that its schools are at capacity, necessitating construction of new schools. To meet the demand for school services, the Hemet Unified School District opened a new high school in

55 Personal Communication with Anne Zacovic, Executive Director of Community Relations, San Gorgonio Memorial Hospital, June 26, 2008.

56 Personal communication with Scott Shira, Assistant Superintendent of Facilities, San Jacinto Unified School District, June 11, 2008.

TABLE 3-34
2006-2007 SCHOOL INFORMATION FOR SAN JACINTO UNIFIED SCHOOL DISTRICT

School	Number of students	Percent of Fully Credentialed Teachers[1]	FTE[2] Admin.[3]	FTE Teachers[4]	Number of Classified Staff[5]	Pupil Teacher Ratio	Avg. Class Size	Number of Students per Computer
Clayton A. Record Jr. Elementary	629	88.9%	3	36	27	17.5	20.5	4
Edward Hyatt Elementary	523	96.7%	3	30	15	17.4	20.1	4.6
Park Hill Elementary	849	97.5%	2	40	21	21.2	22.1	11.2
De Anza Elementary	919	97.7%	2	43	22	21.4	23.3	**10**
Jose Antonio Estudillo Elementary	713	100%	2	34.5	18	20.7	22	6.5
San Jacinto Elementary	621	91.4%	2	35	20	17.7	21.7	5.9
North Mountain Middle School	1103	80.0%	8	45.2	30	24.4	29.6	4
Monte Vista Middle School	1029	79.1%	7	43	26	23.9	30.4	4.9
Mountain View High School	135	88.9%	2	9.1	4	14.8	18.3	3.5
San Jacinto High School	2265	81.5%	17.4	94.4	47	24	28.3	6.4
San Jacinto Valley Academy	453	100%	2	17	16	26.6	31	6
District total	**9327**	**88.8%**	**71.3**	**430.2**	**361**	**21.7**	**27.5**	**n/a**
County total	**413,059**	**95.0%**	**2791.5**	**18612.5**	**17103**	**22.2**	**28.2**	**n/a**
State total	**6286943**	**95.0%**	**49359.4**	**299684.2**	**287538**	**21**	**26.8**	**n/a**

Notes:
n/a: Not available
[1] Percent of teachers who hold a full credential
[2] Percentage of time a staff member works represented as a decimal. A full-time person is 1.00, a half-time person is .50, and a quarter-time person is .25.
[3] Principals, assistant principals, program directors or coordinators, and other certified staff not providing direct services to students.
[4] An employee of the school district who holds a position requiring certification and whose duties require direct instruction to the pupils in the school(s) of that district.
[5] An employee of a school district, in a position not requiring certifications.
Source: California Department of Education, 2008.

2008, will open a new middle school in 2009, and is in the planning stage for additional schools.[57]

The Tribe operates the Noli Indian School, which is located on the Reservation and serves grades 6-12 for Native American children. In 1994, it became the first school governed by Indians to receive a Federal grant. During the 2004-2005 school year, 209 students representing 27 different tribes were enrolled. The students are bussed from 15 different reservations, including Morongo, Pauma, Pala, Pechanga, La Jolla, Torres Martinez, Rincon, Los Coyotes and Agua Caliente (Noli Indian School website).

3.9 OTHER RESOURCES

3.9.1 HAZARDOUS MATERIALS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

The Project Site was investigated for Recognized Environmental Conditions (RECs) by completing a Phase I Environmental Site Assessment (ESA) under ASTM Standard Practice E 1527-05 (attached as **Appendix X**). Phase I ESAs are used as part of due diligence inquiries of commercial real estate to identify potential environmental liabilities. The standards require site reconnaissance and research to identify any past or present environmental concern that may pose a threat to the property related to hazardous materials and petroleum products, including impacts from neighboring properties. Under ASTM Standard E 1527-05, a REC is defined as:

> *"The presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."*

A Phase I ESA was completed in September 2007 for the Project Site. The site inspection was conducted by ENTRIX on August 30 and 31, 2007.

Existing Landscape

Due to the size and the multiple functions of the Project Site, the property can be broken down into several areas of focus. Golf course maintenance facilities, 18-hole Golf Course, golf course club houses and associated offices, and vacant land. These areas and adjacent properties were inspected and/or observed as a part of the Phase I ESA.

---

[57] Personal communication with Jesse Bridwell, Facilities Planner, Hemet Unified School District, June 12, 2008.

The golf course maintenance facility contains the equipment for maintaining the Golf Course landscaping. The facility is located in the central area of the Golf Course along the western border of the Project Site. The facility has specific areas for storing fertilizers, pesticides, herbicides, petroleum products, petroleum waste and other hazardous or regulated materials both within enclosed areas and outdoors. These materials are stored in a variety of containers, dry sacks, drums, storage tanks and buckets. One 1,550-gallon aboveground storage tank (AST) is located in the maintenance area within a concrete secondary containment. The tank is steel, and split into two compartments, 1,000-gallons of gasoline and 550-gallons for diesel fuel. Additionally, the maintenance facility has two areas for washing the course landscaping equipment such as mowers and lawn care product applicator vehicles. All surface water drains to the ground at the maintenance shop as well as the wastewater from the two wash areas.

The Country Club complex is located at the northeast corner of the Project Site, and consists of tennis courts, in-ground pool, pool house for storing pool care chemicals, restaurant, and kitchen, dining areas, golf shop, golf cart storage, locker rooms, offices, storage and parking lot. A new club house is under construction that will replace the dated club house built in the 1960s. Additional buildings are also planned for this area and will be used for guest services and entertainment.

The Project Site also contains vacant land located to the north of Soboba Road, north-northwest of the Golf Course and Country Club. No permanent buildings were observed on this portion of the Project Site.

South of the Golf Course and Country Club is a residential neighborhood that is not included in the Project Site, although the Project Site wraps around the residential neighborhood to the south in a "U" shape or horseshoe. This portion of the Project Site consists of vacant land, with the exception of an outdoor storage area for RVs and vehicles and abandoned, dilapidated building immediately south of the residential development.

Regulatory Agency Database Search

As part of this assessment, ENTRIX obtained and reviewed state and Federal regulatory agency databases. The regulatory database information provided by Environmental Data Resources, Inc. (EDR) is consistent with that specified by ASTM Standard E 1527-05 for government records review. The EDR report is included as *Appendix B* of the Phase I -Environmental Site Assessment report (see **Appendix X**).

The Golf Course and Country Club is listed on several regulatory agency databases that were searched by EDR for potential previous or current environmental conditions that may impact the environmental integrity of the Project Site. The databases searches include, but are not limited to sites that may have underground storage tanks (USTs) (on-site or removed), documented or suspected releases from USTs, and soil and/or groundwater contamination. Additionally, the database searches identify Superfund, solid waste, closed landfill sites and hazardous material generators and recyclers.

The Golf Course and Country Club is listed on the California's Facility Inventory (CA FID UST) database, HAZNET (facility and manifest data) database, and Statewide Environmental Evaluation and Planning System (SWEEPS) UST database. No USTs were identified at the Site, however the USTs registered for the Site reflect the exact sizes of the gasoline and diesel AST that are located at the maintenance facility. The AST does not appear on the CA AST list. According to the UST database information provided by EDR, the tank was installed in February 1988. The CA HAZNET listing is a database that identifies sites or facilities that have hazardous waste disposal, although the site is not list as a generator of hazardous waste. The site generates waste oil, anti-freeze, and oil filters.

Additionally, twenty-five sites were listed in the EDR report that could not be adequately located with respect to the Project Site. However, none of the sites were within the ASTM recommended search distances and are not considered potential RECs.

Site Reconnaissance

This ESA was performed under the current ESA standard, ASTM Standard Practice E1527-05 to identify RECs that may be detrimental to the environmental integrity of the Project Site and those properties surrounding it. Site reconnaissance was conducted for the following areas:

- golf course maintenance facilities;
- 18-hole Golf Course;
- golf course club houses and associated offices; and
- vacant land

No RECs were identified on the 18-hole Golf Course, the Country Club, or on the vacant land. The following RECs were identified on the Project Site in the golf course maintenance facility area:

REC: Storage of pesticides/herbicides/fungicides at Maintenance Facility

1. Obvious spill onto floor of storage shed and potential release into the septic system. The product spilled appeared to be Turf Mark®, which is a non-toxic liquid dye used as spray indicator to identify where you are applying the materials to the Golf Course landscaping, what product was mixed with the spray indicator was unknown. The spill appeared to be several gallons and was released potentially from a backpack sprayer that was leaking in the shed.

2. The isolated chemical storage room for pesticides/herbicides/fungicides and other lawn care products contains a catch basin and effluent pipe leading to the septic system used at the facility.

3. Lack of product inventory sheet of the stored materials and associated Material Safety Data Sheets (MSDS).

REC: Wastewater Discharge – Concrete Wash Area (Primary Wash Area)

4. The outfall of the drain located in the center of the concrete wash pad is a nearby pit where the liquids drain into the ground, according to the Facility Manager. The concrete wash pad has cracks that may allow potential contaminants into the drainfield. Potential contaminants washed from equipment may contain traces of petroleum products and/or landscaping products such as pesticides/herbicides/fungicides and other lawn care products. These potential contaminants can be released into the subsurface and potentially adversely impacting soils. No oil-water separator is present anywhere at the facility.

5. Various drums of liquid herbicides and fertilizers, as well as unlabeled drums are located at the wash area without secondary containments and are within 10-feet of the concrete wash area drain.

6. Dry fertilizer and lawn care products are stored on pallets adjacent to the wash area and have obvious signs of spills. Wash water and rain water have potential to allow contaminants to impact the subsurface via the drain system.

REC: Wastewater Discharge – Secondary Lawn/Maintenance Equipment Wash Area

7. This equipment wash area is approximately 20' x 20' and is located immediately south of the maintenance facility in grass and exposed soil area with obvious staining of petroleum products on ground surface. According to maintenance staff, the concrete pad wash area receives excess amounts of water and cannot be used; therefore additional washing has taken place for potentially the last 12 years in this area. Potential contaminants washed from equipment may contain traces of petroleum products and/or landscaping products such as pesticides/herbicides/fungicides, etc. These potential contaminants may have been released into the subsurface and potentially adversely impacting soils.

REC: Drum & Container Storage – Outside Fenced Maintenance Area

8. Several containers and drums appeared mislabeled; one drum appeared to contain waste oil. According to maintenance staff, waste oil was potentially generated by O. J. Construction Inc., a contractor currently performing services for the Tribe at the course. This area consists of sandy soils and grass.

REC: Underground Storage Tanks (USTs) & Aboveground Storage Tanks (ASTs)

9. Underground Storage Tanks (USTs) are registered for the Golf Course, although no USTs were identified in previous inspections by ENTRIX or by AES whom completed the March 2006 Phase I ESA report.

The maintenance facility does have a compartmentalized Aboveground Storage Tank (AST), 1,000-gallon gas, and 550-gallon diesel. These tanks do not appeared to be registered properly with the appropriate local and state agencies, however reflect the same sizes as two of the "USTs".

REC: Soil Staining (Identified by AES in February 2006, reported in March 2006 Phase I ESA)

10. Two small petroleum stains (diesel) were identified in sandy soils near the golf course maintenance facility. During the summer of 2006, the impacted soils were placed into drums and removed by an approved soil removal/disposal company. Soil samples collected by ENTRIX in November 2006 showed no traces of petroleum in these two areas, however, the disposal records were not available.

ENTRIX has performed a Phase I Environmental Site Assessment Update in conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to, or deletions from, this practice are described in **Appendix X**. ENTRIX has identified RECs on the Project Site as detailed above. Further discussion of the RECs can be found in the Phase I-Environmental Site Assessment report, attached as **Appendix X**.

PHASE II ENVIRONMENTAL SITE ASSESSMENT

Existing Conditions

A confirmation Phase II investigation (included as **Appendix Y**) was conducted in April 2008 at the Golf Course and Country Club maintenance facility at the Project Site. Field activities were conducted to further investigate three Recognized Environmental Conditions (RECs) that were identified and described in the Phase I Environmental Site Assessment (ESA) prepared by ENTRIX in August 2007 (see **Section 3.7.5**). The Phase II investigation was conducted to address the following RECs:

- The drainage infrastructure (identified as REC-1 in the Phase I ESA) associated with a chemical storage shed that was used to store pesticides, herbicides, and other lawn care products;
- A wash area located on a concrete pad at the southwest corner of the maintenance shop (identified as REC-2 in the Phase I ESA) and associated drainage infrastructure; and
- A wash area located to the south of the maintenance facility in a grass and exposed soil area (identified as REC-3 in the Phase I ESA).

The scope of work involved conducting further inspection of the specified RECs, installing 11 soil borings adjacent to these RECs, and collecting 14 soil samples that were submitted for chemical analysis. Samples were analyzed for volatile organic compounds (VOCs) by EPA Method 8260B, for total petroleum hydrocarbons (TPH) with carbon chain quantification (C6 through C44) by EPA Method 8015M, for organochlorine pesticides by EPA Method 8081A, for

herbicides by EPA Method 8151A, and for CAM Metals (plus mercury) by EPA Method 6010B/7000.

During the installation of the soil borings, no visual or olfactory evidence of effects were observed in any of the borings and no volatile organic compounds were detected by the photoionization detector (PID). A summary of the soil analytical results for each of the three RECs is as follows:

Chemical Storage Shed (REC-1)

The soil sample results indicate no detectable concentrations of VOCs, TPH, organochlorine pesticides, or herbicides in any of the samples.

Regarding metals, only the detected concentration of arsenic in sample B1-6'-6.5' of 0.80 milligrams/kilograms (mg/kg) exceeds the U.S. Environmental Protection Agency (EPA) Region IX Preliminary Remediation Goal (PRG) of 0.39 mg/kg for residential land use. However, the detected concentration in this sample is within the range of background levels for arsenic in California soils (0.59 to 11 mg/kg as indicated in Bradford, et. al., 1996), and is below the USEPA Region IX Soil Screening Level (SSL) of 29 mg/kg for migration to groundwater.

Primary Wash Area (REC-2)

The soil analytical results indicate no detectable concentrations of VOCs, TPH, organochlorine pesticides, or herbicides in four of the seven samples collected for REC-2. The TPH was detected in two of the samples (B8-0'-0.5' and B9-0'-0.5') at concentrations of 1,100 mg/kg and 460 mg/kg, respectively, and tetracholoethylene (PCE) was detected at a concentration of 0.0053 mg/kg in B10-7.5'-8' sample.

The detections of TPH are in the mid- to heavy-distillate carbon chain range (C12-C44). The extent of effects of TPH directly beneath the concrete pad is limited, as indicated by the results from the deeper samples which were collected at 3.5 to 4 feet below ground surface (bgs) in these borings. The analytical results for the deeper samples indicated non-detectable levels (<10 mg/kg) of TPH. The detected concentration of PCE is below the USEPA Region IX PRG of 0.48 mg/kg for residential land use.

Regarding metals, only the detected concentrations of arsenic in samples B8-0'-0.5' (5.5 mg/kg) and B9-0'-0.5' (2.8 mg/kg) exceed the USEPA Region IX PRG of 0.39 mg/kg for residential land use. However, the detected concentrations are within the range of background levels for arsenic in California soils (0.59 to 11 mg/kg as indicated in Bradford, et. al., 1996), and are below the USEPA Region IX SSL of 29 mg/kg for migration to groundwater.

Secondary Wash Area (REC-3)

Soil samples were collected for chemical analysis from a depth of 0.0 to 0.5 feet bgs at each soil boring. The soil sample results indicate no detectable concentrations of VOCs, TPH, organochlorine pesticides, or herbicides in any of the samples.

Regarding metals, only the detected concentrations of arsenic in samples B4-0'-0.5' (0.85 mg/kg) and B6-0'-0.5' (2.4 mg/kg) exceed the USEPA Region IX PRG of 0.39 mg/kg for residential land use. However, the detected concentrations are within the range of background levels for arsenic in California soils (0.59 to 11 mg/kg as indicated in Bradford, et. al., 1996), and are below the USEPA Region IX SSL of 29 mg/kg for migration to groundwater.

Based on the results of the Phase II investigation, no further site-assessment or remediation activities appear warranted. The Phase II investigation report is included as **Appendix Y** to this FEIS. The report includes a data summary table, boring location figures, soil boring logs, and laboratory analytical data.

3.9.2 NOISE

ENVIRONMENTAL SETTING

A number of land uses have been deemed noise-sensitive in the Riverside County General Plan (October, 2003). These land uses require a serene environment as part of the overall facility or residential experience. Many of these facilities (i.e., sensitive receptors) depend on low levels of sound to promote the well-being of the occupants. These land uses include, but are not necessarily limited to, schools, hospitals, rest homes, long-term care facilities, mental care facilities, residential areas, places of worship, libraries, and passive recreation areas. Activities conducted in proximity to these types of facilities must consider the activity noise output, and ensure that they do not create unacceptable noise levels that may unduly affect noise-sensitive land uses.

OVERVIEW OF SOUND MEASUREMENTS

The ambient sound level of a region is defined by the total noise generated within the specific environment, and is usually comprised of sound emanating from natural and artificial sources. At any location, both the magnitude and frequency of environmental noise may vary considerably over the course of the day and throughout the week. This variation is caused in part by the changing weather conditions and the effects of seasonal vegetative cover. A glossary of acoustical terms is provided in **Appendix Z.**

Two measurements used by government agencies to relate the time-varying quality of environmental noise to its known effect on people are the 24-hour equivalent sound level ($L_{eq(24)}$) and the day-night sound level (L_{dn}). The $L_{eq(24)}$ is the level of steady sound with the same total (equivalent) energy as the time-varying sound of interest, averaged over a 24-hour period. The L_{dn} is the $L_{eq(24)}$ with 10 decibels on the A-weighted decibel scale (dBA) added to nighttime sound

levels between the hours of 10 p.m. and 7 a.m. to account for people's greater sensitivity to sound during nighttime hours.

In local land use planning, the most commonly used measurement scale to account for a person's increased sensitivity to nighttime noise is the community noise equivalent level (CNEL). The CNEL is a noise scale used to describe the overall noise environment of a given area from a variety of sources. The CNEL applies a weighting factor to evening and nighttime values.

In 1974, EPA published "Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety." This document provides information for state and local agencies to use in developing their ambient noise standards. EPA identified outdoor and indoor noise levels to protect public health and welfare. An $L_{eq(24)}$ of 70 dBA was identified as the level of environmental noise that would prevent any measurable hearing loss over a lifetime. An L_{dn} of 55 dBA outdoors and an L_{dn} of 45 dBA indoors were identified as noise thresholds that would prevent activity interference or annoyance. These levels are not "peak" levels, but are 24-hour averages over several years. Occasional high levels of noise may occur. An L_{dn} of 55 dBA is equivalent to a continuous noise level of 48.6 dBA. Typical noise levels are as follows:

- Quiet room: 28 – 33 dBA
- Refrigerator: 40 – 43 dBA
- Computer: 47 – 35 dBA
- Forced hot air heating system: 42 – 52 dBA
- Microwave: 55 – 59 dBA
- Clothes dryer: 56 – 58 dBA

With regard to increases in decibels measured on the A-weighted noise level scale, the following relationships occur:

- A change of 1 dBA cannot be perceived by humans, except in carefully controlled laboratory environments;
- Outside of the laboratory, a 3 dBA change is considered a just-perceivable difference by humans;
- A change in level of at least 5 dBA is required before any noticeable change in human response would be expected; and
- A 10 dBA change is subjectively heard as approximately a doubling in loudness, and can cause adverse response.

AMBIENT NOISE LEVELS IN THE PROJECT SITE AND SURROUNDING AREA

Traffic noise is controlled by four major factors: speed, acceleration, road grade, and road surface. As speed, acceleration, and road grade increase, and as road surface worsens, vehicular

noise levels would increase. Another consideration in highway noise is the escape of air between the tire treads as vehicles travel along the highways. Many four-wheel drive vehicles have large treads that produce excessive noise when traveling at higher speeds. Overflying aircraft can be heard at times in the Project Site and surrounding area, but are infrequent and not a significant noise source relative to traffic noise. Residents located in the Golf Course Community have raised concerns to the management of the Golf Course and Clubhouse and the Tribal Chairman regarding noise late at night and early in the morning coming from the Clubhouse area. Their concerns include car alarms, car stereos, events, vehicle noise, and machinery.

The existing ambient noise was documented by the City of San Jacinto in the San Jacinto General Plan (Noise Element) in January 2006, as well as by Medlin and Associates in April 2004. Since no major development (i.e., no significant changes in traffic volumes) has taken place in the vicinity of the Development Site since 2004, the noise study cited above is still considered valid and is referenced for this analysis in the following sections as appropriate.

The Noise Element of the San Jacinto General Plan identifies land use policies to protect sensitive receptors from excessive noise sources. The three Noise Goals are: 1) Minimize the effects of noise through proper land use planning and development techniques; 2) Minimize the effects of transportation-related noise; and 3) Minimize the effects of non-transportation-related noise. The primary sources of noise identified by the Noise Element include transportation-related noise and construction, manufacturing or business operations, agricultural operations, and property maintenance activities. Projects proposed within the City are subject to noise thresholds based on the land use category in which they would be constructed. For the Development Site, which is designated low-density residential (LDR) under the Land Use Element (see **Section 3.7.2**), the noise threshold is 65 dBA. Projects proposed on lands designated LDR that are projected to exceed this threshold must conduct noise mitigation (such as construction of noise barriers and substantial building sound insulation), and project proponents must demonstrate that the noise standards will be met prior to issuance of building permits.

The Medlin and Associates study (2004) was prepared during a previous environmental review on the Project Site and provides baseline ambient noise data on a site specific basis. The dominant source of noise around the Project Site is related to roadway noise from Lake Park Drive, north of the existing mobile home park, and Soboba Road, east of the existing mobile home park. According to Medlin and Associates, ambient noise measurements yielded average levels of 64.3 dBA and 65 dBA at distances of approximately 75 and 150 feet from the roads, respectively, corresponding with the 60 to 65 dBA noise level reported in the San Jacinto General Plan. The minor differences can be attributed to measurement locations, traffic volume, and/or differences in metering equipment and technique (Medlin and Associates, 2004). The closest noise measurement with respect to residential development is the Lake Park Drive location as described above.

REGULATORY STANDARDS

The following guidelines, criteria, and requirements have been reviewed for applicability to the Proposed Action and Alternatives:

Federal Interagency Committee on Noise (FICON)

Federal guidance on the significance of changes in ambient noise levels is provided by the 1992 findings of Federal Interagency Committee on Noise (FICON), which assessed the annoyance effects of changes in ambient noise levels resulting from aircraft operations. The FICON recommendations are based on studies that related aircraft and, by extension, traffic noise levels to the percentage of persons highly annoyed by the noise. Annoyance is a summary measure of the general adverse reaction of people to noise that causes speech interference, sleep disturbance, or conflicts with the desire for a tranquil environment.

The rational for the FICON recommendations is that it is possible to consistently describe the annoyance of people exposed to transportation noise in terms of L_{dn}. The changes in noise exposure shown in **Table 3-35** are expected to result in equal changes in annoyance for sensitive land uses. Although the FICON recommendations were specifically developed to address aircraft noise impacts, they are also used in traffic noise analysis.

TABLE 3-35
MEASURE OF SUBSTANTIAL INCREASE FOR TRANSPORTATION NOISE EXPOSURE

Ambient Noise Level without Project	Significant Increase in Ambient Noise Level
less than 60 dBA	+ 5 dBA or more
60 to 65 dBA	+ 3 dBA or more
greater than 65 dBA	+ 1.5 dBA or more

Source: FICON, 1992

For non-transportation noise sources affecting noise-sensitive land uses, an increase in ambient noise levels of 5 dBA L_{eq} is considered to be potentially significant (FICON, 1992).

Federal Noise Abatement Criteria

The Federal Highway Administration (FHWA) had established Noise Abatement Criteria (NAC) for various land uses, which have been categorized base on activity and sensitivity to noise as shown in **Table 3-36**. The one-hour noise standards, which may be considered applicable to the Proposed Action and Alternatives, would be Category B – up to 67 dBA L_{eq} exterior and Category E – up to 52 dBA L_{eq} interior.

Federal Community Noise Level Standards

The range of acceptable noise levels (CNEL) for residential developments consistent with Federal standards is generally considered to be from 55 to 65 dBA L_{dn} based on the recommendations contained in USEPA 550-9-74-004, also known as the "Levels Document". Pursuant to 24 CFR 51.103, the U.S. Department of Housing and Urban Development applies a criteria of 65 dBA L_{dn}

as the upper limit of acceptable ambient noise in residential areas. These Federal criteria are typically applied to transportation-related noise, but can be used to assess the impact of other noise sources relative to residential land uses.

TABLE 3-36
FEDERAL HOURLY NOISE ABATEMENT CRITERIA

Category	L_{eq} (h), dBA	Activity Description
A	57 (exterior)	Lands on which serenity and quiet are of extraordinary significance and serve an important public need, and where preservation of those qualities is essential if the area is to continue to serve its intended purpose
B	67 (exterior)	Picnic areas, recreation areas, playgrounds, sports areas, parks, residences, hotels, motels, schools, churches, libraries, and hospitals
C	72 (exterior)	Developed lands, properties, or activities not included in Categories A or B above
D	n/a	Undeveloped lands
E	52 (interior)	Residences, hotels, motels, public meeting rooms, schools, churches, libraries, hospitals, and auditoriums

Source: 23 C.F.R. Part 772

Local Land Use Planning Policies

In Riverside County, noise-producing land uses must be compatible with adjacent land uses in order for the County Land Use Plan to be successful. Land uses that emit noise are measured in dBA L_{dn} or CNEL. If existing land uses emit noise above a certain level, they are not compatible with one another and, therefore, noise attenuation devices must be used to mitigate the noise to acceptable levels indoors and outdoors. In cases of new development, the placement of noise-sensitive land uses is integral to a successful community.

The Riverside County policies are designed to protect noise-sensitive land uses from noise emitted by outside sources, and prevent new projects from generating adverse noise levels on adjacent properties:

- Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.
- Guide noise-tolerant land uses into areas irrevocably committed to land uses that are noise-producing, such as transportation corridors or within the projected noise contours of any adjacent airports.
- Consider sensitive receptor land uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL.

- Determine if existing land uses will present noise compatibility issues with proposed projects by undertaking site surveys.
- Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County.
- Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or noise-sensitive uses.
- Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem.
- Limit the maximum permitted noise levels that cross property lines and impact adjacent land uses, except when dealing with noise emissions from wind turbines pursuant the Wind Energy Conversion Systems guidelines.

Table 3-37 lists noise acceptability levels for different land uses in Riverside County. In particular, the Noise Range I residential and lodging criteria of 50 to 65 dBA L_{dn} shown in the table is consistent with the Federal CNEL standards.

TABLE 3-37
LAND USE COMPATIBILITY FOR COMMUNITY NOISE EXPOSURE

Land Use Category	Noise Ranges (L_{dn} or CNEL) dBA			
	I	II	III	IV
Residential — low density single family, duplex, mobile homes	50–60	55-70	70–75	75+
Residential — multi family, apartments	50–65	60–70	70–75	75+
Lodging — motels, hotels, inns	50–65	60–70	70–80	80+
Schools, libraries, churches, hospitals, nursing homes	50–70	60–70	70–80	80+
Auditoriums, concert halls, amphitheaters	NA	50–70	65–80	80+
Sports arena, outdoor spectator sports	NA	50–75	70-80	80+
Playgrounds, neighborhood parks	50–70	NA	67–75	73+
Golf courses, riding stables, water recreation, cemeteries	50–75	NA	70–80	80+
Office buildings, business commercial and professional	50–70	67–77	NA	75+
Industrial, manufacturing, utilities, agriculture	50-75	70–80	NA	75+

Notes: Noise Range I — Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any building involved are of normal conventional construction without any special noise insulation requirements.

Noise Range II — Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, which includes closed windows and conventional air supply systems or air conditioning, will normally suffice.

Noise Range III — Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Noise Range IV — Clearly Unacceptable: New construction or development should generally not be undertaken.

NA – Not Applicable

Source: Riverside County General Plan, October 2003

Summary of Noise Standards

Taken together, the Federal and local community noise standards described above define an acceptable long-term 24-hour ambient noise range of 50 to 65 dBA L_{dn} for residential areas adjacent to the proposed developments with an upper bound of 67 dBA L_{eq} for one hour.

3.9.3 VISUAL RESOURCES

The Project Site is located at the base of the San Jacinto Mountains on the eastern boundary of the City of San Jacinto, adjacent to the Golf Course and Country Club. **Figure 3-19** shows the project location in relation to San Jacinto, the Golf Course and Country Club, and major topographic visual features of the area. Most views in the region consist of flat topography covered with one story buildings or desert scrub and surrounded by the foothills of the San Jacinto and more distanced mountains. While San Jacinto has developed substantial infrastructure to support its population of 34,345, limited development has occurred in the mountains themselves (San Jacinto, 2007). Development near the Project Site consists of sporadic residential communities along the border of the foothills of the San Jacinto Mountains, and public campgrounds and trails within of San Jacinto State Park.

Most views of the Project Site from San Jacinto and other populated areas are obscured by buildings and structures within the city itself. There are a few direct and open views from within the city, as well as immediate views from public roads and private residences closer to the Development Site itself.

METHODOLOGY

A Visual Resource Management (VRM) methodology was applied to inventory the visual resources of the Project Site and to evaluate the potential effects of the proposed developments.[58] The VRM system involves "inventorying scenic values, which is broken down into a two step process and evaluates:

- Visual Resources Inventory
- Visual Contrast Ratings

The Visual Resources Inventory establishes the visual standards of a region by determining the VRM Class. Through the inventory evaluation process, the region's scenic value is determined to be high, moderate, or low, and is subsequently placed into one of five classes of visual standards.

Once the VRM Class is established, the evaluation of the project itself can commence. The Visual Contrast Rating system compares the degree of the contrast of the Project with the current landscapes and then evaluates if the VRM Class's visual standards, established with the Visual

58 The Visual Resource Management methodology is based on the Federal Bureau of Land Management's visual resource inventory techniques.

Resources Inventory, are met. It is worth noting that there is no established federal protocol or effects criteria for assessing potential lighting and glare issues.

VISUAL RESOURCES INVENTORY

The visual resource inventory process provides the means for determining visual values. The inventory consists of a scenic quality evaluation, sensitivity level analysis, and a delineation of distance zones. Based on these three factors, lands are placed into one of four visual resource inventory classes. These inventory classes represent the relative value of the visual resources. Classes I and II being the most valued, Class III representing a moderate value, and Class IV being of least value (BLM 2007h). Because BLM has not yet established an official VRM Class for the region, the following process establishes the Interim Visual Resource Management Class using the Visual Resource Inventory System for the purpose of this analysis.

Scenic Quality

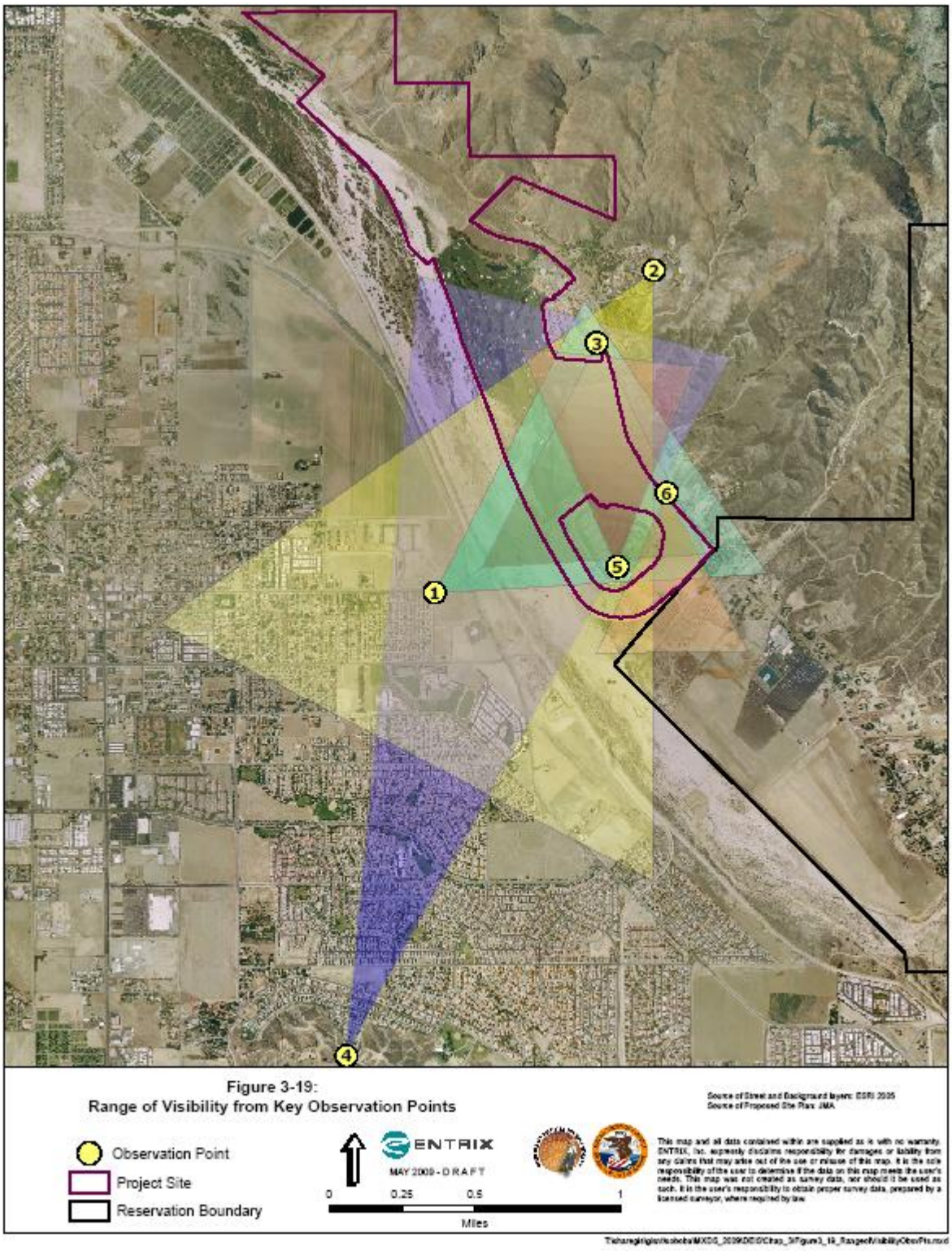
Scenic quality is a measure of the visual appeal of a tract of land. In the visual resource inventory process, lands within the Project Site are given an A, B, or C rating based on the apparent scenic quality which is determined using seven key factors: landform, vegetation, water, color, adjacent scenery, scarcity, and cultural modifications. It is important to note that all lands have scenic value, but areas with the most variety and most harmonious composition have the greatest scenic value. Also, the evaluation of scenic quality is done in relationship to the natural landscape. Man-made features within a landscape do not necessarily detract from the scenic value; instead, if they compliment the natural landscape they may enhance the scenic value. Evaluations avoid bias against man-made modification to natural landscape.

Scenic Quality Rating Unit

Delineating Scenic Quality Rating Units (SQRU's). The Project Site is subdivided into scenic quality rating units for rating purposes. Rating areas are delineated on a basis of: like physiographic characteristics; similar visual patterns, texture, color, variety, etc.; and areas which have similar effects from man-made modifications. The size of SQRU's vary depending on the homogeneity of the landscape features and the detail desired in the inventory. More detailed attention is given to highly scenic areas or areas of known high sensitivity.

The area is characterized by large desert expanses of flat topography. The cities of Hemet and San Jacinto lie within these expanses and are defined by one story residences and businesses and undeveloped desert scrub. The SQRU is bounded by the San Jacinto Mountains to the north and east and smaller bluffs to the west and south.

FIGURE 3-19
RANGE OF VISIBILITY FROM KEY OBSERVATION POINTS



Landform

The landform of the SQRU is characterized by the flat desert expanses with little or no variation or elevation change. The greatest variation in the landform is located around the San Jacinto River Drainage which is bordered by a fifteen foot high man-made levy.

Vegetation

The vegetative pattern of the Project Site is generally flat with a sparse cover of Coastal Sage Scrub, Southern Willow Scrub, and other upland shrub vegetation plants. The Golf Course and Country Club, in stark contrast, is dominated by lush grass and mature oak and palm trees over a very gently sloping landscape. Other vegetation includes suburban plants and lawns and is generally found in gardens on private property. While the native vegetation is sparse and unvarying, the cultivated vegetation is widely diversified and landscaped to be rich in color and texture in many parts of the SQRU.

Water

The San Jacinto River is the large**st** open water feature located within the SQRU. The river drainage is located along the southwestern base of the San Jacinto Mountains. The drainage is wide and shallow and is obscured from most viewpoints by the terrain or the 15 foot levy to the southwest.

Color

The color of the landforms and native vegetation within the SQRU include light and dark beige, pale greens and light oranges which blend well with each other. In contrast, the vegetation and development on private property exhibits vibrant colors including dark greens, stark whites and deep browns. In spring and summer, the cultivated vegetation blooms with flowers that range from all colors of the rainbow in many of the private gardens. Generally, the SQRU exhibits a patchwork pattern of native subtle colors and manufactured vibrant colors.

Influence of Adjacent Scenery

San Jacinto State Park, to the east of the SQRU, consists of escarpments and drainages that eventually climb to over ten thousand feet above sea level. To the south, Polly Butte and the hills surrounding Diamond Valley Lake rise in the distance to define the southern border of the desert. To the west, smaller unnamed buttes enclose the desert expanse. This terrain not only defines the flat desert expanses of the SQRU, but dominates the views in every direction.

Scarcity

The landforms and vegetation within the SQRU are fairly common within the Southern Californian desert region.

Cultural Modifications

The majority of the SQRU contains cultural modifications stemming from the inhabitation of the City of San Jacinto. Structures include residential housing, schools, business developments and public and private buildings for various purposes. Most of these enclosures are one story high with very few two stories structures. Roads, telephone and electric poles and signage are the predominant fixtures of the city's infrastructure. Vegetation in landscaped areas on public and private property includes a wide variety of non-native species that contrast greatly with native vegetation's color and texture. In general, the cultural modifications within the region are extensive and disharmonious with the natural landscape.

Scenic Quality Rating Summary

The ratings presented in **Table 3-38** below were identified for the Project Site.

TABLE 3-38
SCENIC QUALITY RATING SUMMARY [59]

Key Factor	Rating
Landform	1
Vegetation	2
Water	1
Color	3
Adjacent Scenery	5
Scarcity	3
Cultural Modifications	-4
Total Score	**11**

The assigned letter grades to scenic quality scores are as follows:

- A: 19 or more
- B: 12-18
- C: 11 or less

Therefore, the overall scenic quality of this SQRU is C.

Viewer Sensitivity

Sensitivity levels are a measure of public concern for scenic quality. These levels were analyzed within the Sensitivity Level Rating Unit (SLRU), defined by the populated and developed regions

59 Source: BLM 2007e

of the Cities of San Jacinto and Hemet. These boundaries are the same as the SQRU. Public lands are assigned high, medium, or low sensitivity levels by analyzing the various indicators of public concern (BLM, 2007c). These factors include:

- Type of Users
- Amount of Use
- Public Interest
- Adjacent Land Uses
- Special Areas
- Other Factors

Type of Users

There are three general types of users in project vicinity: residents of the City of San Jacinto and surrounding areas, workers who travel to their employment in or through the region, and visitors who sightsee at the San Jacinto Mountains and surrounding parks and open spaces. As residents and sightseers of an area are generally highly sensitive to changes in visual quality, the visual sensitivity of the types of users in the SLRU is "high."

Amount of Use

There have been no surveys conducted to determine the number of visits to the region per year. However, based on the population of San Jacinto and Hemet, the number of visits to the area along the roads and highways is greater than 45,000 per year. Much of the roadway travel would occur on the larger arterial roads, especially along North Ramona Expressway which is considered a limited access highway in places. Along this same route is the only Class I designated bikeway in the city. Soboba Road is a secondary road (San Jacinto, 2006). The nearest state scenic highway, Route 74, is over 2.5 miles away at the nearest point (DOT, 2007). Based upon the populations of the Cities or San Jacinto and Hemet and the proximity to a designated scenic highway, the amount of use in the SLRU is "high."

Adjacent Land Uses

Residential and community development is the primary land use within the SLRU. However, the adjacent land uses to the Project Site differ greatly. Sporadic residential communities and small agricultural developments contour the base of the foothills of the San Jacinto Mountains and the other rises that surround the area. The remainder of the region is largely undeveloped and naturally intact and zoned primarily for low-density residential, farming and grazing (Riverside

County, 2008).[60] Views to the surrounding areas are of higher quality than this region and Project Site. Maintenance of the visual quality of the adjacent land use is very important to the residents in the area and the local government, and therefore the sensitivity level for this factor would be "high."[61]

Special Areas

There are no special areas defined within the SLRU. Therefore, this indicator is not applicable.

Overall Sensitivity Level

TABLE 3-39
EVALUATION OF OVERALL SENSITIVITY FOR THE PROJECT SITE

Factor	Rating
Type of Users	High
Amount of Use	High
Adjacent Land Users	High
Special Areas	N/A

Based on the evaluation presented in **Table 3-39** above, the overall sensitivity level of the SLRU is determined to be "High."

Delineation of Distance Zones

Distance can enhance or diminish visual quality of a landscape. Project details and dominance, and therefore effect, increases the closer the viewer stands to that project. By delimiting the landscape into general regions according to their distances, general assumptions can be made about the effects of the visual quality to the user.

Landscapes are subdivided into three distanced zones based on relative visibility from travel routes or observation points. The three zones are: foreground-middleground, background, and seldom seen. The foreground-middleground zone includes areas seen from highways, rivers, or other viewing locations which are less than three to five miles away. Seen areas beyond the foreground-middleground zone, but usually less than 15 miles away, are in the background zone.

60 Riverside County. 2008. Land Information System. Available online at http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html, accessed May 8, 2008.

61 Comments from the public scoping period (December 14, 2008 – January 25, 2008) revealed that residents in the area are concerned about the scenic value of the area surrounding the project site. Also, a written submission from the City of San Jacinto received on January 17, 2008 cites concern regarding scenic resources.

Areas not seen as foreground-middleground or background (i.e., hidden from view) are in the seldom-seen zone.

The majority the Cities of San Jacinto and Hemet as well as the surrounding foothills fall within the Foreground-Middleground Zone. The upper San Jacinto Mountains and more distant escarpments fall within the Background Zone.

Visual Resource Class Assignment

For the purposes of this analysis, information for the scenic quality, viewer sensitivity, and distance zones was analyzed to establish an Interim VRM Class[62] for this region. **Table 3-40** shows how the three evaluations are merged in order to establish the VRM Class.

TABLE 3-40
BASIS FOR DETERMINING VISUAL RESOURCE INVENTORY CLASSES

		Visual Sensitivity						
		High			Medium			Low
Special Areas		I	I	I	I	I	I	I
Scenic Quality	**A**	II	II	II	II	II	II	II
	B	II	III	III IV	III	IV	IV	IV
	C	III	IV	IV	IV	IV	IV	IV
		f/m	**b**	**s/s**	**f/m**	**b**	**s/s**	**s/s**
		Distance Zones						

f/m = foreground / middleground
b = background
s/s = seldom seen
Source: BLM, 2007e.

The SQRU for the Project Site was rated "C," the SLRU was rated "High," and the Distance Zone was established as predominantly "Foreground-Middleground." According to the chart for determining the VRM Class, the Interim Visual Management Class is Class III. The Class' visual standard is to partially retain the existing character of the landscape and the level of change should be no more than moderate.

62 The Interim VRM Class establishes the visual standards of the analyzed region until such time as BLM establishes an official classification.

KEY OBSERVATION POINTS

Selection Methods

Key Observation Points (KOPs) are locations selected to be representative of critical locations from which the project would be seen. A review of baseline project data including project documentation and site background information was conducted to gain familiarity with the existing landscape, visual resource issues of concern, viewer sensitivity, and the characteristics of the Proposed Action and Alternatives. The review was followed by a site visit, conducted in July 2008, to determine which observation points offered the best visibility for analysis of the proposed developments. Six observation points were selected for analysis. These points, shown in **Figure 3-20,** were chosen based upon proximity to the proposed Development Site, public use such as schools and parks, and potential views from more distant private and public property. Each of these points was visited in the field and analyzed to determine if the Development Site could be seen and to obtain a visual inventory.

The intent in KOP selection is to identify those locations in proximity to the Development Site, which best represent overall views of the proposed project as seen from public places such as roads, recreation areas and trails as well as adjacent residential communities. The KOPs are generally selected for one or two reasons: 1) the location provides representative views of the landscape along a specific route segment or in a general region of interest; and/or 2) the viewpoint effectively captures the presence or absence of a potentially significant project effect in that location. The KOPs are typically established in locations that provide high visibility to relatively large numbers of viewers and/or sensitive viewing locations such as residential areas, recreation areas, and vista points. **Section 4.9** discusses additional KOP selection criteria and results.

While it is not possible to represent every view toward the project, the KOPs identified are representative of typical views with potential for visual effects generated by the proposed project and they facilitate review and discussion. As the following section will show, KOPs chosen are representative of key sensitive viewer types, key sensitive viewer locations and/or key visual simulation locations.

Key Observation Point Selection

Six points were selected to become the KOPs used for the contrast rating analysis. These six were chosen because they represented views with the greatest visual effect of the proposed developments to the surrounding community. More detailed descriptions of these six KOPs are as follows.

Key Observation Point 1: MAIN STREET (KOP 1). This KOP represents two sensitive viewer types: 1) travelers from San Jacinto downtown; and 2) residents from the communities along Main Street and Mountain Drive. Travelers and residents facing east view in the foreground a 15-foot high levy that parallels the San Jacinto River. To the northeast, vegetation from the Golf Course and Country Club can be seen behind the levy. Viewers have an

unobstructed view of the San Jacinto Mountain and associated bluffs. Travelers and residents are able to see the upper elevations of the Development Site.

Key Observation Point 2: GRANITE VIEW DRIVE (KOP 2). This KOP represents views from hillside private residents looking southwest to the Development Site. Residents have an open view to the Development Site.

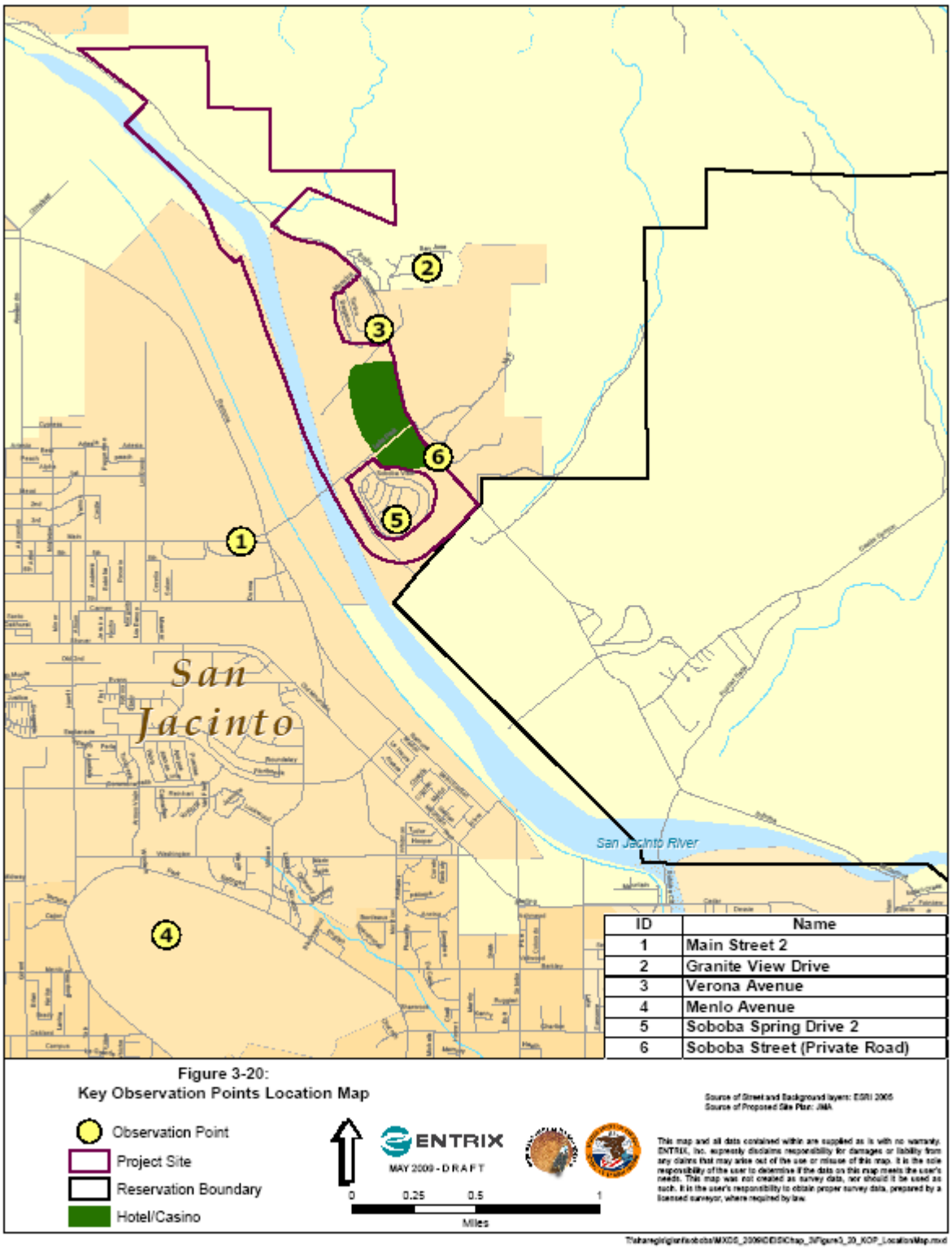
Key Observation Point 3: VERONA AVENUE (KOP 3). This KOP represents views from residents on Lake Park Drive, residents from the community off Lake Park Drive, and users of the Golf Course and Country Club. This KOP view is situated on Lake Park Drive approximately 100 yards northeast from the Soboba River Drainage. From this location, the Development Site is partially obscured by the vegetation from the Golf Course and Country Club.

Key Observation Point 4: MENLO AVENUE. (KOP 4). This KOP represents views from the closest rising landform west of the Development Site. This KOP is located at the highest public access part of Menlo Avenue approximately 3 miles from the Development Site. Residents are able to see the upper elevations of the Development Site, although the view is partially obscured by distance.

Key Observation Point 5: SOBOBA SPRINGS DRIVE (KOP 5). This KOP represents the view from residents of the retirement community just south of Lake Park Drive. Residents have an open view to the upper elevations of the Development Site.

Key Observation Point 6: SOBOBA ROAD (KOP 6). This KOP represents views from travelers along, as well as from residents near, Soboba Road. This KOP is located approximately 0.25 miles south the Lake Park Drive on Soboba Road. Travelers have an open view to the Development Site.

FIGURE 3-20
KOP LOCATION MAP



San Jacinto Goals and Policies

The San Jacinto General Plan provides guidance with respect to visual resources for the Project Site. The purpose of the plan is to guide the physical development of the City of San Jacinto. There are ten specific goals and policies within the General Plan that are devoted to visual resources. These goals and policies are presented in **Table 3-41**.

TABLE 3-41
SAN JACINTO GOALS AND POLICIES FOR VISUAL RESOURCES

Land Use Goal 6 - Preserve and protect the City's cultural, historic, agricultural, and visual resources	
6.1	Balance the benefits of development with potential impacts to existing cultural resources
6.2	Identify, designate, and protect buildings, districts, and sites of historic importance within San Jacinto.
6.3	Use landscaping for screening, solar control, parking lot shade, and other beautification purposes throughout the City.
6.4	Encourage outdoor gathering spaces, such as mini-parks and plazas that encourage social interaction and also enhane the visual character of the community.
6.5	Encourage the use of project design features that reduce impacts to important local and regional environmental resources.
6.6	Identify funding programs to assist private property owners in the preservation of historic resources.
6.7	Preserve and enhance public views of the mountains and hillsides and other scenic vistas.
6.8	Preserve large groupings of trees, rock outcroppings, and other valuable scenic resources.
6.9	Protect valuable agricultural resources and encourage the continuation of agricultural activities.
6.10	Promote the maintenance of private and public properties to enhance the visual appearance of the community.

3.9.4 RECREATIONAL RESOURCES

STATE OF CALIFORNIA

Residents and visitors to California benefit from the state's large and diverse array of recreational resources. Recreational opportunities include hiking, hunting and fishing, skiing, surfing, wildlife-watching, and off-highway vehicle operation. In 2006, more than 7.4 million persons participated in and spent more than $8.0 billion on wildlife-related recreation within the state. Of these expenditures, approximately $3.2 billion were spent on fishing and hunting, while almost $4.2 billion were spent on wildlife-watching (USFWS, 2006).[63]

[63] U.S. Department of the Interior, Fish and Wildlife Service, and U.S. Department of Commerce, U.S. Census Bureau. 2006 National Survey of Fishing, Hunting, and Wildlife-Associated Recreation

Many of these activities occur within the more than 1.5 million acres of land (including 8.6 million feet of waterfront) owned and managed by the California Department of Parks and Recreation. In fact, more than 1.52 percent of California's total area is within the California State Parks system. This parks system includes almost 15,000 campsites and 3,000 miles of hiking, biking, and equestrian trails and accommodated more than 76.6 million visitors in the 2005-06 fiscal year (State of California, 2008).

Riverside County is home to the California Citrus State Historic Park, which serves to educate the public about the state's rich history of citrus ranching. The park is located about 30 miles west of San Jacinto. Along with productive citrus groves, the park contains an activity center, amphitheater, picnic area, and interpretive structure. Guided tours and hiking trails are also available.

About 20 miles northwest of San Jacinto, there is Lake Perris, a popular State Recreation Area. Its recreational activities include hiking, biking, water skiing, boating, jet skiing, fishing, swimming, rock climbing, horseback riding, camping, and picnicking. The recreational area also encompasses the Ya'i Heki' Regional Indian Museum, which has guided tours.

Lastly, the 14,000-acre Mt. San Jacinto State Park is located less than 20 miles from the Project Site. The mountain peaks at 10,834 feet above sea level, which provides a view of Palm Springs and other natural beauties. Mt. San Jacinto includes a variety of recreational activities, such as golfing, backpacking, biking, bird-watching, camping, hiking, horseback-riding, hunting, star-gazing, wildlife watching, and photography.

RIVERSIDE COUNTY

The Project Site is situated in Riverside County, California. Recreational opportunities in Riverside County are available through the Riverside County Regional Park and Open-Space District, the California Citrus State Historic Park, the Riverside Bicycle Club, and the numerous golf courses throughout the County.

The Riverside County Regional Park and Open-Space District was formed on January 29, 1991. It encompasses over 44,000 acres and includes 90 miles of regional trails and forty parks, reserves, and historic or archeological sites. There are parks situated along the Western Valley, mountains, desert, and the Colorado River, along with a couple historic parks. Recreation activities in these parks include RV-camping, group camping, equestrian activities, boating, fishing, hiking, and swimming.

Within a 30 miles radius of San Jacinto, there are six regional parks that offer many recreational activities. To the east are four parks in the mountains that are situated close to each other: Hurkey Creek Park, Idyllwild Park, Lawler Alpine Park, and McCall Memorial Park. Hurkey Creek is a 59-acre facility located in the mountains that contains 100 developed individual camp sites, and is known for its 10-mile championship bike course. Idyillwild also contains camping sites and hiking trails but, in addition, includes a nature center with programs that focus on mountain ecology, wildlife adaptations, their habitats, and its flora and fauna. Lawler Alpine is

an 80-acre site known for its lodges that were built using only native cedar logs. Lastly, McCall Memorial Park is a camping site set apart for its facilities for equestrian activities, which dominate the park and used widely by people from the San Jacinto area.

To the west and south of San Jacinto are Kabian Park and Lake Skinner, respectively. Kabian Park is predominantly a hiking site with many trails and picnic facilities, along with equestrian trails. Lake Skinner is popular for its camping activities, with 300 developed campsites that are nice facilities for group events and swimming.

Additional recreational opportunities within Riverside County are accessible through the county's approximately 176 golf courses and the Riverside Bicycle Club (County of Riverside 2006).

SOBOBA RESERVATION

Recreational activities on the Reservation include gaming through the Tribe's existing casino. The casino features 2,000 slot machines, over 20 table games, three restaurants, a 12,000-seat entertainment pavilion, and one sports lounge.

It is pertinent to note that the Tribe has a fee-to-trust application pending for the Oaks Retreat, a property located immediately north of the Reservation. The property contains one football field, one baseball field, and four softball fields which are all open to the public during designated events or available for renting. The Oaks Retreat property is situated a little over two miles from the Project Site.

PROJECT SITE

The Project Site includes the Golf Course and Country Club, which the Tribe purchased in December 2004. Construction of a new 31,000± square foot club house was completed in May 2008 to compliment the 18-hole, 7,053-yard golf course. The Golf Course is semi-private and open every day of the year to the public. The Golf Course and Country Club would continue to operate as they currently exist, regardless of the Proposed Action or Alternatives.

SAN JACINTO AND HEMET CITY RECREATION

The City of San Jacinto also manages ten parks in cooperation with the Valley-Wide Recreation and Park District. These parks add up to almost 50 acres of recreation facilities, and include a variety of amenities including turf area, gazebo, play equipment, picnic facilities, lighted baseball fields, basketball courts, tennis courts, rose gardens, barbecue facilities, tot lots, swimming pools, and horseshoe pits. The Valley-Wide Recreation and Park District within the city also manages a park that is 36 acres, and includes different facilities for sports recreation and picnics. In addition, the city has six parks that are planned around the city limits, which would total to 57 acres with similar amenities to the ones described above. In complementing the parks, the city also offers a community center and a museum. In spite of this, the city does fall short on its standard of providing five acres of parkland for every 1,000 residents, as there is currently only 2.99 acres for every 1,000 residents (Riverside Local Agency Formation Commission, 2006).

There are also three City Parks on Florida Avenue, in the north of the City of Hemet, which are within two miles of San Jacinto. These parks add up to 15 acres of parkland and include the same amenities that are described above. In addition, the Valley-Wide Recreation and Park District within Hemet operates a five-acre park on Lake Street, near Soboba Road, which is close to the Project Site.

SECTION 4.0
ENVIRONMENTAL CONSEQUENCES

4.0 ENVIRONMENTAL CONSEQUENCES

This chapter describes the possible environmental consequences resulting from the Proposed Action and development Alternatives. This section has been prepared in accordance with CEQ's Regulations for Implementing NEPA Section 1502.16. Analysis for the Proposed Action, development Alternatives, and No Action Alternative is consistent with the format presented in **Section 3.0**.

4.1 LAND RESOURCES

This section describes the expected effects of the Proposed Action, the Alternatives, and No Action on land resources, including effects to topography, geology, soils, seismic hazards, and mineral resources.

4.1.1 PROPOSED ACTION A – HOTEL/CASINO COMPLEX WITH REALIGNMENT OF LAKE PARK DRIVE

TOPOGRAPHY

The existing topography of the Development Site would be altered by grading (cut and fill) activities for the construction and development described above. Cut and fill activities are required for the construction of building pads, to address drainage issues, and to provide erosion and flood control. It is estimated that approximately 94,000 cubic yards of existing soil would be cut during construction. Approximately 74,000 cubic yards of these soils would be placed as fill for the construction of the relocation of Lake Park Drive and in the surrounding low-lying area. It is anticipated that 20,000 cubic yards of soil would be trucked off-site during Development Site grading activities.

The planned cut and fill activities would not alter the topography significantly for Proposed Action A. The proposed soil cut related to the construction of the casino is designed to not significantly alter the existing topography. The casino would be constructed into the sloped landscape. The soil cut would allow the casino to be accessed via the second floor on the eastern side and via the first floor on the western side. Surrounding topography adjacent to the Development Site would not be altered. These activities would cause a less than significant effect to the existing topography.

No other effects to land resources are expected. The construction of the WWTP and percolation ponds would result in minimal changes to the existing topography. Due to the gently sloping topography, no significant alterations would be required for project development.

GEOLOGY

In 2007, Landmark Geo-Engineers and Geologists explored the subsurface of the Development Site using two electric cone penetrometer soundings to approximate depths of 50 feet below

existing ground surface. The location of these soundings can be found on Plate 2 of **Appendix L**. The findings from the preliminary geotechnical study are summarized throughout this section and can be found in detail in **Appendix L**.

As stated in **Section 3.1.2**, alluvium (Q_{al}) is present underlying the Development Site. Alluvium consists of unconsolidated stream, river channel, and alluvium fan deposits. More specifically, the Development Site is underlain by interbedded sands, silts, and clays with near surface silty sands, sandy silts, and clayey silts. The near surface soils are expected to have a low shrink-swell expansion rate. The subsurface soils are medium dense to very dense in nature. Analysis performed by LandMark concluded that the soils of Development Site are classified Site Class D or a stiff soil profile under Chapter 16 of the 2007 California Building Code (2006 International Building Code) and generally suitable for construction of the proposed developments.

On site trenches/borings were conducted in 2007 and 2010 (**Appendix L**). Trench locations are shown in Plate A2 of the June 2008 report (**Appendix L**, Land Mark Engineers). The depths of these borings ranged between 8 feet and 15 feet. Borings ranging in dept from 16.5 feet to 53.5 feet below ground surface were also drilled on the project site. The location of these borings are shown in Plate A-2 of the March 2010 report (**Appendix L**, Land Mark Engineers). No groundwater was encountered during the trenching or boring operations. Historic groundwater records in the vicinity of the Project Site indicate that groundwater has fluctuated between 128 and 193 feet below the ground surface within the last 14 years according to the Western Municipal Water District and the San Bernardino Valley Municipal District cooperative well measure program records. Therefore, liquefaction is unlikely to be a potential hazard at the site since the groundwater is deeper than fifty feet, the maximum depth that liquefaction is known to occur.

The geotechnical investigation (**Appendix L**) evaluated the potential for other hazards including landslides, volcanic hazards, tsunamis, sieches, and flooding. Landslides are shown on the A-P earthquake fault zone map (**Appendix L**, March 2010 report Plate A-5) in the vicinity of the Project Site. No ancient landslides, within the immediate vicinity of the Project Site, are shown on the California Geologic Map, Santa Ana Sheet (**Appendix L**, March 2010 report Plate A-3) and no indications of landslides were observed during the site investigation. The hazard of landsliding occurring at the Project Site is considered to be low.

The Project Site is not located in proximity to any known volcanically active area and the risk of volcanic hazards is considered to be low.

The Project Site is not located near any large bodies of water, so the threat of tsunami, sieches, or other seismically-induced flooding is unlikely. The Project Site is located within a FEMA 500-year flood zone a (0.2 percent annual chance flood) and is located to the north and east of a FEMA 100-year flood zone (1 percent annual chance flood) located within and in the vicinity of the San Jacinto River Channel (**Appendix L**).

The mitigation measures in **Appendix L** and **Section 5.1.2** were developed to ensure that the geologic environment of the Development Site is developed in a precautionary manner to minimize the potential effects of a geologic event on the proposed facilities. Therefore, considering the low risk of geologic hazards the project is anticipated to realize, development of the proposed facilities will be less than significant.

SOILS

Regional soil data characteristics (see **Table 3-1**) and the preliminary geo-technical study performed by LandMark (see **Appendix L**) indicates that the soils present at the Development Site are suitable for use as compactable fill. The majority of the soils present on the Project Site have low shrink-swell potential. There are several small regions (27 acres) in the Development Site that contain moderate shrink-swell potential (Chino silt loam soils). A small region of soil (five acres) containing high shrink-swell potential (Willows silty clay soil) is present in the northern portion of the Project Site; however, this soil is not present within the Development Site.

Also, as noted above, LandMark drilled two soil borings on the Development Site. Analysis of the data collected indicated that the near surface soils have a low shrink-swell expansion rate. Site soils were determined to be non-expansive. Project Site soils were determined to be suitable for use as compacted fill and utility trench backfill. Evaluation of the data also indicated a stiff soil profile under Chapter 16 of the 2007 California Building Code (2006 International Building Code) and generally suitable for construction of the proposed developments.

Additionally, in accordance with standard engineering practices, site soils would be tested prior to construction activities to confirm their suitability for use as fill. Only soils containing low or moderate shrink-swell potential would be used during fill operations.[65] Additionally, all proposed construction activities would comply with the applicable sections of the UBC and/or 2007 California Building Code, Title 24, Part 2 (see **Section 2.1.1** and **Appendix H**).

Construction and excavation activities for the proposed developments would result in vegetation removal that would expose soils to erosion. Summer construction would increase soil exposure to wind erosion and winter grading activities would increase soil exposure to rains and potential surface runoff. This potential effect would be mitigated by the required compliance with the EPA's National Pollution Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Runoff Associated with Construction Activity. The EPA requires that all construction sites have adequate control measures to prevent the discharge of sediment and other pollutants to streams or rivers. To comply with the permit, the Tribe will file a Notice of Intent with the EPA and prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to construction. 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 that could be identified in the SWPPP are discussed in **Section 5.2.3**.

[65] Personal communication with Mr. Alan Turner, Lead Engineer of Tribe's architecture firm, JMA of Las Vegas, Nevada, on June 10, 2008.

Considering that the soils on the Development Site are considered suitable to use as fill material for the proposed developments and that disturbed areas will be re-vegetated after completion of construction activities (see **Section 2.1.1**), effects to soils resulting from the proposed developments are determined to be less than significant. No mitigation measures are prescribed to lessen a potential effect to soils, but a pre-construction survey of the Development Site's soil is recommended to verify its suitability to use as fill material at the time of build-out.

SEISMIC HAZARDS

As described in **Section 3.1.4**, the majority of the northern portion of the Project Site and the eastern part of the southern portion of the Project Site boundary is located in the identified active zone of the San Jacinto Fault (see **Figure 3-1**). Additionally, the San Andreas Fault and the Elsinore Fault are present within 20 miles of the Development Site.

In 2007, Landmark Geo-Engineers and Geologists conducted a fault hazard study. Nine trenches were excavated to an approximate depth of eight to fifteen feet below the ground surface. The trenches totaled approximately 4,375 feet in length, oriented in a northeast-southwest direction across the Development Site, and along the eastern boundary of the Development Site.

The data collected from the trench excavations was analyzed using computer program FRISKSP (Blake, 2000) to provide a probabilistic estimate of the peak ground acceleration (PGA). The technical data and results of this analysis are provided in **Appendix L**. The methodology employed in the analysis follows the parameters for assessing seismicity and ground motion established by the 2007 California Building Code (2006 International Building Code). The PGA estimate for a *design basis earthquake*, or the largest earthquake that can reasonably be expected to occur at the Development Site, is 0.80g. The PGA estimate for the maximum considered earthquake, or the largest conceivable earthquake to occur directly under the Development Site, is 1.29g. These measurements dictate the design standards that the proposed facilities would adhere to and will reflect an acceptable level of PGA for accommodating the proposed developments.

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. Potential effects include strong seismic ground-shaking, landslides in nearby uplands, and structural damage to buildings, roadways, utilities, underground storage tanks (USTs), parking lots, and/or parking garages. The most recent surface rupture of the San Jacinto fault occurred on April 9, 1968 on the Coyote Creek segment, approximately 80 miles southeast of the Project Site, with a magnitude of 6.5. Since then, four notable earthquakes have been recorded along the San Jacinto Fault containing magnitudes greater than 4.5 in June 1982, November 1987 (Coyote Creek segment), March 1998, and October 2001.

The realignment of Lake Park Drive will allow for the proposed convention center to be located a further distance (minimum of 50 feet) from the mapped fault lines (LandMark, 2008). As a result of the realignment, the risks associated with development in an active seismic area are reduced. Additionally, the relocation of the convention center to 50 feet or greater from the mapped faults

lines is in compliance with the Alquist-Priolo Earthquake Fault Zoning Act. The Alquist-Priolo Earthquake Fault Zoning Act, adopted by the State of California in 1972 states that structures designed for human occupancy will not be situated within 50 feet of a mapped fault line unless a geologic investigation is conducted and concludes that the fault does not pose a hazard to the proposed structure (State of California, 2009). Based on the Site plans, all other structures designed for human occupancy are also 50 feet or greater from the mapped fault lines, in compliance with the Alquist-Priolo Earthquake Fault Zoning Act.

Considering the scale of seismic activity occurring in the area, the facilities will remain susceptible to potentially significant effects. Due to the close proximity of the San Jacinto Fault and other fault systems in the region, including the San Andreas and the Elsinore systems, the WWTP and percolation ponds could be subject ground rupture and/or shaking. The effect of ground rupture and shaking on the WWTP and percolation ponds is dependent on the severity of an event. The occurrence of a seismic ground rupture can cause building foundations to sink or tilt several feet into the underlying soil. In the event of a major seismic event, structural damage or failure could occur to the WWTP or percolation ponds. Potential significant effects include the disruption of service, the discharge of treated or un-treated effluent, and public hazards.

The Tribe will submit the final wastewater storage facility and percolation pond designs to EPA, in cooperation with the Bureau of Reclamation, for federal review and approval of the WWTP plans. Also, before construction, a qualified geologist will inspect any excavations on the Development Site during construction for possible indications of faulting. If unanticipated faulting is discovered, a slight relocation of facilities on the Development Site may be necessary to maintain a 50-foot setback. These actions are identified as mitigation measures in **Section 5.1.4** to reduce potentially significant seismic effects to less than significant.

MINERAL RESOURCES

There are currently no mines or mineral resources utilized at the Project Site. Proposed Action A would create no effect related to the mineral resources at the Project Site. Mineral extraction in the area is limited to sand and gravel operations. Furthermore, no existing or planned mineral resource use would be disrupted by the development and operation of the WWTP and percolation ponds.

4.1.2 PROPOSED ACTION B – HOTEL/CASINO COMPLEX WITHOUT REALIGNMENT OF LAKE PARK DRIVE

TOPOGRAPHY

Construction activities under Proposed Action B would result in topographic modifications similar to those described under Proposed Action A. As discussed in **Section 4.1.1**, these activities would cause a less than significant effect to existing topography.

GEOLOGY

As discussed in **Section 4.1.1** regarding Proposed Action A, the geology underlying the Development Site is suitable for the proposed construction activities. Construction activities under Proposed Action B are similar to those resulting from Proposed Action A. Therefore, impacts resulting from development of the proposed facilities would be less than significant.

SOILS

As detailed in **Section 4.1.1** describing Proposed Action A, soils present at the Development Site are suitable for use as compactable fill. The majority of the soils present on the Project Site have low shrink-swell potential. Wherever possible, soils containing low or moderate shrink-swell potential would be used during fill operations. In accordance with standard engineering practices, site soils would be tested prior to construction activities to confirm their suitability for use as fill. All proposed construction activities would comply with applicable sections of the UBC and/or 2007 California Building Code, Title 24, Part 2 (see **Section 2.1.1** and **Appendix H**). 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 that could be identified in the SWPPP are discussed in **Section 5.2.3**.

SEISMIC HAZARDS

The site plan presented under Proposed Action B does not include the realignment of Lake Park Drive, which reduces the amount of buildable land north of the existing Lake Park Drive. While the facilities of Proposed Action B will not be located directly on top of the subject fault lines, they will be slightly closer (25-50 feet) than the facilities of Proposed Action A. However, all structures designed for human occupancy would remain 50 feet or greater from the mapped fault lines, in compliance with the Alquist-Priolo Earthquake Fault Zoning Act.

Therefore, the effects related to seismic hazards under Proposed Action B would be similar to those associated with Proposed Action A, but the risks associated with moving the proposed developments closer to the active faults are slightly greater. The scale of seismic activity occurring in the Development Site renders the proposed facilities susceptible to potentially significant effects. The proposed developments under Proposed Action B would be subject to seismic hazards, including strong seismic ground-shaking, landslides in nearby uplands, and structural damage to buildings, roadways, utilities, underground storage tanks, parking lots, and/or parking garages.

The mitigation measures in **Appendix L** and **Section 5.1.2** were developed to ensure that the geologic environment of the Development Site is developed in a precautionary manner to minimize the potential effects of a geologic event on the proposed facilities. Therefore, considering the low risk of geologic hazards the project is anticipated to realize, development of the proposed facilities will be less than significant.

MINERAL RESOURCES

Effects to mineral resources under Proposed Action B would be similar to those caused by Proposed Action A. Proposed Action B would create no effects related to the mineral resources at the Project Site.

4.1.3 ALTERNATIVE 1 – REDUCED HOTEL/CASINO COMPLEX

TOPOGRAPHY

Construction activities related to Alternative 1 would result in topographic modifications similar to those described under Proposed Action A. As discussed in **Section 4.1.1**, these activities would cause a less than significant effect to existing topography.

GEOLOGY

As discussed in **Section 4.1.1** regarding Proposed Action A, the geology underlying the Development Site is suitable for the proposed construction activities. A lesser degree of construction is proposed under Alternative 1 compared to Proposed Action A. Impacts resulting from development of the proposed facilities would be less than significant.

SOILS

As detailed in the discussion under Proposed Action A, soils present at the Development Site are suitable for use as compactable fill. The majority of the soils present on the Project Site have low shrink-swell potential. Wherever possible, soils containing low or moderate shrink-swell potential would be used during fill operations. In accordance with standard engineering practices, site soils would be tested prior to construction activities to confirm their suitability for use as fill. All proposed construction activities would comply with the applicable sections of the UBC and/or 2007 California Building Code, Title 24, Part 2 (see **Section 2.1.1** and **Appendix H**).

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 that could be identified in the SWPPP are discussed in **Section 5.2.3**.

SEISMIC HAZARDS

Effects related to seismic hazards under Alternative 1 would be similar to those associated with Proposed Action A. However, considering that the scale of the proposed developments is reduced, the facilities will be slightly further away from the subject fault lines than the facilities of Proposed Action A. Therefore, the risks associated with moving the proposed developments further from the active faults is reduced when compared to Proposed Action A and B.

The scale of seismic activity occurring in the Development Site renders the proposed facilities susceptible to potentially significant effects. The proposed developments under this alternative would be subject to seismic hazards as those associated with Proposed Action A, including strong

seismic ground-shaking, landslides in nearby uplands, and structural damage to buildings, roadways, utilities, underground storage tanks, parking lots, and/or parking garages. However, the mitigation measures prescribed in **Section 5.1.4** would reduce potentially significant seismic effects to less than significant.

MINERAL RESOURCES

Effects to mineral resources under Alternative 1 would be similar to those caused by Proposed Action A. This alternative would create no effect related to the mineral resources at the Project Site.

4.1.4 ALTERNATIVE 2 – HOTEL AND CONVENTION CENTER (NO CASINO RELOCATION)

TOPOGRAPHY

Construction of the proposed developments associated with Alternative 2 would result in topographic modifications similar to those described under Proposed Action A. As discussed in **Section 4.1.1**, these activities would cause a less than significant effect to existing topography.

GEOLOGY

As discussed in **Section 4.1.1** regarding Proposed Action A, the geology underlying the Development Site is suitable for the proposed construction activities. A lesser degree of construction is proposed under Alternative 2 compared to Proposed Action A. Impacts resulting from development of the proposed facilities would be less than significant.

SOILS

As detailed in the discussion for Proposed Action A, soils present at the Development Site are suitable for use as compactable fill. The majority of soils present on the Project Site have low shrink-swell potential. Wherever possible, soils containing low or moderate shrink-swell potential would be used during fill operations. In accordance with standard engineering practices, site soils would be tested prior to construction activities to confirm their suitability for use as fill. All proposed construction activities would comply with the applicable sections of the UBC and/or 2007 California Building Code, Title 24, Part 2 (see **Section 2.1.1** and **Appendix H**). 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 that could be identified in the SWPPP are discussed in **Section 5.2.3**.

SEISMIC HAZARDS

Effects related to seismic hazards under Alternative 2 would be similar to those associated with Proposed Action A. However, considering that the scale of the proposed developments is reduced, the facilities will be slightly further away from the subject fault lines than the facilities of Proposed Action A. Therefore, the risks associated with moving the proposed developments

further from the active faults is reduced when compared to Proposed Action A and B, and Alternative 1.

The scale of seismic activity occurring in the Development Site renders the proposed facilities susceptible to potentially significant effects. The proposed developments under this alternative would be subject to seismic hazards as those associated with Proposed Action A, including strong seismic ground-shaking, landslides in nearby uplands, and structural damage to buildings, roadways, utilities, underground storage tanks, parking lots, and/or parking garages. However, the mitigation measures prescribed in **Section 5.1.4** would reduce potentially significant seismic effects to less than significant.

MINERAL RESOURCES

Effects to mineral resources under Alternative 2 would be similar to those caused by Proposed Action A. This alternative would create no effect related to the mineral resources at the Project Site.

4.1.5 ALTERNATIVE 3 – COMMERCIAL ENTERPRISE (NO CASINO OR HOTEL)

TOPOGRAPHY

Construction activities associated with Alternative 3 would result in topographic modifications similar to those described under Proposed Action A. As discussed in **Section 4.1.1**, these activities would cause a less than significant effect to existing topography.

GEOLOGY

As discussed in **Section 4.1.1** regarding Proposed Action A, the geology underlying the Development Site is suitable for the proposed construction activities. A lesser degree of construction is proposed under Alternative 3 compared to Proposed Action A. Impacts resulting from development of the proposed facilities would be less than significant.

SOILS

As detailed in the discussion for Proposed Action A, soils present at the Development Site are suitable for use as compactable fill. The majority of soils present on the Project Site have low shrink-swell potential. Wherever possible, soils containing low or moderate shrink-swell potential would be used during fill operations. In accordance with standard engineering practices, site soils would be tested prior to construction activities to confirm their suitability for use as fill. All proposed construction activities would comply with the applicable sections of the UBC and/or 2007 California Building Code, Title 24, Part 2 (see **Section 2.1.1** and **Appendix H**). 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 that could be identified in the SWPPP are discussed in **Section 5.2.3**.

SEISMIC HAZARDS

Effects related to seismic hazards under Alternative 3 would be similar to those associated with Proposed Action A. However, the facilities will be further away from the subject fault lines than the facilities of Proposed Action A and B, and Alternatives 1 and 2. Therefore, the risks associated with moving the proposed developments further from the active faults is reduced.

The scale of seismic activity occurring in the Development Site renders the proposed facilities susceptible to potentially significant effects. The proposed developments under this alternative would be subject to seismic hazards as those associated with Proposed Action A, including strong seismic ground-shaking, landslides in nearby uplands, and structural damage to buildings, roadways, utilities, underground storage tanks, parking lots, and/or parking garages. However, the mitigation measures prescribed in **Section 5.1.4** would reduce potentially significant seismic effects to less than significant.

MINERAL RESOURCES

Effects to mineral resources under Alternative 3 would be similar to those caused by Proposed Action A. This alternative would create no effect related to mineral resources at the Project Site.

4.1.6 ALTERNATIVE 4 – NO ACTION

TOPOGRAPHY

Under the No Action alternative, no construction, land grading, or other activities would occur; therefore, no effects are anticipated.

GEOLOGY

The No Action alternative would not create any effects related to the underlying geology at the Project Site.

SOILS

Under the No Action alternative, there would be no soil removal or soil placement activities planned at the Project Site; therefore, no effects are anticipated.

SEISMIC HAZARDS

As described in **Section 3.1.4**, there are potential seismic hazards associated with underlying and nearby fault systems. Under the No Action alternative, no development would occur that will be subject to seismic hazards.

MINERAL RESOURCES

There are currently no mines or mineral resources utilized at the Project Site. The No Action alternative would not create any effects related to mineral resources at the Project Site.

4.2 WATER RESOURCES

The effects of the Proposed Action, the development Alternatives, and No Action on water resources are presented in this section. Specifically, these effects are described for surface water, groundwater, and water quality.

4.2.1 PROPOSED ACTION A – HOTEL/CASINO COMPLEX WITH REALIGNMENT OF LAKE PARK DRIVE

SURFACE WATER

In the instance that the subject parcels are placed in Federal trust status, the subject parcels will not be subject to state or county jurisdiction. However, pursuant to the Tribe's Compact with the State of California (see **Section 10.2(b)** of the Compact in **Appendix H**), it is the Tribe's policy is to adopt standards no less stringent than Federal water quality and safe drinking water standards applicable in California. Federal authority has been delegated to state and/or county implementation for some permitting and regulatory issues, such as NPDES permits. Therefore, although it is the Tribe's policy to comply with Federal water quality standards, this section references State of California and Riverside County regulatory standards for the purpose of identifying effects.

Drainage

The developments proposed under Proposed Action A would change up to 55 acres of existing natural vegetation in the watershed and replace it with a designed landscape and impervious surfaces including building structures, parking lots, and roadways. The changes in runoff resulting from the increase in impervious surface include increased stream volumes and velocities, increased peak discharges with a shortened time to peak flows, and lessened groundwater contributions during non-precipitation periods. Without mitigation these effects may effect downstream properties and subject new structures to potential flooding.

The Project Site is currently affected by runoff from a number of unnamed drainage courses northeast of Soboba Road, as described in **Section 3.2.1.** These drainage areas are tributary to the Project Site, and currently affect the use of the Golf Course and the movement of vehicles through the area. A preliminary drainage study (Preliminary Drainage Study) has been completed by Engineering Resources of Southern California, Inc. (ERSC, 2008) for the Project Site in order to ascertain the effects of off-site tributary areas on the proposed developments and to determine potential on-site and off-site effects from the proposed developments. The report, which is contained in **Appendix J**, is summarized below.

The Preliminary Drainage Study evaluated three (3) separate drainage issues:

- First, determine the location and amount of off-site flows tributary to the Project Site. These flows originate east of Soboba Road, as displayed in **Figure 3-5**, and have been identified by drainage sub-areas to ascertain the location and volume of existing stormwater flows.

- Second, determine the additional increase in storm water runoff generated by new development. This element is necessary to ensure that the proposed facilities can convey the combined volume represented by existing and proposed storm water flows. In this instance, onsite flows for the Development Site would be collected, conveyed, and discharged to the golf course ponds to attenuate storm water flows so that peak hour volume is temporarily stored or retained and subsequently discharged further downstream in a controlled manner.
- Third, develop a conceptual drainage plan that will capture existing off-site storm water flows along Soboba Road, along with increased flows from the Development Site, and direct them safely through the site or discharge into the Golf Course pond. This conceptual design is portrayed within **Appendix J** in addition to proposed facilities as shown in **Figure 2-5**.

The RCFCWCD requires hydrologic conditions to be studied using 1-hour, 3-hour, 6-hour, and 24-hour duration events for the 2-year, 5-year, and 10-year period frequencies. Detention basins and basin outlet structures would be sized to ensure that none of the above storm events have a higher peak discharge in the post-development condition than in the pre-development condition. In addition, basins and outlet structures must be capable of passing the 100-year storm without damage to the proposed developments or the structure. **Tables 4-1(A)** through **4-1(C)** below provide the results of the hydrologic modeling for the existing and proposed conditions of the Project Site during a 1-Hour, 3-Hour, 6-Hour, and 24-Hour storms, under a 2-Year, 10-Year and 100-Year return period storm events. **Appendix J** provides greater details and calculations for the results presented in the following tables.

TABLE 4-1(A)
PEAK CONDITIONS OF 2-YEAR STORM EVENT
UNDER PROPOSED ACTION A

		Storm Duration			
Condition		**24-Hour**	**6-Hour**	**3-Hour**	**1-Hour**
Developed	V_2 (Ac-Ft)	2.0	1.3	0.9	0.7
	Q_2 (cfs)	4.0	12.7	12.3	19.3

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

TABLE 4-1(B)
ONSITE HYDROLOGY FOR A 10-YEAR STORM EVENT
UNDER PROPOSED ACTION A

		Storm Duration			
Condition		**24-Hour**	**6-Hour**	**3-Hour**	**1-Hour**
Undeveloped	V_{10} (Ac-Ft)	2.0	1.4	1.2	0.9
	Q_{10} (cfs)	6.0	16.3	17.5	29.9
Developed	V_{10} (Ac-Ft)	3.6	2.2	1.6	1.0
	Q_{10} (cfs)	7.5	19.2	19.7	29.3

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

TABLE 4-1(C)
ONSITE HYDROLOGY FOR A 100-YEAR STORM EVENT
UNDER PROPOSED ACTION A

Condition		Storm Duration			
		24-Hour	**6-Hour**	**3-Hour**	**1-Hour**
Undeveloped	V_{100} (Ac-Ft)	4.2	2.7	2.1	1.4
	Q_{100} (cfs)	10.9	25.1	27.8	45.2
Developed	V_{100} (Ac-Ft)	6.2	3.5	2.6	1.5
	Q_{100} (cfs)	12.4	28.6	30.3	43.5

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

The Preliminary Drainage Study identified the need for a number of storm drain facilities, including improved channels and culverts, detention basins, and the improvement of drainage along Soboba Road (see **Sections 2.1.1** and **3.2.1**, and **Figures 2-5** and **3-8**). In addition to the use of the golf course ponds, detention basins are primarily proposed to the west of the Development Site and golf course. The purpose of the golf course ponds and basins is to attenuate storm water flows so that peak hour volume is temporarily stored or retained and subsequently discharged further downstream in a controlled manner. The basins would also allow runoff from smaller rainfall events to continue to infiltrate and recharge the groundwater basin. Proposed culverts and pipes would be designed to convey water through the Project Site for appropriate discharge in accordance with the Riverside County drainage manual. Improvements to Soboba Road include the installation of culverts/channels and the possible need to curb the median area. The drainage system would collect storm water flows from some of the drainage areas, referred to as Sub-basins in **Appendix J**, in channels on the east side of the roadway, where it will be conveyed by culverts. The culverts would connect to a storm drainage pipe network that would pass the flows through the Project Site for discharge to an extended detention basin located to the west of the golf course.

The projected flood volume during the 2-year, 24-hour storm event is 2.0 Ac-Ft. The incremental increase in volume due to developed conditions is 1.6 Ac-Ft and 2.0 Ac-Ft during the 10-year and 100-year storm, respectively, as displayed in the **Tables 4-1** above. Based on the results noted above the golf course ponds will provide adequate storage to retain the incremental increase in volume generated by the proposed development as compared to the undeveloped condition. Changes to the location of Lake Park Drive or other minor land use modifications would not affect the drainage system as proposed, although the location and size of the facilities may need to be modified.

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 reduce the potential effects to less than significant for structures proposed as part of Proposed Action A, along with downstream and off-site drainage systems.

Flooding

The proposed developments under Proposed Action A would be located within a shaded "Zone X", which is defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood" (FEMA Flood Insurance Rate Map [FIRM]; Community-Panel Number 06065C -1490G and -1495G, revised August 28, 2008 see **Figure 3-4**.) As noted in **Section 3.2.1**, a portion of the Project Site is currently protected by a levee along the north-easterly bank of the San Jacinto River..

According to RCFCWCD a change in FEMA regulations requires the District to certify that the construction of the levee is adequate to maintain the current mapped floodplain.[66] The District also indicated that it recently hired a consultant to undertake this evaluation. Until a determination is made by FEMA as to the adequacy of the levee, the existing FIRM applies to the Project Site and proposed developments. In the event that FEMA determined the levee to be inadequate, a significant effect would result. However, mitigation provided in **Section 5.2** would reduce the effect to a level of less than significant.

Although the purpose of the flowage easement (4020-112C) present on the Development Site (see **Figure 3-5**) is to provide a drainage path for storm-water runoff, the existing and proposed runoff capture facilities (see **Figure 2-5**) will adequately capture and convey floodwaters to the San Jacinto River. These facilities will prevent the flooding of the Development Site and result in a less than significant effect.

GROUNDWATER

The expected water demand for the facilities of Proposed Action A is 1,398 AFY. The additional demand from the proposed developments represents approximately 2 percent of the total available groundwater supply (64,229 acre-feet) for the Hemet/San Jacinto Groundwater Basin (Hemet/San Jacinto Water Management Area Annual Report, 2006: EMWD, 2007). The Hemet/San Jacinto Groundwater Management Area Water Management Plan (WMP) accounts for future demands and institutes artificial recharge measures to assure an adequate water supply. The WMP also states that EMWD and LHMWD will implement the WMP for the Canyon and Intake aquifers to "address the current overdraft, and recognize and take into account the Tribal Water Right" (Water Resources & Information Management Engineering, Inc., 2007).

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.[67] The Tribe also has adequate well capacity to supply its projected demand, as discussed in **Sections 3.2** and **3.8**. Therefore,

---

[66] Personal communication with Macbibe Degage of the Riverside County Flood Control and Water Conservation District, April 3, 2008.

[67] The Tribe's first priority water right increases to 9000 AFY over a 50-year period (see **Section 3.2.2.1**). As the Tribe increases its water use for the proposed developments, or for other uses unrelated to the Proposed Action and Alternatives, groundwater pumping by others must decrease, unless balanced by increased artificial recharge. Through the WMP, total groundwater withdrawals from the basin should remain the same or decrease.

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.

WATER QUALITY

As described in preceding sections, part of the surface water runoff from the Project Site would infiltrate the surface soils, improved permeable surfaces, catchments, and unlined detention basins. This infiltration would recharge the groundwater of the Intake aquifer (see **Section 3.2.3**). Runoff from larger storms may discharge to the San Jacinto River, where it would also contribute to recharge of the groundwater systems via infiltration of the stream bed. Because much of the surface water runoff becomes groundwater, and there are no point sources of contamination associated with Proposed Action A, various measures will be utilized to protect both surface water and groundwater quality, such as employing a BMP Stormceptor treatment device to intercept oil, grease, and other pollutants from parking lot surfaces (see **Table 2-2** in **Section 2.1.1)**.

Construction Effects

EPA alone has the authority to enforce water quality standards on Indian trust status lands, including the responsibility to enforce waste discharges under the National Pollutant Discharge Elimination System (NPDES).

Construction activities on the Development Site would be regulated under NPDES Construction General Permit (CGP) program. . The CGP requires the developer/owner prepare a SWPPP for projects. The SWPPP is a document that addresses water quality controls during construction activities. To address this requirement, a SWPPP would be prepared for Proposed Action A to reduce the off-site discharge of pollutants.

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.

Operational Effects

Numerical water quality objectives have been set for some of the expected pollutants (see **Section 3.2.3**). For pollutants that do not have numerical limits set, water quality objectives are qualitative and require protection of beneficial uses [beneficial uses of surface water and groundwater on the Project Site are shown in **Tables 3-5(A)** and **3-5(B)** under **Section 3.2.3**]. For these pollutants, drinking water maximum contaminant levels (MCLs) were chosen as limits that would be protective of beneficial uses. Compliance with the requirements of the Riverside County Water Quality Management Plan, described in **Section 3.2.3**, will ensure that stormwater quality meets all applicable water quality objectives (see **Table 3-6**).

Based upon this analysis, Project Site runoff quality is not expected to exceed applicable water quality objectives for any of the pollutants of concern for the protection of beneficial uses.

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.

Wastewater Treatment Plant

The Tribal WWTP is a separate, but related project to the Proposed Action and Alternatives. The Tribe may or may not construct the WWTP in the future. The percolation ponds and treatment facility will be located within the boundaries of the existing Reservation, where only federal law is applicable. If the Tribe does pursue the WWTP, it will comply with all applicable regulations and rules at that time. Please see **Section 4.11** for a discussion of the effects to water quality regarding this project.

The water used for golf course irrigation and landscaping will undergo tertiary treatment to comply with California Title 22 standards for reuse. The Title 22 standards are more stringent than the Basin Plan standards for discharge. Therefore, reclaimed water being used for irrigation and landscaping will not adversely affect the water quality of the Intake aquifer (see **Figure 3-11**).

4.2.2 PROPOSED ACTION B – HOTEL/CASINO COMPLEX WITHOUT REALIGNMENT OF LAKE PARK DRIVE

SURFACE WATER

Proposed Action B would include the same composition and location of facilities as Proposed Action A, but without the realignment of Lake Park Drive. The biggest difference between Proposed Action A and Proposed Action B is that the events arena would be located across Lake Park Drive. Because of the similarities in project descriptions of the Proposed Actions, a separate drainage analysis was not prepared for Proposed Action B. The same amount of gaming devices would remain, thereby maintaining the need for a similar amount of parking and associated improved surfaces as Proposed Action A.

A preliminary drainage study (Preliminary Drainage Study) has been completed by Engineering Resources of Southern California, Inc. (ERSC, 2008) for the Project Site in order to ascertain the effects of off-site tributary areas on the proposed developments and to determine potential on-site and off-site effects from the proposed developments (see **Appendix J**).

The Preliminary Drainage Study evaluated three (3) separate drainage issues:

- First, determine the location and amount of off-site flows tributary to the Project Site. These flows originate east of Soboba Road, as displayed in **Figure 3-5**, and have been

identified by drainage sub-areas to ascertain the location and volume of existing storm water flows.

- Second, determine the additional increase in storm water runoff generated by new development. This element is necessary to ensure that the proposed facilities can convey the combined volume represented by existing and proposed storm water flows. In this instance, on-site flows for the Development Site would be collected, conveyed, and discharged to the golf course ponds to attenuate storm water flows so that peak hour volume is temporarily stored or retained and subsequently discharged further downstream in a controlled manner.
- Third, develop a conceptual drainage plan that will capture existing off-site storm water flows along Soboba Road, along with increased flows from the Development Site, and direct them safely through the site for discharge into the Golf Course pond. This conceptual design is portrayed within **Appendix J** in addition to the proposed facilities as shown in **Figure 2-8**.

The RCFCWCD requires hydrologic conditions to be studied using 1-hour, 3-hour, 6-hour, and 24-hour duration events for the 2-year, 5-year, and 10-year period frequencies. Detention basins and basin outlet structures would be size to ensure that none of the above storm events have a higher peak discharge in the post-development condition than in the pre-development condition. In addition, basins and outlet structures must be capable of passing the 100-year storm without damage to the proposed developments or the structure. **Tables 4-2(A)** through **4-2(C)** below provide the results of the hydrologic modeling for the existing and proposed conditions of the Project Site during a 1-Hour, 3-Hour, 6-Hour, and 24-Hour storms, under a 2-Year, 10-Year and 100-Year return period storm events. **Appendix J** provides greater details and calculations for the results presented in the following tables.

TABLE 4-2(A)
PEAK CONDITIONS OF 2-YEAR STORM EVENT
UNDER PROPOSED ACTION B

		Storm Duration			
Condition		**24-Hour**	**6-Hour**	**3-Hour**	**1-Hour**
Developed	V_2 (Ac-Ft)	2.0	1.3	0.9	0.7
	Q_2 (cfs)	4.0	12.7	12.3	19.3

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

TABLE 4-2(B)
ONSITE HYDROLOGY FOR A 10-YEAR STORM EVENT
UNDER PROPOSED ACTION B

Condition		Storm Duration			
		24-Hour	**6-Hour**	**3-Hour**	**1-Hour**
Undeveloped	V_{10} (Ac-Ft)	2.0	1.4	1.2	0.9
	Q_{10} (cfs)	6.0	16.3	17.5	29.9
Developed	V_{10} (Ac-Ft)	3.6	2.2	1.6	1.0
	Q_{10} (cfs)	7.5	19.2	19.7	29.3

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

TABLE 4-2(C)
ONSITE HYDROLOGY FOR A 100-YEAR STORM EVENT
UNDER PROPOSED ACTION B

Condition		Storm Duration			
		24-Hour	**6-Hour**	**3-Hour**	**1-Hour**
Undeveloped	V_{100} (Ac-Ft)	4.2	2.7	2.1	1.4
	Q_{100} (cfs)	10.9	25.1	27.8	45.2
Developed	V_{100} (Ac-Ft)	6.2	3.5	2.6	1.5
	Q_{100} (cfs)	12.4	28.6	30.3	43.5

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

The Preliminary Drainage Study identified the need for a number of storm drain facilities, including improved channels and culverts, detention basins, and the improvement of drainage along Soboba Road (see **Section 2.1.2 and 3.2.1**, **Figures 2-8 and 3-8**). In addition to the use of the golf course ponds, detention basins are primarily proposed to the west of the Development Site and golf course. The purpose of the golf course ponds and basins is to attenuate storm water flows so that peak hour volume is temporarily stored or retained and subsequently discharged further downstream in a controlled manner. The basins also allow runoff from smaller rainfall events to continue to infiltrate and recharge the groundwater basin. Proposed culverts and pipes would be designed to convey water through the Project Site for appropriate discharge in accordance with the Riverside County drainage manual. Improvements to Soboba Road include the installation of culverts/channels and the possible need to curb the median area. The drainage system would collect storm water flows from some of the drainage areas, referred to as Sub-basins in **Appendix J**, within channels on the east side of the roadway, where it will be conveyed by culverts. The culverts would connect to a storm drainage pipe network that would pass the flows through the Project Site for discharge to an extended detention basin located to the west of the golf course.

The projected flood volume during the 2-year, 24-hour storm event is 2.0 Ac-Ft. The incremental increase in volume due to developed conditions is 1.6 Ac-Ft and 2.0 Ac-Ft during the 10-year and 100-year storm, respectively, as displayed in **Tables 4-2** above. Based on the results noted above, the golf course ponds will provide adequate storage to retain the incremental increase in

volume generated by the proposed development as compared to the undeveloped condition. Changes to the location of Lake Park Drive or other minor land use modifications would not affect the drainage system, although the location and size of the facilities may need to be modified.

The installation of the proposed detention basins, channels, roadway improvements, culverts, and storm drain 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 reduce the potential effects to less than significant for structures proposed as part of Proposed Action B, along with downstream and off-site drainage systems.

Flooding

The proposed developments under Proposed Action B would be located within a shaded "Zone X", which is defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood" (FEMA Flood Insurance Rate Map [FIRM]; Community-Panel Number 06065C -1490G and -1495G, revised August 28, 2008 see **Figure 3-4**.) As noted in **Section 3.2.1**, a portion of the Project Site is currently protected by a levee along the north-easterly bank of the San Jacinto River..

According to RCFCWCD, a change in FEMA regulations requires the District to certify that the construction of the levee is adequate to maintain the current mapped floodplain.[68] The District also indicated that it recently hired a consultant to undertake this evaluation. Until a determination is made by FEMA as to the adequacy of the levee, the existing FIRM applies to the Project Site and proposed developments. In the event that FEMA determined the levee to be inadequate, a significant effect would result. However, mitigation provided in **Section 5.2** would reduce the effect to a level of less than significant

Although the purpose of the flowage easement (4020-112C) present on the Development Site (see **Figure 3-5**) is to provide a drainage path for stormwater runoff, the existing and proposed runoff capture facilities (see **Figure 2-5**) will adequately capture and convey floodwaters to the San Jacinto River. These facilities will prevent the flooding of the Development Site and result in a less than significant effect.

GROUNDWATER

The expected water demand for the facilities of Proposed Action B is 1,398 AFY. As discussed in **Section 3.2**, the Tribe has a priority water right of 2,900 AFY as stipulated by the Water Rights

[68] Personal communication with Macbibe Degage of the Riverside County Flood Control and Water Conservation District, April 3, 2008.

Settlement and associated WMP.[69] The Tribe also has adequate well capacity to supply its projected demand, as documented in **Sections 3.2** and **3.8**. Therefore, Proposed Action B would result in less than significant effects to the San Jacinto Groundwater Basin.

WATER QUALITY

Numerical water quality objectives have been set for some of the expected pollutants (see **Section 3.2.3**). For pollutants that do not have numerical limits set, water quality objectives are qualitative and require protection of beneficial uses. For these pollutants, drinking water maximum contaminant levels (MCLs) were chosen as limits that would be protective of beneficial uses. The proposed BMP measures (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.1.2** Proposed Developments and as shown in **Table 2-2**) are based upon those contained in the adopted Regional Water Quality Control Board WQMP. As such, the Proposed Action B's will meet the adopted water quality objectives due to its consistency with the Regional Board's WQMP.

Based upon this analysis, Project Site runoff quality is not expected to exceed applicable water quality objectives for any of the pollutants of concern for the protection of beneficial uses. Reduction goals for nutrient levels would be ensured through source control measures.

The combination of structural and non-structural BMPs (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.1.2** 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 B is expected to result in less than significant effects to surface water and groundwater quality.

Construction Effects

While EPA alone has the authority to enforce water quality standards on Indian trust status lands, the RWQCB implements the Clean Water Act in California under the delegation and oversight of the EPA, including the responsibility to enforce waste discharges under the NPDES. While the RWQCB has no approval authority over the Proposed Action or Alternatives, the goals and policies relating to surface water contained within the Santa Ana River Basin Plan (Basin Plan) characterize the water quality issues in the area of the Project Site. For these reasons, the discussion below references state and county regulatory standards and rules.

Construction activities in Riverside County are covered under the State Phase II General Permit for Storm Water Discharges from Construction Activities. The General Permit requires the developer/owner prepare a SWPPP for projects that will create one acre or more of soil disturbance. The SWPPP is a document that addresses water quality controls during construction

[69] The Tribe's first priority water right increases to 9000 AFY over a 50-year period (see **Section 3.2.2.1**). As the Tribe increases its water use for the proposed developments, or for other uses unrelated to the Proposed Action and Alternatives, groundwater pumping by others must decrease, unless balanced by increased artificial recharge. Through the WMP, total groundwater withdrawals from the basin should remain the same or decrease.

activities. To address this requirement, a SWPPP would be prepared for Proposed Action A to reduce the off-site discharge of pollutants

The combination of structural and non-structural BMPs (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.1.2** 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 B is expected to result in less than significant effects to surface water and groundwater quality.

Operational Effects

Numerical water quality objectives have been set for some of the expected pollutants (see **Section 3.2.3**). For pollutants that do not have numerical limits set, water quality objectives are qualitative and require protection of beneficial uses [beneficial uses of surface water and groundwater on the Project Site are shown in **Tables 3-5(A)** and **3-5(B)** under **Section 3.2.3**]. For these pollutants, drinking water maximum contaminant levels (MCLs) were chosen as limits that would be protective of beneficial uses. The proposed BMP measures (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.1.2** Proposed Development and as shown in **Table 2-2**) are based upon those contained in the adopted Regional Water Quality Control Board WQMP. As such, the Proposed Action B will meet the adopted water quality objectives due to its consistency with the Regional Board's WQMP.

Based upon this analysis, Project Site runoff quality is not expected to exceed applicable water quality objectives for any of the pollutants of concern for the protection of beneficial uses. Reduction goals for nutrient levels would be ensured through source control measures.

The combination of structural and non-structural BMPs (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.1.2** 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 B is expected to result in less than significant effects to surface water and groundwater quality.

Wastewater Treatment Plant

The Tribal WWTP is a separate, but related project to the Proposed Action and Alternatives. The Tribe may or may not construct the WWTP in the future. The percolation ponds and treatment facility will be located within the boundaries of the existing Reservation, where only federal law is applicable. If the Tribe does pursue the WWTP, it will comply with all applicable regulations and rules at that time. Please see **Section 4.11** for a discussion of the effects to water quality regarding this project.

The water used for golf course irrigation and landscaping will undergo tertiary treatment to comply with California Title 22 standards for reuse. The Title 22 standards are more stringent than the Basin Plan standards for discharge. Therefore, reclaimed water being used for irrigation

and landscaping will not adversely affect the water quality of the Intake aquifer (see **Figure 3-11**).

4.2.3 ALTERNATIVE 1 – REDUCED HOTEL/CASINO COMPLEX

SURFACE WATER

Alternative 1 would include similar features as Proposed Action A, however, the scale of the hotel and casino would be reduced by 20 percent or approximately 150,000 square feet. In general, the potential effects to surface water runoff would be slightly reduced due to the smaller building footprint and associated amount of impervious surfaces. The number of hotel rooms would be decreased, resulting in a reduced number of parking facilities associated with this facility. However, the same amount of gaming devices would remain, thereby maintaining the need for a similar amount of parking and associated improved surfaces as Proposed Action A.

A preliminary drainage study (Preliminary Drainage Study) has been completed by Engineering Resources of Southern California, Inc. (ERSC, 2008) for the Project Site in order to ascertain the affects of off-site tributary areas on the proposed developments and to determine potential on-site and off-site effects from the proposed developments (see **Appendix J**). The Preliminary Drainage Study evaluated three (3) separate drainage issues:

- First, determine the location and amount of off-site flows tributary to the Project Site. These flows originate east of Soboba Road, as displayed in **Figure 3-5**, and have been identified by drainage sub-areas to ascertain the location and volume of existing stormwater flows.
- Second, determine the additional increase in storm water runoff generated by new development. This element is necessary to ensure that the proposed facilities can convey the combined volume represented by existing and proposed storm water flows. In this instance, onsite flows for the Development Site would be collected, conveyed, and discharged to the golf course ponds to attenuate storm water flows so that peak hour volume is temporarily stored or retained and subsequently discharged further downstream in a controlled manner.
- Third, develop a conceptual drainage plan that will capture existing off-site storm water flows along Soboba Road, along with increased flows from the Development Site, and direct them safely through the site for discharge into the Golf Course pond. This conceptual design is portrayed within Appendix J in addition to the proposed facilities as shown in **Figure 2-10.**.

The RCFCWCD requires hydrologic conditions to be studied using 1-hour, 3-hour, 6-hour, and 24-hour duration events for the 2-year, 5-year, and 10-year period frequencies. Detention basins and basin outlet structures would be size to ensure that none of the above storm events have a higher peak discharge in the post-development condition than in the pre-development condition. In addition, basins and outlet structures must be capable of passing the 100-year storm without damage to the proposed developments or the structure. **Tables 4-3(A)** through **4-3(C)** below

provide the results of the hydrologic modeling for the existing and proposed conditions of the Project Site during a 1-Hour, 3-Hour, 6-Hour, and 24-Hour storms, under a 2-Year, 10-Year and 100-Year return period storm events. **Appendix J** provides greater details and calculations for the results presented in the following tables.

TABLE 4-3(A)
PEAK CONDITIONS OF 2-YEAR STORM EVENT UNDER ALTERNATIVE 1

		Storm Duration			
Condition		**24-Hour**	**6-Hour**	**3-Hour**	**1-Hour**
Developed	V_2 (Ac-Ft)	2.0	1.3	0.9	0.6
	Q_2 (cfs)	3.9	12.4	12.0	18.9

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

TABLE 4-3(B)
ONSITE HYDROLOGY FOR A 10-YEAR STORM EVENT UNDER ALTERNATIVE 1

		Storm Duration			
Condition		**24-Hour**	**6-Hour**	**3-Hour**	**1-Hour**
Undeveloped	V_{10} (Ac-Ft)	1.9	1.4	1.2	0.9
	Q_{10} (cfs)	5.9	16.0	17.1	29.3
Developed	V_{10} (Ac-Ft)	3.7	2.2	1.6	1.0
	Q_{10} (cfs)	7.3	18.8	19.3	28.7

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

TABLE 4-3(C)
ONSITE HYDROLOGY FOR A 100-YEAR STORM EVENT UNDER ALTERNATIVE 1

		Storm Duration			
Condition		**24-Hour**	**6-Hour**	**3-Hour**	**1-Hour**
Undeveloped	V_{100} (Ac-Ft)	4.1	2.6	2.1	1.4
	Q_{100} (cfs)	10.7	24.6	27.2	44.3
Developed	V_{100} (Ac-Ft)	6.1	3.4	2.5	1.5
	Q_{100} (cfs)	12.1	28	29.5	42.6

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

The Preliminary Drainage Study identified the need for a number of storm drain facilities, including improved channels and culverts, detention basins, and the improvement of drainage along Soboba Road (see **Section 2.1.2 and 3.2.1**, **Figures 2-10 and 3-8**). In addition to the use of the golf course ponds, detention basins are primarily proposed to the west of the Development Site and golf course. The purpose of the golf course ponds and basins is to attenuate storm water flows so that peak hour volume is temporarily stored or retained and subsequently discharged further downstream in a controlled manner. The basins also allow runoff from smaller rainfall events to continue to infiltrate and recharge the groundwater basin. Proposed culverts and pipes would be designed to convey water through the Project Site for appropriate discharge in

accordance with the Riverside County drainage manual. Improvements to Soboba Road include the installation of culverts/channels and the possible need to curb the median area. The drainage system would collect storm water flows from some of the drainage areas, referred to as Sub-basins in **Appendix J**, in channels on the east side of the roadway, where it will be conveyed by culverts. The culverts would connect to a storm drainage pipe network that would pass the flows through the Project Site for discharge to an extended detention basin located to the west of the golf course.

The projected flood volume during the 2-year, 24-hour storm event is 2.0 Ac-Ft. The incremental increase in volume due to developed conditions is 1.6 Ac-Ft and 2.0 Ac-Ft during the 10-year and 100-year storm, respectively, as displayed in **Tables 4-3** above. Based on the results noted above, the golf course ponds will provide the adequate storage to retain the incremental increase in volume generated by the proposed development as compared to the undeveloped condition, for compliance with the Riverside County drainage manual. Changes to the location of Lake Park Drive or other minor land use modifications would not affect the drainage system, although the location and size of the facilities may need to be modified.

The installation of the proposed detention basins, channels, roadway improvements, culverts, and storm drain 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 reduce the potential effects to less than significant for structures proposed as part of Alternative 1, along with downstream and off-site drainage systems.

Flooding

The proposed developments under Alternative 1 would be located within a shaded "Zone X", which is defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood" (FEMA Flood Insurance Rate Map [FIRM]; Community-Panel Number 06065C -1490G and -1495G, revised August 28, 2008 see **Figure 3-4**.) As noted in **Section 3.2.1**, a portion of the Project Site is currently protected by a levee along the north-easterly bank of the San Jacinto River..

According to RCFCWCD, a change in FEMA regulations requires the District to certify that the construction of the levee is adequate to maintain the current mapped floodplain.[70] The District also indicated that it recently hired a consultant to undertake this evaluation. Until a determination is made by FEMA as to the adequacy of the levee, the existing FIRM applies to the Project Site and proposed developments. In the event that FEMA determined the levee to be inadequate, a significant effect would result. However, mitigation provided in **Section 5.2** would reduce the effect to a level of less than significant.

[70] Personal communication with Macbibe Degage of the Riverside County Flood Control and Water Conservation District, April 3, 2008.

Although the purpose of the flowage easement (4020-112C) present on the Development Site (see **Figure 3-5**) is to provide a drainage path for stormwater runoff, the existing and proposed runoff capture facilities (see **Figure 2-5**) will adequately capture and convey floodwaters to the San Jacinto River. These facilities will prevent the flooding of the Development Site and result in a less than significant effect.

GROUNDWATER

The expected water demand for the facilities of Alternative 1 is 276 AFY. As discussed in **Section 3.2**, the Tribe has a priority water right of 2,900 AFY as stipulated by the Water Rights Settlement and associated WMP.[71] The Tribe also has adequate well capacity to supply its projected demand, as documented in **Sections 3.2** and **3.8**. Therefore, Alternative 1 would result in less than significant effects to the San Jacinto Groundwater Basin.

WATER QUALITY

Numerical water quality objectives have been set for some of the expected pollutants (see **Section 3.2.3**). For pollutants that do not have numerical limits set, water quality objectives are qualitative and require protection of beneficial uses. For these pollutants, drinking water maximum contaminant levels (MCLs) were chosen as limits that would be protective of beneficial uses. The proposed BMP measures (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.2.1** Proposed Development and as shown in **Table 2-2**) are based upon those contained in the adopted Regional Water Quality Control Board WQMP. As such, the Alternative 1 will meet the adopted water quality objectives due to its consistency with the Regional Board's WQMP.

Based upon this analysis, Project Site runoff quality is not expected to exceed applicable water quality objectives for any of the pollutants of concern for the protection of beneficial uses. Reduction goals for nutrient levels would be ensured through source control measures.

The combination of structural and non-structural BMPs 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.

Construction Effects

While EPA alone has the authority to enforce water quality standards on Indian trust status lands, the RWQCB implements the Clean Water Act in California under the delegation and oversight of the EPA, including the responsibility to enforce waste discharges under the NPDES. While the RWQCB has no approval authority over the Proposed Action or Alternatives, the goals and policies relating to surface water contained within the Santa Ana River Basin Plan (Basin Plan)

[71] The Tribe's first priority water right increases to 9000 AFY over a 50-year period (see **Section 3.2.2.1**). As the Tribe increases its water use for the proposed developments, or for other uses unrelated to the Proposed Action and Alternatives, groundwater pumping by others must decrease, unless balanced by increased artificial recharge. Through the WMP, total groundwater withdrawals from the basin should remain the same or decrease.

characterize the water quality issues in the area of the Project Site. For these reasons, the discussion below references state and county regulatory standards and rules.

Construction activities in Riverside County are covered under the State Phase II General Permit for Storm Water Discharges from Construction Activities. The General Permit requires the developer/owner prepare a SWPPP for projects that will create one acre or more of soil disturbance. The SWPPP is a document that addresses water quality controls during construction activities. To address this requirement, a SWPPP would be prepared for Proposed Action A to reduce the off-site discharge of pollutants

The combination of structural and non-structural BMPs (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.2.1** Proposed Development and as shown in **Table 2-2**) would reduce pollutants in stormwater to the maximum extent practicable. Based upon these actions, Alternative 1 is expected to result in less than significant effects to surface water and groundwater quality.

Operational Effects

Numerical water quality objectives have been set for some of the expected pollutants (see **Section 3.2.3**). For pollutants that do not have numerical limits set, water quality objectives are qualitative and require protection of beneficial uses [beneficial uses of surface water and groundwater on the Project Site are shown in **Tables 3-5(A)** and **3-5(B)** under **Section 3.2.3**]. For these pollutants, drinking water maximum contaminant levels (MCLs) were chosen as limits that would be protective of beneficial uses. The proposed BMP measures (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.2.1** Proposed Development and as shown in **Table 2-2**) are based upon those contained in the adopted Regional Water Quality Control Board WQMP. As such, the Alternative 1 will meet the adopted water quality objectives due to its consistency with the Regional Board's WQMP.

Based upon this analysis, Project Site runoff quality is not expected to exceed applicable water quality objectives for any of the pollutants of concern for the protection of beneficial uses. Reduction goals for nutrient levels would be ensured through source control measures.

The combination of structural and non-structural BMPs (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.2.1** Proposed Development and as shown in **Table 2-2**) would reduce pollutants in stormwater to the maximum extent practicable. Based upon these actions, Alternative 1 is expected to result in less than significant effects to surface water and groundwater quality.

Wastewater Treatment Plant

The Tribal WWTP is a separate, but related project to the Proposed Action and Alternatives. The Tribe may or may not construct the WWTP in the future. The percolation ponds and treatment facility will be located within the boundaries of the existing Reservation, where only federal law is applicable. If the Tribe does pursue the WWTP, it will comply with all applicable regulations

and rules at that time. Please see **Section 4.11** for a discussion of the effects to water quality regarding this project.

The water used for golf course irrigation and landscaping will undergo tertiary treatment to comply with California Title 22 standards for reuse. The Title 22 standards are more stringent than the Basin Plan standards for discharge. Therefore, reclaimed water being used for irrigation and landscaping will not adversely affect the water quality of the Intake aquifer (see **Figure 3-11**).

4.2.4 ALTERNATIVE 2 – HOTEL AND CONVENTION CENTER (NO CASINO RELOCATION)

SURFACE WATER

Alternative 2 would include similar components as Proposed Action A, except that the casino will not be relocated. As such, the amount of impervious surfaces would be reduced. In general, the potential for effects to surface water runoff under this alternative would be reduced due to the lesser number of buildings and associated impervious surfaces.

A preliminary drainage study (Preliminary Drainage Study) has been completed by Engineering Resources of Southern California, Inc. (ERSC, 2008) for the Project Site in order to ascertain the affects of off-site tributary areas on the proposed developments and to determine potential on-site and off-site effects from the proposed developments (see **Appendix J**). The Preliminary Drainage Study evaluated three (3) separate drainage issues:

- First, determine the location and amount of off-site flows tributary to the Project Site. These flows originate east of Soboba Road, as displayed in **Figure 3-5**, and have been identified by drainage sub-areas to ascertain the location and volume of existing stormwater flows.
- Second, determine the additional increase in storm water runoff generated by new development. This element is necessary to ensure that the proposed facilities can convey the combined volume represented by existing and proposed storm water flows. In this instance, onsite flows for the Development Site would be collected, conveyed, and discharged to the golf course ponds to attenuate storm water flows so that peak hour volume is temporarily stored or retained and subsequently discharged further downstream in a controlled manner.
- Third, develop a conceptual drainage plan that will capture existing off-site storm water flows along Soboba Road, along with increased flows from the Development Site, and direct them safely through the site for discharge into the Golf Course pond. This conceptual design is portrayed within **Appendix J** in addition to the proposed facilities as shown in **Figure 2-12.**

The RCFCWCD requires hydrologic conditions to be studied using 1-hour, 3-hour, 6-hour, and 24-hour duration events for the 2-year, 5-year, and 10-year period frequencies. Detention basins and basin outlet structures would be size to ensure that none of the above storm events have a higher peak discharge in the post-development condition than in the pre-development condition. In addition, basins and outlet structures must be capable of passing the 100-year storm without damage to the proposed developments or the structure. **Tables 4-4(A)** through **4-4(C)** below provide the results of the hydrologic modeling for the existing and proposed conditions of the Project Site during a 1-Hour, 3-Hour, 6-Hour, and 24-Hour storms, under a 2-Year, 10-Year and 100-Year return period storm events. **Appendix J** provides greater details and calculations for the results presented in the following tables.

TABLE 4-4(A)
PEAK CONDITIONS OF 2-YEAR STORM EVENT UNDER ALTERNATIVE 2

		Storm Duration			
Condition		**24-Hour**	**6-Hour**	**3-Hour**	**1-Hour**
Developed	V_2 (Ac-Ft)	1.6	1.1	0.7	0.5
	Q_2 (cfs)	3.2	10.0	9.7	15.2

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

TABLE 4-4(B)
ONSITE HYDROLOGY FOR A 10-YEAR STORM EVENT UNDER ALTERNATIVE 2

		Storm Duration			
Condition		**24-Hour**	**6-Hour**	**3-Hour**	**1-Hour**
Undeveloped	V_{10} (Ac-Ft)	1.5	1.1	0.9	0.7
	Q_{10} (cfs)	4.7	12.8	13.7	23.5
Developed	V_{10} (Ac-Ft)	2.8	1.7	1.3	0.8
	Q_10 (cfs)	5.9	15.1	15.5	23.0

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

TABLE 4-4(C)
ONSITE HYDROLOGY FOR A 100-YEAR STORM EVENT UNDER ALTERNATIVE 2

		Storm Duration			
Condition		**24-Hour**	**6-Hour**	**3-Hour**	**1-Hour**
Undeveloped	V_{100} (Ac-Ft)	3.3	2.1	1.7	1.1
	Q_{100} (cfs)	8.6	19.7	21.9	35.5
Developed	V_{100} (Ac-Ft)	4.9	2.7	2	1.2
	Q_{100} (cfs)	9.7	22.4	23.8	34.2

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

The Preliminary Drainage Study identified the need for a number of storm drain facilities, including improved channels and culverts, detention basins, and the improvement of drainage along Soboba Road (see **Section 2.1.2** and **3.2.1**, **Figures 2-12** and **3-8**). In addition to the use of

the golf course ponds, detention basins are primarily proposed to the west of the Development Site and golf course. The purpose of the golf course ponds and basins is to attenuate storm water flows so that peak hour volume is temporarily stored or retained and subsequently discharged further downstream in a controlled manner. The basins also allow runoff from smaller rainfall events to continue to infiltrate and recharge the groundwater basin. Proposed culverts and pipes would be designed to convey water through the Project Site for appropriate discharge in accordance with the Riverside County drainage manual. Improvements to Soboba Road include the installation of culverts/channels and the possible need to curb the median area. The drainage system would collect storm water flows from some of the drainage areas, referred to as Sub-basins in **Appendix J**, in channels on the east side of the roadway, where it will be conveyed by culverts. The culverts would connect to a storm drainage pipe network that would pass the flows through the Project Site for discharge to an extended detention basin located to the west of the golf course.

The projected flood volume during the 2-year, 24-hour storm event is 2.0 Ac-Ft. The incremental increase in volume due to developed conditions is 1.6 Ac-Ft and 2.0 Ac-Ft during the 10-year and 100-year storm, respectively, as displayed in **Tables 4-4** above. Based on the results noted above, the golf course ponds will provided the adequate storage to retain the incremental increase in volume generated by the proposed development as compared to the undeveloped condition, for compliance with the Riverside County drainage manual. Changes to the location of Lake Park Drive or other minor land use modifications would not affect the drainage system, although the location and size of the facilities may need to be modified.

The installation of the proposed detention basins, channels, roadway improvements, culverts, and storm drain 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 reduce the potential effects to less than significant for structures proposed as part of Alternative 2, along with downstream and off-site drainage systems.

Flooding

The proposed developments under Alternative 2 would be located within a shaded "Zone X", which is defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood" (FEMA Flood Insurance Rate Map [FIRM]; Community-Panel Number 06065C -1490G and -1495G, revised August 28, 2008 see **Figure 3-4**.) As noted in **Section 3.2.1**, a portion of the Project Site is currently protected by a levee along the north-easterly bank of the San Jacinto River.

According to RCFCWCD, a change in FEMA regulations requires the District to certify that the construction of the levee is adequate to maintain the current mapped floodplain.[72] The District also indicated that it recently hired a consultant to undertake this evaluation. Until a determination is made by FEMA as to the adequacy of the levee, the existing FIRM applies to the Project Site and proposed developments. In the event that FEMA determined the levee to be inadequate, a significant effect would result. However, mitigation provided in **Section 5.2** would reduce the effect to a level of less than significant.

Although the purpose of the flowage easement (4020-112C) present on the Development Site (see **Figure 3-5**) is to provide a drainage path for stormwater runoff, the existing and proposed runoff capture facilities (see **Figure 2-5**) will adequately capture and convey floodwaters to the San Jacinto River. These facilities will prevent the flooding of the Development Site and result in a less than significant effect.

Groundwater

The expected water demand for the facilities of Alternative 2 is 875 AFY. As discussed in **Section 3.2**, the Tribe has a priority water right of 2,900 AFY as stipulated by the Water Rights Settlement and associated WMP.[73] The Tribe also has adequate well capacity to supply its projected demand, as documented in **Sections 3.2** and **3.8**. Therefore, Alternative 2 would result in less than significant effects to the San Jacinto Groundwater Basin.

WATER QUALITY

Numerical water quality objectives have been set for some of the expected pollutants (see **Section 3.2.3**). For pollutants that do not have numerical limits set, water quality objectives are qualitative and require protection of beneficial uses. For these pollutants, drinking water maximum contaminant levels (MCLs) were chosen as limits that would be protective of beneficial uses. The proposed BMP measures (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.2.2** Proposed Development and as shown in **Table 2-2**) are based upon those contained in the adopted Regional Water Quality Control Board WQMP. As such, the Alternative 2 will meet the adopted water quality objectives due to its consistency with the Regional Board's WQMP.

Based upon this analysis, Project Site runoff quality is not expected to exceed applicable water quality objectives for any of the pollutants of concern for the protection of beneficial uses. Reduction goals for nutrient levels would be ensured through source control measures.

---

[72] Personal communication with Macbibe Degage of the Riverside County Flood Control and Water Conservation District, April 3, 2008.

[73] The Tribe's first priority water right increases to 9000 AFY over a 50-year period (see **Section 3.2.2.1**). As the Tribe increases its water use for the proposed developments, or for other uses unrelated to the Proposed Action and Alternatives, groundwater pumping by others must decrease, unless balanced by increased artificial recharge. Through the WMP, total groundwater withdrawals from the basin should remain the same or decrease.

The combination of structural and non-structural BMPs 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.

Construction Effects

While EPA alone has the authority to enforce water quality standards on Indian trust status lands, the RWQCB implements the Clean Water Act in California under the delegation and oversight of the EPA, including the responsibility to enforce waste discharges under the NPDES. While the RWQCB has no approval authority over the Proposed Action or Alternatives, the goals and policies relating to surface water contained within the Santa Ana River Basin Plan (Basin Plan) characterize the water quality issues in the area of the Project Site. For these reasons, the discussion below references state and county regulatory standards and rules.

Construction activities in Riverside County are covered under the State Phase II General Permit for Storm Water Discharges from Construction Activities. The General Permit requires the developer/owner prepare a SWPPP for projects that will create one acre or more of soil disturbance. The SWPPP is a document that addresses water quality controls during construction activities. To address this requirement, a SWPPP would be prepared for Proposed Action A to reduce the off-site discharge of pollutants

The combination of structural and non-structural BMPs (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.2.2** Proposed Development and as shown in **Table 2-2**) would reduce pollutants in stormwater to the maximum extent practicable. Based upon these actions, Alternative 2 is expected to result in less than significant effects to surface water and groundwater quality.

Operational Effects

Numerical water quality objectives have been set for some of the expected pollutants (see **Section 3.2.3**). For pollutants that do not have numerical limits set, water quality objectives are qualitative and require protection of beneficial uses. For these pollutants, drinking water maximum contaminant levels (MCLs) were chosen as limits that would be protective of beneficial uses [beneficial uses of surface water and groundwater on the Project Site are shown in **Tables 3-5(a)** and **3-5(b)** under **Section 3.2.3**]. The proposed BMP measures (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.2.2** Proposed Development and as shown in **Table 2-2**) are based upon those contained in the adopted Regional Water Quality Control Board WQMP. As such, the Alternative 2 will meet the adopted water quality objectives due to its consistency with the Regional Board's WQMP.

Based upon this analysis, Project Site runoff quality is not expected to exceed applicable water quality objectives for any of the pollutants of concern for the protection of beneficial uses. Reduction goals for nutrient levels would be ensured through source control measures.

The combination of structural and non-structural BMPs (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.2.2** Proposed Development and as shown in **Table 2-2**) would reduce pollutants in stormwater to the maximum extent practicable. Based upon these actions, Alternative 2 is expected to result in less than significant effects to surface water and groundwater quality.

Wastewater Treatment Plant

The Tribal WWTP is a separate, but related project to the Proposed Action and Alternatives. The Tribe may or may not construct the WWTP in the future. The percolation ponds and treatment facility will be located within the boundaries of the existing Reservation, where only federal law is applicable. If the Tribe does pursue the WWTP, it will comply with all applicable regulations and rules at that time. Please see **Section 4.11** for a discussion of the effects to water quality regarding this project.

The water used for golf course irrigation and landscaping will undergo tertiary treatment to comply with California Title 22 standards for reuse. The Title 22 standards are more stringent than the Basin Plan standards for discharge. Therefore, reclaimed water being used for irrigation and landscaping will not adversely affect the water quality of the Intake aquifer (see **Figure 3-11**).

4.2.5 ALTERNATIVE 3 – COMMERCIAL ENTERPRISE (NO CASINO OR HOTEL)

SURFACE WATER

Alternative 3 would not include the development north of Lake Park Drive. The RV-Park in the south and a community retail shopping center of approximately 120,000 square-feet would be developed. A separate drainage analysis was not prepared for this alternative. In general, however, the potential effects to surface water runoff would be reduced compared to Proposed Action A due to the lesser number of buildings and associated amount of impervious surfaces. As noted under Alternative 2, the proposed drainage system is adequate to meet the needs of the Proposed Action and, therefore, also the reduced storm water flows generated by the reduced level of development under Alternative 3.

A preliminary drainage study (Preliminary Drainage Study) has been completed by Engineering Resources of Southern California, Inc. (ERSC, 2008) for the Project Site in order to ascertain the affects of off-site tributary areas on the proposed developments and to determine potential on-site and off-site effects from the proposed developments (see **Appendix J**). The Preliminary Drainage Study evaluated three (3) separate drainage issues:

- First, determine the location and amount of off-site flows tributary to the Project Site. These flows originate east of Soboba Road, as displayed in **Figure 3-5**, and have been identified by drainage sub-areas to ascertain the location and volume of existing stormwater flows.

- Second, determine the additional increase in storm water runoff generated by new development. This element is necessary to ensure that the proposed facilities can convey the combined volume represented by existing and proposed storm water flows. In this instance, onsite flows for the Development Site would be collected, conveyed, and discharged to the golf course ponds to attenuate storm water flows so that peak hour volume is temporarily stored or retained and subsequently discharged further downstream in a controlled manner.
- Third, develop a conceptual drainage plan that will capture existing off-site storm water flows along Soboba Road, along with increased flows from the Development Site, and direct them safely through the site for discharge into the Golf Course pond. This conceptual design is portrayed within **Appendix J** in addition to the proposed facilities as shown in **Figure 2-14.**

The RCFCWCD requires hydrologic conditions to be studied using 1-hour, 3-hour, 6-hour, and 24-hour duration events for the 2-year, 5-year, and 10-year period frequencies. Detention basins and basin outlet structures would be size to ensure that none of the above storm events have a higher peak discharge in the post-development condition than in the pre-development condition. In addition, basins and outlet structures must be capable of passing the 100-year storm without damage to the proposed developments or the structure. **Tables 4-5(A)** through **4-5(C)** below provide the results of the hydrologic modeling for the existing and proposed conditions of the Project Site during a 1-Hour, 3-Hour, 6-Hour, and 24-Hour storms, under a 2-Year, 10-Year and 100-Year return period storm events. **Appendix J** provides greater details and calculations for the results presented in the following tables.

TABLE 4-5(A)
PEAK CONDITIONS OF 2-YEAR STORM EVENT UNDER ALTERNATIVE 3

		Storm Duration			
Condition		**24-Hour**	**6-Hour**	**3-Hour**	**1-Hour**
Developed	V_2 (Ac-Ft)	0.7	0.5	0.3	0.2
	Q_2 (cfs)	1.5	4.6	4.5	7.0

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

TABLE 4-5(B)
ONSITE HYDROLOGY FOR A 10-YEAR STORM EVENT UNDER ALTERNATIVE 3

		Storm Duration			
Condition		**24-Hour**	**6-Hour**	**3-Hour**	**1-Hour**
Undeveloped	V_{10} (Ac-Ft)	0.7	0.5	0.4	0.3
	Q_{10} (cfs)	2.2	5.9	6.3	10.8
Developed	V_{10} (Ac-Ft)	1.3	0.8	0.6	0.4
	Q_{10} (cfs)	2.7	7.0	7.1	10.6

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

TABLE 4-5(C)
ONSITE HYDROLOGY FOR A 100-YEAR STORM EVENT UNDER ALTERNATIVE 3

Condition		Storm Duration			
		24-Hour	**6-Hour**	**3-Hour**	**1-Hour**
Undeveloped	V_{100} (Ac-Ft)	1.5	1	0.8	0.5
	Q_{100} (cfs)	4.0	9.1	10	16.4
Developed	V_{100} (Ac-Ft)	2.2	1.3	0.9	0.5
	Q_{100} (cfs)	4.5	10.3	11	15.7

Source: Engineering Resources of Southern California, Horseshoe Grande Preliminary Drainage Study, June 2008.

The Preliminary Drainage Study identified the need for a number of storm drain facilities, including improved channels and culverts, detention basins, and the improvement of drainage along Soboba Road (see **Section 2.2.3 and 3.2.1**, **Figures 2-14 and 3-8**). In addition to the use of the golf course ponds, detention basins are primarily proposed to the west of the Development Site and golf course. The purpose of the golf course ponds and basins is to attenuate storm water flows so that peak hour volume is temporarily stored or retained and subsequently discharged further downstream in a controlled manner. In addition, the ponds and basins will provide water quality treatment of storm runoff. The basins also allow runoff from smaller rainfall events to continue to infiltrate and recharge the groundwater basin. Proposed culverts and pipes would be designed to convey water through the Project Site for appropriate discharge in accordance with the Riverside County drainage manual. Improvements to Soboba Road include the installation of culverts/channels and the possible need to curb the median area. The drainage system would collect storm water flows from some of the drainage areas, referred to as Sub-basins in **Appendix J**, in channels on the east side of the roadway, where it will be conveyed by culverts. The culverts would connect to a storm drainage pipe network that would pass the flows through the Project Site for discharge to an extended detention basin located to the west of the golf course.

The projected flood volume during the 2-year, 24-hour storm event is 2.0 Ac-Ft. The incremental increase in volume due to developed conditions is 1.6 Ac-Ft and 2.0 Ac-Ft during the 10-year and 100-year storm, respectively, as displayed in **Tables 4-5** above. Based on the results noted above it is expected that the golf course ponds will provided the adequate storage to retain the incremental increase in volume generated by the proposed development as compared to the undeveloped condition, for compliance with the Riverside County drainage manual. Changes to the location of Lake Park Drive or other minor land use modifications would not affect the intent of the drainage system, although the location and size of the facilities may need to be modified.

The installation of the proposed detention basins, channels, roadway improvements, culverts, and storm drain 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 reduce the potential effects to less than significant for structures proposed as part of Alternative 3, along with downstream and off-site drainage systems.

Alternative 3 would include similar drainage facilities as Proposed Action A. Due to the fact the land uses proposed in Alternative 3 would notably change from those in Proposed Action A, thereby decreasing the incremental increase in storm water runoff, while the proposed drainage system would remain substantially the same, the drainage facilities are adequately sized to meet off-site and on-site flows. Therefore the BMPs proposed and flooding considerations remain the same under Alternative 3 as Proposed Action A (see **Section 3.2.1**). Based upon these actions, Alternative 3 is expected to result in less than significant effects to surface water.

Flooding

The proposed developments under Alternative 3 would be located within a shaded "Zone X", which is defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood" (FEMA Flood Insurance Rate Map [FIRM]; Community-Panel Number 06065C -1490G and -1495G, revised August 28, 2008 see **Figure 3-4**.) As noted in **Section 3.2.1**, a portion of the Project Site is currently protected by a levee along the north-easterly bank of the San Jacinto River.

According to RCFCWCD, a change in FEMA regulations requires the District to certify that the construction of the levee is adequate to maintain the current mapped floodplain.[74] The District also indicated that it recently hired a consultant to undertake this evaluation. Until a determination is made by FEMA as to the adequacy of the levee, the existing FIRM applies to the Project Site and proposed developments. In the event that FEMA determined the levee to be inadequate, a significant effect would result. However, mitigation provided in **Section 5.2** would reduce the effect to a level of less than significant

Although the purpose of the flowage easement (4020-112C) present on the Development Site (see **Figure 3-5**) is to provide a drainage path for stormwater runoff, the existing and proposed runoff capture facilities (see **Figure 2-5**) will adequately capture and convey floodwaters to the San Jacinto River. These facilities will prevent the flooding of the Development Site and result in a less than significant effect.

GROUNDWATER

The expected water demand for the facilities of Alternative 3 is 1,034 AFY. As discussed in **Section 3.2**, the Tribe has a priority water right of 2,900 AFY as stipulated by the Water Rights Settlement and associated WMP.[75] The Tribe also has adequate well capacity to supply its

---

[74] Personal communication with Macbibe Degage of the Riverside County Flood Control and Water Conservation District, April 3, 2008.

[75] The Tribe's first priority water right increases to 9000 AFY over a 50-year period (see **Section 3.2.2.1**). As the Tribe increases its water use for the proposed developments, or for other uses unrelated to the Proposed Action and Alternatives, groundwater

projected demand, as documented in **Sections 3.2** and **3.8**. Therefore, Alternative 3 would result in less than significant effects to the San Jacinto Groundwater Basin.

WATER QUALITY

Numerical water quality objectives have been set for some of the expected pollutants (see **Section 3.2.3**). For pollutants that do not have numerical limits set, water quality objectives are qualitative and require protection of beneficial uses. For these pollutants, drinking water maximum contaminant levels (MCLs) were chosen as limits that would be protective of beneficial uses. The proposed BMP measures (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.2.3** Proposed Development and as shown in **Table 2-2**) are based upon those contained in the adopted Regional Water Quality Control Board WQMP. As such, the Alternative 3 will meet the adopted water quality objectives due to its consistency with the Regional Board's WQMP.

Based upon this analysis, Project Site runoff quality is not expected to exceed applicable water quality objectives for any of the pollutants of concern for the protection of beneficial uses. Reduction goals for nutrient levels would be ensured through source control measures.

The combination of structural and non-structural BMPs 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.

Construction Effects

While EPA alone has the authority to enforce water quality standards on Indian trust status lands, the RWQCB implements the Clean Water Act in California under the delegation and oversight of the EPA, including the responsibility to enforce waste discharges under the NPDES. While the RWQCB has no approval authority over the Proposed Action or Alternatives, the goals and policies relating to surface water contained within the Santa Ana River Basin Plan (Basin Plan) characterize the water quality issues in the area of the Project Site. For these reasons, the discussion below references state and county regulatory standards and rules.

Construction activities in Riverside County are covered under the State Phase II General Permit for Storm Water Discharges from Construction Activities. The General Permit requires the developer/owner prepare a SWPPP for projects that will create one acre or more of soil disturbance. The SWPPP is a document that addresses water quality controls during construction activities. To address this requirement, a SWPPP would be prepared for Proposed Action A to reduce the off-site discharge of pollutants

The combination of structural and non-structural BMPs (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.2.3** Proposed Development

pumping by others must decrease, unless balanced by increased artificial recharge. Through the WMP, total groundwater withdrawals from the basin should remain the same or decrease.

and as shown in **Table 2-2**) would reduce pollutants in stormwater to the maximum extent practicable. Based upon these actions, Alternative 3 is expected to result in less than significant effects to surface water and groundwater quality.

Operational Effects

Numerical water quality objectives have been set for some of the expected pollutants (see **Section 3.2.3**). For pollutants that do not have numerical limits set, water quality objectives are qualitative and require protection of beneficial uses [beneficial uses of surface water and groundwater on the Project Site are shown in **Tables 3-5(a)** and **3-5(b)** under **Section 3.2.3**]. For these pollutants, drinking water maximum contaminant levels (MCLs) were chosen as limits that would be protective of beneficial uses. The proposed BMP measures (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.2.3** Proposed Development and as shown in **Table 2-2**) are based upon those contained in the adopted Regional Water Quality Control Board WQMP. As such, the Alternative 3 will meet the adopted water quality objectives due to its consistency with the Regional Board's WQMP.

Based upon this analysis, Project Site runoff quality is not expected to exceed applicable water quality objectives for any of the pollutants of concern for the protection of beneficial uses. Reduction goals for nutrient levels would be ensured through source control measures.

The combination of structural and non-structural BMPs (as discussed under Ancillary Components, Wastewater Treatment and Disposal under **Section 2.2.3** Proposed Development and as shown in **Table 2-2**) would reduce pollutants in stormwater to the maximum extent practicable. Based upon these actions, Alternative 3 is expected to result in less than significant effects to surface water and groundwater quality.

Wastewater Treatment Plant

The Tribal WWTP is a separate, but related project to the Proposed Action and Alternatives. The Tribe may or may not construct the WWTP in the future. The percolation ponds and treatment facility will be located within the boundaries of the existing Reservation, where only federal law is applicable. If the Tribe does pursue the WWTP, it will comply with all applicable regulations and rules at that time. Please see **Section 4.11** for a discussion of the effects to water quality regarding this project.

The water used for golf course irrigation and landscaping will undergo tertiary treatment to comply with California Title 22 standards for reuse. The Title 22 standards are more stringent than the Basin Plan standards for discharge. Therefore, reclaimed water being used for irrigation and landscaping will not adversely effect the water quality of the Intake aquifer (see **Figure 3-11**).

4.2.6 ALTERNATIVE 4 – NO ACTION

SURFACE WATER

Drainage

Under the No Action alternative, the Project Site would continue to exist as it does currently and no additional construction or operations will take place. It is possible, however, that some of the same drainage improvements proposed under the various alternatives would still be implemented in order to reduce future flood effects to Soboba Road and the Golf Course and Country Club.

Flooding

Under the No Action alternative, the Project Site would continue to exist as it does currently and no additional construction or operations will take place. It is possible, however, that some of the same drainage improvements proposed under the various alternatives would still be implemented in order to reduce future flood effects to Soboba Road and the Golf Course and Country Club.

Water Rights

The Tribe's Water Rights Settlement (see **Section 2.1.1.**) was passed by Congress on July 24, 2008. Under the No Action alternative, the Tribe would exercise the water rights established in the Water Rights Settlement. No development or fee-to-trust conveyance would occur under the No Action alternative, and the Tribe will continue to exercise its water rights as stipulated in the Water Rights Settlement.

GROUNDWATER

Under the No Action alternative, groundwater withdrawals by the Tribe would increase to meet the demands of increased population on the Reservation, but demands on the domestic water system will not be as great as under the Proposed Action and Alternatives. Acreage under cultivation could increase as an alternative method of economic development. If so, the resulting increased irrigation could result in more substantial increases in overall groundwater withdrawals by the Tribe than any of the Proposed Actions and Alternatives.

As described under the Proposed Action and Alternatives, the Water Management Plan of the basin is intended to eliminate groundwater overdrafts for any amount of pumping by the Tribe, up to its entitlement under the Water Rights Settlement.

WATER QUALITY

Under the No Action alternative, the Project Site would continue to exist as it does currently and no additional construction or operations would take place. The Golf Course would continue to use the existing wells located on the Project Site for irrigation purposes. Considering the existing Project Site will not be altered and Golf Course operations will continue as they presently exist, no effects to existing water quality are expected.

4.3 AIR QUALITY

Two types of effects on air quality were analyzed for the Proposed Action, the Alternatives, and No Action: temporary emissions associated with construction activities, and long-term emissions generated from continued operation of the proposed developments. This air quality analysis determines the effects of construction and operation of the proposed developments under the Proposed Action, the Alternatives, and No Action.

Emissions from construction and operation of the proposed developments have been estimated using URBEMIS 2007 Version 9.2.4 as described below. The URBEMIS is a California-specific regulatory standard software tool that estimates criteria air pollutant emissions (VOC, NO_X, CO, SO_2, PM_{10} and $PM_{2.5}$) from land use development projects during both short-term construction and long-term operational phases. Due to use of ultra-low sulfur fuels, emissions of SO_2 are *de minimis* for small projects such as these and, thus, are not presented in this section. The URBEMIS input and output files for Proposed Action A are contained in **Appendix AA**. In addition, the California Air Resources Board's (CARB) emission factor model for on-road mobile sources (EMFAC2007) was used to perform a General Conformity Analysis of indirect mobile source emissions resulting from operation of the proposed developments (see **Appendix AA**). As presented in the following sections, estimated criteria emissions for the Proposed Action and the Alternatives are all below applicable General Conformity significance thresholds, thus, no further analysis (i.e., dispersion modeling) is warranted, including risk assessment of the diesel particulate matter (DPM) component of construction equipment engine exhaust. Approximately 20,000 cubic yards of earth are required to be exported from the Project Site to provide adequate grading for Proposed Action A and B, Alternative 1, and Alternative 2. This effort will require approximately 266 truckloads. Alternative 3 will require 10,000 cubic yards to be exported, resulting in 133 truckloads.

4.3.1 PROPOSED ACTION A – HOTEL/CASINO COMPLEX WITH REALIGNMENT OF LAKE PARK DRIVE

CONSTRUCTION EFFECTS

Air quality effects associated with construction of the proposed developments under Proposed Action A would include diesel fuel combustion emissions from construction equipment comprising VOC, NO_X, CO, and diesel particulate matter (PM_{10} and $PM_{2.5}$), and fugitive dust (PM_{10} and $PM_{2.5}$) generated by physical land disturbance (earthmoving and grading). Such air quality effects generally would be temporary and localized. Construction emissions were estimated using URBEMIS and were based on the determination that construction of the proposed developments would disturb a land area of 60 acres over an 18 month period commencing April 2011, with approximately 15 acres disturbed per day during the initial mass and fine grading phases. **Table 4-6** shows that the construction emissions related to Proposed Action A do not exceed the General Conformity significance thresholds for all pollutants, which are used to ensure that the proposed developments conform to the applicable State Implementation Plan (SIP). Therefore, construction activities related to Proposed Action A would result in a less than significant effect.

TABLE 4-6
PROPOSED ACTION A UNMITIGATED CONSTRUCTION EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Emissions, 2011	0.47	2.80	4.14	3.35	0.82
Estimated Emissions, 2012	7.70	2.59	5.35	0.19	0.16
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Emissions estimates modeled using URBEMIS 2007 Version 9.2.4.
Sources: 40 C.F.R. Parts 51 and 92, 40 C.F.R. Parts 51 and 93

Although construction emissions resulting from the implementation of Proposed Action A are below the thresholds for construction, fugitive dust mitigation measures would be implemented in accordance with the SCAQMD standards in order to prevent or minimize the impacts of fugitive dust on nearby residential areas.[76] This is consistent with local air districts' preferred approach to CEQA analyses of construction impacts, which is to emphasize implementation of effective and comprehensive control measures rather than detailed quantification of emissions. These measures are as described in **Section 5.3**. **Table 4-7** demonstrates the reductions accomplished by applying these mitigation measures during construction.

TABLE 4-7
PROPOSED ACTION A MITIGATED CONSTRUCTION EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Emissions, 2011	0.47	2.80	4.14	0.41	0.21
Estimated Emissions, 2012	6.98	2.59	5.35	0.19	0.16
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Emissions estimates modeled using URBEMIS 2007 Version 9.2.4.
Sources: 40 C.F.R. Parts 51 and 92, 40 C.F.R. Parts 51 and 93

OPERATIONAL EFFECTS

Air quality effects associated with the operation of the proposed developments would include emissions from vehicle traffic and area (facility) sources (e.g., natural gas combustion, landscape equipment, consumer products, etc.). Operational facility emissions were estimated using URBEMIS and were based on the determination that the proposed developments would be constructed by fall 2012. The software is programmed by inputting the type of facility that is being assessed. The URBEMIS estimates that were generated for this FEIS are available in

[76] SCAQMD Air Quality Management Plan, 2007. Available at: http://www.aqmd.gov/aqmp/07aqmp/index.html

Appendix AA. As shown in **Table 4-8**, the operational facility emissions associated with Proposed Action A are well below the thresholds and would not have a significant effect on the local air quality.

TABLE 4-8
PROPOSED ACTION A OPERATIONAL FACILITY EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Facility Emissions, 2013	0.95	1.33	3.34	0.01	0.01
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Emissions estimates modeled using URBEMIS 2007 Version 9.2.4.

Sources: 40 C.F.R. Parts 51 and 92, 40 C.F.R. Parts 51 and 93, and The Climate Registry, 2008

Notes:

Facility CO_2 eqv includes indirect GHG emissions (28,920 tons) from electric power usage and generation.

A General Conformity Analysis was conducted to account for mobile source emissions as cumulative effects (see **Table 4-99**). The EMFAC2007, the latest version (as of October 2011) of the CARB's emission factor model for on-road mobile sources, was used to provide emission factors for the General Conformity Analysis. As shown in **Appendix AA**, mobile source emissions would be below the *de minimis* levels for all pollutants by the year the project becomes fully operational (2015). Emissions would decrease after 2015, as according to the EMFAC2007 model, emissions would decrease in later years due to phase-out of older vehicles and increasingly stringent vehicle emission standards. The project would therefore not require a General Conformity Determination under 40 CFR Part 93 and SCAQMD Regulation XV.

Although the operation of the Proposed Action A is not expected to result in significant effects to local air quality, the mitigation measures specified in **Section 5.3** would be implemented to ensure that the design and operation of the proposed developments would be consistent with regional efforts to attain the National Ambient Air Quality Standards (NAAQS).

Hotspots Analysis

During the operational phase of Proposed Action A, air pollutant emissions related to the proposed developments' traffic (including deliveries to the loading docks) would have a potential to create new, or worsen existing, localized air quality effects. Elevated concentrations of carbon monoxide (CO) and particulate matter (PM) can occur in urban "hotspots" that experience substantial traffic volumes and traffic congestion, typically in downtown street "canyons". A hotspot (localized CO and PM violations or possible violations) analysis is often required by the EPA to determine project level air quality conformity of transportation projects in accordance with SIPs.

According to the County of Riverside General Plan, peak hour intersections operating at Level of Service (LOS) C or better are generally acceptable along all county maintained roads and conventional state highways. As an exception, LOS D may be allowed in community development areas, only at intersections of any combination of secondary highways, major highways, arterial highways, urban arterial highways, expressways, conventional state highways

or freeway ramp intersections. According to the City of Jacinto General Plan, peak hour intersections operating at LOS D or better are generally acceptable along City maintained roads and conventional state highways. In addition, based on criteria presented in the University of California Davis Institute of Transportation, intersections operating at LOS D or better typically do not results in CO concentrations that exceed State or Federal standards.

As described in **Section 4.7.1**, Proposed Action A would generate a total of approximately 22,525 daily vehicle trips, of which 1,253 would occur during the morning peak hour and 2,159 during the evening peak hour. Approximately 19,568 more daily vehicle trips would occur under Proposed Action A than are currently generated. The events arena is projected to generate a total of approximately 6,848 daily vehicle trips. During special events, the high volume of vehicles traveling to and from the events arena has the potential to create "bumper-to-bumper" traffic conditions. With the implementation of mitigation measures discussed in **Section 5.7.1**, the study area intersections are projected to operate at acceptable LOS (i.e., LOS D or better) during the peak hours as well as during special events. The study intersections and corresponding LOS data are presented in **Table 4-9**.

Consistent with the traffic impacts cited above, a CO hotspots analysis was performed following the general methodology contained in Section 3.4 of CEQA Guidelines published by the Bay Area Air Quality Management District (BAAQMD 1999). Results of the CO hotspots analysis are summarized in **Table 4-10** for the peak evening hour worst-case scenario. **Appendix AA** contains the CO hotspots analysis worksheets.

TABLE 4-9
PROPOSED ACTION A PEAK HOURLY INTERSECTION LOS

	Baseline Conditions		**Proposed Project A with Mitigation Measures**	
Intersection	**Morning**	**Evening**	**Morning**	**Evening**
State Street (NS) at Ramona Expressway (EW)	C	D	D	D
San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)	C	C	C	D
San Jacinto Street (NS) at Esplanade Avenue (EW)	B	C	C	C
San Jacinto Street (NS) at Florida Avenue (EW)	D	D	D	D
Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)	C	D	C	D
Ramona Expressway (NS) at 7th Street (EW)	E	D	A	B
Mountain Avenue (NS) at Esplanade Avenue (EW)	B	D	C	D
Soboba Street (NS) at: Mountain Avenue (EW)	C	C	B	B
Soboba Road (NS) at Lake Park Drive (EW)	A	B	C	D

Source: Kunzman Associates, Traffic Impact Study, Appendix U, 2008.

TABLE 4-10
PROPOSED ACTION A CO HOTSPOTS RESULTS SUMMARY

Averaging Period	California	Federal	Units
1-Hour Standard	23,000	40,000	ug/m^3
1-Hour Impact	4,645	4,645	ug/m^3
1-Hour Background	1,259	1,259	ug/m^3
1-Hour Total	5,904	5,904	ug/m^3
Percent of Standard	26%	15%	Percent
8-Hour Standard	10,000	10,000	ug/m^3
8-Hour Impact	3,252	3,252	ug/m^3
8-Hour Background	916	916	ug/m^3
8-Hour Total	4,167	4,167	ug/m^3
Percent of Standard	42%	42%	percent

Source: ENTRIX, 2008.

The results of the CO hotspots analysis presented above show that no California or Federal ambient air quality standards would be exceeded due to vehicle traffic during the peak evening hour worst-case scenario (2,159 vehicles per hour maximum). Since the this CO hotspots analysis is worst-case, any impacts caused by all other scenarios, including morning peak hour, Proposed Action B, and Alternative Actions 1, 2, or 3, would be the same or less.

In addition, since temporary construction emissions for Proposed Action A are all below General Conformity significance thresholds, no long-term risk assessment of the DPM or CO component of construction equipment engine exhaust is warranted, because corresponding short-term DPM and CO emissions would be small and will present no significant risk to public health.

GREENHOUSE GASES

Climate Change Proposed Project

USEPA has not promulgated explicit guidance or methodology to conduct project-level GHG analysis. The Council on Environmental Quality (CEQ) issued a draft guidance memorandum in February 2010 for analyzing the environmental effects of GHG emissions and climate change in National Environmental Policy Act (NEPA) documents. Specifically, the guidance states that if a proposed action would be reasonably anticipated to cause direct emissions of 25,000 metric tons (MT) or more of CO_2 equivalent (CO_{2e}) GHG emissions on an annual basis, agencies should consider this as an indicator that a quantitative and qualitative assessment may be meaningful to decision-makers and the public. For long-term actions that have annual direct emissions of less than 25,000 MT of CO_{2e}, CEQ encourages federal agencies to consider whether the action's long-term emissions should receive similar analysis. CEQ does not propose this as an indicator of a threshold of significant effects, but rather as an indicator of a minimum level of GHG emissions

that may warrant some description in the appropriate NEPA analysis for agency actions involving direct emissions of GHGs (CEQ 2010).

Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and a cap on statewide GHG emissions. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by 2020. This reduction would be accomplished through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012.

The project would potentially result in a significance impact if it would result in the direct generation of more than 25,000 MT of CO_{2e}. The Tribe does not have any specific GHG reduction thresholds however, AB 32 requires that by 2020 the state's greenhouse gas emissions be reduced to 1990 levels or roughly a 28.3% reduction. Significance thresholds have not been adopted but are currently being discussed. AB 32 is specific as to when thresholds shall be defined. AB32 guidelines are not directly applicable to the proposed project but will be considered in the determination of impacts for this analysis.

Construction Related GHG Emissions

Construction-related emissions are based on the previous assumptions and include GHG sources such as construction equipment, material delivery trucks, and construction worker vehicles. Estimated GHG emissions would be 36.96 MT CO_{2e} (**Appendix AA**). Given the fact that the total emissions will ultimately contribute to the 2020 cumulative emission levels, it is acceptable to average the total construction emissions over a 30 year period (SCAQMD 2008). The annual and total level of GHG emissions expected to occur from construction of the Proposed Project is well below the level recommended by CEQ for further analysis.

GHG emissions would be generated throughout the operational life of the Proposed Project via both mobile and area source emissions. Mobile emissions would be related to increased vehicle trips resulting from both employee and patron trips. Area source emissions would occur from stationary sources such as uses within the gaming facility, water conveyance, wastewater treatment plant/MVC and solid waste generation. Emissions of CO_2 are byproducts of fossil fuel combustion. CH_4, a highly potent GHG, results from off-gassing (the release of chemicals from nonmetallic substances under ambient or greater pressure conditions) and is largely associated with agricultural practices and landfills. N_2O. To simplify greenhouse gas calculations, both CH_4 and N_2O are converted to equivalent amounts of CO_2 and are identified as CO_{2e}. In other words CO_{2e} is an equivalent volume or mass of CO_2 converted from global warming potentials of other gases that may cause equivalent warming.

Transportation Related GHG Emissions

Emissions from daily trips were quantified utilizing emission levels reported in grams/mile from the EMFAC2007 emission model. Vehicle emissions were then calculated using URBEMIS and converted to carbon dioxide equivalent (CO_{2e}) per year. The default setting for vehicle fleet mix was used as the Proposed Project would generate VMTs mostly from workers and patrons commuting to and from the project site. The fleet mix also incorporates buses and heavy truck trips. Emissions due to new vehicle trips are estimated to be 24,243.31 MT of CO_{2e} per year BAU (Appendix AA).

Electricity Related GHG Emissions

The generation of CO_2, CH_4, and N_2O from electricity is calculated utilizing methodologies within the California Climate Action Registry General Reporting Protocol Version 3.1- January 2009 (Registry Protocol). The Registry Protocol Electricity Emission Factors in pounds of GHG per kilowatt-hour for CO_2, CH_4, and N_2O are 0.72412, 0.0000302 and 0.0000081, respectively. The Proposed Project is expected to use up to 58,683,012.3 KWh per year of electricity for the gaming floor, restaurants, retail shops, wastewater treatment plant and the operation of the mechanical vapor compressor (MVC). This would generate approximately 19,358.49 MT of CO_{2e} per year BAU (Appendix AA).

Water Usage Related GHG Emissions

Water demand from the Proposed Project would indirectly utilize energy associated with the preparation and conveyance of clean water to the project site. It is estimated that indirect electricity for water conveyance requires 12,700 kilowatt hours (kWh) per Million Gallons (MG) (Source: http://www.greenbuildingadvisor.com/book/export/html/18037). Water demand from the local utility is estimated at 11,730,651 gallons each year, which would require 148,979 kWh of electrical energy to supply the expected yearly. This energy consumption would generate approximately 49 MT of CO_{2e} per year (Appendix AA).

Wastewater Treatment Related GHG Emissions

An additional component of GHGs from comes from the natural biochemical breakdown of waste within the water. As water is treated initially, suspended solids are allowed to settle to the bottom while cleaner water on top is siphoned off leaving wastewater sludge. The sludge is then collected where it can be further broken down within anaerobic digesters that are sealed off from ambient air sources. The waste then is further broken down by bacteria creating methane (CH_4) and to a lesser extent Oxides of Nitrogen. The California Air Pollution Control Officers Association CAPCOA guidance for GHG mitigation strategies estimates that the CH_4 created by the proposed 200,000 gallons per day (gpd) plant.

NO_X (CO_{2e}) emissions from wastewater treatment are estimated to be roughly 22 percent of CH_4 (CO_{2e}) (Source: Draft Methane and Nitrous from Non-Agricultural Sources April 2005). Based on the Project's anticipated water usage of 114,245,000 gallons or 432,464,369.26 liters of water per year and utilizing CAPCOA's baseline CO_{2e} approximation, that for each liter of wastewater the Project would produce 873.57 MT CO_2e from CH_4. It is estimated that the project would produce 192.19 MT from CH_4. Utilizing the 22% ratio of NO_X to CH_4, NO_X generation could be as high as 21 MT. Therefore, the wastewater treatment plant is estimated to produce approximately 1,065.77 MT CO_2e per year (Appendix AA).

Solid Waste Related GHG Emissions

Solid waste generated from the Proposed Action A would ultimately be discarded as trash and then deposited into a landfill. The decomposition of organic matter such as food, paper, yard trimmings and wood are anaerobicly digested by bacteria, which primarily produces GHG's as a bi-product. However, organic decomposition occurs at different rates and is a function of the material content. The Environmental Protection Agency (EPA) published various emission rates with units of Metric Tons of Carbon Dioxide Equivalent per Ton (Source: Solid Waste management and Greenhouse Gases; A Life-Cycle Assessment of Emissions and Sinks). Solid waste generated from the Proposed Project is estimated to generate 1,984 tons of trash each year. Utilizing the EPA emission factors, the CO_{2e} emissions are expected to be approximately 114.86 MT per year (Appendix AA).

Thus, total overall operational GHG emissions resulting from the Proposed Action A are estimated to be approximately 47,533.23 MT CO_{2e} per year. Left unmitigated, this would be considered a significant impact. Mitigation Measures to achieve a 28.3% reduction from BAU are presented in Section 5.3.2, which would reduce the level of impact to a less than significant level.

4.3.2 PROPOSED ACTION B – HOTEL/CASINO COMPLEX WITHOUT REALIGNMENT OF LAKE PARK DRIVE

The air quality effects of construction and operation of Proposed Action B are the same as those for Proposed Action A.

CONSTRUCTION EFFECTS

Air quality effects associated with construction of the proposed developments under Proposed Action B would include diesel fuel combustion emissions from construction equipment comprising VOC, NO_X, CO, and diesel particulate matter (PM_{10} and $PM_{2.5}$), and fugitive dust (PM_{10} and $PM_{2.5}$) generated by physical land disturbance (earthmoving and grading). Such air quality effects generally would be temporary and localized. Construction emissions were estimated using URBEMIS and were based on the determination that construction of the proposed developments would disturb a land area of 60 acres over an 18 month period

commencing April 2011, with approximately 15 acres disturbed per day during the initial mass and fine grading phases (same as Proposed Action A). **Table 4-11** shows that construction emissions of Proposed Action B do not exceed the General Conformity significance thresholds for all pollutants, which are used to ensure that the proposed developments conform to the applicable SIP. Therefore, construction activities associated with Proposed Action B would result in a less than significant effect.

TABLE 4-11
PROPOSED ACTION B UNMITIGATED CONSTRUCTION EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Emissions, 2011	0.44	2.41	3.87	3.30	0.80
Estimated Emissions, 2012	7.52	2.17	5.03	0.16	0.13
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Although construction emissions resulting from implementation of Proposed Action B are below the thresholds for construction, fugitive dust mitigation measures would be implemented in accordance with the SCAQMD standards in order to prevent or minimize the impacts of fugitive dust on nearby residential areas.[77] This is consistent with local air districts' preferred approach to CEQA analyses of construction impacts, which is to emphasize implementation of effective and comprehensive control measures rather than detailed quantification of emissions. These measures are described in **Section 5.3**. **Table 4-12** demonstrates the reductions accomplished by applying these mitigation measures during construction.

TABLE 4-12
PROPOSED ACTION B MITIGATED CONSTRUCTION EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Emissions, 2011	0.44	2.41	3.87	0.38	0.18
Estimated Emissions, 2012	6.82	2.17	5.03	0.16	0.13
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Emissions estimates modeled using URBEMIS 2007 Version 9.2.4.
Sources: 40 C.F.R. Parts 51 and 92, 40 C.F.R. Parts 51 and 93

OPERATIONAL EFFECTS

Air quality effects associated with operation of the proposed developments under Proposed Action B would include emissions from vehicle traffic and area (facility) sources (e.g., natural gas combustion, landscape equipment, consumer products, etc.). Operational facility emissions were estimated using URBEMIS and were based on the determination that the proposed developments would be constructed by fall 2012 (same as Proposed Action A). The software is programmed by inputting the type of facility that is being assessed. The URBEMIS estimates that were generated for this FEIS are available in **Appendix AA**. As shown in **Table 4-13**, the

[77] SCAQMD Air Quality Management Plan, 2007. Available at: http://www.aqmd.gov/aqmp/07aqmp/index.html

operational facility emissions associated with Proposed Action B are well below the thresholds and would not have a significant effect on the local air quality.

TABLE 4-13
PROPOSED ACTION B OPERATIONAL FACILITY EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Facility Emissions, 2013	0.94	1.31	3.33	0.01	0.01
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Emissions estimates modeled using URBEMIS 2007 Version 9.2.4.
Sources: 40 C.F.R. Parts 51 and 92, 40 C.F.R. Parts 51 and 93, and The Climate Registry, 2008
Notes:
Facility CO_2 eqv includes indirect GHG emissions (28,792 tons) from electric power usage and generation.

A General Conformity Analysis was conducted to account for mobile source emissions as indirect effects. The EMFAC2007, the latest version (as of October 2011) of the CARB's emission factor model for on-road mobile sources, was used to provide emission factors for the General Conformity Analysis. As shown in **Appendix AA**, mobile source emissions would be below the *de minimis* levels for all pollutants by the year the project becomes fully operational (2015). Emissions would decrease after 2015, as according to the EMFAC2007 model, emissions would decrease in later years due to phase-out of older vehicles and increasingly stringent vehicle emission standards. The project would therefore not require a General Conformity Determination under 40 CFR Part 93 and SCAQMD Regulation XV.

Although the operation of the Proposed Action B is not expected to result in significant effects to local air quality, the mitigation measures specified in **Section 5.3** would be implemented to ensure that the design and operation of the proposed developments would be consistent with regional efforts to attain the National Ambient Air Quality Standards (NAAQS).

Hotspots Analysis

The results of the CO hotspots analysis presented in **Table 4-10** show that no California or Federal ambient air quality standards would be exceeded due to vehicle traffic (including deliveries to the loading docks) during the worst-case scenario. Since the CO hotspots analysis is worst-case, any impacts caused by Proposed Action B would be the same or less. Since temporary construction emissions for Proposed Action B are all below General Conformity significance thresholds, no long-term risk assessment of the DPM or CO component of construction equipment engine exhaust is warranted, because corresponding short-term DPM and CO emissions would be small and will present no significant risk to public health.

GREENHOUSE GASES

Proposed Action B would be considered to result in a significance impact if it would result in the generation of more than 25,000 MT of CO_{2e}. The Tribe does not have any specific GHG reduction thresholds; however, AB 32 requires that by 2020 the state's greenhouse gas emissions be reduced to 1990 levels or roughly a 28.3% reduction. Proposed Action B would produce the

same level of CO2e emissions per year as Proposed Action A, thereby resulting in a significant impact before mitigation. Applying the same methodologies and reduction strategies as identified for the Proposed Action A would result in a similar percentage of reduction of CO2e emissions. This reduction would result in the conformance to AB32 goals and EPA guidelines. Therefore, Proposed Action B would not result in a significant impact.

4.3.3 ALTERNATIVE 1 – REDUCED HOTEL/CASINO COMPLEX

This air quality analysis determines the effects of construction and operation of Alternative 1.

CONSTRUCTION EFFECTS

Air quality effects associated with construction of the proposed developments under Alternative 1 would include diesel fuel combustion emissions from construction equipment comprising VOC, NO_X, CO, and diesel particulate matter (PM_{10} and $PM_{2.5}$), and fugitive dust (PM_{10} and $PM_{2.5}$) generated by physical land disturbance (earthmoving and grading). Such air quality effects would generally be temporary and localized. Construction emissions were estimated using URBEMIS and were based on the determination that construction of the proposed developments would disturb a land area of 54 acres over an 18 month period commencing April 2011, with approximately 13 acres disturbed per day during the initial mass and fine grading phases. **Table 4-14** shows that construction emissions of Alternative 1 do not exceed the General Conformity significance thresholds for all pollutants, which are used to ensure that proposed developments conform to the applicable SIP. Therefore, construction activities associated with Alternative 1 would result in a less than significant effect.

TABLE 4-14
ALTERNATIVE 1 UNMITIGATED CONSTRUCTION EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Emissions, 2011	0.42	1.31	3.35	2.96	0.72
Estimated Emissions, 2012	6.12	2.04	4.26	0.15	0.12
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Emissions estimates modeled using URBEMIS 2007 Version 9.2.4.
Sources: 40 C.F.R. Parts 51 and 92, 40 C.F.R. Parts 51 and 93. .

Although construction emissions resulting from implementation of Alternative 1 are below the thresholds for construction, fugitive dust mitigation measures would be implemented in accordance with the SCAQMD standards in order to prevent or minimize the impacts of fugitive dust on nearby residential areas.[78] This is consistent with local air districts' preferred approach to CEQA analyses of construction impacts, which is to emphasize implementation of effective and comprehensive control measures rather than detailed quantification of emissions. These measures

[78] SCAQMD Air Quality Management Plan, 2007. Available at: http://www.aqmd.gov/aqmp/07aqmp/index.html

are described in **Section 5.3**. **Table 4-15** demonstrates the reductions accomplished by applying these mitigation measures during construction.

TABLE 4-15
ALTERNATIVE 1 MITIGATED CONSTRUCTION EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Emissions, 2011	0.42	2.31	3.35	0.35	0.17
Estimated Emissions, 2012	5.55	2.04	4.26	0.15	0.12
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Emissions estimates modeled using URBEMIS 2007 Version 9.2.4.
Sources: 40 C.F.R. Parts 51 and 92, 40 C.F.R. Parts 51 and 93. .

OPERATIONAL EFFECTS

Air quality effects associated with operation of the proposed developments under Alternative 1 would include emissions from vehicle traffic and area (facility) sources (e.g., natural gas combustion, landscape equipment, consumer products, etc.). Operational facility emissions were estimated using URBEMIS and were based on the determination that the proposed developments would be constructed by fall 2012. The software is programmed by inputting the type of facility that is being assessed. The URBEMIS estimates that were generated for this FEIS are available in **Appendix AA**. As shown in **Table 4-16**, the operational facility emissions associated with Alternative 1 are well below the thresholds and would not have a significant effect on the local air quality.

TABLE 4-16
ALTERNATIVE 1 OPERATIONAL FACILITY EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Facility Emissions, 2013	0.80	1.09	3.14	0.01	0.01
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Emissions estimates modeled using URBEMIS 2007 Version 9.2.4.
Sources: 40 C.F.R. Parts 51 and 92, 40 C.F.R. Parts 51 and 93 , and The Climate Registry, 2008
Notes:
Facility CO2 eqv includes indirect GHG emissions (23,002 tons) from electric power usage and generation.

A General Conformity Analysis was conducted to account for mobile source emissions as indirect effects. The EMFAC2007, the latest version (as of October 2011) of the CARB's emission factor model for on-road mobile sources, was used to provide emission factors for the General Conformity Analysis. As shown in **Appendix AA**, mobile source emissions would be below the *de minimis* levels for all pollutants by the year the project becomes fully operational (2015). Emissions would decrease after 2015, as according to the EMFAC2007 model, emissions would decrease in later years due to phase-out of older vehicles and increasingly stringent vehicle emission standards. The project would therefore not require a General Conformity Determination under 40 CFR Part 93 and SCAQMD Regulation XV.

Although the operation of the Alternative 1 is not expected to result in significant effects to local air quality, the mitigation measures specified in **Section 5.3** would be implemented to ensure that

the design and operation of the proposed developments would be consistent with regional efforts to attain the National Ambient Air Quality Standards (NAAQS).

Hotspots Analysis

The results of the CO hotspots analysis presented in **Table 4-10** show that no California or Federal ambient air quality standards would be exceeded due to vehicle traffic (including deliveries to the loading docks) during the worst-case scenario. Since the CO hotspots analysis is worst-case, any impacts caused by Alternative 1 would be the same or less.

Since temporary construction emissions for Alternative 1 are all below General Conformity significance thresholds, no long-term risk assessment of the DPM or CO component of construction equipment engine exhaust is warranted, because corresponding short-term DPM and CO emissions would be small and will present no significant risk to public health.

GREENHOUSE GASES

Alternative 1 would be considered to result in a significance impact if it would result in the generation of more than 25,000 MT of CO_{2e}. The Tribe does not have any specific GHG reduction thresholds; however, AB 32 requires that by 2020 the state's greenhouse gas emissions be reduced to 1990 levels or roughly a 28.3% reduction. Alternative 1 would produce less CO2e emissions per year than the Proposed Action A since it is smaller in size. Applying the same methodologies and reduction strategies as identified for the Proposed Action A would result in a similar percentage of reduction of CO2e emissions. This reduction would result in the conformance to AB32 goals and EPA guidelines. Therefore, Alternative 1 would not result in a significant impact.

4.3.4 ALTERATIVE 2 – HOTEL AND CONVENTION CENTER (NO CASINO RELOCATION)

This air quality analysis determines the effects of construction and operation of Alternative 2.

CONSTRUCTION EFFECTS

Air quality effects associated with construction of the proposed developments under Alternative 2 would include diesel fuel combustion emissions from construction equipment comprising VOC, NO_X, CO, and diesel particulate matter (PM_{10} and $PM_{2.5}$), and fugitive dust (PM_{10} and $PM_{2.5}$) generated by physical land disturbance (earthmoving and grading). Such air quality effects generally would be temporary and localized. Construction emissions were estimated using URBEMIS and were based on the determination that construction of the proposed developments under Alternative 2 would disturb a land area of 17 acres over an 18 month period commencing April 2009, with approximately 4 acres disturbed per day during the initial mass and fine grading phases. **Table 4-17** shows that the construction emissions of Alternative 2 do not exceed the General Conformity significance thresholds for all pollutants, which are used to ensure that proposed developments conform to the applicable SIP. Therefore, construction activities associated with Alternative 2 would result in a less than significant effect.

TABLE 4-17
ALTERNATIVE 2 UNMITIGATED CONSTRUCTION EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Emissions, 2009	0.34	1.91	2.10	0.98	0.29
Estimated Emissions, 2010	2.94	1.64	2.47	0.12	0.10
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Emissions estimates modeled using URBEMIS 2007 Version 9.2.4.
Sources: 40 C.F.R. Parts 51 and 92, 40 C.F.R. Parts 51 and 93.

Although construction emissions resulting from implementation of Alternative 2 are below the thresholds for construction, fugitive dust mitigation measures would be implemented in accordance with the SCAQMD standards in order to prevent or minimize the impacts of fugitive dust on nearby residential areas.[79] This is consistent with local air districts' preferred approach to CEQA analyses of construction impacts, which is to emphasize implementation of effective and comprehensive control measures rather than detailed quantification of emissions. These measures are described in **Section 5.3**. **Table 4-18** demonstrates the reductions accomplished by applying these mitigation measures during construction.

TABLE 4-18
ALTERNATIVE 2 MITIGATED CONSTRUCTION EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Emissions, 2011	0.34	1.91	2.10	0.19	0.13
Estimated Emissions, 2012	2.68	1.64	2.47	0.12	0.10
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Sources: URBEMIS 2007, EPA 2006, EPA 2009

OPERATIONAL EFFECTS

Air quality effects associated with the operation of the proposed developments under Alternative 2 would include emissions from vehicle traffic and area (facility) sources (e.g., natural gas combustion, landscape equipment, consumer products, etc.). Operational facility emissions were estimated using URBEMIS and were based on the determination that the proposed developments would be constructed by fall 2010. The software is programmed by inputting the type of facility that is being assessed. The URBEMIS estimates that were generated for this FEIS are available in **Appendix AA**. As shown in **Table 4-19**, the operational facility emissions associated with Alternative 2 are well below the thresholds and would not have a significant effect on the local air quality.

[79] SCAQMD Air Quality Management Plan, 2007. Available at: http://www.aqmd.gov/aqmp/07aqmp/index.html

TABLE 4-19
ALTERNATIVE 2 OPERATIONAL EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Facility Emissions, 2011	0.42	0.74	2.10	0.01	0.01
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Emissions estimates modeled using URBEMIS 2007 Version 9.2.4.
Sources: 40 C.F.R. Parts 51 and 92, 40 C.F.R. Parts 51 and 93 , and The Clijmate Registry 2008
Notes:
Facility CO_2 eqv includes indirect GHG emissions (1,995 tons) from electric power usage and generation.

A General Conformity Analysis was conducted to account for mobile source emissions as indirect effects. The EMFAC2007, the latest version (as of October 2011) of the CARB's emission factor model for on-road mobile sources, was used to provide emission factors for the General Conformity Analysis. As shown in **Appendix AA**, mobile source emissions would be below the *de minimis* levels for all pollutants by the year the project becomes fully operational (2015). Emissions would decrease after 2015, as according to the EMFAC2007 model, emissions would decrease in later years due to phase-out of older vehicles and increasingly stringent vehicle emission standards. The project would therefore not require a General Conformity Determination under 40 CFR Part 93 and SCAQMD Regulation XV.

Although the operation of the Alternative 2 is not expected to result in significant effects to local air quality, the mitigation measures specified in **Section 5.3** would be implemented to ensure that the design and operation of the proposed developments would be consistent with regional efforts to attain the National Ambient Air Quality Standards (NAAQS).

Hotspots Analysis

The results of the CO hotspots analysis presented in **Table 4-10** show that no California or Federal ambient air quality standards would be exceeded due to vehicle traffic (including deliveries to the loading docks) during the worst-case scenario. Since the CO hotspots analysis is worst-case, any impacts caused by Alternative 2 would be the same or less. Since temporary construction emissions for Alternative 2 are all below General Conformity significance thresholds, no long-term risk assessment of the DPM or CO component of construction equipment engine exhaust is warranted, because corresponding short-term DPM and CO emissions would be small and will present no significant risk to public health.

GREENHOUSE GASES

Alternative 2 would be considered to result in a significance impact if it would result in the generation of more than 25,000 MT of CO_{2e}. The Tribe does not have any specific GHG reduction thresholds; however, AB 32 requires that by 2020 the state's greenhouse gas emissions be reduced to 1990 levels or roughly a 28.3% reduction. Alternative 2 would produce less CO2e emissions per year than the Proposed Action A since it is smaller in size. Applying the same methodologies and reduction strategies as identified for the Proposed Action A would result in a similar percentage of reduction of CO2e emissions. This reduction would result in the

conformance to AB32 goals and EPA guidelines. Therefore, Alternative 2 would not result in a significant impact.

4.3.5 ALTERNATIVE 3 – COMMERCIAL ENTERPRISE (NO CASINO OR HOTEL)

This air quality analysis determines the effects of construction and operation of Alternative 3.

CONSTRUCTION EFFECTS

Air quality effects associated with construction of the proposed developments under Alternative 3 would include diesel fuel combustion emissions from construction equipment comprising VOC, NO_X, CO, and diesel particulate matter (PM_{10} and $PM_{2.5}$), and fugitive dust (PM_{10} and $PM_{2.5}$) generated by physical land disturbance (earthmoving and grading). Such air quality effects would generally be temporary and localized. Construction emissions were estimated using URBEMIS and were based on the determination that construction of the proposed developments would disturb a land area of 24 acres over an 18 month period commencing April 2011, with approximately 6 acres disturbed per day during the initial mass and fine grading phases. **Table 4-20** shows that the construction emissions of Alternative 3 do not exceed the General Conformity significance thresholds for all pollutants, which are used to ensure that proposed developments conform to the applicable SIP. Therefore, construction activities associated with Alternative 3 would result in a less than significant effect.

TABLE 4-20
ALTERNATIVE 3 UNMITIGATED CONSTRUCTION EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Emissions, 2011	0.33	1.89	1.70	1.34	0.36
Estimated Emissions, 2012	1.77	1.52	1.82	0.11	0.10
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Emissions estimates modeled using URBEMIS 2007 Version 9.2.4.
Sources: 40 C.F.R. Parts 51 and 92, 40 C.F.R. Parts 51 and 93.

Although construction emissions resulting from implementation of Alternative 3 are below the thresholds for construction, fugitive dust mitigation measures would be implemented in accordance with the SCAQMD standards in order to prevent or minimize the impacts of fugitive dust on nearby residential areas.[80] This is consistent with local air districts' preferred approach to CEQA analyses of construction impacts, which is to emphasize implementation of effective and comprehensive control measures rather than detailed quantification of emissions. These measures are described in **Section 5.3**. **Table 4-21** demonstrates the reductions accomplished by applying these mitigation measures during construction.

[80] SCAQMD Air Quality Management Plan, 2007. Available at: http://www.aqmd.gov/aqmp/07aqmp/index.html

TABLE 4-21
ALTERNATIVE 3 MITIGATED CONSTRUCTION EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Emissions, 2011	0.33	1.89	1.70	0.21	0.13
Estimated Emissions, 2012	1.62	1.52	1.82	0.11	0.10
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Emissions estimates modeled using URBEMIS 2007 Version 9.2.4.
Sources: 40 C.F.R. Parts 51 and 92, 40 C.F.R. Parts 51 and 93

OPERATIONAL EFFECTS

Air quality effects associated with operation of the proposed developments under Alternative 3 would include emissions from vehicle traffic and area (facility) sources (e.g., natural gas combustion, landscape equipment, consumer products, etc.). Operational facility emissions were estimated using URBEMIS and were based on the determination that the proposed developments would be constructed by fall 2012. The software is programmed by inputting the type of facility that is being assessed. The URBEMIS estimates that were generated for this FEIS are available in **Appendix AA**. As shown in **Table 4-22**, the operational facility emissions associated with Alternative 3 are well below the thresholds and would not have a significant effect on the local air quality.

A General Conformity Analysis was conducted to account for mobile source emissions as indirect effects. The EMFAC2007, the latest version (as of October 2011) of the CARB's emission factor model for on-road mobile sources, was used to provide emission factors for the

TABLE 4-22
ALTERNATIVE 3 OPERATIONAL EMISSIONS (TONS PER YEAR)

	VOC	NO_X	CO	PM_{10}	$PM_{2.5}$
Estimated Facility Emissions, 2013	0.24	0.38	1.25	0.01	0.01
General Conformity Thresholds	10	10	100	70	100
Above Thresholds?	No	No	No	No	No

Emissions estimates modeled using URBEMIS 2007 Version 9.2.4.
Sources: 40 C.F.R. Parts 51 and 92, 40 C.F.R. Parts 51 and 93 , The Climate Registry, 2008
Notes:
Facility CO_2 eqv includes indirect GHG emissions (936 tons) from electric power usage and generation.

General Conformity Analysis. As shown in **Appendix AA**, mobile source emissions would be below the *de minimis* levels for all pollutants by the year the project becomes fully operational (2015). Emissions would decrease after 2015, as according to the EMFAC2007 model, emissions would decrease in later years due to phase-out of older vehicles and increasingly stringent vehicle emission standards. The project would therefore not require a General Conformity Determination under 40 CFR Part 93 and SCAQMD Regulation XV.

Although the operation of the Alternative 3 is not expected to result in significant effects to local air quality, the mitigation measures specified in **Section 5.3** would be implemented to ensure that

the design and operation of the proposed developments would be consistent with regional efforts to attain the National Ambient Air Quality Standards (NAAQS).

Hotspots Analysis

The results of the CO hotspots analysis presented in **Table 4-10** show that no California or Federal ambient air quality standards would be exceeded due to vehicle traffic (including deliveries to the loading docks) during the worst-case scenario. Since the CO hotspots analysis is worst-case, any impacts caused by Alternative 3 would be the same or less.

Since temporary construction emissions for Alternative 3 are all below General Conformity significance thresholds, no long-term risk assessment of the DPM or CO component of construction equipment engine exhaust is warranted, because corresponding short-term DPM and CO emissions would be small and will present no significant risk to public health.

GREENHOUSE GASES

Alternative 3 would be considered to result in a significance impact if it would result in the generation of more than 25,000 MT of CO_{2e}. The Tribe does not have any specific GHG reduction thresholds; however, AB 32 requires that by 2020 the state's greenhouse gas emissions be reduced to 1990 levels or roughly a 28.3% reduction. Alternative 3 would produce less CO2e emissions per year than the Proposed Action A since it is smaller in size. Applying the same methodologies and reduction strategies as identified for the Proposed Action A would result in a similar percentage of reduction of CO2e emissions. This reduction would result in the conformance to AB32 goals and EPA guidelines. Therefore, Alternative 3 would not result in a significant impact.

4.3.6 ALTERNATIVE 4 – NO ACTION

There would be no construction or operation effects with the No Action alternative beyond that from natural sources and existing features/operations.

4.4 BIOLOGICAL RESOURCES

This section describes the effects of the Proposed Action, the Alternatives, and No Action on biological resources by specifically presenting these effects on waters of the United States, Federally-listed plant and animal species, some additional species, and migratory birds. While for most species no direct affects are anticipated as a result of the Proposed Action and Alternatives, mitigation measures are prescribed in **Section 5.4** to further reduce potential effects.

4.4.1 PROPOSED ACTION A – HOTEL/CASINO COMPLEX WITH REALIGNMENT OF LAKE PARK DRIVE

As discussed in **Section 3.4.4**, a comprehensive reconnaissance survey was conducted that considered all special status plant and animal species that are included on agency lists as having the potential to occur in the Project Site. With the exception of migratory birds, none of the species were observed during the reconnaissance survey of the Project Site.

WATERS OF THE UNITED STATES

As discussed in **Section 3.4.4**, while five jurisdictional waterways exist on portions of the Project Site, there are no waters of the United States present at the Development Site; therefore, no effects to waters of the United States would occur as a result of Proposed Action A.

FEDERALLY-LISTED SPECIES

Construction of the proposed developments would result in an increase in human activity in a portion of the Project Site. While the Development Site itself occurs in an area that was previously bladed and/or farmed, there is potentially suitable habitat for Federally-listed species in other areas of the Project Site, as well as in the surrounding area. There are approximately 178 acres of disclimax coastal sage scrub habitat and approximately 68 acres of disturbed southern willow scrub habitat on the Project Site.

Munz's Onion (*Allium munzii*) **and Slender-horned Spineflower** (*Dodecahema leptoceras* [*Centrostegial*])

The planned Development Site is barren land that was bladed and/or farmed in the past and is not suitable habitat for the two species; therefore, the highly disturbed nature of the area makes it unlikely that these plants would be present at the Development Site. Neither of these species was observed during reconnaissance surveys of the Development Site. No effects are anticipated as a result of Proposed Action A.

Arroyo toad (*Bufo microscaphus californicus*)

The major threat to the arroyo toad is modification due to development, recreation (primarily off-road vehicles), unnatural water releases, and the introduction of exotic species (USFWS, 2005).

It is unlikely that the proposed development activities would disturb the arroyo toad because suitable habitat does not exist either on the Development Site or in the areas adjacent to the Development Site. This species was not observed during reconnaissance surveys of the Project Site. Therefore, no direct effects are anticipated as a result of Proposed Action A.

Coastal California Gnatcatcher (*Polioptila californica californica*)

The major threats to the coastal California gnatcatcher in the Project Site and surrounding area include a decrease in suitable habitat due to increased urban development and land conversion, as well as the introduction of exotic species (Riverside County, 2000).

It is unlikely that the proposed development activities would disturb the gnatcatcher because suitable habitat does not exist either on the Development Site or in the areas adjacent to the Development Site. The nearest suitable nesting habitat, which is marginally suitable, is along the San Jacinto River at the north end of the Project Site approximately one mile from the Development Site. This species was not observed during reconnaissance surveys of the Project Site. Therefore, no direct effects are anticipated as a result of Proposed Action A.

San Bernardino Kangaroo Rat (*Dipodomys merriami parvus*)

The major threat to SBKR and associated designated critical habitat is modification due to development, recreation (primarily off-road vehicles), and changes in fire/flood regimes. Within the Project Site, there are approximately 104 acres of designated critical habitat and a slightly lesser amount of associated suitable habitat.

The planned Development Site is barren land that was previously bladed and/or farmed; therefore, no suitable SBKR habitat is present at the Development Site and no species were observed on the Development Site during focused trapping surveys (**Appendix P**). No modification of the river or adjacent alluvial habitats, where additional suitable habitat for this species is located, is being considered as part of the proposed developments. No direct effects to SBKR are anticipated as a result of Proposed Action A.

SBKR was found to be present in areas where no developments are proposed, so the potential for direct effects to the species are low. However, in consultation with WRCRCA, the Tribe has agreed to deed over 125 acres of the Project Site to mitigate for potential effects to MHSCP habitat, species, and linkages, including the San Bernardino kangaroo rat which is protected under the MSHCP. The proposed 125 acre donation area is identified as Conservation Area C on **Figure 3-14(b)**. Much of the northern trapping area where SBKR were captured during the live-trapping surveys, as well as the majority of critical habitat designated for SBKR on the Project Site, is included in the 125 acres to be deeded to WRCRCA for conservation. This mitigation measure will minimize the potential for direct effects to SBKR in this portion of the Project Site and render the project in compliance with the MSHCP.

SBKR was also found to be present in the southern trapping area. In consultation with WRCRCA, the Tribe has developed an MOU that sets aside 32 acres for conservation purposes. This area is identified as Conservation Area D on **Figure 3-14(b)**. Much of the southern trapping area where SBKR were captured during the live-trapping surveys is included in this conservation area The Tribe has agreed to manage this property in accordance with MSHCP habitat management guidelines and install protective measures to limit habitat disturbance (i.e. fencing, signage). However, there were two SBKR trapped near the area where the proposed Tribal fire station is located. This immediate area is highly disturbed and not considered primary habitat for SBKR. The conservation agreement will mitigate for any potential effects resulting from the proposed developments, but numerous protective measures will be implemented to minimize direct effects to SBKR (see **Section 5.4**). The conservation agreement and prescribed mitigation measures will minimize direct effects to SBKR and render the project in compliance with the MSHCP.

As an additional safe-guard, on-the-ground training to educate construction workers about the special status species potentially present on the Project Site, including SBKR, would be conducted. Construction workers would be provided with information to help them identify SBKR and instructions on what to do if SBKR is encountered during construction.

Therefore, minimal direct effects to SBKR are anticipated as a result of fee-to-trust transfer of the Project Site or from construction of the proposed developments. In addition, the project would not result in direct effects that would adversely modify SBKR critical habitat, which is present on the Project Site but outside the Development Site.

After the fee-to-trust transfer of the Project Site, the approval process for future ground disturbing activities would no longer involve review through state and local regulatory processes; however, Federal requirements remain. The application of ESA would be through both Section 9 (take prohibitions) and Section 7 (interagency consultation), somewhat broadening the umbrella of protection for the species and its designated critical habitat in comparison to the No Action alternative, where only Section 9 applies. Through the application of ESA protection, the same or higher conservation standards for the species and its habitat, including critical habitat, should be achieved than under state or local environmental regulations. Proposed Action A would not result in adverse modification of suitable habitat for SBKR, which is present on the Project Site but outside of the Development Site, as discussed in **Section 3.4.6**.

Stephens' Kangaroo Rat (*Dipodomys stephensi*)

The major threat to the Stephen's kangaroo rat in the Project Site and surrounding area is habitat modification from urban development, recreation, and changes in fire regimes (Riverside County, 2000).

The planned Development Site is barren land that was previously bladed and/or farmed; therefore, no suitable Stephens' kangaroo rat habitat is present. This species was not observed during reconnaissance surveys of the Project Site. Thus, no direct effects to the Stephens' kangaroo rat are anticipated as a result of Proposed Action A.

ADDITIONAL SPECIES CONSIDERED

Smooth Tarplant (*Centromadia pungens* ssp. *laevis*) **and Parry's Spineflower** (*Chorizanthe parryi* var. *parryi*)

The major threats to the smooth tarplant in the Project Site and surrounding area include agriculture, urbanization, and flood control projects (CNPS, 2007). Parry's spineflower is also threatened by flood control practices and loss of habitat due to urbanization (Riverside County, 2000).

The Development Site is barren land that was bladed and/or farmed in the past; therefore, the highly disturbed nature of the area makes it extremely unlikely that these species would be present in the Development Site. Neither of these species was observed during reconnaissance surveys of the Development Site; however, an additional survey should be conducted just prior to ground-disturbing activities to ensure that these species have not become established in the interim. Therefore, no effects to the smooth tarplant or Parry's spineflower are anticipated as a result of Proposed Action A.

Belding's orange-throated whiptail Lizard (*Cnemidophorus hyperythra beldingi)*

The major threat to Belding's orange-throated whiptail in the Project Site and surrounding area is the destruction and fragmentation of habitat caused by urban development (NatureServe, 2007).

The planned Development Site is barren land that was bladed and/or farmed in the past, and suitable habitat (i.e., dense vegetation and other ground covering, such as rocks, logs, and duff) is not present in these areas. Therefore, it is highly unlikely that Belding's orange-throated whiptail would be present at the Development Site. This species was not observed during reconnaissance surveys of the Project Site. No direct effects to Belding's orange-throated whiptail are anticipated as a result of Proposed Action A.

Coast (San Diego) Horned Lizard (*Phrynosoma coronatum blainvillii*)

The major threats to the coast horned lizard in the Project Site and surrounding area are increased urbanization and over-collection (NatureServe, 2007).

The Development Site is barren land that was bladed and or farmed in the past, and suitable habitat (i.e., sandy areas, washes, floodplains and wind-blown deposits) is not present in these areas. Therefore, it is highly unlikely that the coast horned lizard would be present at the Development Site. This species was not observed during reconnaissance surveys of the Project Site. No direct effects to the coast horned lizard are anticipated as a result of Proposed Action A.

California Horned Lark (*Eremophila alpestris actia*), **Southern California Rufous-crowned Sparrow** (*Aimophila ruficeps canescens*), **Cooper's Hawk** (*Accipiter cooperii*), **and Tricolored Blackbird** (*Agelaius tricolor*)

In the Project Site and surrounding area, the major threat to these bird species is the loss, destruction, and fragmentation of habitat (Riverside County, 2000; NatureServe, 2007).

The Development Site is barren land that was bladed and/or farmed in the past; therefore, it is unlikely that these species would be present at the Development Site due to its highly degraded nature. No nesting habitat is present at the Development Site; therefore, construction activities would not have a direct effect on breeding habitat or nesting birds. None of these species was observed during reconnaissance surveys of the Development Site. No direct effects to these avian species are anticipated as a result of Proposed Action A.

Western Burrowing Owl (Athene cunicularia hypugaea)

The major threats to the burrowing owl in the Project Site and surrounding area are habitat loss and fragmentation, primarily due to intensive agricultural and urban land conversion, habitat degradation due to control and extermination of colonial burrowing mammals, and the introduction of non-native species. Burrowing owls are usually tolerant of human activity but they are vulnerable to predation by dogs and cats (NatureServe, 2007).

The western burrowing owl could be harmed by proposed construction activities if this species is present where suitable habitat occurs at the Development Site. While the planned Development Site is barren land that was bladed and/or farmed in the past, there is the potential for burrowing owls to use old rodent dens for nesting. Therefore, construction activities could lead to the destruction and/or degradation of suitable nesting habitat. The construction activities could also be responsible for direct mortality of individual owls that might be present in the construction zone and could disturb nesting activities during the breeding season. However, it is likely that individuals would use more suitable habitat in the vicinity over the poor-quality habitat that is available at the Development Site. This species was not observed during reconnaissance surveys of the Development Site (**Appendix Q**). Therefore, while it is unlikely, direct effects to the western burrowing owl could occur as a result of Proposed Action A.

Mitigation measures are described in **Section 5.4**. These mitigation measures would reduce these potentially significant effects to a less than significant level.

Ferruginous Hawk (*Buteo regalis*)

The major threat to the ferruginous hawk in the Project Site and surrounding area is habitat loss due to increased development. Human disturbance is also a major threat since this hawk is easily disturbed during the breeding season (NatureServe, 2007).

No suitable nesting habitat for the ferruginous hawk is present in the Project Site and surrounding area; therefore, no direct effects to breeding birds could occur. While potentially suitable roosting and foraging habitat for this species is present on the Project Site, it does not occur within the Development Site. This species was not observed during reconnaissance surveys of the Development Site. Therefore, no direct effects to the ferruginous hawk are anticipated as a result of Proposed Action A.

Los Angeles Pocket Mouse (*Perognathus longimembris brevinasus*)

Suitable habitat is present for LAPM within the Project Area, primarily along the San Jacinto River in the disturbed southern willow scrub community, which includes approximately 68 acres of the Project Site. LAPM was not observed during reconnaissance surveys of the Project Site; however, potential burrows were identified on the Project Site outside the Development Site. On December 3, 2008, project biologists and FWS visited the Project Site to determine the need for formal surveys. FWS determined that surveys should be conducted to facilitate the final determination of the effects of the proposed project. Surveys according to approved MHSCP and FWS protocols were performed in April and October 2009 and confirmed the presence of LAPM on the Project Site.

LAPM were found to be present in the southern trapping area south of Lake Park Drive and also north of Lake Park Drive in the area near the Golf Course maintenance facility in alluvial habitat along the San Jacinto River embankment (see **Figure 14 (A)**. A 12-acre detention basin is planned for installation near this area (see **Figure 3-9)**. While the drainage basin is not located on

the Development Site, it is considered part of the project. As a result of informal consultation with FWS and WRCRCA, the original hydrologic facilities were reengineered to avoid as much sensitive habitat as possible.[81] The designs presented in **Figure 3-8** represent the revised designs, but it was not physically feasible to relocate the 12-acre detention pond outside of the area of concern. The installation of the detention pond may result in take of LAPM and permanently disturb this habitat.

LAPM was also found to be present in area south of Lake Park Drive in the trapping area. In consultation with WRCRCA, the Tribe has entered into a MOU to protect the area identified as Conservation Area D and manage this area in accordance with the habitat management guidelines of the MSHCP. LAPM were also found to be present in the northern trapping area (see **Figure 3 -14 (a**). In consultation with WRCRCA, the Tribe has agreed to deed over 125 acres of the Project Site to mitigate for potential effects to MHSCP habitat, species, and linkages, including LAPM which is protected under the MSHCP. The proposed 125 acre donation area is identified as Conservation Area C on **Figure 3-9**. Much of the northern trapping area where LAPM were captured during the live-trapping surveys is included in the 125 acres to be deeded to WRCRCA for conservation. This mitigation measure will minimize the potential for direct effects to LAPM in this portion of the Project Site and render the project in compliance with the MSHCP and result in a less than significant effect.

Numerous mitigation measures have been prescribed to minimize take and distribution to this LAPM population (see **Section 5.4**). Furthermore, in consultation with WRCRCA, the Tribe agreed to deed 33 acres of tribally owned property, outside the boundaries of the Project Site to WRCRCA to mitigate for potential direct effects to LAPM as result of this project (Conservation Area B on **Figure 15** below). Approximately 15 acres of this 33 acre tract served as a mitigation measure for another Tribal project, therefore, 18 acres are being deeded over to WRCRCA to offset the potential direct effects of the 12-acre detention pond and make the project complaint with the MSHCP and result in a less than significant effect..

As an additional safe-guard, on-the-ground training to educate construction workers about the special status species potentially present on the Project Site, including LAPM, would be conducted. Construction workers would be provided with information to help them identify LAPM and instructions on what to do if LAPM are encountered during construction.

Southern Grasshopper Mouse (*Onychomys torridus ramona*), **San Diego Desert Woodrat** (*Neotoma lepida intermedia*), **and Northwestern San Diego Pocket Mouse** (*Chaetodipus fallax fallax*)

[81] Discussion regarding the location and feasibility of the hydrologic facilities occurred on February 4, 2010 at the Soboba Springs Golf Course and Country Club between FWS, BIA, the Tribe, and the environmental contractors.

The major threat to all three of these rodents is loss of habitat due to increased urban development (Riverside County, 2000). These three species are grouped for analysis because all have similar habitat requirements.

The proposed Development Site is barren land that was previously bladed and/or farmed; no suitable habitat for these three species is present. These species were not observed during reconnaissance and focused surveys of the Development Site (**Appendix O**). Therefore, no direct effects to these species are anticipated as a result of Proposed Action A.

American Badger (*Taxidea taxus*)

The major threats to the American badger in the Project Site and surrounding area include vehicle collisions, and badgers being shot, trapped, or poisoned because their digging is a nuisance to humans (NatureServe, 2007).

The planned Development Site is barren land that was previously bladed and/or farmed; no suitable habitat is present. This species was not observed during reconnaissance surveys of the Development Site. Therefore, no direct effects to the American badger are anticipated as a result of Proposed Action A.

MIGRATORY BIRDS

Migratory birds were detected potentially nesting on the Project Site during reconnaissance surveys. However, none of these were detected nesting or displaying breeding behavior on the Development Site; although, some of the birds observed on the Development Site could potentially nest there. Therefore, ground-disturbing construction activities could disturb nesting migratory birds if construction occurs during the breeding season.

WESTERN RIVERSIDE COUNTY MSHCP

The Tribe is not a signatory to the MSHCP; therefore, after the fee-to-trust transfer of the Project Site, the approval process for future ground disturbing activities would no longer involve review through state and local regulatory processes (i.e. MSHCP compliance). However, Federal requirements would remain applicable to the Project Site. The application of ESA would be through both Section 9 (take prohibitions) and Section 7 (interagency consultation), somewhat broadening the umbrella of protection for the species and its designated critical habitat in comparison to the No Action alternative, where only Section 9 applies. Through the application of ESA protection, the same or higher conservation standards for listed species and their habitat should be achieved than under state or local environmental regulations.

Because the Tribe is not a signatory to the MSHCP, the fee-to-trust action would reduce the MSHCP plan area by approximately 125 acres. The Tribe, in consultation with WRCRCA, has agreed to 1) deed over 125 acres to WRCRCA for conservation, 2) conserve 33 acres in perpetuity and manage these lands in accordance with the MSHCP, and 3) deed over an additional 18 acres to WRCRCA to account for direct effects to target species.

Should the Tribe develop the Project Site beyond what it proposed as part of Proposed Action A, they would no longer have to comply with the MSHCP after the fee-to-trust action, which could result in degradation of habitat, take of species, and blockage of migratory corridors. While the approval process for future ground disturbing activities would no longer involve compliance with the MSHCP, federal requirements would remain. The application of ESA would be through both Section 9 (take prohibitions) and Section 7 (interagency consultation). The agreements discussed above between the Tribe and WRCRCA would mitigate for potential effects to the MSHCP as result of the fee-to-trust conveyance and render the project consistent with the MSHCP. Effects from future development would be mitigated by the application of ESA protection. Therefore, no direct effects to the MSHCP are anticipated as a result of Proposed Action A.

4.4.2 PROPOSED ACTION B – HOTEL/CASINO COMPLEX WITHOUT REALIGNMENT OF LAKE PARK DRIVE

WATERS OF THE UNITED STATES

As discussed in **Section 3.4.4**, while jurisdictional waterways exist on portions of the Project Site, there are no waters of the United States present at the Development Site; therefore, no effects to waters of the United States would occur as a result of Proposed Action B (No Realignment of Lake Park Drive).

FEDERALLY-LISTED SPECIES

The activities associated with Proposed Action B would result in similar effects to Federally-listed species as those effects described under Proposed Action A. Construction activities would occur in the same locations; however, the Lake Park Drive would not be realigned.

ADDITIONAL SPECIES CONSIDERED

The activities associated with Proposed Action B would result in similar effects to these additional species considered in the analysis as those effects described under Proposed Action A. Construction activities would occur in the same locations; however, the Lake Park Drive would not be realigned.

MIGRATORY BIRDS

The activities associated with Proposed Action B would result in similar effects to migratory birds as those effects described under Proposed Action A. Construction activities would occur in the same locations; however, the Lake Park Drive would not be realigned.

WESTERN RIVERSIDE COUNTY MSHCP

The activities associated with Proposed Action B would result in similar effects to the MSHCP and MSHCP listed species as those effects described under Proposed Action A. The fee-to-trust action would occur as described in Proposed Action A and construction activities would occur in the same locations as Proposed Action A; however, the Lake Park Drive would not be realigned.

4.4.3 ALTERNATIVE 1 – REDUCED HOTEL/CASINO COMPLEX

WATERS OF THE UNITED STATES

As discussed in **Section 3.4.4**, while jurisdictional waterways exist on portions of the Project Site, there are no waters of the United States present at the Development Site; therefore, no effects to waters of the United States would occur as a result of Alternative 1 (Reduced Hotel and Casino).

FEDERALLY-LISTED SPECIES

The activities associated with Alternative 1 would result in similar effects to Federally-listed species as those effects described under Proposed Action A. Construction activities would occur in the same locations; however, the footprint for the casino and hotel would be 20 percent smaller than that of Proposed Action A.

ADDITIONAL SPECIES CONSIDERED

The activities associated with Alternative 1 would result in similar effects to these additional species considered in the analysis as those effects described under Proposed Action A. Construction activities would occur in the same locations; however, the footprint for the casino and hotel would be 20 percent smaller than that of Proposed Action A.

MIGRATORY BIRDS

The activities associated with Alternative 1 would result in similar effects to migratory birds as those effects described under Proposed Action A. Construction activities would occur in the same locations; however, the footprint for the casino and hotel would be 20 percent smaller than that of Proposed Action A.

WESTERN RIVERSIDE COUNTY MSHCP

The activities associated with Alternate 1 would result in similar effects to the MSHCP and MSHCP listed species as those effects described under Proposed Action A. The fee-to-trust action would occur as described in Proposed Action A and construction activities would occur in the same locations as Proposed Action A; however, the footprint for the casino and hotel facility would be 20 percent smaller than that of Proposed Action A.

4.4.4 ALTERNATIVE 2 – HOTEL AND CONVENTION CENTER (NO CASINO RELOCATION)

WATERS OF THE UNITED STATES

As discussed in **Section 3.4.4**, while jurisdictional waterways exist on portions of the Project Site, there are no waters of the United States present at the Development Site; therefore, no effects to waters of the United States would occur as a result of Alternative 2 (Hotel and Convention Center Development, No Casino Relocation).

FEDERALLY-LISTED SPECIES

The activities associated with Alternative 2 would result in similar effects to Federally-listed species as those effects described under Proposed Action A. Construction activities would occur in the same locations; however, the footprint would be smaller because the casino would not be relocated.

ADDITIONAL SPECIES CONSIDERED

The activities associated with Alternative 2 would result in similar effects to these additional species considered in the analysis as those effects described under Proposed Action A. Construction activities would occur in the same locations; however, the footprint would be smaller because the casino would not be relocated.

MIGRATORY BIRDS

The activities associated with Alternative 2 would result in similar effects to migratory birds as those effects described under Proposed Action A. Construction activities would occur in the same locations; however, the footprint would be smaller because the casino would not be relocated.

WESTERN RIVERSIDE COUNTY MSHCP

The activities associated with Alternate 2 would result in similar effects to the MSHCP and MSHCP listed species as those effects described under Proposed Action A. The fee-to-trust action would occur as described in Proposed Action A and construction activities would occur in the same locations as Proposed Action A; however the footprint would be smaller because the casino would not be relocated.

4.4.5 ALTERNATIVE 3 – COMMERCIAL ENTERPRISE (NO CASINO OR HOTEL)

WATERS OF THE UNITED STATES

As discussed in **Section 3.4.4**, while jurisdictional waterways exist on portions of the Project Site, there are no waters of the United States present at the Development Site; therefore, no effects to waters of the United States would occur as a result of Alternative 3 (Commercial Enterprise Alternative).

FEDERALLY-LISTED SPECIES

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.

ADDITIONAL SPECIES CONSIDERED

The activities associated with Alternative 3 would result in similar effects to these additional species considered in the analysis as those effects described under Proposed Action A. Construction activities would occur in the same vicinity; however, a retail shopping center would be constructed instead of a casino as described in Proposed Action A.

MIGRATORY BIRDS

The activities associated with Alternative 3 would result in similar effects to migratory birds as those effects described under Proposed Action A. Construction activities would occur in the same vicinity; however, a retail shopping center would be constructed instead of a casino as described in Proposed Action A.

WESTERN RIVERSIDE COUNTY MSHCP

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.

4.4.6 ALTERNATIVE 4 – NO ACTION

Under Alternative 4, there would be no construction or ground-disturbing activities. Therefore, no effects to Waters of the United States or Federally-listed species would occur.

WATERS OF THE UNITED STATES

As discussed in **Section 3.4.4**, while jurisdictional waterways exist on portions of the Project Site, there are no waters of the United States present at the Development Site; therefore, no effects to waters of the United States would occur as a result of the No Action alternative.

FEDERALLY-LISTED SPECIES

Under the No Action alternative, there would be no construction or ground-disturbing activities. Therefore, no effects to Federally-listed species would occur.

ADDITIONAL SPECIES CONSIDERED

Under the No Action alternative, there would be no construction or ground-disturbing activities. Therefore, no effects to the additional species considered in this FEIS analysis would occur.

MIGRATORY BIRDS

Under the No Action alternative, there would be no construction or ground-disturbing activities. Therefore, no effects to migratory birds would occur.

WESTERN RIVERSIDE COUNTY MSHCP

Under the No Action alternative, the fee-to-trust action would not occur and the Project Site would remain subject to the MSHCP. Therefore, no effects to the MSHCP or MSHCP listed species would occur.

4.5 CULTURAL AND PALEONTOLOGICAL RESOURCES

This section discusses the effects of the Proposed Action, the Alternatives, and No Action on cultural resources, including archeological and historical resources. The California Office of Historic Preservation has concurred with the findings below as evident in the concurrence letter attached as **Appendix S**.

4.5.1 CULTURAL RESOURCES

4.5.1.1 PROPOSED ACTION A – HOTEL/CASINO COMPLEX WITH REALIGNMENT OF LAKE PARK DRIVE

ARCHAEOLOGICAL RESOURCES

Three sites (RJ1-3) were treated as potentially eligible for the National Register of Historic Places (NRHP) due to loss of historical integrity and substantial ground disturbance. However, Proposed Action A would not have an effect on any known significant archaeological resources. Construction activities related to the proposed developments could adversely affect previously unknown archaeological resources. The mitigation measures discussed in **Section 5.5** outline the process for dealing with inadvertent discoveries of archaeological resources and human remains.

HISTORICAL RESOURCES

Most of the sites identified on the Project Site are not considered eligible for listing in the NRHP due to their loss of historical integrity. One, however, is eligible for the NRHP due to its significant association with the local manufacturing. This facility is not located within the Development Site outlined in Proposed Action A and, therefore, would not be adversely affected.

4.5.1.2 PROPOSED ACTION B - HOTEL/CASINO COMPLEX WITHOUT REALIGNMENT OF LAKE PARK DRIVE

ARCHAEOLOGICAL RESOURCES

Three sites (RJ1-3) were treated as potentially eligible for the NRHP due to loss of historical integrity and substantial ground disturbance. However, Proposed Action B would not have an effect on any known significant archaeological resources. Construction activities related to the proposed developments could adversely affect previously unknown archaeological resources. The mitigation measures discussed in **Section 5.5** outline the process for dealing with inadvertent discoveries of archaeological resources and human remains.

HISTORICAL RESOURCES

Most of the sites identified on the Project Site are not considered eligible for listing in the NRHP due to their loss of historical integrity. One, however, is eligible for the NRHP due to its significant association with the local manufacturing. This facility is not located within the Development Site outlined in Proposed Action B and would, therefore, not be adversely affected.

4.5.1.3 ALTERNATIVE 1 – REDUCED HOTEL/CASINO COMPLEX

ARCHAEOLOGICAL RESOURCES

Three sites (RJ1-3) were treated as potentially eligible for the NRHP due to loss of historical integrity and substantial ground disturbance. However, Alternative 1 would not have an effect on any known significant archaeological resources. Construction activities related to Alternative 1 could adversely affect previously unknown archaeological resources. The mitigation measures discussed in **Section 5.5** outline the process for dealing with inadvertent discoveries of archaeological resources and human remains.

HISTORICAL RESOURCES

Most of the sites identified on the Project Site are not considered eligible for listing in the NRHP due to their loss of historical integrity. One, however, is eligible for the NRHP due to its significant association with the local manufacturing. This facility is not located within the Development Site outlined in Proposed Action B and would, therefore, not be adversely affected.

4.5.1.4 ALTERNATIVE 2 – HOTEL AND CONVENTION CENTER (NO CASINO RELOCATION)

ARCHAEOLOGICAL RESOURCES

Three sites (RJ1-3) were treated as potentially eligible for the NRHP due to loss of historical integrity and substantial ground disturbance. However, Alternative 2 would not have an effect on any known significant archaeological resources. Construction activities related to Alternative 2 could adversely affect previously unknown archaeological resources. The mitigation measures discussed in **Section 5.5** outline the process for dealing with inadvertent discoveries of archaeological resources and human remains.

HISTORICAL RESOURCES

Most of the sites identified on the Project Site are not considered eligible for listing in the NRHP due to their loss of historical integrity. One, however, is eligible for the NRHP due to its significant association with the local manufacturing. This facility is not located within the Development Site outlined in Proposed Action B and would, therefore, not be adversely affected.

4.5.1.5 ALTERNATIVE 3 – COMMERCIAL DEVELOPMENT

ARCHAEOLOGICAL RESOURCES

Three sites (RJ1-3) were treated as potentially eligible for the NRHP due to loss of historical integrity and substantial ground disturbance. However, Alternative 3 would not have an effect on any known significant archaeological resources. Construction activities related to Alternative 3 could adversely affect previously unknown archaeological resources. The mitigation measures discussed in **Section 5.5** outline the process for dealing with inadvertent discoveries of archaeological resources and human remains.

HISTORICAL RESOURCES

Most of the sites identified on the Project Site are not considered eligible for listing in the NRHP due to their loss of historical integrity. One, however, is eligible for the NRHP due to its significant association with the local manufacturing. This facility is not located within the Development Site outlined in Proposed Action B and would, therefore, not be adversely affected.

4.5.1.6 ALTERNATIVE 4 – NO ACTION

ARCHAEOLOGICAL RESOURCES

Three sites (RJ1-3) were treated as potentially eligible for the NRHP due to loss of historical integrity and substantial ground disturbance. The No Action alternative would not have an effect on any known significant archaeological resources. The Tribe would continue to use the Project Site in its current state. Since the land would remain held in fee-title by the Tribe, no mitigation is required.

HISTORICAL RESOURCES

Under the No Action Alternative, the Tribe would continue to use the Project Site in its current state since the land will remain held in fee-title by the Tribe. The No Action Alternative would, therefore, not have an effect on any significant historical resources.

4.5.2 PALEONTOLOGICAL RESOURCES

4.5.2.1 PROPOSED ACTION A – HOTEL/CASINO COMPLEX WITH REALIGNMENT OF LAKE PARK DRIVE

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. Preliminary soil borings advanced to 50 feet bgs did not encounter bedrock. Potential paleontological resources would only be expected at depths where bedrock is encountered. Soil grading and earthwork operations are not planned at depths where bedrock is present; therefore potential paleontological resources will not be disturbed. In the unlikely event that paleontological resources are uncovered during ground-disturbing activities, an Unanticipated Discoveries Plan (**Appendix AB**) has been prepared.

4.5.2.2 PROPOSED ACTION B - HOTEL/CASINO COMPLEX WITHOUT REALIGNMENT OF LAKE PARK DRIVE

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. Preliminary soil borings advanced to 50 feet bgs did not encounter bedrock. Potential paleontological resources would only be expected at depths where bedrock is encountered. Soil grading and earthwork operations are not planned at depths where bedrock is present; therefore potential paleontological resources will not be disturbed. In the unlikely event that paleontological resources are uncovered during ground-disturbing activities, an Unanticipated Discoveries Plan (**Appendix AB**) has been prepared.

4.5.2.3 ALTERNATIVE 1 – REDUCED HOTEL/CASINO COMPLEX

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. Preliminary soil borings advanced to 50 feet bgs did not encounter bedrock. Potential paleontological resources would only be expected at depths where bedrock is encountered. Soil grading and earthwork operations are not planned at depths where bedrock is present; therefore potential paleontological resources will not be disturbed. This material is sufficiently young geologically that it is very unlikely to contain fossils. In the unlikely event that paleontological resources are uncovered during ground-disturbing activities, an Unanticipated Discoveries Plan (**Appendix AB**) has been prepared.

4.5.2.4 ALTERNATIVE 2 – HOTEL AND CONVENTION CENTER (NO CASINO RELOCATION)

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. Preliminary soil borings advanced to 50 feet bgs did not encounter bedrock. Potential paleontological resources would only be expected at depths where bedrock is encountered. Soil grading and earthwork operations are not planned at depths where bedrock is present; therefore potential paleontological resources will not be disturbed. In the unlikely event that paleontological resources are uncovered during ground-disturbing activities, an Unanticipated Discoveries Plan (**Appendix AB**) has been prepared.

4.5.2.5 ALTERNATIVE 3 – COMMERCIAL DEVELOPMENT

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. Preliminary soil borings advanced to 50 feet bgs did not encounter bedrock. Potential paleontological resources would only be expected at depths where bedrock is encountered. Soil grading and earthwork operations are not planned at depths where bedrock is present; therefore potential paleontological resources will not be disturbed. In the unlikely event that paleontological resources are uncovered during ground-disturbing activities, an Unanticipated Discoveries Plan (**Appendix AB**) has been prepared.

4.5.2.6 ALTERNATIVE 4 – NO ACTION

Under the No Action Alternative, the Tribe would continue to use the Project Site in its current state since the land will remain held in fee-title by the Tribe. The No Action Alternative would, therefore, not have an effect on any paleontological resources.

4.6 ECONOMIC AND SOCIOECONOMIC CONDITIONS

This section presents the socioeconomic effects of Proposed Action, the development Alternatives, and No Action, focusing on three main areas of potential effects: (1) economic resources, (2) fiscal resources; and (3) environmental justice. Based on the resources evaluated, socioeconomic effects are expected on the Project Site and the Reservation, as well as throughout Riverside County. Further, distinct socioeconomic effects are anticipated for the construction and operation phases of the proposed developments. Included throughout this section are summary tables reflecting the results of the socioeconomic analysis for the Proposed Action, the Alternatives, and No Action.[82]

The analysis of economic resources covers effects on economic production (output),[83] labor income,[84] and employment[85] as estimated by IMPLAN (Impact Analysis for Planning), a regional economic model that is commonly used to estimate economic effects. The IMPLAN is based on an input-output (I-O) framework, where all industries within an economy are linked together; the output of one industry becomes the input of another industry until all final goods and services are produced. The I-O models can be used to analyze both the structure of a regional economy and to estimate the total economic effect of projects or policies. For this analysis, the "study area" for the regional economic model is Riverside County, California, and the model is based on the 2006 IMPLAN dataset. The focus of the regional economic analysis is on changes in income and employment, as these parameters represent the net economic benefits that accrue to the region as a result of changes in economic output.

The results of the regional economic model and analysis are organized into direct, indirect, and induced effects. Total economic effects include direct effects attributed to the activity being analyzed, as well as the additional indirect and induced effects resulting from money circulating throughout the economy. Because the businesses within a local economy are linked together through the purchase and sales patterns of goods and services produced in the local area, an action which has a direct effect on one or more local industries is likely to have an indirect effect on many other businesses in the region. For example, an increase in construction spending would likely lead to an increase in the production of building materials in the local area, if produced locally. Firms providing production inputs and support services to the construction industry

---

[82] The discussion of socioeconomic effects for the other project alternatives will cross-reference the tables presented in **Section 4.1.6**.

[83] Output is the total value of the goods and services produced by businesses in an area.

[84] Labor income is the sum of employee compensation (including all payroll costs and benefits) and proprietor income.

[85] Employment represents the annual average number of employees, whether full- or part-time, of the businesses producing output.

would see a rise in their industry outputs as the demand for their products increases. These additional effects are known as indirect economic effects. Further, as household income is positively affected by the changes in regional economic activity, additional economic activity is generated. The additional effects generated by changes in household spending are known as induced economic effects. The results of the regional economic analysis, which includes direct, indirect, and induced effects, are presented under *Economic Resources*.

Other economic and fiscal effects are based on the "Horseshoe Grande Development Market Analysis – Draft Report" (Market Analysis) prepared by ENTRIX, Inc. and submitted to the BIA in confidence under a separately-bound report from this FEIS. The Market Analysis assessed the implications of the Proposed Action, the Alternatives, and No Action Alternative on local and regional markets, employment, taxes, and consumer expenditures.[86] In addition, data were also used from a separate project-level financial feasibility study of the Tribe's proposal.

The socioeconomic effects of the project are based on a comparison of future with-project conditions relative to future without-project conditions. Future with-project conditions are those economic conditions anticipated under the Proposed Action and each of the Alternatives, while without-project conditions represent future conditions under the No Action Alternative. In other words, the No Action Alternative serves as the baseline against which potential socioeconomic effects are evaluated.

4.6.1 PROPOSED ACTION A – HOTEL/CASINO COMPLEX WITH REALIGNMENT OF LAKE PARK DRIVE

ECONOMIC RESOURCES

Construction of the new casino/hotel complex under Proposed Action A is expected to generate short-term economic benefits to the region over the approximate two-year construction period (see **Table 4-23**). The total construction cost of the facility under Proposed Action A is estimated at $335 million, which represents the direct output value of the construction industry. Approximately 12 percent of the construction cost is for furniture, fixtures, and equipment (FFE), which are expected to be imported into the study area (Riverside County) and, therefore, do not generate any additional economic benefits associated with the production of goods and services. The remaining 88 percent ($295 million) would be spent on construction materials and services, as well as labor payments to construction workers. A portion of these expenditures would be captured in the Riverside County economy and generate additional economic benefits in the form of indirect and induced effects. Overall, the additional economic benefits associated with construction activity under Proposed Action A include indirect and induced effects totaling $65.8 million in local economic production (output) in Riverside County. In addition, Proposed Action A is expected to generate $108.1 million in direct labor payments and a total of $130.4 in labor

[86] Based on the confidentiality of certain data and values, the "Horseshoe Grande Development Market Analysis – Draft Report" (Market Analysis) is bound under separate cover for confidentiality and cannot be obtained under the Freedom of Information Act. Accordingly, some of these data are omitted from the presentation of results in the FEIS.

income accounting for inter-industry linkages and household spending. Lastly, the short-term employment benefits under Proposed Action A include 840 direct jobs and 1,084 total jobs over the two-year construction period. The construction-related economic effects described here represent new economic benefits to the region.

Once the proposed casino/hotel facility is developed, operations of Proposed Action A would generate long-term economic benefits within Riverside County. The economic benefits of the operations of the proposed developments are associated with casino gaming activity and operation of the various retail and other businesses that comprise the facility. A summary of the annual economic effects of these operations in Riverside County is presented in **Table 4-24**. The value of direct economic output attributed to operations of the proposed developments primarily consists of net gaming revenues realized by the Tribe and, to a lesser extent, the production value of other goods and services provided at the new facility. Due to the confidential nature of gaming revenue data, direct and total output values are excluded from **Table 4-24**; however, the indirect and induced economic output of operations under 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 (accounting for inter-industry linkages and household spending) is estimated to be$189.3 million per year.

TABLE 4-23
SUMMARY OF TOTAL ECONOMIC EFFECTS (RIVERSIDE COUNTY): CONSTRUCTION 1

Economic Effect	No Action (A4)	PA-A	PA-B	A1	A2	A3
Output (millions $)						
Direct / Project	--	$334.5	$309.9	$247.9	$114.1	$73.3
Indirect	--	$35.2	$32.7	$26.1	$12.0	$7.7
Induced	--	$30.6	$28.3	$22.7	$10.4	$6.7
Total	--	$400.3	$370.9	$296.7	$136.6	$87.7
Labor Income (millions $)						
Direct / Project	--	$108.1	$100.2	$80.2	$36.9	$23.7
Indirect	--	$12.7	$11.7	$9.4	$4.3	$2.8
Induced	--	$9.6	$8.9	$7.1	$3.3	$2.1
Total	--	$130.4	$120.8	$96.6	$44.5	$28.6
Employment (Temporary Annual Jobs)						
Direct / Project	--	840	778	623	287	184
Indirect	--	114	106	85	39	25
Induced	--	129	120	96	44	28
Total	--	1,084	1,004	803	370	238

Acronyms: PA – Proposed Action; A – Alternative.

Figures may not sum due to rounding.

[1] Results for output and labor income represent the total impact of construction over the two-year construction period. All figures are in 2010 dollars

Source: ENTRIX, 2010 (based on personal communication with Tribal staff regarding construction costs and IMPLAN modeling).

TABLE 4-24
SUMMARY OF ANNUAL ECONOMIC EFFECTS (RIVERSIDE COUNTY): OPERATIONS 1

Economic Effect	No Action (A4)	PA-A	PA-B	A1	A2	A3
Output (millions $)						
Direct / Project [2]	--	--	--	--	--	--
Indirect	$38.8	$47.6	$47.6	$46.2	$41.6	$42.3
Induced	$37.4	$44.9	$44.9	$43.7	$39.6	$40.0
Total	--	--	--	--	--	--
Labor Income (millions $)						
Direct / Project	$133.0	$159.9	$159.8	$155.7	$141.0	$142.4
Indirect	$12.6	$15.4	$15.4	$15.0	$13.5	$13.7
Induced	$11.6	$14.0	$14.0	$13.6	$12.3	$12.5
Total	$157.3	$189.3	$189.2	$184.3	$166.9	$168.6
Employment (Permanent Jobs)						
Direct / Project	1,000	1,653	1,651	1,460	1,278	1,351
Indirect	285	349	349	339	305	309
Induced	318	382	382	372	337	340
Total	1,602	2,384	2,381	2,170	1,920	2,000

Acronyms: PA – Proposed Action; A – Alternative.

Figures may not sum due to rounding.

[1] Results for the No Action alternative reflect existing operations for non-casino revenues and Year 2010 for casino-related activity. Results for the Proposed Action and Alternatives reflect first year of operations in Year 2011. All figures are in 2010 dollars.

[2] The direct and total output value of operations includes casino gaming revenue, which is confidential information and not reported above.

Source: ENTRIX, 2010 (based on personal communication with Tribal staff regarding construction costs and IMPLAN modeling).

In terms of employment, the new casino would employ approximately 1,200 workers after the relocation, an increase of 20 percent (or 200 workers) compared to existing casino operations, which represents new jobs in the area. Additional new jobs would be created by the proposed hotel, retail, and other developments that are part of Proposed Action A. Specifically, Proposed Action A is anticipated to create 453 new jobs in the local area. The new jobs would be generated

by the hotel, events arena, convention center, restaurants, spa, retail, gas station with convenience store, and fire station. In addition to these 1,653 direct jobs at the casino/hotel facility, an additional 731 new jobs would be created in Riverside County as a result of the indirect and induced effects of Proposed Action A operations. In total, Proposed Action A is expected to support approximately 2,400 jobs in the Riverside County economy, thereby serving as a significant source of employment in the region.

FISCAL RESOURCES

The fiscal effects of Proposed Action A are based on changes in property tax, sales tax, and income tax revenues. A summary of the fiscal effects of the Proposed Action, the Alternatives, and No Action is presented in **Table 4-25**.

Property Tax

Proposed Action A would result in a decrease in the local property tax base due to the transfer of 34 parcels into trust status. At present, Riverside County receives $235,090 ($0.24 million) per year in property taxes on these parcels (see **Table 4-25**) - less than 0.01 percent of the $2.4 billion the County received in property tax revenue that year.[87] Of the County property tax revenue in 2008, 47.4 percent was allocated to education. Thus the Proposed Action will decrease education funding by $110,958.66 – a 0.01 percent reduction. Given that these revenues would be foregone by Riverside County and local government following the approval of the fee-to-trust action, the reduction in property tax revenues is one component of the annual fiscal effect of Proposed Action A.

TABLE 4-25
SUMMARY OF ANNUAL FISCAL EFFECTS – OPERATIONS (RIVERSIDE COUNTY) 1

Fiscal Effect	No Action (A4)	PA-A	PA-B	A1	A2	A3
Property Tax	$0	-$0.24	-$0.24	-$0.24	-$0.24	-$0.24
Sales Tax	$0	$0.81	$0.81	$0.71	$6.30	$2.51
Business & Income Tax						
State	$0.97	$1.71	$1.71	$1.59	$1.35	$1.69
Federal	$3.05	$7.97	$7.83	$6.73	$6.15	$6.16

Acronyms: PA – Proposed Action; A – Alternative.

[1] Values in millions of U.S. dollars.

Source: Riverside County Assessor, County Clerk, Recorder's website, http://riverside.asrclkrec.com/ACR/OS.asp, accessed March 2008.

87 Larry Ward with the Riverside County Assessor – County Clerk – Recorder Office, '2007 – 2008 Annual Report' accessed online at http://riverside.asrclkrec.com/acr/docs/2008-2009%20Annual%20Report%20Final.pdf

Sales/Use Tax

Proposed Action A would result in positive sales tax effects to the local and state governments from increased business activity that is proposed as part of the casino/hotel complex (from basically zero to a non-zero level). It is estimated that Proposed Action A would generate a total of around $0.81 million in sales tax revenues per year, with the main contribution to be made by restaurants (as a group), gas station with convenience store, and retail stores (see **Table 4-25**). Of this amount, the State's share would equal approximately $0.67 million annually, while local and district sales tax receipts would equal approximately $0.14 million per year. This represents a net increase in sales tax revenues relative to the No Action Alternative, where no sales tax revenues are generated.

The sales/use tax revenue discussed in the preceding paragraph will accrue on Federal trust land because, while sales by Indians to Indians residing on the Reservation are exempt, other types of sales are assessed with a use tax on them. There are four categories of sales transactions when it comes to sales on trust land: 1) those by Indians to Indians residing on the same reservation where the sale occurred; 2) those by Indians to non-Indians and Indians living outside the reservation where the sale occurred; 3) those by non-Indians to Indians living on the same reservation where the sale occurred; and 4) those by non-Indians to non-Indians and Indians living outside the Reservation where the sale occurred. Each category is explained below:

1. Sales by Indians to Indians residing on the reservation where the sale occurs are exempt from sales tax. These sales are also exempt from use tax if the tangible property being sold will be used on the reservation more than 50 percent of the time within the 12-month period following the sale.[88]

2. A use tax is levied on sales by Indians to non-Indians and Indians living outside the reservation where the sale occurs.[89] A use tax is of the same magnitude as the sales tax, or 8.75 percent of the sale amount.[90] The one exception to this is the sale of "meals, food or beverages at eating and drinking establishments," which are not taxed if the food or beverages are consumed on the Reservation.[91]

3. Sales by non-Indians to Indians living on the reservation where these sales are made are exempt from both sales and use taxes. The use tax is only collected in the event

---

88 California State Board of Equalization, March, 2003, "Sales and Use Tax Regulations: Regulation 1616, Federal Areas," Sacramento.

89 Use taxes are owed for any items purchased out of state, assuming the seller does not collect California use or sales taxes and the item is used, given away, stored, or consumed in California. See http://www.ftb.ca.gov/current/usetax.shtml, accessed December 11, 2007.

90 California State Board of Equalization, "Local and District Taxes," Internet page http://www.boe.ca.gov/sutax/localdist.htm, accessed August 21, 2007.

91 Ibid, March, 2003, "Sales and Use Tax Regulations: Regulation 1616, Federal Areas," Sacramento.

that the property purchased is used off-reservation more than 50 percent of the time within the 12 months following the purchase.[92]

4. Sales by non-Indians to non-Indians or Indians living outside the reservation where the sale occurs are assessed either as a sales or use tax.[93]

In order to estimate the sales tax effects from the Proposed Action and the Alternatives, two key assumptions are made. First, the ratio of Indian purchasers living on the Reservation to total purchasers is assumed equal to the proportion of total market area population represented by Tribal members. It is thus assumed that at least 94 percent of the sales will be made to non-Indians or Indians living off-Reservation.

The second key assumption relates to the assumed ratio of taxable to non-taxable sales regardless of the seller's or purchaser's status. This ratio differs for each of the establishments proposed for development and ranges from 100 percent on gasoline sales to 0 percent on Tribally-owned restaurant sales.

Income Tax

Similar to sales tax, positive income tax effects would accrue to the state and Federal governments as a result of Proposed Action A. The state and Federal governments collect income taxes both from businesses (business income tax) and individuals working in these businesses (individual income tax). The total state income tax payment associated with Proposed Action A is estimated at around $1.71 million per year, while the annual Federal income tax receipts are anticipated to exceed $7.97 million (see **Table 4-25**). This is more than double the business and income tax revenues generated under the No Action Alternative. The state government also collects Indian Gaming Special Distribution Fund revenues from Indian Casinos in California. In the 2008-2009 fiscal year, Soboba contributed $1,476,012 to the fund.[94] Since this figure is assessed on slot machine revenue, [95] it is not expected to vary by action alternative since slot machines remain constant across alternatives. As this figure is not collected as a personal or corporate income tax, it is not included in the fiscal results presented in **Table 4-25**.

Overall Tax Effect

As presented in **Table 4-25**, while the local property tax base would decrease as a result of Proposed Action A, other taxes would increase because of the proposed developments on the property, more than offsetting this negative effect on property tax receipts and resulting in a less than significant effect to local governments.

---

92 California State Board of Equalization, March, 2003, "Sales and Use Tax Regulations: Regulation 1616, Federal Areas," Sacramento.

93 Ibid.

94 California State Controller's Office, Fiscal Year 2008-2009, 'Proposed Allocation from the Special Distribution Fund,' accessed online at http://www.sco.ca.gov/ard_payments_indiangaming_sd.html.

95 PR Newswire Association, LLC, 2002, "Gaming Tribes Begin Contributing to Special Distribution Fund,' accessed online at http://www.thefreelibrary.com/Gaming+Tribes+Begin+Contributing+to+Special+Distribution+Fund-a093622115.

EFFECTS TO ABUTTING PROPERTY VALUES

An 'Island Community' is formed when a small piece of fee land is privately held within a large area of trust land and occupants of the fee land must traverse trust land for ingress/egress. The effects to abutting property values and the creation of an 'Island Community' within trust land ('Island Effect') are not conclusive based on empirical review. While the creation of trust property can be expected to impact property values, the direction and magnitude of the effect is unknown.

In cases like Strate v. A-1 Contractors (1997), Brendale v. Confederated Tribes and Bands of the Yakima Indian Nation (1989), and Montana v. United States (1981) (as discussed in Tsosie, 2001) the difficulties of governing non-Indian fee lands within reservation boundaries is highlighted. The creation of checkerboard reservations (fee land surrounded by trust land) may burden the administration of governing by state/local v. tribal governments. In cases like Solem v. Bartlett (1984) (as discussed in Sherrill v. Oneida Indian Nation of New York, 544 U.S. (2005)) the fee land islands within trust land is expected to adversely affect private landowners neighboring tribal land.

Fee property in an area dominated by trust land may be scarce or in shortage (Rosser, 2008). The purchase of fee land over trust land may be preferable to individuals and even Indians living in the area due to their ability to own the property. This may put a premium on fee land nearby trust land (through real or perceived advantages of owning land), driving up the price of the property resulting in a higher sales price for sellers of such property. One example is where a plaintiff owned a 'very small island of fee land' surrounded by Navajo trust land (Krakoff, 2004). The owner of the land runs a hotel and was actually able to benefit financially by being within Navajo Nation boundaries through increased visitation.

The literature suggests the need for additional research to fully understand the effects of tribal land acquisition programs on non-Indian small property owners (Rosser, 2008). Thus, the magnitude and direction of effect to property values is unknown and inconclusive. However, in this instance, Lake Park Drive and Soboba Road would remain under the jurisdiction of the City of San Jacinto and residents of local communities would not have to pass through trust land to access their homes. These right-of-ways would remain under the jurisdiction and management of the City of San Jacinto as result of the fee-to-trust action, therefore, values of abutting fee properties to trust lands may or may not experience an "island effect" given that residents can directly access their properties. Refer to **Section 2.1.1** and **Figure 2-6** for additional information on the right-of-ways on the Project Site.

URBAN DECAY

The purpose of this section is to identify and evaluate the potential for the proposed developments to result in physical blight/urban decay. This analysis takes into account the market conditions in the area of analysis available through secondary sources.

Background and Terminology

In general, urban decay can be described as the physical effect, including facilities that are poorly maintained and in disrepair, deterioration of buildings and improvements, visual and aesthetic impacts, increase in property crime (e.g., graffiti) and increased demand for emergency services, which result from increases in retail closures and long-term vacancies. A 2004 study by the Bay Area Economic Forum described the urban decay process as follows:

> *"Vacant buildings, along with their large parking lots, can attract litter, graffiti, and vandalism, as well as loiters and homeless populations. A decaying building both worsens its own prospects for refurbishment and weakens the vitality of the buildings around it. And big box stores, which are built quickly and cheaply, often have a lower quality of construction than other buildings, meaning they tend to deteriorate faster."*

The initial impetus of urban decay often originates from financial conditions faced by individual property owners; if a landlord is no longer collecting rent on a vacant property and does not believe that it can be re-leased, the incentive to maintain the property may evaporate. The effect can spread to adjacent properties and become self-fulfilling as customers start to avoid the area, and other property owners or tenants perceive an area as no longer viable. Urban decay can be reinforced by a reduction in the fiscal resources of local governing entities because of declining sales and property tax revenue.

Urban Decay in the Context of Proposed Action A

The purpose of this analysis is to assess if development of the hotel and commercial enterprise under Proposed Action A would have a negative effect on businesses in downtown San Jacinto, which can lead to urban decay. The two types businesses that could potentially be affected under Proposed Action A are hotels and retail establishments.

As discussed in more detail in **Section 3.6.2**, there are two hotels in San Jacinto. Both of these hotels are low-price, budget facilities. Additionally, no new hotels are currently planned in the area. In comparison, the hotels proposed under Proposed Action A and B and Alternatives 1 and 2 are more high-end, luxury facilities in terms of the services they will offer. The clientele for these would not be the same as those who might stay at the two hotels in San Jacinto. Given that the proposed developments will not result in less people staying at the hotels in San Jacinto, no effect is anticipated on the hotel businesses in downtown San Jacinto because of Proposed Actions A.

In terms of retail businesses, a Retail MarketPlace Profile from ESRI of the ten-mile trade area of Hemet, which includes San Jacinto, reveals that the retail demand in the area is over $1.2 billion dollars.[96] Further, according to this profile, the leakage factor for this area is 17, meaning that a large number of the areas households are travelling long distances to shop. In most cases, they

[96] City of Hemet, May 2006, *Hemet Now*, "Hemet Retail Demand Tops $1 Billion."

are going farther than 15 miles to shopping centers in Moreno Valley and Temecula. Given that leakage is a measure of retail sales lost by a community to a competitive market, indicating the need for more retail development in an area, there appears to be a shortage of retail businesses in the area. At the same time, the 2010 Edition of the California Retail Survey ranks Riverside County as number one in population growth.[97] However, more importantly, San Jacinto is ranked number five in terms of "Relative Strength" of the retail market among all cities in California.[98] The Relative Strength Ratio measures the long-term retail sales growth trend in one local market compared to growth fluctuations in statewide retail sales, and since it covers a period of the last five years, it provides a good comparison of longer-term sales growth trends relative to statewide averages. Given these facts, especially the strong growth and high retail demand in San Jacinto, the proposed commercial development is not anticipated to cause urban decay by taking business away from retail establishments in downtown San Jacinto. Based on available information, there appears to be sufficient demand in the area to accommodate new retail businesses without hurting existing ones.

ENVIRONMENTAL JUSTICE

The key to identifying potential environmental justice effects that may stem from the Proposed Action, is to understand how the Proposed Action A would affect social conditions in the Project Site and surrounding area identified in **Section 3.6**, and whether any group of people, including any racial, ethnic, or socioeconomic group, will bear a disproportionate share of any adverse environmental, human health, and socioeconomic effects from the implementation of the Proposed Action A, required by Executive Order 12898. There are no human health-related effects associated with the Proposed Action A, no environmental/ecological effects disproportionately adversely affecting minority and/or lower-income populations. Given this, the analysis of environmental justice effects focuses on the changes in socioeconomic conditions of these groups.

Following from the discussion in **Section 3.6**, this analysis assesses the magnitude of changes in relevant socioeconomic variables and whether these may affect a particular racial/ethnic or socioeconomic group. Based on the Federal guidance and professional judgment, the following criteria are used to evaluate potential effects to low income and minority populations:

- Are there any potential adverse socioeconomic effects associated with the Proposed Action A, and
- Are minorities or low-income communities disproportionately subject to these adverse effects?

---

97 The Eureka Group, 2010, "California Retail Survey – 2010 Edition."

98 "The Relative Strength Ratio measures the long-term retail sales growth trend in one local market compared to growth fluctuations in statewide retail sales. Since the Ratio covers a period of the last five years, it provides Survey users with an easily understood comparison of longer-term sales growth trends, relative to statewide averages. The ratio is derived by dividing the percentage increase in retail sales in a specific county or city over the past five years by comparable percentage increases for total statewide retail sales." The Eureka Group, 2010, "California Retail Survey – 2010 Edition."

- Two categories of economic effects are anticipated following the implementation of these actions: economic and fiscal.

Under Proposed Action A, 1,084 new jobs (direct, indirect, and induced) would be created during the construction period, and 2,384 when the proposed developments are in operation, resulting in increased labor income (see **Tables 4-23** and **4-24** in **Section 4.6.1**). The increase in employment opportunities will benefit all racial/ethnic and socioeconomic groups in the Project Site and surrounding area (see **Section 3.6.3** for distribution of these groups) through decreasing unemployment and raising the standard of living.

In terms of fiscal effects, as elaborated in **Section 4.6.1** and **Table 4-25**, approximately $286,804 ($0.29 million) per year in property taxes on the 34 parcels would be foregone by Riverside County and the local government as a result of Proposed Action A. It is assumed that a portion of property tax revenues are used to directly or indirectly benefit welfare and other programs for minorities and low-income groups. While there is limited information available on the exact proportions, it is anticipated that some of these programs may be affected by reduced funding. However, the total state and Federal income tax payment under Proposed Action A is anticipated to be more than double the business and income tax revenues generated under the existing conditions. Therefore, 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 effect on property tax receipts. Overall, Proposed Action A would lead to direct and indirect positive effects on the minorities and lower-income groups and, therefore, positive environmental justice effects.

The issue of negative social effects of gambling on low income groups, minorities, senior citizens, and problem gamblers was also examined in the context of the Proposed Action A. However, Proposed Action A will not increase gaming facilities in the area. The present casino is located approximately one mile from the proposed location of the proposed casino, which implies that the communities that will have access to gaming facilities at the proposed casino currently have access to the same number of gaming facilities in the general area. Therefore, while the analysis acknowledges the negative effects of gambling in general, given that Proposed Action A will not add to the existing gaming facilities in the area, there is no evidence to conclude that any additional effects of gambling on any groups would occur due to the Proposed Action A compared to existing conditions.

Furthermore, with the existing Soboba casino already representing a portion of the overall gaming opportunity in the region, Proposed Action A is not expected to significantly affect other tribal gaming operations in the region.

4.6.2 PROPOSED ACTION B – HOTEL/CASINO COMPLEX WITHOUT REALIGNMENT OF LAKE PARK DRIVE

ECONOMIC RESOURCES

Proposed Action B would generate similar, yet slightly lower, economic benefits compared to Proposed Action A. The construction-related economic benefits of Proposed Action B are summarized in **Table 4-23** in **Section 4.6.1**. Based on a slightly smaller configuration of the proposed events arena, the total construction cost (and direct output value) of the project is estimated to be $310 million and the additional economic output generated by project construction would be about $61.0 million. During construction, a total of $120.8 million in labor income would be generated and about 1,004 temporary jobs would be supported over the two-year construction period. Relative to the No Action alternative, these effects represent new economic benefits to Riverside County.

The operations-related economic benefits of Proposed Action B are comparable to Proposed Action A and are summarized in **Table 4-24** in **Section 4.6.1**. Similar to Proposed Action A, the long-term economic benefits generated within Riverside County are attributed to casino gaming activity and operation of the various retail and other businesses. 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 (direct and total output values are excluded for confidentiality purposes). 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). Overall, Proposed Action B is expected to generate a substantial amount of economic activity, including new income and jobs, in Riverside County.

FISCAL RESOURCES

The fiscal effects expected under Proposed Action B are comparable to Proposed Action A (see **Table 4-25** in **Section 4.6.1**). As is the case with all of the Alternatives, property tax revenues totaling approximately $286,804 ($0.29 million) would be lost under Proposed Action B. However, new sales tax revenues totaling about $810,000 would be generated annually under this alternative, which represents a net increase relative to the No Action alternative. Further, state and Federal income tax revenues generated under Proposed Action B would total about $1.71 million and $7.66 million, respectively.

EFFECTS TO ABUTTING PROPERTY VALUE

Quantifying the effects to property values of fee properties that would abut trust lands as result of Proposed Action B cannot be accurately performed based on an empirical review of available literature. Refer to **Section 4.6.1** for additional information.

URBAN DECAY

The effects of urban decay expected under Proposed Action B are comparable to Proposed Action A (see **Section 4.6.1**). Considering the characteristics of the local economy, the proposed developments under Proposed Action B (i.e. hotel, retail businesses) will not result in urban decay.

ENVIRONMENTAL JUSTICE

Proposed Action B does not change the general conclusion regarding potential environmental justice effects relative to Proposed Action A. Therefore, the positive economic and fiscal benefits that stem from Proposed Action B are similar to those outlined for Proposed Action A in **Section 4.6.1**, though slightly reduced due to the smaller size of the events arena and no realignment of Lake Park Drive (see **Tables 4-5, 4-6,** and **4-7**). In addition to the higher output relative to the No Action alternative, new jobs would be created both during construction and operation of the proposed developments resulting in more labor income (see **Section 4.2.6.1**). The sales and income tax receipts would more than offset the negative property tax effects under Proposed Action B (see **Section 4.2.6.2**). Therefore, similar to Proposed Action A, Proposed Action B would result in direct and indirect positive effects on the minorities and lower-income groups and, thus, positive environmental justice effects.

Regarding the issue of social effects of gambling on low income groups, minorities, senior citizens, and problem gamblers, the analysis acknowledges the negative effects of gambling in general. However, given that the Proposed Action B will not add to the existing gaming facilities in the area, there is no evidence to conclude that any additional effects of gambling on any groups would occur due to the Proposed Action B compared to existing conditions.

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.

4.6.3 ALTERNATIVE 1 – REDUCED HOTEL/CASINO COMPLEX

ECONOMIC RESOURCES

During construction, Alternative 1 would generate less economic benefits compared to Proposed Action A based on the reduced sized (and therefore cost) of the proposed developments (see **Table 4-23** in **Section 4.6.1**). The total construction cost (and direct output value) of Alternative 1 is estimated at $247.9 million and the additional economic output generated by construction of the proposed developments would be about $48.8 million. In addition, a total of $96.6 million in labor income would be generated during construction and roughly 803 temporary jobs would be supported over the two-year construction period. Relative to the No Action Alternative, these effects represent new economic benefits to Riverside County.

While Alternative 1 would result in long-term economic benefits in Riverside County relative to the No Action alternative, based on the reduced size of the proposed developments under this

alternative, these benefits are slightly less compared to Proposed Action A (see **Table 4-24** in **Section 4.6.1**). In total, the indirect and induced economic output of operations under Alternative 1 is estimated to total $89.9 million annually (direct and total output values are excluded for confidentiality purposes); 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 2170 jobs annually (including the 1,460 direct jobs throughout the casino/hotel facility). Although Alternative 1 represents a reduced form of the Proposed Action, it still represents a significant source of new economic activity in the region.

FISCAL RESOURCES

In terms of fiscal effects, the decrease in property taxes to Riverside County and local government due to the change in the status of the 34 parcels under Alternative 1 would be the same as for the other Alternatives ($286,804 or $0.29 million per year). However, annual sales tax receipts to state and local governments are estimated to total nearly $710,000, while annual state and Federal income tax payments would total about $1.59 million and $6.73 million, respectively. The sales and income tax receipts, while less than those under Proposed Action A, would more than offset the negative property tax effects. See **Table 4-25** in **Section 4.6.1.**for a summary of fiscal effects.

EFFECTS TO ABUTTING PROPERTY VALUE

Quantifying the effects to property values of fee properties that would abut trust lands as result of Alternative 1 cannot be accurately performed based on an empirical review of available literature. Refer to **Section 4.6.1** for additional information.

URBAN DECAY

The effects of urban decay expected under Alternative 1 are comparable to Proposed Action A (see **Section 4.6.1**). Considering the characteristics of the local economy, the proposed developments under Alternative 1 (i.e. hotel, retail businesses) would not result in urban decay.

ENVIRONMENTAL JUSTICE

As discussed in preceding paragraphs, Alternative 1 entails a 20 percent reduction in the scale of the hotel and casino relative to Proposed Action A. Therefore, while the general conclusion regarding potential environmental justice effects that stem from this alternative is similar to that outlined for Proposed Action A in **Section 4.6.1**, the magnitudes of positive economic and fiscal benefits would be comparatively reduced (see **Tables 4-23, 4-24,** and **4-25**). In addition to the higher output relative to the No Action Alternative, new jobs would be created both during construction and operation of the proposed developments resulting in more labor income. The sales and income tax receipts would more than offset the negative property tax effects under Alternative 1 (see **Section 4.6.1**). Therefore, similar to Proposed Action A, Alternative 1 would result in direct and indirect positive effects on the minorities and lower-income groups and, thus, positive environmental justice effects.

Regarding the issue of social effects of gambling on low income groups, minorities, senior citizens, and problem gamblers, the analysis acknowledges the negative effects of gambling in general. However, given that Alternative 1 will not add to the existing gaming facilities in the area, there is no evidence to conclude that any additional effects of gambling on any groups would occur due to Alternative 1 compared to existing conditions.

Furthermore, with the existing Soboba casino already representing a portion of the overall gaming opportunity in the region, Alternative 1 is not expected to significantly affect other tribal gaming operations in the region.

4.6.4 ALTERNATIVE 2 – HOTEL AND CONVENTION CENTER (NO CASINO RELOCATION)

ECONOMIC RESOURCES

The construction benefits under Alternative 2 are substantially less than the Proposed Action and Alternative 1 because the casino would not be relocated and smaller retail development is proposed, thereby lowering the construction cost (direct output value) of the alternative to about $114.1 million (see **Table 4-23** in **Section 4.6.1**). The additional economic output in Riverside County generated by construction of the proposed developments would be approximately $22.4 million. The income and employment benefits would be lower as well. It is estimated that a total of $44.5 million in labor income would be generated during construction and about 370 temporary jobs would be supported over the two-year construction period. Again, relative to the No Action Alternative, these effects represent new economic benefits to Riverside County.

While Alternative 2 would result in long-term economic benefits in Riverside County relative to the No Action Alternative, based on the reduced scale of proposed retail and other developments size of the proposed developments under this alternative and no added benefits of casino relocation, economic activity would be lower compared to Proposed Action A (see in **Table 4-24** in **Section 4.6.1**). 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, which include 1,278 combined direct jobs at the existing casino (1,000 jobs) and new facility (278 jobs). Overall, Alternative 2 would be a significant source of new economic activity to the region.

FISCAL RESOURCES

Similar to the Proposed Action and all of the Alternatives, property tax revenues totaling approximately $286,804 ($0.29 million) would be lost under Alternative 2. Offsetting these effects, however, are new sales tax revenues totaling about $630,000 expected under this alternative, which represents a net increase relative to the No Action alternative. Further, state

and Federal income tax revenues generated under this alternative would total about $135 million and $6.15 million, respectively. See **Table 4-25** in **Section 4.6.1** for a summary of fiscal effects.

EFFECTS TO ABUTTING PROPERTY VALUE

Quantifying the effects to property values of fee properties that would abut trust lands as result of Alternative 2 cannot be accurately performed based on an empirical review of available literature. Refer to **Section 4.6.1** for additional information.

URBAN DECAY

The effects of urban decay expected under Alternative 2 are comparable to Proposed Action A (see **Section 4.6.1**). Considering the characteristics of the local economy, the proposed developments under Alternative 2 (i.e. hotel) would not result in urban decay.

ENVIRONMENTAL JUSTICE

The general conclusion regarding potential environmental justice effects that stem from Alternative 2 is similar to that outlined for Proposed Action A in **Section 4.6.1**. However, the magnitudes of positive economic and fiscal benefits would be comparatively reduced (see **Tables 4-23**, **4-24**, and **4-25**). In addition to the higher output relative to the No Action Alternative, new jobs would be created both during construction and operation of the proposed developments resulting in more labor income. The sales and income tax receipts would more than offset the negative property tax effects under Alternative 2 (see **Section 4.6.1**). Therefore, similar to Proposed Action A, Alternative 2 would result in direct and indirect positive effects on the minorities and lower-income groups and, thus, positive environmental justice effects.

4.6.5 ALTERNATIVE 3 – COMMERCIAL ENTERPRISE (NO CASINO OR HOTEL)

ECONOMIC RESOURCES

Under Alternative 3, the economic benefits attributed to construction activity are the lowest of any of the Alternatives based on an estimated construction cost (direct output value) of approximately $73.3 million (see **Table 4-23** in **Section 4.6.1**). In turn, construction spending would generate an additional $14.4 million in local economic production in Riverside County. The income and employment benefits would be lower as well. It is estimated that a total of $28.6 million in labor income would be generated during construction and about 238 temporary jobs will be supported over the two-year construction period. Similar to all other Alternatives, the economic effects expected under Alternative 3 represent new economic benefits to Riverside County relative to the No Action Alternative.

While Alternative 3 would result in long-term economic benefits in Riverside County relative to the No Action Alternative, the economic activity under this alternative would be lower compared to Proposed Action A (see in **Table 4-24** in **Section 4.6.1**). In total, the indirect and induced economic output of operations under Alternative 3 is estimated to total $82.3 million annually (direct and total output values are excluded for confidentiality purposes). 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, which include 1,351 combined direct jobs at the existing casino (1,000 jobs) and new commercial center (351 jobs). Similar to other Alternatives, Alternative 3 would, overall, be a significant source of new economic activity in the region.

FISCAL RESOURCES

In terms of fiscal effects, the decrease in property taxes to Riverside County and local government due to the change in the status of the 34 parcels would remain the same as under Proposed Action A ($286,804 or $0.29 million per year). However, annual sales tax receipts to state and local governments would be increased to a combined total of $2.51 million. Further, annual state and Federal income tax payments would increase to $1.69million and $6.16 million, respectively. The new sales and income tax receipts are anticipated to more than offset the negative property tax effects. See **Table 4-25** in **Section 4.6.1** for a summary of fiscal effects.

EFFECTS TO ABUTTING PROPERTY VALUE

Quantifying the effects to property values of fee properties that would abut trust lands as result of Alternative 3 cannot be accurately performed based on an empirical review of available literature. Refer to **Section 4.6.1** for additional information.

URBAN DECAY

Considering the characteristics of the local economy (see **Section 4.6.1**), the proposed developments under Alternative 3 (i.e. retail businesses) would not result in urban decay.

ENVIRONMENTAL JUSTICE

The general conclusion regarding potential environmental justice effects that stem from Alternative 3 is similar to that outlined for Proposed Action A in **Section 4.6.1**. However, the magnitudes of positive economic and fiscal benefits would change (see **Tables 4-23**, **4-24**, and **4-25**). In addition to the higher output relative to the No Action alternative, new jobs would be created both during construction and operation of the proposed developments resulting in more labor income. The sales and income tax receipts would more than offset the negative property tax effects under Alternative 3. Therefore, similar to Proposed Action A, Alternative 3 would result in direct and indirect positive effects on the minorities and lower-income groups and, thus, positive environmental justice effects.

4.6.6 ALTERNATIVE 4 – NO ACTION

Under the No Action Alternative, because the status of the properties would not change (i.e., they would not be transferred into Trust for the Tribe) and none of the developments proposed under the Proposed Action and Alternatives will occur, the socioeconomic effects of this alternative are based on a continuation of current economic activity at the existing casino facility.

ECONOMIC RESOURCES

There would be no new construction activity under the No Action Alternative; therefore no construction-related economic benefits will be generated. During operations, the existing casino facility would continue to operate at its current location and is assumed to continue supporting the existing level of economic activity as it does under current conditions, i.e., no new economic activity is expected. As shown in **Table 4-24** in **Section 4.6.1**, the indirect and induced economic output of operations under Alternative 4 is estimated to total $76.2 million annually (direct and total output values are excluded for confidentiality purposes). In addition, total income benefits of No Action are estimated to be $157.3 million per year (including $133.0 million in direct income generated by the existing casino) and employment benefits include 1,620exiting jobs (including 1,000 direct jobs at the existing casino). No changes in economic output, income, and jobs are anticipated under the No Action Alternative.

FISCAL RESOURCES

Under the No Action Alternative, the existing casino would continue to operate at its current location and the parcels proposed for transfer to fee status will not occur. As a result, these 34 parcels would continue to generate property tax revenues totaling approximately $286,804 ($0.29 million) per year. However, no sales taxes would be generated based on the lack of retail development at the existing casino. Further, there would be no increase in annual state and Federal income tax revenues, which currently total approximately $.97 million and $3.05 million, respectively, as a result of existing casino operations. See **Table 4-25** in **Section 4.6.1** for a summary of fiscal effects.

It would be speculative to assume that residential development would occur on the Project Site under the No Action Alternative. Currently, the Tribe owns the property within the Project Site and has no plans to develop it as housing that would be consistent with its location within the Soboba Springs Redevelopment Area. Thus, the No Action alternative presents only the current use of the property. If the portion of the Project Site that lies within the redevelopment area were to be built out as residential housing the potential property tax revenue to the County under the No Action Alternative would be approximately $5 million annually.

The current state of the Riverside County housing market suggests any major residential development is unlikely in the near future. The County faced a 50 percent decline in the median home price from 2006 to 2009 with only a slight recovery (5.8 percent) from 2009 to 2010. The stagnant nature of the current housing market within the County is blamed on the high rate of foreclosures and abundance of supply.[99] Over nine percent of Riverside County households faced default, trustee sale, or bank repossession in 2009.[100] Riverside County also led the State in

99 Wolff, Eric, April 14, 2010, 'Riverside County home prices up from a year ago, flat in February,' North County News, accessed at http://www.nctimes.com/business/article_323b1dc1-ea57-56ed-82ce-c15eb8db812e.html.

100 Berkman, Leslie, January 14, 2010, 'Foreclosures not stabilized, The Press-Enterprise, accessed online at http://www.myvalleynews.com/story/47485/.

foreclosure activity during the first quarter of 2010.[101] One proposed new construction development with 11,150 residential units in the County is expected to be delayed until home prices recover to the 2007 median levels.[102]

EFFECTS TO ABUTTING PROPERTY VALUE

Under the No Action Alternative, the Project Site would remain in fee title. Fee properties abutting the Project Site would remain contiguous to fee title property. Therefore, no effect to abutting property values is expected.

URBAN DECAY

Under the No Action Alternative, no businesses would be constructed. Therefore, urban decay would not occur as result of the No Action Alternative.

ENVIRONMENTAL JUSTICE

Under the No Action Alternative, there would be no new positive socioeconomic effects on the minority and lower-income groups due to the proposed developments. No additional jobs would be created as a result of the large scale developments during construction and operation phases. Allocations to social and welfare programs from property tax receipts would also remain the same. Therefore, with the No Action alternative, the minorities and lower-income groups would not benefit from more job opportunities and better-funded social welfare programs anticipated with the implementation of the Proposed Action and Alternatives.

4.7 RESOURCE USE PATTERNS

The effects of the Proposed Action, the Alternatives, and No Action on resource use patterns are described in this section. These effects focus on transportation networks, land use, and agriculture.

TRANSPORTATION METHODOLOGY

Trip Generation

The traffic generated by the Proposed Action and Alternatives was determined by multiplying an appropriate trip generation rate by the quantity of land use. Trip generation rates were predicated on the assumption that energy costs, the availability of roadway capacity, the availability of vehicles to drive, and human life styles remain similar to what how they are today. A major change in these variables may affect trip generation rates.

101 Valley News, April 30th, 2010, 'Massive Homes Project Triggers Lawsuit Over County Approval,' Issue 17, Vol. 14, accessed online at http://www.myvalleynews.com/story/47485/.

102 Southwest Riverside News Network, April 23, 2010, 'Lawsuit Seeks to stop Huge Development near San Jacinto wildlife preserve,' accessed online at http://www.swrnn.com/southwest-riverside/2010-04-23/environment/lawsuit-seeks-to-stop-huge-development-near-san-jacinto-wildlife-preserve.

Trip generation rates were determined for daily traffic, morning peak hour inbound and outbound traffic, and evening peak hour inbound and outbound traffic for the proposed land uses. By multiplying the traffic generation rates by the land use quantities, the traffic volumes are determined. The traffic generation rates are from the Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008 and the Shingle Springs Rancheria Interchange Transportation/Circulation Report dated April 2002 (see Appendix E of **Appendix U**).

Although there is significant information available regarding trip generation for casinos, most of this information is for more traditional casinos such as those found in Reno, Las Vegas, or Atlantic City. The best reference from which to determine trip generation, the Institute of Transportation Engineers, Trip Generation, does include trip generation information for casinos; however, they are based on only a few locations, and casinos significantly different in nature than under the Proposed Action and Alternatives.

Trip generation information for Indian gaming style casinos are not readily available due to their unique trip generation characteristics compared to those of more traditional casinos. These differences are due to the type of gaming, isolated locations, etc. Although trip generation characteristics for non-Indian gaming casinos were not used directly to establish trip generation for the Proposed Action and Alternatives, information from these sources were utilized to verify trip generation assumptions.

Per the Shingle Springs Rancheria Interchange Transportation/ Circulation Report dated April 2002, the approach used for establishing trip generation rates for the casino was to investigate trip generation characteristics at other casinos, included information within traffic studies for other casinos, and the results of surveys conducted at two northern California Indian gaming casinos by David Evans and Associates, Inc. (see Appendix E of **Appendix U**).

Therefore, the trip generation rates and inbound/outbound directional splits found for the two casinos surveyed by David Evans and Associates, Inc., and the three additional casinos surveyed by Fehr and Peers have been used to establish the trip generation rates for the project. The final trip rate for each peak hour scenario was established separately using available information and methodologies. Inbound/ outbound directional splits were established for each peak hour by averaging the directional splits at the surveyed casinos for each respective peak hour. The weighted average of the average daily traffic and peak hour trip rates were established for the five surveyed casinos and utilized for the project trip generation. The weighted average was used rather than a straight average to give more weight to the larger casinos.

As a casino trip generated by the Proposed Action and Alternatives will also be making trips to an event arena/service station/ convention center/hotel land uses within the Project Site, a double counting of those trips occurs. As an RV park trip generated under Alternative 3 will also be making trips to a shopping center/service station land uses within the Project Site, a double counting of those trips occurs. Ten percent of the traffic generated by the project has been identified for the internal interaction between the proposed developments.

It should be noted that for the Proposed Action and Alternatives, a portion of the traffic would come from pass-by trips from adjacent roadways, trips that are currently on the roadway system. In order to analyze a "conservative" scenario in terms of the assignment of traffic, the traffic volumes from the Proposed Action and Alternatives have not been reduced as a result of pass-by trips (see Appendix F of **Appendix U**).

Trip Distribution

Figures 16 to 25 in **Appendix U** contain the directional distributions of the traffic for the Proposed Action and Alternatives.

To determine the traffic distributions for the Proposed Action and Alternatives, peak hour traffic counts of the existing directional distribution of traffic for existing areas in the vicinity of the Project Site, and other additional information on future development and traffic impacts in the area were reviewed.

Trip Assignment

Average daily traffic volumes under the Proposed Action and Alternatives are based on the identified traffic generation and distributions.

Modal Split

The traffic reducing potential of public transit has not been considered in this FEIS. Essentially, the traffic projections are conservative in that public transit might be able to reduce the traffic volumes.

4.7.1 PROPOSED ACTION A – HOTEL/CASINO COMPLEX WITH REALIGNMENT OF LAKE PARK DRIVE

TRANSPORTATION NETWORKS

The following information is reproduced from a detailed traffic study is attached separately as **Appendix U** of this FEIS. The objectives of the study included: 1) documentation of existing traffic conditions in the Project Site and surrounding areas; 2) evaluation of traffic conditions for the year at opening (2010) of the Proposed Action and Alternatives; 3) analyses of year 2025 traffic conditions without and with the Proposed Action and Alternatives; and 4) determination of on-site and off-site improvements and system management actions needed to achieve City of San Jacinto level of service requirements. The first objective is discussed in **Section 3.7.1** of this FEIS, while the second objective is explored in this chapter. The third and fourth objectives are discussed in later in this chapter (see **Section 4.10**, Cumulative Effects) and **Section 5.7.1** (Mitigation Measures), respectively. **Section 3.10** (Transportation Networks) discusses the methodology used in the traffic study.

Proposed Action A is projected to generate a total of approximately 22,525 daily vehicle trips, of which 1,253 would occur during the morning peak hour and 2,159 during the evening peak hour

(see **Table 4-26**). Approximately 19,568 more daily vehicle trips would occur under Proposed Action A than are currently generated by the existing casino.

Principle Findings

Opening Year (2010) Traffic Conditions under Proposed Action A

The required LOS for the intersections in the traffic study area (see **Figure 3-17** and Figure 1 in **Appendix U**) is LOS "D" (see **Section 3.7.1** for a discussion of LOS). **Figure 4-1** and **Table 4-27(A)** show the intersection delay and LOS expected to occur in opening year (2010) under Proposed Action A. For opening year (2010) with Proposed Action A traffic conditions, the following traffic study area intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The delay and LOS for the study area roadway segments expected to occur in opening year (2010) under the Proposed Action and Alternatives are shown in **Table 4-27(B)**. For opening year (2010) with Proposed Action A traffic conditions, the following traffic study area roadway segments are projected to operate at unacceptable LOS during the peak hours, without improvements:

- Gilman Springs Road, north of Soboba Road
- Soboba Road, between Gilman Springs Road and Lake Park Drive
- Ramona Expressway, between Sanderson Street and State Street
- Mountain Avenue, between 7th Street and Esplanade Avenue
- Mountain Avenue, between Esplanade Avenue and Soboba Street

Section 3.7.1 discusses the traffic signals warranted for existing traffic conditions and for opening year (2010) traffic conditions without the Proposed Action and Alternatives. For opening year (2010) with Proposed Action A traffic conditions, traffic signals are projected to be warranted at the following additional traffic study area intersections:

- Soboba Road (NS) at Development Site North Entrance (EW)

- Soboba Road (NS) at Development Site South Entrance (EW)

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 AC**). The transportation management plan provides mitigation measures for on-site and off-site traffic conditions during special events. 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. Furthermore, traffic conditions will be alleviated by the two access points built into the Proposed Action and Alternatives.

Freeway Analysis

Opening Year (2010) Freeway Conditions under the Proposed Action A

For Opening Year (2010) with the Proposed Action A, traffic signals at the intersections of I-215 Freeway SB Ramps at Bonnie Drive and I-215 Freeway NB Ramps at SR-74, and an additional westbound left turn lane at the Beaumont Avenue at I-10 Freeway westbound ramps intersection is needed to attain an acceptable LOS (see **Table 4-28**).

For opening year (2010) with Proposed Action A traffic conditions, the following freeway intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- I-215 Freeway SB Ramps (NS) at: Bonnie Drive (EW)
- I-215 Freeway NB Ramps (NS) at: SR-74 (EW), and
- Beaumont Avenue (SR-79) (NS) at: I-10 Freeway WB Ramps (EW)

Section 3.7.1 discusses the traffic signals warranted for existing traffic conditions and for opening year (2010) traffic conditions without the Proposed Action and Alternatives. For existing traffic conditions, traffic signals are projected to be warranted at the following additional study area intersections:

- I-215 Freeway SB Ramps (NS) at: Bonnie Drive (EW), and
- I-215 Freeway NB Ramps (SR-74 NS) at: (EW).

TABLE 4-26

PROPOSED ACTION A TRAFFIC GENERATION

Land Use	Quantity	Units[1]	Peak Hour						Daily
			Morning			Evening			
			Inbound	Outbound	Total	Inbound	Outbound	Total	
Trip Generation Rates									
Casino	365.000	TSF	2.06	0.89	2.95	2.62	2.33	4.95	39.43
Events Center	3,891	ST	0.007	0.003	0.01	0.05	0.02	0.07	1.76
Convention Center[2]	40.000	TSF	2.19	0.23	2.42	0.23	2.19	2.42	25.00
Hotel[4]	300	RM	0.09	0.06	0.15	0.08	0.07	0.15	2.06
Service Station with Convenience Market	12	FP	5.03	5.03	10.06	6.69	6.69	13.38	162.78
Fire Station	13.500	TSF	NOM	NOM	NOM	NOM	NOM	NOM	NOM
Trips Generated									
Casino	365.000	TSF	752	325	1,077	930	850	1,806	14,392
Events Center	3,891	ST	27	12	39	195	78	273	6,848
Convention Center[2]	40.000	TSF	88	9	97	18	88	97	1,000
Hotel[3]	300	RM	27	18	45	24	21	45	618
Service Station with Convenience Market	12	FP	60	60	120	80	80	160	1,953
Fire Station	13.500	TSF	NOM	NOM	NOM	NOM	NOM	NOM	NOM
Subtotal			1,020	424	1,378	1,247	1,117	2,381	24,811
Internal Capture (10%)			-96	-36	-125	-117	-104	-222	-2,286
Total			924	388	1,253	1,130	1,013	2,159	22,525

Source: Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008, Land Use Categories 310, 443, 945, 170 and the Shingle Springs Rancheria Interchange Transportation/Circulation, April 2002. Land use Category 443 was used for the events center as it most closely resembles the trip generation for this land use.

[1] TSF = Thousand Square Feet; ST = Seats; RM = Rooms; FP = Fueling Positions

[2] The Convention Center trip generation rates were derived from the following formula: (40,000 sf / 40 (parking code for general assembly) = 1,000 x 0.35 (65% internal capture) = 350 peak hour trips if all 40,000 TSF are occupied within one hour. To account for multiple functions, it will be assumed that a maximum likely influx in the morning peak hour is 25 percent of the 40,000 sf facility, or 88 inbound trips in one hour. It will be assumed that 9 trips will exit in the same hour. For the evening peak hour it is assumed there will be 88 vehicles exiting and 9 vehicles entering the site. The daily trip generation was derived as follows: (40,000 sf / 40 (parking code for general assembly) = 1,000 / 40,000 sf = 0.025 x 1,000 (sf to TSF conversion) = 25.00.

[3] Hotel trip generation is based on Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008, Land Use Category 310 and reduced by 75% to account for the internal interaction to and from the casino per the Shingle Springs Rancheria Interchange Transportation/Circulation, April 2002.

NOM = Nominal

TABLE 4-27(A)
OPENING YEAR (2010) WITH PROPOSED ACTION A INTERSECTION DELAY AND LEVEL OF SERVICE

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay (Secs.) - LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Sanderson Avenue (NS) at:															
Ramona Expressway (EW)	TS	2	2	1>	2	2	1>	2	2	1>	2	2	1>	30.9-C	30.5-C
State Street/Gilman Springs Road (NS) at:															
Soboba Road (EW)															
-Without Mitigation Improvements	CSS	1	1	0	1	1	0	0	1	0	0	1	1	99.9-F[4]	99.9-F
-With Mitigation Improvements	TS	1	1	0	1	1	0	0	1	0	0	1	1>	32.7-C	26.0-C
State Street (NS) at:															
Ramona Expressway (EW)	TS	1	2	0	1	2	1	1	2	1	1	2	1	37.9-D	41.5-D
Florida Avenue (EW)	TS	1	2	0	1	1	1	1	2	0	1	2	0	23.0-C	28.1-C
San Jacinto Street (NS) at:															
Ramona Boulevard/Main Street (EW)															
-Without Mitigation Improvements	TS	1.5	0.5	0	1	1	0	0	1	1	0	1	0	99.9-F[4]	99.9-F
-With Mitigation Improvements[5]	TS	1	1	1	1	2	0	0	1	1	2	1	0	23.8-C	49.1-D
Esplanade Avenue (EW)	TS	1	2	1	1	2	0	1	2	1	1	2	0	20.8-C	26.8-C
Menlo Avenue (EW)	TS	1	2	0	1	2	0	1	1	0	1	1	1	22.3-C	27.3-C
Devonshire Avenue (EW)	TS	1	2	0	1	2	0	1	1	1	1	1	0	22.2-C	22.9-C
Florida Avenue (EW)															
-Without Mitigation Improvements	TS	1	2	0	1.5	0.5	1	1	2	0	1	2	1	85.8-F	99.9-F
-With Mitigation Improvements	TS	1	2	0	2	1	1>	1	2	0	1	3	0	39.9-D	51.2-D
Ramona Expressway (NS) at:															
Main Street/Lake Park Drive (EW)															
-Without Mitigation Improvements	TS	1	2	1	1	2	0	1	2	0	1	2	0	33.2-C	99.9-F
-With Mitigation Improvements	TS	1	2	1	2	2	0	1	2	0	1	2	0	32.1-C	50.2-D
7th Street (EW)															
-Without Mitigation Improvements	CSS	1	2	1	1	2	1	0	1	1	0	1	0	66.4-F	99.9-F
-With Mitigation Improvements	TS	1	2	1	1	2	1	0	1	1	0	1	0	9.5-A	12.2-B

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay (Secs.) - LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Mountain Avenue (NS) at:															
Esplanade Avenue (EW)	TS	1	1	0	0	1	1	1	0	1	0	0	0	21.2-C	37.1-D
Soboba Street (NS) at: Mountain Avenue (EW)															
-Without Mitigation Improvements	CSS	1	0	1	0	0	0	0	1	0	0	1	0	61.5-F	59.7-F
-With Mitigation Improvements	TS	1	0	1	0	0	0	0	1	0	0	1	0	10.0-B	10.0-B
Soboba Springs Drive (NS) at:															
Lake Park Drive (EW)															
-Without Mitigation Improvements	CSS	1	0	1	0	0	0	0	1	1	1	1	0	43.5-E	99.9-F
-With Mitigation Improvements[6]	CSS	1	0	1	0	0	0	0	1	1	1	1	0	22.5-C	26.3-D
-With Mitigation Improvements[7]	TS	1	0	1	0	0	0	0	1	1	1	1	0	8.4-A	13.2-B
Soboba Road (NS) at:															
Chabella Drive (EW)	CSS	1	1	0	1	1	1	0	1	1	0	1	1	18.2-C	24.3-C
Development Site North Access (EW)	TS	1	1	0	0	1	1	1	0	1	0	0	0	18.2-B	22.4-C
Development Site South Access (EW)	TS	1	1	0	0	1	1	1	0	1	0	0	0	17.8-B	40.8-D
Lake Park Drive (EW)															
-Without Mitigation Improvements	AWS	0	1	0	0	1	0	0.5	0.5	1	0	1	0	99.9-F	99.9-F
-With Mitigation Improvements[8]	TS	1	1	0	0	1	2	1.5	0.5	1	0	1	0	24.8-C	35.3-D

[1] When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; > = Right Turn Overlap **1** = Improvement

[2] Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

[4] 99.9-F = Delay High, Intersection Unstable, Level of Service F.

[5] The intersection of San Jacinto Street at Ramona Boulevard/Main Street is a five-legged intersection. For analysis purposes throughout this report, the west and northwest legs turning movement volumes were combined, thus mitigation measures are reflected for a standard four-legged intersection.

[6] As a mitigation measure, a two-way left turn median would allow for northbound left turns to turn left into the two-way left turn median and then proceed westbound as acceptable gaps occur. For analysis purposes for this scenario, westbound through traffic was reduced to zero to account for motorists making the northbound left turning movement as the two-way left turn median allows for motorists to not have to focus on westbound through traffic until they are in the two-way left turn median and proceed westbound.

[7] A traffic signal is not projected to be warranted at opening Year (2010) With Project - Proposed Action A traffic conditions.

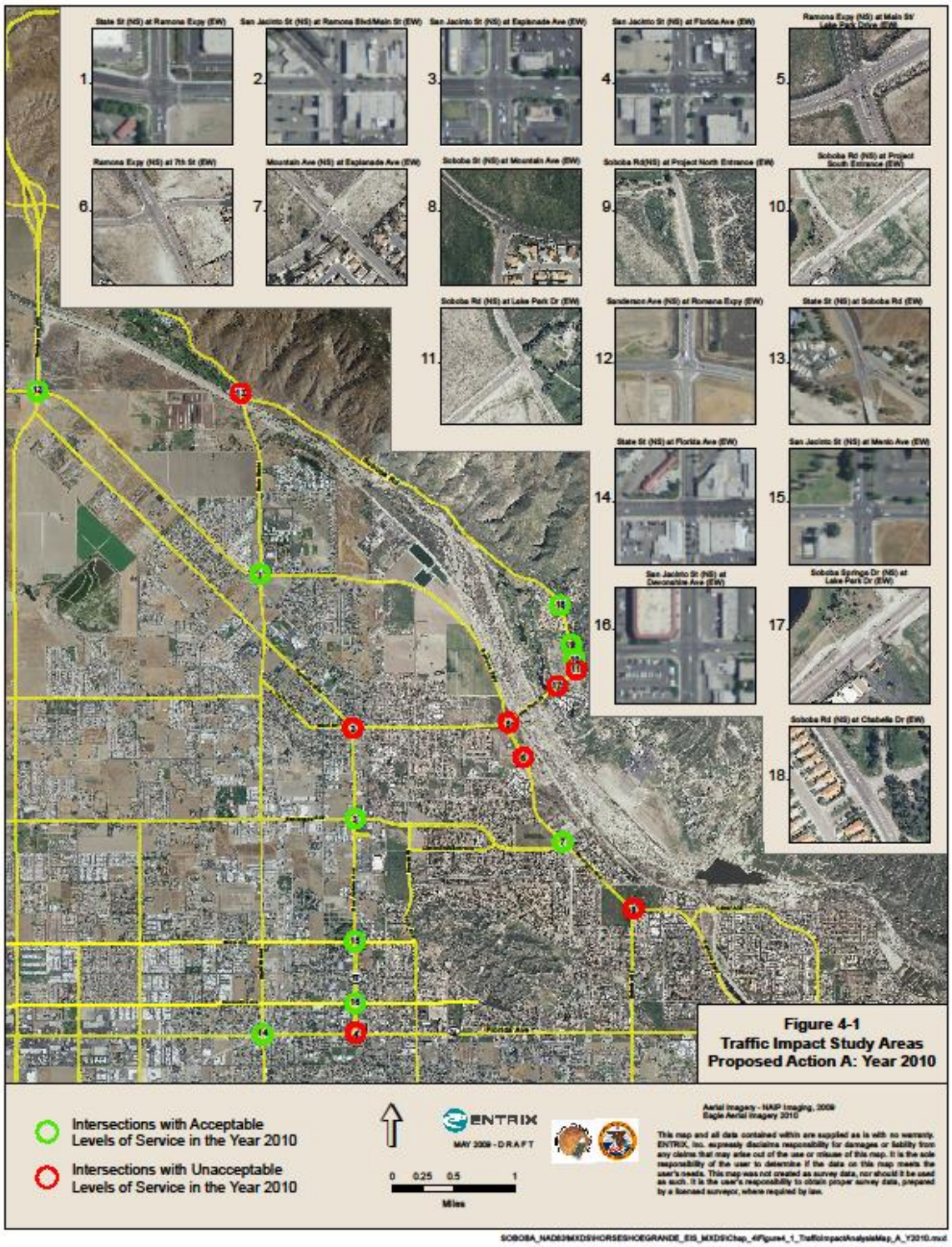
[8] Two outbound lanes needed on the north leg.

TABLE 4-27(B)
OPENING YEAR (2010) WITH PROPOSED ACTION A ROADWAY SEGMENTS LEVEL OF SERVICE

		Opening Year (2010)					
	Existing	**Proposed Action A**	**Proposed Action B**	**Alternative 1**	**Alternative 2**	**Alternative 3**	**Alternative 4 No Action**
Gilman Springs Road							
North of Soboba Road							
-Without Mitigation Improvements	F	F	F	F	F	F	F
-With Mitigation Improvements	N/A	D	D	D	C	C	C
Soboba Road							
Between Gilman Springs Road and Lake Park Drive							
-Without Mitigation Improvements	C	F	F	F	D	D	C
-With Mitigation Improvements	N/A	C	C	C	N/A	N/A	N/A
Ramona Expressway							
West of Sanderson Street	C	C	C	C	C	C	C
Between Sanderson Street and State Street							
-Without Mitigation Improvements	F	F	F	F	F	F	F
-With Mitigation Improvements	N/A	C	C	C	C	C	C
Between State Street and San Jacinto Street	C	C	C	C	C	C	C
Between San Jacinto Street and Main Street	C	C	C	C	C	C	C
Mountain Avenue							
Between Main Street and 7th Street	C	C	C	C	C	C	C
Between 7th Street and Esplanade Avenue							
-Without Mitigation Improvements	E	F	F	F	F	F	F
-With Mitigation Improvements	N/A	C	C	C	C	C	C
Between Esplanade Avenue and Soboba Street							
-Without Mitigation Improvements	E	F	F	F	F	F	F
-With Mitigation Improvements	N/A	C	C	C	C	C	C
East of Soboba Street	C	C	C	C	C	C	C

Source: Kunzman Associates, Inc.,2010. (see Appendix U of this FEIS).

FIGURE 4-1
TRAFFIC IMPACT STUDY AREAS
PROPOSED ACTION A (YEAR 2010)



Bicycle Lanes

There are no striped bicycle lanes within the vicinity of the Project Site, nor are there any planned. Therefore, the Proposed Action A would not have a significant impact on bicycle lanes.

LAND USE

Land Use Compatibility

Proposed Action A would result in the transformation of the Development Site from its current vacant rural state (excluding the existing Golf Course and Country Club) into a retail and service development characteristic of urban environments. A residential community, the Soboba Springs Mobile Estates, is located south of Lake Park Drive. The closest proposed structures to the Soboba Springs Mobile Estates are the arena, the southern parking garage, and the gas station and convenience store. The arena and the southern parking garage would be approximately 300 feet and 170 feet from the nearest residences, respectively. The gas station and convenience store (25 feet above grade) would be located approximately 207 feet away from the closest residence. The Golf Course community to the north of the Development Site would be approximately 360 feet from the northern parking garage, and the hillside residential community located northeast of the Development Site is located at a greater distance from the proposed developments.

As discussed in **Section 2.1.1**, the City of San Jacinto has expressed concern that the Proposed Action A could restrict public access and the provision of public services to the Soboba Springs Mobile Estates and the Golf Course and hillside communities. Tribal Resolution No. CR07-HGFTT-51 (see **Appendix I**) acknowledges the existing easement for roadway, water lines and underground conduits and incidental purposes along the Project Site, which includes a roadway easement for Lake Park Drive and Soboba Road. Furthermore, the Resolution acknowledges, as an exception to title of the Project Site, "rights of the public in and to any portion of the subject property lying within any lawfully established streets, roads, or highways." Finally, Soboba Road beyond the existing Reservation and Lake Park Drive are public roads and would continue to be public roads in the event of the fee-to-trust transfer. Neither roadway is included in the legal descriptions for the subject fee-to-trust parcels. A plat map prepared by First American Title Company illustrates the exclusion of public roadways from the parcels proposed for the fee-to-trust transfer (see **Figure 2-6**). As Lake Park Drive and Soboba Road form no part of the subject parcels, the trust acquisition should have no effect on the public's right to use the roads or the ability of law enforcement personnel to access local communities. Therefore, access to the residential communities nearby the Project Site would remain unimpeded.

The increased traffic, noise, air emissions, and artificial lighting and glare generated by the proposed commercial developments would be inconsistent with the nearby open space and residential communities. This section discusses the effects of artificial lighting and glare on the surrounding environment. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS and mitigation measures are proposed within **Chapter 5.0** that would reduce potential effects to less than significant levels.

TABLE 4-28
OPENING YEAR (2010) WITH PROPOSED ACTION A FREEWAY INTERSECTION DELAY AND LEVEL OF SERVICE

		Intersection Approach Lanes[1]												Peak Hour	
	Traffic	Northbound			Southbound			Eastbound			Westbound			Delay (Secs.) - LOS[2]	
Intersection	Control[3]	L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
I-215 Freeway SB Ramps (NS) at:															
Bonnie Drive (EW)															
- Without Improvements	CSS	1	1	0	0	1	1>>	1	0	1>>	0	0	0	87.2-F	65.2-F
- With Improvements	TS	1	1	0	0	1	1>>	1	0	1>>	0	0	0	17.2-B	16.2-B
I-215 Freeway NB Ramps (NS) at:															
SR-74 (EW)															
- Without Improvements	CSS	0	0	0	0	1	0	1	2	0	0	2	1>>	99.9-F[4]	99.9-F
- With Improvements	TS	0	0	0	0	1	0	1	2	0	0	2	1>>	11.5-B	12.8-B
Beaumont Avenue (SR-79) (NS) at:															
I-10 Freeway WB Ramps (EW)															
- Without Improvements	TS	1	2	0	0	2	0	0	0	0	0.5	1	0.5	40.0-D	99.9-F
- With Improvements	TS	1	2	0	0	2	0	0	0	0	1.5	1	0.5	28.4-C	33.0-C
I-10 Freeway EB Ramps (EW)	TS	0	2	0	1	2	0	0.5	1	0.5	0	0	0	38.3-D	54.9-D

1 When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; >> = Free Right Turn; **1** = Improvement

2 Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown

3 CSS = Cross Street Stop; TS = Traffic Signal

4 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Lighting and Glare

The light sources resulting from Proposed Action A include the parking garages, decorative lighting for the hotel and casino's approach and entrance, parking lot lighting, security lighting along the Development Site perimeter, and spillover light from windows and doors. The southern parking garage would be within 150 feet of a community (i.e. sensitive receptors). Light would be generated from three sources: rooftop lighting, interior lighting, and vehicle headlights. For assessment purposes, it is assumed that one overhead light is needed for every 30 vehicle spaces on the top level. There would be 540 parking spaces on that level; therefore, approximately 18 overhead lights would be required for adequate security lighting. Because the parking structure would be 30 feet tall and the lighting structure is assumed to be 15 feet tall, the direct light source will be 45 feet high above grade. At this height, light would spill over a wide area and into the surrounding area and properties across the realigned Lake Park Drive. Overhead lighting on other levels would also be bright for safety reasons. This would create a source of bright indirect light that will illuminate the neighboring community through the large gaps between the support columns.

Vehicles would use headlights when arriving or departing at night. When these headlights point towards the south, they would project light through the open slats between the parking garage columns and onto the surrounding area. Depending upon the angle of the vehicle, the angle of the headlights, and its proximity to the southern edge of the structure, the vehicle's headlights could focus light directly into the surrounding residences and properties. Even when these headlights are not pointed directly at the residences, the light projection over the residences would significantly increase indirect lighting in the local community.

Lighting effects from the northern parking garage would be similar to the southern garage. However, because the nearest sensitive receptor is approximately 350 feet away, the light effect would be reduced.

Other direct light sources include the arena buildings located at the start of the Lake Park Drive relocation. Decorative lighting would be used to illuminate the complex's entrance to approaching vehicles. For this FEIS, it is assumed that the 60-foot tower structure would produce a significant amount of light. Because this structure is within 300 feet of the closest residence, direct and indirect light would spillover into these residences throughout the night. The arena and promenade decorative and security lighting would also contribute the amount of light spilling over into the retirement community. Therefore, the effect of light under Proposed Action A would be considered significant.

The Development Site and surrounding area is generally dark at night because there are few sources of night lighting. Entrance luminaries, exterior signage, hotel and convention center windows, and other security lighting, in addition to the light sources described above, would contribute to the overall increase in ambient lighting. The large glass atrium in the front would also largely contribute to an increase in ambient light, and could create a light well. Because the proposed developments would be located in an area zoned for low density residential, the general

increase in the amount of ambient light would adversely affect night time activities in the area. Therefore, the effect of ambient light under Proposed Action A would be considered significant.

During daytime hours, some of the structures under Proposed Action A could reflect glare directly into several surrounding communities, travelers along adjacent streets, and recreational users of the Golf Course. The hotel and arena windows would have a high reflectivity. The hotel would project glare onto the residential communities to the south in summer months and to the north in winter months. Travelers using Lake Park Drive and Soboba Avenue would experience glare from the hotel, depending on the angle of the sun. Recreational users of the Golf Course and Country Club would also experience high glare from the hotel windows throughout the afternoon and all year round. In addition, the hotel would also have a large glass atrium in the front that would be reflective to the residential community in the hills. Furthermore, due to the vehicles' relative elevation, the hillside and residential communities near Golf Course and Country Club may be affected by glare from vehicles parked on the development's surface parking lots. Therefore, the effect of glare from structures and surface parking under Proposed Action A would be significant. Mitigation measures have been identified in **Section 5.7.2** and would reduce potential effects to less than significant levels.

Land Use Guidance Documents

The discussion in this section differs from other sections in this FEIS in that consistencies and inconsistencies with adopted local land use plans are addressed as opposed to environmental effects. Physical environmental effects of Proposed Action A are discussed previously and in the other topical sections of the FEIS.

Approximately 300 acres (56 percent) of the Project Site is incorporated in the City of San Jacinto, California while the remainder is within unincorporated Riverside County, California. Therefore, land uses on the Project Site are guided by the Land Use Element of the San Jacinto General Plan, which includes the unincorporated parcels within its "Sphere of Influence Boundary". No other community plans, specific plans, or overlays that would affect land use policy apply to the Project Site at this time.[92] NEPA requires an assessment of the effect of Proposed Action A on adopted land use plans. Therefore, the following sections analyze the Proposed Action A in the context of Tribal land use policy and the Land Use Element of the San Jacinto General Plan.

Tribal Sovereignty

Following approval of the Section 151 Trust Acquisition, all of the Project Site parcels would be exempt from local land use regulations. The only applicable land use regulations on trust lands are those that are Tribal, and federal where appropriate. The Tribal Government relies upon the Tribal Council, the governing body of the Tribal Government, to guide and regulate land use on

[92] Personal communication with David Clayton, Information Planner, City of San Jacinto, May 7, 2008. A portion of the Project Site, including the Development Site, is zoned under Specific Plan 1-85. However, Specific Plan 1-85 is no longer in force.

Tribal lands. The Soboba Indian Reservation Integrated Resource Management Plan (2007) recommends that the Tribe develop a general planning and zoning system, however, to date, this has not been developed.

The Tribal Government has expressed a desire to work cooperatively with local and state authorities on matters related to land use on the Project Site. Accordingly, the Tribe will adopt Uniform Building Code standards when constructing the proposed facilities (see **Appendix H**). These standards include all fire, plumbing, electrical, mechanical, and other related building codes. The Tribe is also committed to compliance with the Federal, state, and local standards specified in **Section 2.1.1**. The Tribe is currently in consultation with the City of San Jacinto to discuss a host of issues, including land use (see **Appendix F**).

San Jacinto General Plan

The purpose of the Land Use Element of the San Jacinto General Plan is to guide land use planning within the City of San Jacinto. A comparative land use analysis was conducted to determine if the proposed developments were consistent with the relevant goals and policies of the Land Use Element. The results of this analysis are discussed below and summarized in **Table 4-29**.

The Land Use Element references the advantages of San Jacinto because of its proximity to the Reservation, and includes land use policies (Policies 7.3 and 7.4; see **Table 4-29** below) that support developing visitor-oriented activities and businesses that build on the opportunities afforded by the Reservation. One of the key challenges facing San Jacinto is the development of a diversified economic base that includes a broad cross-section of industries, respecting the many future industrial and commercial opportunities available in western San Jacinto. The Land Use Element indicates that the City wants, and has adequate resources to serve, many new businesses.

While the Proposed Action A is consistent with the economic goals of the Land Use Element, development of the proposed facilities would not be considered consistent with existing land use designations (see **Section 3.7.2** for a discussion of existing land use designations). However, once the land is placed into Federal trust, the City of San Jacinto's land use regulations would not apply to the Project Site. The consistency of Proposed Action A with the relevant goals and their corresponding policies is discussed in **Table 4-29**. As presented in **Table 4-29**, Proposed Action A is consistent with most policies under the Land Use Element of the San Jacinto General Plan. Policies with which the Proposed Action A is inconsistent include Policies 2.5, 3.1, 4.1, 4.2, 6.7, and 9.1. These policies call for restricting development that is inconsistent with the surrounding area or obstructs scenic views, and for limiting development on hillsides, ridgelines, flood plains, and other high risk areas. The inconsistencies are due to the anticipated increase in traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment, the potential for the proposed structures to partially obstruct scenic views, the location of the Project Site in a seismically active area, and the general contrast of the commercial nature of the proposed developments with the natural and built environment of the open space and residential areas surrounding the Project Site.

The Proposed Action A would therefore conflict with the current land use designations and the character of the land in the surrounding communities. However, at the same time, the development of Tribally-owned businesses on the Development Site would complement the commercial nature of the adjacent Tribally-owned Soboba Springs Country Club. Mitigation measures proposed in **Chapter 5.0** (see **Sections 5.1.4** Seismic Hazards; **5.3** Air Quality; **5.7.1** Transportation Networks; **5.7.2** Land Use; **5.8** Public Services; and **5.9.2** Noise) would reduce environmental effects associated with the increased urbanization and the proposed developments' inconsistency with the General Plan's land use designations.

AGRICULTURE

In its current state, the Project Site does not support agricultural activities. A Farmland Conversion Impact Rating (AD-1006) form was completed by NRCS. This consultation concluded that there were no prime and unique farmland, or statewide and locally important farmland occupying the Project Site. The completed AD-1006 form and supporting materials is attached as **Appendix V,** where Proposed Action A is listed as Site A. According to the City of San Jacinto, two parcels in the Project Site are identified as farmland of local importance. However, these parcels have been graded over and are no longer in use as farmland. Additionally, the Project Site does not contain Williamson Act lands (Clayton, 2004).[93] A less than significant effect would result from Proposed Action A.

[93] Lands set aside under the California Land Conservation Act of 1965 are commonly known as Williamson Act lands. The Williamson Act Program consists of contracts between local governments and private lands owners that restricts specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971 (State of California Department of Conservation, http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx).

TABLE 4-29
CONSISTENCY OF PROPOSED ACTION A WITH THE LAND USE ELEMENT OF THE SAN JACINTO GENERAL PLAN

Policy Number	Text	Proposed Action A	Discussion
Land Use Goal 1	***Develop a balanced land use pattern that meets community needs for residential, commercial, industrial, public, and recreational uses.***		
Policy 1.1	Promote land use composition in San Jacinto that provides a balance or surplus between generation of public revenues and the cost of providing community services and facilities.	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 1.5	Plan and designate open space and parkland to meet the community's parks, open space, and recreational needs.	Consistent	The Proposed Action A would not develop the parcels on the Project Site currently designated as Open-Space Recreation and General Open Space.
Land Use Goal 2	***Manage and direct growth so that the community and its neighborhoods are protected and enhanced.***		
Policy 2.3	Ensure that development corresponds to the provision of community services and facilities and new development funds its share of improvements (e.g., parks, schools, trails, utilities).	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 2.4	Ensure that adequate infrastructure and public services are provided in concert with development so that no negative fiscal or service impact occurs as a result of new development.	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 2.5	Preserve and enhance the quality of San Jacinto's neighborhoods by restricting or abating non-conforming buildings and uses.	Inconsistent	The increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be inconsistent with the nearby open space and residential communities. The effects of artificial lighting and glare on the surrounding environment are discussed in this section. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS.
Policy 2.7	Locate retail and commercial land uses along major circulation routes at major intersections where there is maximum access and visibility.	Consistent	Proposed Action A's retail and commercial facilities would be located within a short drive from both the SR-70 and the Ramona Expressway.
Land Use Goal 3	***Foster development in San Jacinto that ensures the compatibility of land uses with environmental conditions.***		
Policy 3.1	Limit development in the hillsides, ridgelines, flood plains, and other high risk areas.	Inconsistent	The Project Site is subject to flooding from the San Jacinto River during a 100-year event; however, the Development Site is not. In addition, the Project Site is located in a seismically active area.
Land Use Goal 4	***Promote high-quality development that ensures compatibility with surrounding land uses and major transportation corridors.***		
Policy 4.1	Evaluate the compatibility of new development with surrounding uses when reviewing development proposals and designing the	Inconsistent	The increased traffic would necessitate circulation system improvements. Impacts to transportation networks are discussed in **Section 4.7**.

Policy Number	Text	Proposed Action A	Discussion
	circulation system improvements.		
Policy 4.2	Ensure that new development is compatible with the physical characteristics of the site, surrounding land uses, and available public infrastructure.	Inconsistent	The increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be inconsistent with the nearby open space and residential communities. The effects of artificial lighting and glare on the surrounding environment are discussed in this section. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS.
Policy 4.3	Maximize commercial, retail, and employment opportunities along the City's major corridors and intersections, including the SR-70, the Ramona Expressway, Sanderson, and Cottonwood.	Consistent	Proposed Action A's commercial, retail, and employment opportunities would be located within a short drive from both the SR-70 and the Ramona Expressway.
Policy 4.4	Ensure new development provides roadways that meet the City's standards based on the classifications shown in the Circulation Master Plan and the level of traffic expected to be generated by the Proposed Action.	Consistent	The Tribe will coordinate with the City of San Jacinto to ensure that the roadways serving the Development Site will be adequate to serve the level of traffic expected to be generated by Proposed Action A.
Land Use Goal 6	***Preserve and protect the City's cultural, historic, agricultural, and visual resources.***		
Policy 6.1	Balance the benefits of development with potential impacts to existing cultural resources	Consistent	Proposed Action A would not have an effect on any known significant archaeological or historical resources (see **Section 4.5**).
Policy 6.7	Preserve and enhance public views of the mountains and hillsides and other scenic vistas.	Inconsistent	The proposed developments have the potential to partially obstruct public views of mountains and hillsides and other scenic vistas. See **Section 4.9** for a discussion of impacts to visual resources.
Policy 6.9	Protect valuable agricultural resources and encourage the continuation of agricultural activities.	Consistent	The Project Site does not support agricultural activities, and the Proposed Action A would have a less than significant effect on agriculture (see the subheading Agriculture below)
Land Use Goal 7	***Capitalize on the City's many economic development opportunities to promote a strong and economically healthy community.***		
Policy 7.3	Target the potential benefits from the Diamond Valley Reservoir and gaming and entertainment uses of the Soboba Indian Reservation by promoting the recreational opportunities available in the San Jacinto area.	Consistent	Proposed Action A would provide a regional commercial attraction to the area. The development would have the potential to increase visitation to recreational resources in the San Jacinto area.
Policy 7.4	Support the development of visitor-oriented activities and businesses that build upon the opportunities provided by the Diamond Valley Reservoir and the Soboba Indian Reservation.	Consistent	Proposed Action A would provide a regional commercial attraction to the area. The development would have the potential to create or increase spending on adjacent commercial uses.
Land Use Goal 8	***Promote a growing and skilled labor force that will attract a range of jobs and wage levels to satisfy the employment and income needs of the City's labor force through all cycles of the economy.***		
Policy 8.1	Promote the development of a broad range of skill and wage	Consistent	Proposed Action A would expand employment-related development and

Policy Number	Text	Proposed Action A	Discussion
	levels in job opportunities in San Jacinto through expanded commercial, office, business park, and industrial facilities.		provide job opportunities for community residents.
Land Use Goal 9	***Encourage thoughtful community design that enhances San Jacinto's quality of life.***		
Policy 9.1	Ensure new development is compatible with its natural surroundings and the built environment in terms of architecture, scale, grading, and massing.	Inconsistent	The commercial nature of Proposed Action A's facilities would contrast with the natural and built environment of the open space and residential areas surrounding the Project Site. .
Policy 9.5	Support "green" and "sustainable" developments that respect and conserve the region's important resources.	Consistent	The Proposed Action A would, where feasible, incorporate energy conservation features into all proposed facilities (see **Section 5.8.4**).
Policy 9.6	Require the use and maintenance of extensive landscaping in new development and redevelopment projects to beautify the surroundings, screen outdoor uses, provide shade, establish pedestrian paths, buffer incompatible land uses, and provide visual interest.	Consistent	Proposed Action A would incorporate extensive landscaping around all proposed facilities (see **Sections 2.1** and **2.2**).

Source: City of San Jacinto, January 2006a, Land Use Element, *City of San Jacinto General Plan*.

4.7.2 PROPOSED ACTION B – HOTEL/CASINO COMPLEX WITHOUT REALIGNMENT OF LAKE PARK DRIVE

TRANSPORTATION NETWORKS

The following information is reproduced from a detailed traffic study attached separately as **Appendix U** of this FEIS. Study objectives include (1) documentation of existing traffic conditions in the Project Site and surrounding areas; (2) evaluation of traffic conditions for the year at opening (2010) of the Proposed Action and Alternatives; and (3) analyses of year 2025 traffic conditions without and with the Proposed Action and Alternatives; (4) determination of on-site and off-site improvements and system management actions needed to achieve City of San Jacinto level of service requirements. Objective 1 is discussed in **Section 3.7.1** of this FEIS and Objective 2 is explored in this chapter. Objectives 3 and 4 are discussed in **Section 4.10** (Cumulative Effects) and **Section 5.7.1** (Mitigation Measures), respectively. **Section 3.10** (Transportation Networks) discusses the methodology used in the traffic study.

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 (see **Table 4-30**). Approximately 19,222 more daily vehicle trips would occur under Proposed Action B than are currently generated by the existing casino.

Principle Findings

Opening Year (2010) Traffic Conditions under the Proposed Action B

The required LOS for the intersections in the traffic study area (see **Figure 3-17** and Figure 1 in **Appendix U**) is LOS "D" (see **Section 3.7.1** for a discussion of LOS). **Figure 4-2** and **Table 4-31** show the intersection delay and LOS expected to occur opening year (2010) under Proposed Action B. For opening year (2010) with Proposed Action B traffic conditions, the following study area intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The delay and LOS for the study area roadway segments expected to occur in opening year (2010) under the Proposed Action and Alternatives are shown in **Table 4-27(b)**. For opening year (2010) with Proposed Action B traffic conditions, the following traffic study area roadway segments are projected to operate at unacceptable LOS during the peak hours, without improvements:

- Gilman Springs Road, north of Soboba Road
- Soboba Road, between Gilman Springs Road and Lake Park Drive
- Ramona Expressway, between Sanderson Street and State Street
- Mountain Avenue, between 7th Street and Esplanade Avenue
- Mountain Avenue, between Esplanade Avenue and Soboba Street

Section 3.7.1 discusses the traffic signals warranted for existing traffic conditions and for opening year (2010) traffic conditions without the Proposed Action and Alternatives. For opening year (2010) with Proposed Action B traffic conditions, traffic signals are projected to be warranted at the following additional study area intersections:

- Soboba Road (NS) at Development Site North Entrance (EW)
- Soboba Road (NS) at Development Site South Entrance (EW)

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 AC**). The transportation management plan provides mitigation measures for on-site and off-site traffic conditions during special events. 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 Levels of Service during the peak hours. Furthermore, traffic conditions will be alleviated by the two access points built into the Proposed Action and Alternatives.

Freeway Analysis

Opening Year (2010) Freeway Conditions under the Proposed Action B

For Opening Year (2010) with the Proposed Action B, traffic signals at the intersections of I-215 Freeway SB Ramps at Bonnie Drive and I-215 Freeway NB Ramps at SR-74, and an additional westbound left turn lane at the Beaumont Avenue and I-10 Freeway westbound ramps intersection is needed to attain an acceptable LOS (see **Table 4-32**).

For opening year (2010) with Proposed Action B traffic conditions, the following freeway intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- I-215 Freeway SB Ramps (NS) at: Bonnie Drive (EW)
- I-215 Freeway NB Ramps (NS) at: SR-74 (EW)
- Beaumont Avenue (SR-79) (NS) at: I-10 Freeway WB Ramps (EW),

Section 3.7.1 discusses the traffic signals warranted for existing traffic conditions and for opening year (2010) traffic conditions without the Proposed Action and Alternatives. For existing traffic conditions, traffic signals are projected to be warranted at the following additional study area intersections:

- I-215 Freeway SB Ramps (NS) at: Bonnie Drive (EW)
- I-215 Freeway NB Ramps (NS) at: SR-74 (EW)

Bicycle Lanes

There are no striped bicycle lanes within the vicinity of the Project Site, nor are any planned. Therefore, the Proposed Action B would not have a significant impact on bicycle lanes.

TABLE 4-30
PROPOSED ACTION B TRAFFIC GENERATION

Land Use	Quantity	Units[1]	Peak Hour						Daily
			Morning			Evening			
			Inbound	Outbound	Total	Inbound	Outbound	Total	
Trip Generation Rates									
Casino	350.000	TSF	2.06	0.89	2.95	2.62	2.33	4.95	39.43
Events Center	3,891	ST	0.007	0.003	0.01	0.05	0.02	0.07	1.76
Convention Center[2]	40.000	TSF	2.19	0.23	2.42	0.23	2.19	2.42	25.00
Hotel[4]	300	RM	0.09	0.06	0.15	0.08	0.07	0.15	2.06
Service Station with Convenience Market	12	FP	5.03	5.03	10.06	6.69	6.69	13.38	162.78
Fire Station	13.500	TSF	NOM	NOM	NOM	NOM	NOM	NOM	NOM
Trips Generated									
Casino	350.000	TSF	721	312	1,033	816	816	1,733	13,801
Events Center	3,891	ST	27	12	39	78	78	273	6,848
Convention Center[2]	40.000	TSF	88	9	97	88	88	97	1,000
Hotel[3]	400	RM	36	24	60	28	28	60	824
Service Station with Convenience Market	12	FP	60	60	120	80	80	160	1,953
Fire Station	13.500	TSF	NOM	NOM	NOM	NOM	NOM	NOM	NOM
Subtotal			**932**	**417**	**1,349**	**1,233**	**1,090**	**2,323**	**24,426**
Internal Capture (10%)			-87	-36	-123	-115	-101	-216	-2,247
Total			**845**	**381**	**1,226**	**1,118**	**989**	**2,107**	**22,179**

Source: Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008, Land Use Categories 310, 443, 945, 170 and the Shingle Springs Rancheria Interchange Transportation/Circulation, April 2002. Land use Category 443 was used for the events center as it most closely resembles the trip generation for this land use.

[1] TSF = Thousand Square Feet; ST = Seats; RM = Rooms; FP = Fueling Positions

[2] The Convention Center trip generation rates were derived from the following formula: (40,000 sf / 40 (parking code for general assembly) = 1,000 x 0.35 (65% internal capture) = 350 peak hour trips if all 40,000 TSF are occupied within one hour. To account for multiple functions, it will be assumed that a maximum likely influx in the morning peak hour is 25 percent of the 40,000 sf facility, or 88 inbound trips in one hour. It will be assumed that 9 trips will exit in the same hour. For the evening peak hour it is assumed there will be 88 vehicles exiting and 9 vehicles entering the site. The daily trip generation was derived as follows: (40,000 sf / 40 (parking code for general assembly) = 1,000 / 40,000 sf = 0.025 x 1,000 (sf to TSF conversion) = 25.00.

[3] Hotel trip generation is based on Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008, Land Use Category 310 and reduced by 75% to account for the internal interaction to and from the casino per the Shingle Springs Rancheria Interchange Transportation/Circulation, April 2002.

NOM = Nominal

TABLE 4-31
OPENING YEAR (2010) WITH PROPOSED ACTION B INTERSECTION DELAY AND LEVEL OF SERVICE

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay (Secs.) - LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Sanderson Avenue (NS) at:															
Ramona Expressway (EW)	TS	2	2	1>	2	2	1>	2	2	1>	2	2	1>	30.9-C	30.5-C
State Street/Gilman Springs Road (NS) at:															
Soboba Road (EW)															
-Without Mitigation Improvements	CSS	1	1	0	1	1	0	0	1	0	0	1	1	99.9-F[4]	99.9-F
-With Mitigation Improvements	TS	1	1	0	1	1	0	0	1	0	0	1	1>	32.4-C	25.8-C
State Street (NS) at:															
Ramona Expressway (EW)	TS	1	2	0	1	2	1	1	2	1	1	2	1	37.9-D	41.5-D
Florida Avenue (EW)	TS	1	2	0	1	1	1	1	2	0	1	2	0	23.0-C	28.0-C
San Jacinto Street (NS) at:															
Ramona Boulevard/Main Street (EW)															
-Without Mitigation Improvements	TS	1.5	0.5	0	1	1	0	0	1	1	0	1	0	99.9-F[4]	99.9-F
-With Mitigation Improvements[5]	TS	1	1	1	1	2	0	0	1	1	2	1	0	20.8-C	46.8-D
Esplanade Avenue (EW)	TS	1	2	1	1	2	0	1	2	1	1	2	0	30.3-C	42.3-D
Menlo Avenue (EW)	TS	1	2	0	1	2	0	1	1	0	1	1	1	22.3-C	27.1-C
Devonshire Avenue (EW)	TS	1	2	0	1	2	0	1	1	1	1	1	0	22.2-C	22.8-C
Florida Avenue (EW)															
-Without Mitigation Improvements	TS	1	2	0	1.5	0.5	1	1	2	0	1	2	1	84.6-F	99.9-F
-With Mitigation Improvements	TS	1	2	0	2	1	1>	1	2	0	1	3	0	39.6-D	49.2-D
Ramona Expressway (NS) at:															
Main Street/Lake Park Drive (EW)															
-Without Mitigation Improvements	TS	1	2	1	1	2	0	1	2	0	1	2	0	33.0-C	58.6-E
-With Mitigation Improvements	TS	1	2	1	2	2	0	1	2	0	1	2	0	31.9-C	49.3-D
7th Street (EW)															
-Without Mitigation Improvements	CSS	1	2	1	1	2	1	0	1	1	0	1	0	66.0-F	99.9-F
-With Mitigation Improvements	TS	1	2	1	1	2	1	0	1	1	0	1	0	9.5-A	12.2-B

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay (Secs.) - LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Mountain Avenue (NS) at:															
Esplanade Avenue (EW)	TS	1	1	0	0	1	1	1	0	1	0	0	0	21.2-C	36.9-D
Soboba Street (NS) at:															
Mountain Avenue (EW)															
-Without Mitigation Improvements	CSS	1	0	1	0	0	0	0	1	0	0	1	0	60.3-F	58.3-F
-With Mitigation Improvements	TS	1	0	1	0	0	0	0	1	0	0	1	0	10.0-B	10.0-B
Soboba Springs Drive (NS) at:															
Lake Park Drive (EW)															
-Without Mitigation Improvements	CSS	1	0	1	0	0	0	0	1	1	1	1	0	42.1-E	99.9-F
-With Mitigation Improvements[6]	CSS	1	0	1	0	0	0	0	1	1	1	1	0	22.1-C	25.5-D
-With Mitigation Improvements[7]	TS	1	0	1	0	0	0	0	1	1	1	1	0	8.2-A	12.4-B
Project Access (NS):															
Lake Park Drive (EW)	CSS	0	0	1	0	0	1	0	2	0	0	2	0	11.9-B	17.0-C
Soboba Road (NS) at:															
Chabella Drive (EW)	CSS	1	1	0	1	1	1	0	1	1	0	1	1	18.0-C	23.8-C
Development Site North Access (EW)	TS	2	1	0	0	1	1	1	0	1	0	0	0	17.5-B	19.8-B
Lake Park Drive (EW)															
-Without Mitigation Improvements	AWS	0	1	0	0	1	0	0.5	0.5	1	0	1	0	99.9-F	99.9-F
-With Mitigation Improvements[8]	TS	1	1	0	1	1	2	1.5	0.5	1	0	1	0	35.8-D	52.8-D
Development Site South Access (EW)	TS	1	1	0	0	1	0	0	1	0	0	0	0	9.1-A	12.5-B

[1] When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; > = Right Turn Overlap **1** = Improvement

[2] Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

[4] 99.9-F = Delay High, Intersection Unstable, Level of Service F.

[5] The intersection of San Jacinto Street at Ramona Boulevard/Main Street is a five-legged intersection. For analysis purposes throughout this report, the west and northwest legs turning movement volumes were combined, thus mitigation measures are reflected for a standard four-legged intersection.

[6] As a mitigation measure, a two-way left turn median would allow for northbound left turns to turn left into the two-way left turn median and then proceed westbound as acceptable gaps occur. For analysis purposes for this scenario, westbound through traffic was reduced to zero to account for motorists making the northbound left turning movement as the two-way left turn median allows for motorists to not have to focus on westbound through traffic until they are in the two-way left turn median and proceed westbound.

[7] A traffic signal is not projected to be warranted at opening Year (2010) With Project - Proposed Action B traffic conditions.

[8] Two outbound lanes needed on the north leg.

TABLE 4-32
OPENING YEAR (2010) WITH PROPOSED ACTION B FREEWAY INTERSECTION DELAY AND LEVEL OF SERVICE

		Intersection Approach Lanes[1]												Peak Hour	
	Traffic	Northbound			Southbound			Eastbound			Westbound			Delay (Secs.) - LOS[2]	
Intersection	Control[3]	L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
I-215 Freeway SB Ramps (NS) at:															
Bonnie Drive (EW)															
- Without Improvements	CSS	1	1	0	0	1	1>>	1	0	1>>	0	0	0	87.0-F	64.8-F
- With Improvements	TS	1	1	0	0	1	1>>	1	0	1>>	0	0	0	17.2-B	16.2-B
I-215 Freeway NB Ramps (NS) at:															
SR-74 (EW)															
- Without Improvements	CSS	0	0	0	0	1	0	1	2	0	0	2	1>>	99.9-F[4]	99.9-F
- With Improvements	TS	0	0	0	0	1	0	1	2	0	0	2	1>>	11.4-B	12.7-B
Beaumont Avenue (SR-79) (NS) at:															
I-10 Freeway WB Ramps (EW)															
- Without Improvements	TS	1	2	0	0	2	0	0	0	0	0.5	1	0.5	39.8-D	99.9-F
- With Improvements	TS	1	2	0	0	2	0	0	0	0	1.5	1	0.5	28.3-C	32.9-C
I-10 Freeway EB Ramps (EW)	TS	0	2	0	1	2	0	0.5	1	0.5	0	0	0	38.0-D	54.2-D

[1] When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

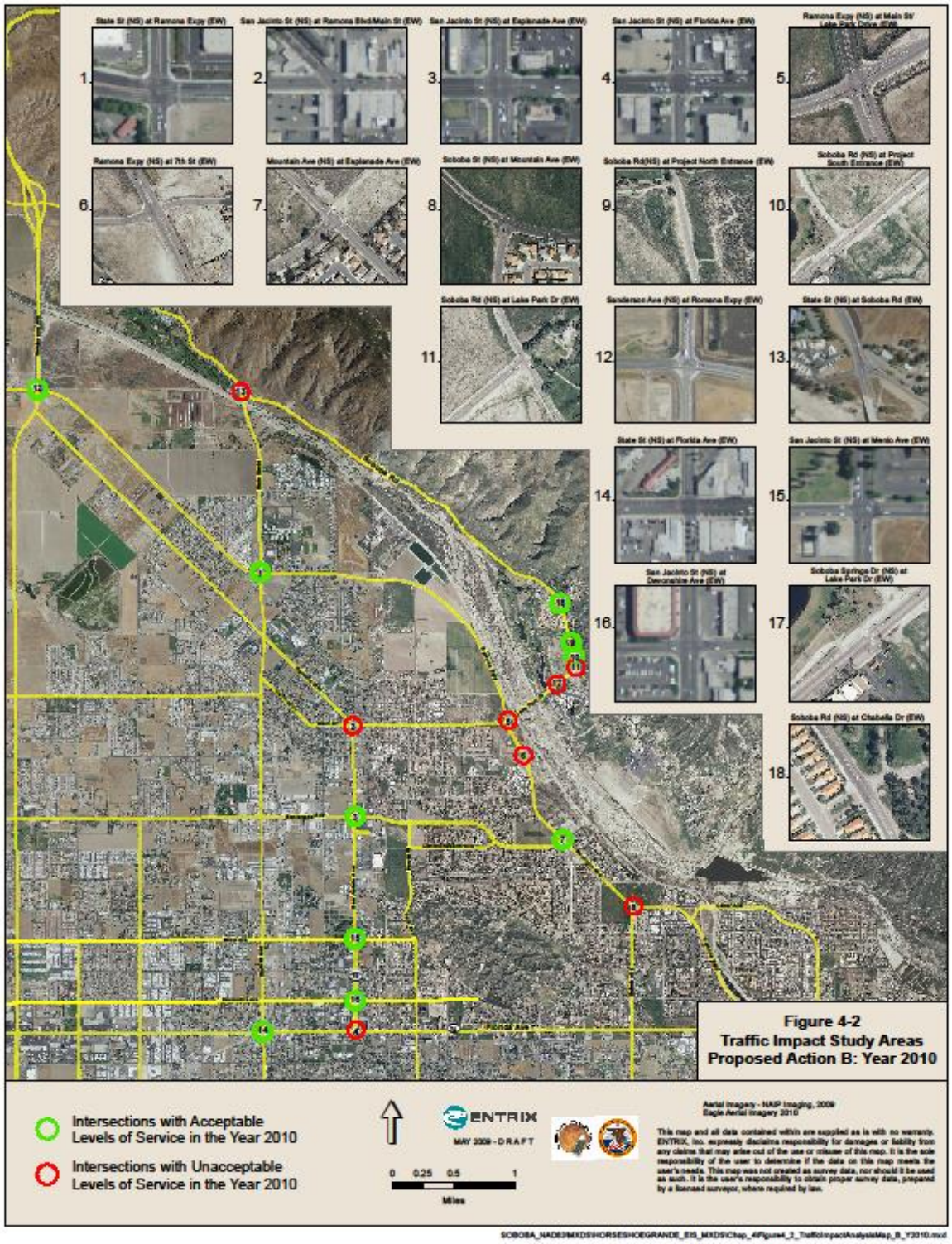
L = Left; T = Through; R = Right; >> = Free Right Turn; **1** = Improvement

[2] Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] CSS = Cross Street Stop; TS = Traffic Signal

[4] 99.9-F = Delay High, Intersection Unstable, Level of Service F.

FIGURE 4-2
TRAFFIC IMPACT STUDY AREAS
PROPOSED ACTION B (YEAR 2010)



LAND USE

Land Use Compatibility

Proposed Action B would result in the transformation of the Development Site from its current vacant rural state into a retail and service development characteristic of urban environments. A residential community, the Soboba Springs Mobile Estates, is located south of Lake Park Drive. The closest proposed structures to the Soboba Springs Mobile Estates are the arena and the southern parking garage. The arena and the southern parking garage would be located approximately 80 feet and 100 feet from the nearest residences, respectively. The Golf Course community to the north of the Development Site would be approximately 360 feet from the northern parking garage, and the hillside residential community located northeast of the Development Site is located at a greater distance from the proposed developments.

As discussed in **Section 2.1.1**, the City of San Jacinto has expressed concern that the Proposed Action B could restrict public access and the provision of public services to the Soboba Springs Mobile Estates and the Golf Course and hillside communities. Tribal Resolution No. CR07-HGFTT-51 (see **Appendix I**) acknowledges the existing easement for roadway, water lines and underground conduits and incidental purposes along the Project Site, which includes a roadway easement for Lake Park Drive and Soboba Road. Furthermore, the Resolution acknowledges, as an exception to title of the Project Site, "rights of the public in and to any portion of the subject property lying within any lawfully established streets, roads, or highways." Finally, Soboba Road beyond the existing Reservation and Lake Park Drive are public roads and would continue to be public roads in the event of the fee-to-trust transfer. Neither roadway is included in the legal descriptions for the subject fee-to-trust parcels. A plat map prepared by First American Title Company illustrates the exclusion of public roadways from the parcels proposed for the fee-to-trust transfer (see **Figure 2-6**). As Lake Park Drive and Soboba Road form no part of the subject parcels, the trust acquisition should have no effect on the public's right to use the roads or the ability of law enforcement personnel to access local communities. Therefore, access to the residential communities nearby the Project Site would remain unimpeded.

The increased traffic, noise, air emissions, and artificial lighting and glare generated by the proposed commercial developments would be inconsistent with the nearby open space and residential communities. This section discusses the effects of artificial lighting and glare on the surrounding environment. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS and mitigation measures are proposed within **Chapter 5.0** that would reduce potential effects to less than significant levels.

Lighting and Glare

Light can affect the visual setting by raising the degree of brightness beyond acceptable levels for different activities. The most predominant light effect occurs at night when it can disturb sleep and other activities that require lower light levels. Glare is focused intense light from either a

direct or reflected source, such as sunlight. When intense light is focused onto sensitive receptors, the effect is significant, ranging from annoying to blinding.

The light sources of Proposed Action B include the parking garages, road lighting along the realigned Lake Park Drive, decorative lighting for the hotel and casino's approach and entrance, parking lot lighting, security lighting along the site perimeter, and spillover light from windows and doors. Under Proposed Action B, the southern parking garage would only be separated from the retirement community (e.g. sensitive receptors) by a 10-foot wide road. Light would be generated from three sources: rooftop lighting, interior lighting, and vehicle headlights. For purposes of this FEIS, it is assumed that one overhead light is needed for every 30 vehicle spaces on the top level. Because there would be 560 parking spaces on that level, approximately 19 overhead lights would be required for adequate security lighting. Because the parking structure would be 30 feet tall and the lighting structure is assumed to be 15 feet tall, the direct light source will be 45 feet high above grade. At this height, light would spill over a wide area and into the retirement community and properties across the 10-foot wide road. Overhead lighting on other levels also would be bright for safety reasons. This would create a source of bright indirect light that will illuminate the neighboring community through the large gaps between the support columns.

Vehicles would use headlights when arriving or departing at night. When these headlights point towards the south, they would project light through the open slats between the parking garage columns and onto the surrounding area. Depending upon the angle of the vehicle, the angle of the headlights, and its proximity to the southern edge of the structure, the vehicle's headlights could focus light directly into the surrounding homes and properties. Even when these headlights are not pointed directly at the homes, the light projection over the homes would significantly increase indirect lighting in the retirement community.

Lighting effects from the northern parking garage would be similar to the southern garage. However, because the nearest sensitive receptor is approximately 350 feet away, the light effect would be reduced.

Other direct light sources include the tower structure and arena buildings located at the start of the Lake Park Drive relocation. Decorative lighting would be used to illuminate the complex's entrance to approaching vehicles. For this FEIS, it is assumed that the 60-foot tower structure would produce a significant amount of light. Because this structure is within 300 feet of the closest residence, direct and indirect light would spill-over into these residences throughout the night. The arena and promenade decorative and security lighting would also contribute the amount of light spilling over into the retirement community. Therefore, Proposed Action B's light would be considered significant, and further mitigation is warranted.

This area is generally dark at night because there are few sources of night lighting. Entrance luminaries, exterior signage, hotel and convention center windows, and other security lighting, in addition to the light sources described above, would contribute to the overall increase in ambient lighting. Because the proposed developments would be located in an area zoned for low density

residential, the general increase in the amount of ambient light will adversely affect nighttime activities in the area. Therefore, Proposed Action B's ambient light would be considered significant, and further mitigation is warranted.

During daytime hours, some of Proposed Action B's structures could reflect glare directly into several surrounding communities, travelers along adjacent streets, and recreational users of the Golf Course and Country Club. The hotel and arena windows would have a high reflectivity. The hotel would project glare onto the residential communities to the south in summer months and to the north in the winter months. Travelers using Lake Park Drive and Soboba Avenue would experience glare from the hotel, depending on the angle of the sun. Recreational users of the Golf Course and Country Club would experience high glare from the hotel windows throughout the afternoon year-round. Furthermore, due to the vehicles' relative elevation, the hillside and Golf Course residential communities may be affected by glare from vehicles parked on the development's surface parking lots. Therefore, Proposed Action B's glare from structures and surface parking would be significant, and further mitigation is warranted. Mitigation measures have been identified in **Section 5.7.2** and would reduce potential effects to less than significant levels.

Guidance Documents

The discussion in this section differs from other sections in this FEIS in that consistencies and inconsistencies with adopted local land use plans are addressed as opposed to environmental effects. Physical environmental effects of Proposed Action B are discussed previously and in the other topical sections of the FEIS.

Tribal Sovereignty

Following approval of the Section 151 Trust Acquisition, all of the Project Site parcels would be exempt from City land use regulations. The only applicable land use regulations on trust lands are those that are Tribal. The Tribal Government relies upon the Tribal Council, the governing body of the Tribal Government, to guide and regulate land use on Tribal lands. Currently, the Tribe does not have a general land use plan. The Soboba Indian Reservation Integrated Resource Management Plan (2007) recommended that the Tribe develop a general planning and zoning system; however, to date, this has not been developed.

The Tribal Government desires to work cooperatively with local and State authorities on matters related to land use on the Project Site. Accordingly, the Tribe will adopt Uniform Building Code standards when constructing the proposed facilities (see **Appendix H**). These standards include all fire, plumbing, electrical, mechanical, and other related building codes. The Tribe is also committed to compliance with the Federal, state, and local standards specified in **Section 2.1.1**. The Tribe is currently in consultation with the City of San Jacinto to discuss a host of issues, including land use (see **Appendix F**).

NEPA requires an assessment of Proposed Action B's effect on adopted land use plans. Therefore, City land use regulations and project effects are assessed below.

San Jacinto General Plan

The purpose of the Land Use Element of the San Jacinto General Plan is to guide land use planning within the City of San Jacinto. A comparative land use analysis was conducted to determine if the proposed developments were consistent with the relevant goals and policies of the Land Use Element. The results of this analysis are discussed below and summarized in **Table 4-33**.

The Land Use Element references the advantages of San Jacinto because of its proximity to the Reservation, and includes land use policies (Policies 7.3 and 7.4; see **Table 4-33** below) that support developing visitor-oriented activities and businesses that build on the opportunities afforded by the Reservation. One of the key challenges facing San Jacinto is the development of a diversified economic base that includes a broad cross-section of industries, respecting the many future industrial and commercial opportunities available in western San Jacinto. The Land Use Element indicates that the City wants, and has adequate resources to serve, many new businesses.

While the Proposed Action B is consistent with the economic goals of the Land Use Element, development of the proposed facilities would not be considered consistent with existing land use designations (see **Section 3.7.2** for a discussion of existing land use designations). However, once the land is placed into Federal trust, the City of San Jacinto's land use regulations would not apply to the Project Site. The consistency of Proposed Action B with the relevant goals and their corresponding policies is discussed in **Table 4-33**. As presented in **Table 4-33**, Proposed Action B is consistent with most policies under the Land Use Element of the San Jacinto General Plan. Policies with which the Proposed Action B is inconsistent include Policies 2.5, 3.1, 4.1, 4.2, 6.7, and 9.1. These policies call for restricting development that is inconsistent with the surrounding area or obstructs scenic views, and for limiting development on hillsides, ridgelines, flood plains, and other high risk areas. The inconsistencies are due to the anticipated increase in traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment, the potential for the proposed structures to partially obstruct scenic views, the location of the Project Site in a seismically active area, and the general contrast of the commercial nature of the proposed developments with the natural and built environment of the open space and residential areas surrounding the Project Site.

The Proposed Action B would therefore conflict with the current land use designations and the character of the land in the surrounding communities. However, at the same time, the development of Tribally-owned businesses on the Development Site would complement the commercial nature of the adjacent Tribally-owned Soboba Springs Country Club. Mitigation measures proposed in **Chapter 5.0** (see **Sections 5.1.4** Seismic Hazards; **5.3** Air Quality; **5.7.1** Transportation Networks; **5.7.2** Land Use; **5.8** Public Services; and **5.9.2** Noise) would reduce environmental impacts associated with the increased urbanization and the proposed developments' inconsistency with the General Plan's land use designations to less than significant.

AGRICULTURE

In its current state the Project Site does not support agricultural activities. According to the Farmland Conversion Impact Rating form completed by NRCS, the Project Site does not contain prime and unique farmland, or statewide and locally important farmland. The completed AD-1006 form and supporting materials is attached as **Appendix V,** where Proposed Action B is listed as Site A. According to the City of San Jacinto, two project parcels that are identified as farmland of local importance. However, these parcels have been graded over and are no longer in use as farmland. Additionally, the Project Site does not contain Williamson Act lands (Clayton, 2004).[94] A less than significant effect would result from the Proposed Action B.

TABLE 4-33
CONSISTENCY OF PROPOSED ACTION B WITH THE LAND USE ELEMENT OF THE SAN JACINTO GENERAL PLAN

Policy Number	Text	Proposed Action B	Discussion
Land Use Goal 1	***Develop a balanced land use pattern that meets community needs for residential, commercial, industrial, public, and recreational uses.***		
Policy 1.1	Promote land use composition in San Jacinto that provides a balance or surplus between generation of public revenues and the cost of providing community services and facilities.	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 1.5	Plan and designate open space and parkland to meet the community's parks, open space, and recreational needs.	Consistent	The Proposed Action B would not develop the parcels on the Project Site currently designated as Open-Space Recreation and General Open Space.
Land Use Goal 2	***Manage and direct growth so that the community and its neighborhoods are protected and enhanced.***		
Policy 2.3	Ensure that development corresponds to the provision of community services and facilities and new development funds its share of improvements (e.g., parks, schools, trails, utilities).	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 2.4	Ensure that adequate infrastructure and public services are provided in concert with development so that no negative fiscal or service impact occurs as a result of new development.	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 2.5	Preserve and enhance the	Inconsistent	The increased traffic, noise, air emissions,

[94] Lands set aside under the California Land Conservation Act of 1965 are commonly known as Williamson Act lands. The Williamson Act Program consists of contracts between local governments and private lands owners that restricts specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971 (State of California Department of Conservation, http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx).

Policy Number	Text	Proposed Action B	Discussion
	quality of San Jacinto's neighborhoods by restricting or abating non-conforming buildings and uses.		and artificial lighting and glare generated by the commercial environment would be inconsistent with the nearby open space and residential communities. The effects of artificial lighting and glare on the surrounding environment are discussed in this section. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS.
Policy 2.7	Locate retail and commercial land uses along major circulation routes at major intersections where there is maximum access and visibility.	Consistent	Proposed Action B's retail and commercial facilities would be located within a short drive from both the SR-70 and the Ramona Expressway.
Land Use Goal 3	***Foster development in San Jacinto that ensures the compatibility of land uses with environmental conditions.***		
Policy 3.1	Limit development in the hillsides, ridgelines, flood plains, and other high risk areas.	Inconsistent	The Project Site is subject to flooding from the San Jacinto River during a 100-year event; however, the Development Site is not. In addition, the Project Site is located in a seismically active area.
Land Use Goal 4	***Promote high-quality development that ensures compatibility with surrounding land uses and major transportation corridors.***		
Policy 4.1	Evaluate the compatibility of new development with surrounding uses when reviewing development proposals and designing the circulation system improvements.	Inconsistent	The increased traffic would necessitate circulation system improvements. Impacts to transportation networks are discussed in **Section 4.7**.
Policy 4.2	Ensure that new development is compatible with the physical characteristics of the site, surrounding land uses, and available public infrastructure.	Inconsistent	The increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be inconsistent with the nearby open space and residential communities. The effects of artificial lighting and glare on the surrounding environment are discussed in this section. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS.
Policy 4.3	Maximize commercial, retail, and employment opportunities along the City's major corridors and intersections, including the SR-70, the Ramona Expressway, Sanderson, and Cottonwood.	Consistent	Proposed Action B's commercial, retail, and employment opportunities would be located within a short drive from both the SR-70 and the Ramona Expressway.
Policy 4.4	Ensure new development provides roadways that meet the City's standards based on the classifications shown in the Circulation Master Plan and the level of traffic expected to be generated by the Proposed Action.	Consistent	The Tribe will coordinate with the City of San Jacinto to ensure that the roadways serving the Development Site will be adequate to serve the level of traffic expected to be generated by Proposed Action B.

Policy Number	Text	Proposed Action B	Discussion
Land Use Goal 6	***Preserve and protect the City's cultural, historic, agricultural, and visual resources.***		
Policy 6.1	Balance the benefits of development with potential impacts to existing cultural resources	Consistent	Proposed Action B would not have an effect on any known significant archaeological or historical resources (see **Section 4.5**).
Policy 6.7	Preserve and enhance public views of the mountains and hillsides and other scenic vistas.	Inconsistent	The proposed developments have the potential to partially obstruct public views of mountains and hillsides and other scenic vistas. See **Section 4.9** for a discussion of impacts to visual resources.
Policy 6.9	Protect valuable agricultural resources and encourage the continuation of agricultural activities.	Consistent	The Project Site does not support agricultural activities, and the Proposed Action B would have a less than significant effect on agriculture (see the subheading Agriculture below)
Land Use Goal 7	***Capitalize on the City's many economic development opportunities to promote a strong and economically healthy community.***		
Policy 7.3	Target the potential benefits from the Diamond Valley Reservoir and gaming and entertainment uses of the Soboba Indian Reservation by promoting the recreational opportunities available in the San Jacinto area.	Consistent	Proposed Action B would provide a regional commercial attraction to the area. The development would have the potential to increase visitation to recreational resources in the San Jacinto area.
Policy 7.4	Support the development of visitor-oriented activities and businesses that build upon the opportunities provided by the Diamond Valley Reservoir and the Soboba Indian Reservation.	Consistent	Proposed Action B would provide a regional commercial attraction to the area. The development would have the potential to create or increase spending on adjacent commercial uses.
Land Use Goal 8	***Promote a growing and skilled labor force that will attract a range of jobs and wage levels to satisfy the employment and income needs of the City's labor force through all cycles of the economy.***		
Policy 8.1	Promote the development of a broad range of skill and wage levels in job opportunities in San Jacinto through expanded commercial, office, business park, and industrial facilities.	Consistent	Proposed Action B would expand employment-related development and provide job opportunities for community residents.
Land Use Goal 9	***Encourage thoughtful community design that enhances San Jacinto's quality of life.***		
Policy 9.1	Ensure new development is compatible with its natural surroundings and the built environment in terms of architecture, scale, grading, and massing.	Inconsistent	The commercial nature of Proposed Action B's facilities would contrast with the natural and built environment of the open space and residential areas surrounding the Project Site. .
Policy 9.5	Support "green" and "sustainable" developments that respect and conserve the region's important resources.	Consistent	The Proposed Action B would, where feasible, incorporate energy conservation features into all proposed facilities (see **Section 5.8.4**).
Policy 9.6	Require the use and	Consistent	Proposed Action B would incorporate

Policy Number	Text	Proposed Action B	Discussion
	maintenance of extensive landscaping in new development and redevelopment projects to beautify the surroundings, screen outdoor uses, provide shade, establish pedestrian paths, buffer incompatible land uses, and provide visual interest.		extensive landscaping around all proposed facilities (see **Sections 2.1** and **2.2**).

Source: City of San Jacinto, January 2006a, Land Use Element, *City of San Jacinto General Plan*.

4.7.3 ALTERNATIVE 1 – REDUCED HOTEL/CASINO COMPLEX

TRANSPORTATION NETWORKS

The following information is reproduced from a detailed traffic study attached separately as **Appendix U** of this FEIS. Study objectives include (1) documentation of existing traffic conditions in the vicinity of the site; (2) evaluation of traffic conditions for the year at opening (2010) of the Proposed Action and Alternatives; and (3) analyses of year 2025 traffic conditions without and with the Proposed Action and Alternatives; (4) determination of on-site and off-site improvements and system management actions needed to achieve City of San Jacinto level of service requirements. Objective 1 is discussed in **Section 3.7.1** of this FEIS and Objective 2 is explored in this chapter. Objectives 3 and 4 are discussed in **Section 4.10** (Cumulative Effects) and **Section 5.7.1** (Mitigation Measures), respectively. **Section 3.10** (Transportation Networks) discusses the methodology used in the traffic study.

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 (see **Table 4-34**). Approximately 15,026 more daily vehicle trips would occur under Alternative 1 than are currently generated by the existing casino.

Principle Findings

Opening Year (2010) Traffic Conditions under Alternative 1

The required LOS for the intersections in the traffic study area (see **Figure 3-17** and Figure 1 in **Appendix U**) is LOS "D" (see **Section 3.7.1** for a discussion of LOS). **Figure 4-3** and **Table 4-35** show the intersection delay and LOS expected to occur opening year (2010) under Alternative 1. For opening year (2010) with Alternative 1 traffic conditions, the following study area intersection is projected to operate at unacceptable LOS during the peak hours, without improvements:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)

- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The delay and LOS for the study area roadway segments expected to occur in opening year (2010) under the Proposed Action and Alternatives are shown in **Table 4-27(b)**. For opening year (2010) with Alternative 1 traffic conditions, the following traffic study area roadway segments are projected to operate at unacceptable LOS during the peak hours, without improvements:

- Gilman Springs Road, north of Soboba Road
- Soboba Road, between Gilman Springs Road and Lake Park Drive
- Ramona Expressway, between Sanderson Street and State Street
- Mountain Avenue, between 7th Street and Esplanade Avenue
- Mountain Avenue, between Esplanade Avenue and Soboba Street

Section 3.7.1 discusses the traffic signals warranted for existing traffic conditions and for opening year (2010) traffic conditions without the Proposed Action and Alternatives. For opening year (2010) with Alternative 1 traffic conditions, traffic signals are projected to be warranted at the following additional study area intersections:

- Soboba Road (NS) at Development Site North Access (EW)
- Soboba Road (NS) at Development Site South Access (EW)

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 AC**). The transportation management plan provides mitigation measures for on-site and off-site traffic conditions during special events. 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 Levels of Service during the peak hours. Furthermore, traffic conditions will be alleviated by the two access points built into the Proposed Action and Alternatives.

Freeway Analysis

Opening Year (2010) Freeway Conditions under the Alternative 1

For Opening Year (2010) with the Alternative 1, traffic signals at the intersections of I-215 Freeway SB Ramps at Bonnie Drive and I-215 Freeway NB Ramps at SR-74, and an additional

westbound left turn lane at the Beaumont Avenue and I-10 Freeway westbound ramps intersection is needed to attain an acceptable LOS (see **Table 4-36)**.

For opening year (2010) with Alternative 1 traffic conditions, the following freeway intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- I-215 Freeway SB Ramps (NS) at: Bonnie Drive (EW)
- I-215 Freeway NB Ramps (NS) at: SR-74 (EW)
- Beaumont Avenue (SR-79) (NS) at: I-10 Freeway WB Ramps (EW)

Section 3.7.1 discusses the traffic signals warranted for existing traffic conditions and for opening year (2010) traffic conditions without the Proposed Action and Alternatives. For existing traffic conditions, traffic signals are projected to be warranted at the following additional study area intersections:

- I-215 Freeway SB Ramps (NS) at: Bonnie Drive (EW)
- I-215 Freeway NB Ramps (NS) at: SR-74 (EW)

Bicycle Lanes

There are no striped bicycle lanes within the vicinity of the Project Site, nor are any planned. Therefore, the Alternative 1 would not have a significant impact on bicycle lanes.

LAND USE

Land Use Compatibility

Alternative 1 would result in the transformation of the Development Site from its current vacant rural state into a retail and service development characteristic of urban environments. A residential community, the Soboba Springs Mobile Estates, is located south of Lake Park Drive. The closest proposed structures to the Soboba Springs Mobile Estates are the arena, the southern parking garage, and the gas station and convenience store. The arena and the southern parking garage would be located approximately 270 feet and 170 feet, respectively, from the nearest residence. The gas station and convenience store (25 feet above grade) would be located approximately 207 feet away from the closest residence. The Golf Course community to the north of the Development Site would be approximately 360 feet from the northern parking garage, and the hillside residential community located northeast of the Development Site is located at a greater distance from the proposed developments.

TABLE 4-34
ALTERNATIVE 1 TRAFFIC GENERATION

Land Use	Quantity	Units[1]	Peak Hour						Daily
			Morning			Evening			
			Inbound	Outbound	Total	Inbound	Outbound	Total	
Trip Generation Rates									
Casino	280.000	TSF	2.06	0.89	2.95	2.62	2.33	4.95	39.43
Events Center	3,112	ST	0.007	0.003	0.01	0.05	0.02	0.07	1.76
Convention Center[2]	32.000	TSF	2.19	0.23	2.42	0.23	2.19	2.42	25.00
Hotel[4]	240	RM	0.09	0.06	0.15	0.08	0.07	0.15	2.06
Service Station with Convenience Market	12	FP	5.03	5.03	10.06	6.69	6.69	13.38	162.78
Fire Station	13.500	TSF	NOM	NOM	NOM	NOM	NOM	NOM	NOM
Trips Generated									
Casino	280.000	TSF	577	249	826	734	652	1,386	11,040
Events Center	3,112	ST	22	9	31	156	62	218	5,477
Convention Center[2]	32.000	TSF	70	7	77	7	70	77	800
Hotel[3]	240	RM	22	14	36	19	17	36	494
Service Station with Convenience Market	12	FP	60	60	120	80	80	160	1,953
Fire Station	13.500	TSF	NOM	NOM	NOM	NOM	NOM	NOM	NOM
Subtotal			**751**	**339**	**1,090**	**996**	**881**	**1,877**	**19,764**
Internal Capture (10%)			-69	-28	-97	-92	-80	-172	-1,781
Total			**682**	**311**	**993**	**904**	**801**	**1,705**	**17,983**

Source: Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008, Land Use Categories 310, 443, 945, 170 and the Shingle Springs Rancheria Interchange Transportation/Circulation, April 2002. Land use Category 443 was used for the events center as it most closely resembles the trip generation for this land use.

[1] TSF = Thousand Square Feet; ST = Seats; RM = Rooms; FP = Fueling Positions

[2] The Convention Center trip generation rates were derived from the following formula: (32,000 sf / 40 (parking code for general assembly) = 800 x 0.35 (65% internal capture) = 280 peak hour trips if all 32,000 TSF are occupied within one hour. To account for multiple functions, it will be assumed that a maximum likely influx in the morning peak hour is 25 percent of the 32,000 sf facility, or 70 inbound trips in one hour. It will be assumed that 7 trips will exit in the same hour. For the evening peak hour it is assumed there will be 70 vehicles exiting and 7 vehicles entering the site. The daily trip generation was derived as follows: (32,000 sf / 40 (parking code for general assembly) = 800 / 32,000 sf = 0.025 x 1,000 (sf to TSF conversion) = 25.00.

[3] Hotel trip generation is based on Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003, Land Use Category 310 and reduced by 75% to account for the internal interaction to and from the casino per the Shingle Springs Rancheria Interchange Transportation/Circulation, April 2002.

NOM = Nominal

TABLE 4-35
OPENING YEAR (2010) WITH ALTERNATIVE 1 INTERSECTION DELAY AND LEVEL OF SERVICE

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay (Secs.) - LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Sanderson Avenue (NS) at:															
Ramona Expressway (EW)	TS	2	2	1>	2	2	1>	2	2	1>	2	2	1>	30.7-C	30.4-C
State Street/Gilman Springs Road (NS) at:															
Soboba Road (EW)															
-Without Mitigation Improvements	CSS	1	1	0	1	1	0	0	1	0	0	1	1	99.9-F[4]	99.9-F
-With Mitigation Improvements	TS	1	1	0	1	1	0	0	1	0	0	1	1	51.1-D	46.9-D
State Street (NS) at:															
Ramona Expressway (EW)	TS	1	2	0	1	2	1	1	2	1	1	2	1	37.9-D	41.6-D
Florida Avenue (EW)	TS	1	2	0	1	1	1	1	2	0	1	2	0	22.6-C	27.2-C
San Jacinto Street (NS) at:															
Ramona Boulevard/Main Street (EW)															
-Without Mitigation Improvements	TS	1.5	0.5	0	1	1	0	0	1	1	0	1	0	47.6-D	99.9-F[4]
-With Mitigation Improvements[5]	TS	1	1	1	1	1	0	0	1	1	1	1	0	25.9-C	46.7-D
Esplanade Avenue (EW)	TS	1	2	1	1	2	0	1	2	1	1	2	0	29.8-C	40.3-D
Menlo Avenue (EW)	TS	1	2	0	1	2	0	1	1	0	1	1	1	21.6-C	26.2-C
Devonshire Avenue (EW)	TS	1	2	0	1	2	0	1	1	1	1	1	0	21.8-C	22.7-C
Florida Avenue (EW)															
-Without Mitigation Improvements	TS	1	2	0	1.5	0.5	1	1	2	0	1	2	1	75.6-E	99.9-F
-With Mitigation Improvements	TS	1	2	0	2	1	1	1	2	0	1	3	0	37.5-D	38.8-D
Ramona Expressway (NS) at:															
Main Street/Lake Park Drive (EW)	TS	1	2	1	1	2	0	1	2	0	1	2	0	31.8-C	51.5-D
7th Street (EW)															
-Without Mitigation Improvements	CSS	1	2	1	1	2	1	0	1	1	0	1	0	63.3-F	99.9-F
-With Mitigation Improvements	TS	1	2	1	1	2	1	0	1	1	0	1	0	9.5-A	12.1-B
Mountain Avenue (NS) at:															

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay (Secs.) - LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Esplanade Avenue (EW)	TS	1	1	0	0	1	1	1	0	1	0	0	0	20.7-C	35.7-D
Soboba Street (NS) at:															
Mountain Avenue (EW)															
-Without Mitigation Improvements	CSS	1	0	1	0	0	0	0	1	0	0	1	0	49.2-E	46.1-E
-With Mitigation Improvements	TS	1	0	1	0	0	0	0	1	0	0	1	0	9.7-A	9.6-A
Soboba Springs Drive (NS) at:															
Lake Park Drive (EW)															
-Without Mitigation Improvements	CSS	1	0	1	0	0	0	0	1	1	1	1	0	32.6-D	83.5-F
-With Mitigation Improvements[6]	CSS	1	0	1	0	0	0	0	1	1	1	1	0	19.3-C	20.5-C
-With Mitigation Improvements[7]	TS	1	0	1	0	0	0	0	1	1	1	1	0	6.9-A	8.7-A
Soboba Road (NS) at:															
Chabella Drive (EW)	CSS	1	1	0	1	1	1	0	1	1	0	1	1	16.5-C	20.4-C
Development Site North Access (EW)	TS	1	1	0	0	1	1	1	0	1	0	0	0	16.6-B	19.2-B
Development Site South Access (EW)	TS	1	1	0	0	1	1	1	0	1	0	0	0	16.5-B	25.1-C
Lake Park Drive (EW)															
-Without Mitigation Improvements	AWS	0	1	0	0	1	0	0.5	0.5	1	0	1	0	99.9-F	99.9-F
-With Mitigation Improvements[8]	TS	1	1	0	0	1	2	1.5	0.5	1	0	1	0	23.7-C	30.0-C

[1] When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; > = Right Turn Overlap **1** = Improvement

[2] Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

[4] 99.9-F = Delay High, Intersection Unstable, Level of Service F.

[5] The intersection of San Jacinto Street at Ramona Boulevard/Main Street is a five-legged intersection. For analysis purposes throughout this report, the west and northwest legs turning movement volumes were combined, thus mitigation measures are reflected for a standard four-legged intersection.

[6] As a mitigation measure, a two-way left turn median would allow for northbound left turns to turn left into the two-way left turn median and then proceed westbound as acceptable gaps occur. For analysis purposes for this scenario, westbound through traffic was reduced to zero to account for motorists making the northbound left turning movement as the two-way left turn median allows for motorists to not have to focus on westbound through traffic until they are in the two-way left turn median and proceed westbound.

[7] A traffic signal is not projected to be warranted at opening Year (2010) With Project - Alternative 1 traffic conditions.8 Two outbound lanes needed on the north leg.

[8] Two outbound lanes needed on the north leg.

FIGURE 4-3
TRAFFIC IMPACT STUDY AREAS
ALTERNATIVE 1 (YEAR 2010)

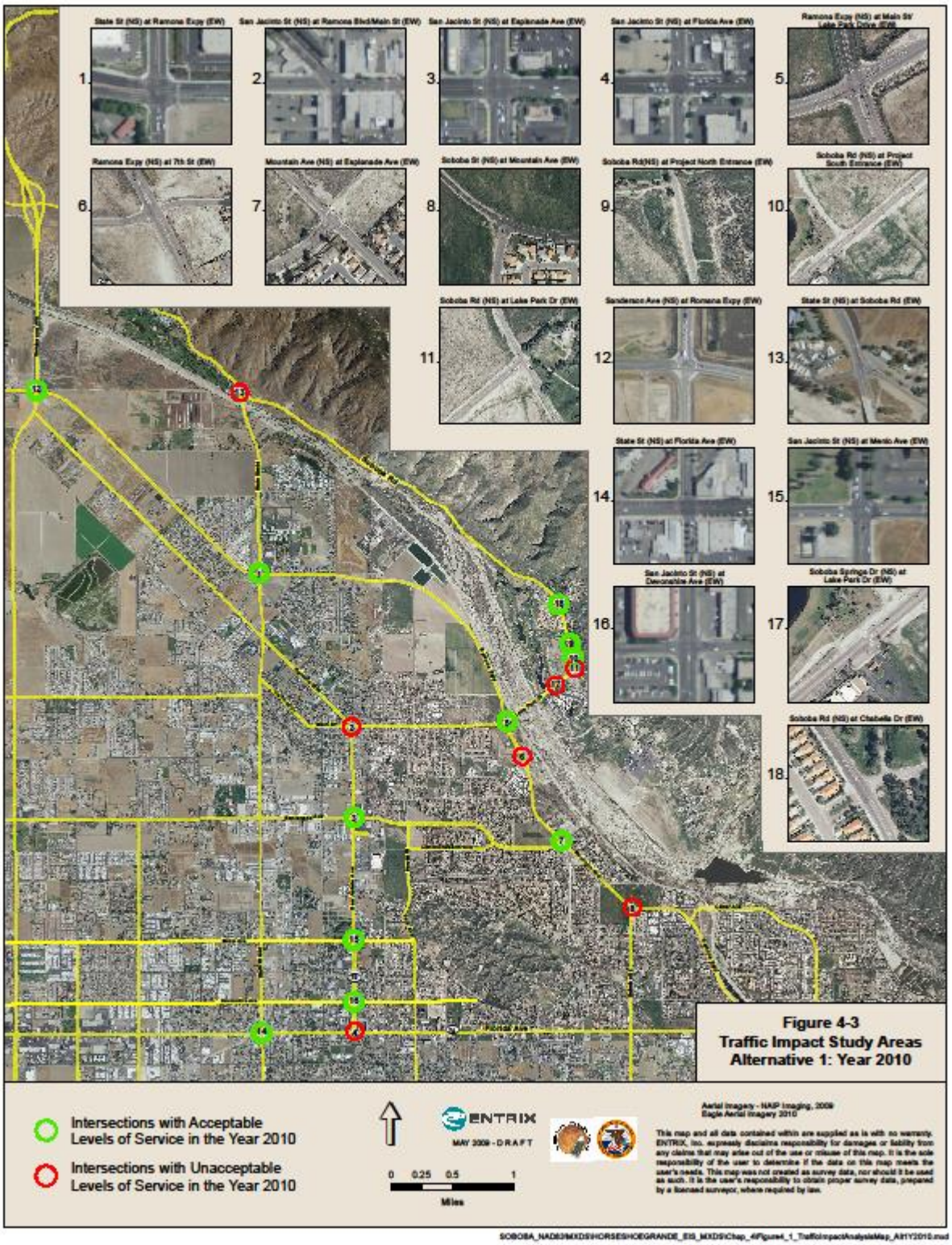


TABLE 4-36
OPENING YEAR (2010) WITH ALTERNATIVE 1 FREEWAY INTERSECTION DELAY AND LEVEL OF SERVICE

		Intersection Approach Lanes[1]												Peak Hour	
	Traffic	Northbound			Southbound			Eastbound			Westbound			Delay (Secs.) - LOS[2]	
Intersection	Control[3]	L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
I-215 Freeway SB Ramps (NS) at:															
Bonnie Drive (EW)															
- Without Improvements	CSS	1	1	0	0	1	1>>	1	0	1>>	0	0	0	85.7-F	62.8-F
- With Improvements	TS	1	1	0	0	1	1>>	1	0	1>>	0	0	0	16.8-B	15.8-B
I-215 Freeway NB Ramps (NS) at:															
SR-74 (EW)															
- Without Improvements	CSS	0	0	0	0	1	0	1	2	0	0	2	1>>	99.9-F[4]	99.9-F
- With Improvements	TS	0	0	0	0	1	0	1	2	0	0	2	1>>	10.9-B	12.0-B
Beaumont Avenue (SR-79) (NS) at:															
I-10 Freeway WB Ramps (EW)															
- Without Improvements	TS	1	2	0	0	2	0	0	0	0	0.5	1	0.5	38.5-D	99.9-F
- With Improvements	TS	1	2	0	0	2	0	0	0	0	1.5	1	0.5	27.8-C	31.6-D
I-10 Freeway EB Ramps (EW)	TS	0	2	0	1	2	0	0.5	1	0.5	0	0	0	36.1-D	49.5-D

[1] When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; >> = Free Right Turn; **1** = Improvement

[2] Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

3 CSS = Cross Street Stop; TS = Traffic Signal

[4] 99.9-F = Delay High, Intersection Unstable, Level of Service F.

As discussed in **Section 2.1.1**, the City of San Jacinto has expressed concern that the Alternative 1 could restrict public access and the provision of public services to the Soboba Springs Mobile Estates and the Golf Course and hillside communities. Tribal Resolution No. CR07-HGFTT-51 (see **Appendix I**) acknowledges the existing easement for roadway, water lines and underground conduits and incidental purposes along the Project Site, which includes a roadway easement for Lake Park Drive and Soboba Road. Furthermore, the Resolution acknowledges, as an exception to title of the Project Site, "rights of the public in and to any portion of the subject property lying within any lawfully established streets, roads, or highways." Finally, Soboba Road beyond the existing Reservation and Lake Park Drive are public roads and would continue to be public roads in the event of the fee-to-trust transfer. Neither roadway is included in the legal descriptions for the subject fee-to-trust parcels. A plat map prepared by First American Title Company illustrates the exclusion of public roadways from the parcels proposed for the fee-to-trust transfer (see **Figure 2-6**. As Lake Park Drive and Soboba Road form no part of the subject parcels, the trust acquisition should have no effect on the public's right to use the roads or the ability of law enforcement personnel to access local communities. Therefore, access to the residential communities nearby the Project Site would remain unimpeded.

The increased traffic, noise, air emissions, and artificial lighting and glare generated by the proposed commercial developments would be inconsistent with the nearby open space and residential communities. This section discusses the effects of artificial lighting and glare on the surrounding environment. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS and mitigation measures are proposed within **Chapter 5.0** that would reduce potential effects to less than significant levels.

Lighting and Glare

Light can affect the visual setting by raising the degree of brightness beyond acceptable levels for different activities. The most predominant light effect occurs at night when it can disturb sleep and other activities that require lower light levels. Glare is focused intense light from either a direct or reflected source, such as sunlight. When intense light is focused onto sensitive receptors, the effect is significant, ranging from annoying to blinding.

The light sources of Alternative 1 include the parking garages, decorative lighting for the hotel and casino's approach and entrance, parking lot lighting, security lighting along the site perimeter, and spillover light from windows and doors. The southern parking garage would be within 150 feet of a retirement community (e.g. sensitive receptors). Light would be generated from three sources: rooftop lighting, interior lighting, and vehicle headlights. For purposes of this FEIS, it is assumed that one overhead light is needed for every 30 vehicle spaces on the top level. Because there would be 413 parking spaces on that level, approximately 14 overhead lights will be required for adequate security lighting. Because the parking structure would be 30 feet tall and the lighting structure is assumed to be 15 feet tall, the direct light source will be 45 feet high above grade. At this height, light would spill over a wide area and into the retirement community and properties across the realigned Lake Park Drive. Overhead lighting on other levels also

would be bright for safety reasons. This would create a source of bright indirect light that would illuminate the neighboring community through the large gaps between the support columns.

Vehicles would use headlights when arriving or departing at night. When these headlights point towards the south, they would project light through the open slats between the parking garage columns and onto the surrounding area. Depending upon the angle of the vehicle, the angle of the headlights, and its proximity to the southern edge of the structure, the vehicle's headlights could focus light directly into the surrounding homes and properties. Even when these headlights are not pointed directly at the homes, the light projection over the homes would significantly increase indirect lighting in the retirement community.

Lighting effects from the northern parking garage would be similar to the southern garage. However, because the nearest sensitive receptor is approximately 350 feet away, the light effect would be reduced.

Other direct light sources include the tower structure and arena buildings located at the start of the Lake Park Drive relocation. Decorative lighting would be used to illuminate the complex's entrance to approaching vehicles. For this FEIS, it is assumed that the 60-foot tower structure would produce a significant amount of light. Because this structure is within 300 feet of the closest residence, direct and indirect light would spill-over into these residences throughout the night. The arena and promenade decorative and security lighting would also contribute the amount of light spilling over into the retirement community. Therefore, Alternative 1's light would be considered significant, and further mitigation is warranted.

This area is generally dark at night because there are few sources of night lighting. Entrance luminaries, exterior signage, hotel and convention center windows, and other security lighting, in addition to the light sources described above, would contribute to the overall increase in ambient lighting. Because the project would be located in an area zoned for low density residential, the general increase in the amount of ambient light would adversely affect nighttime activities in the area. Therefore, Alternative 1's ambient light would be considered significant, and further mitigation is warranted.

During daytime hours, some of the Alternative 1's structures could reflect glare directly into several surrounding communities, travelers along adjacent streets, and recreational users of the Golf Course and Country Club. The hotel and arena windows would have a high reflectivity. The hotel would project glare onto the residential communities to the south in summer months and to the north in the winter months. Travelers using Lake Park Drive and Soboba Avenue would experience glare from the hotel, depending on the angle of the sun. Recreational users of the Golf Course and Country Club would experience high glare from the hotel windows throughout the afternoon year-round. Furthermore, due to the vehicles' relative elevation, the hillside and Golf Course residential communities may be affected by glare from vehicles parked on the development's surface parking lots. Therefore Alternative 1's glare from structures and surface parking would be significant, and further mitigation is warranted. Mitigation measures

have been identified in **Section 5.7.2** and would reduce potential effects to less than significant levels.

Guidance Documents

The discussion in this section differs from other sections in this FEIS in that consistencies and inconsistencies with adopted local land use plans are addressed as opposed to environmental effects. Physical environmental effects of Alternative 1 are discussed previously and in the other topical sections of the FEIS.

Tribal Sovereignty

Following approval of the Section 151 Trust Acquisition, all of the project parcels would be exempt from City land use regulations. The only applicable land use regulations on trust lands are those that are Tribal. The Tribal Government relies upon the Tribal Council, the governing body of the Tribal Government, to guide and regulate land use on Tribal lands. Currently, the Tribe does not have a general land use plan. The Soboba Indian Reservation Integrated Resource Management Plan (2007) recommends that the Tribe develop a general planning and zoning system.

The Tribal Government desires to work cooperatively with local and State authorities on matters related to land use on the Project Site. Accordingly, the Tribe will adopt Uniform Building Code standards when constructing the proposed facilities (see **Appendix H**). These standards include all fire, plumbing, electrical, mechanical, and other related building codes. The Tribe is also committed to compliance with the Federal, state, and local standards specified in **Section 2.1.1**. The Tribe is currently in consultation with the City of San Jacinto to discuss a host of issues, including land use (see **Appendix F**).

NEPA requires an assessment of Alternative 1's effect on adopted land use plans. Therefore, City land use regulations and effects of Alternative 1 are assessed below.

San Jacinto General Plan

The purpose of the Land Use Element of the San Jacinto General Plan is to guide land use planning within the City of San Jacinto. A comparative land use analysis was conducted to determine if the proposed developments were consistent with the relevant goals and policies of the Land Use Element. The results of this analysis are discussed below and summarized in **Table 4-37**.

The Land Use Element references the advantages of San Jacinto because of its proximity to the Reservation, and includes land use policies (Policies 7.3 and 7.4; see **Table 4-37** below) that support developing visitor-oriented activities and businesses that build on the opportunities afforded by the Reservation. One of the key challenges facing San Jacinto is the development of a diversified economic base that includes a broad cross-section of industries, respecting the many

future industrial and commercial opportunities available in western San Jacinto. The Land Use Element indicates that the City wants, and has adequate resources to serve, many new businesses.

While the Alternative 1 is consistent with the economic goals of the Land Use Element, development of the proposed facilities would not be considered consistent with existing land use designations (see **Section 3.7.2** for a discussion of existing land use designations). However, once the land is placed into Federal trust, the City of San Jacinto's land use regulations would not apply to the Project Site. The consistency of Alternative 1 with the relevant goals and their corresponding policies is discussed in **Table 4-37**. As presented in **Table 4-37**, Alternative 1 is consistent with most policies under the Land Use Element of the San Jacinto General Plan. Policies with which the Alternative 1 is inconsistent include Policies 2.5, 3.1, 4.1, 4.2, 6.7, and 9.1. These policies call for restricting development that is inconsistent with the surrounding area or obstructs scenic views, and for limiting development on hillsides, ridgelines, flood plains, and other high risk areas. The inconsistencies are due to the anticipated increase in traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment, the potential for the proposed structures to partially obstruct scenic views, the location of the Project Site in a seismically active area, and the general contrast of the commercial nature of the proposed developments with the natural and built environment of the open space and residential areas surrounding the Project Site.

The Alternative 1 would therefore conflict with the current land use designations and the character of the land in the surrounding communities. However, at the same time, the development of Tribally-owned businesses on the Development Site would complement the commercial nature of the adjacent Tribally-owned Soboba Springs Country Club. Mitigation measures proposed in **Chapter 5.0** (see **Sections 5.1.4** Seismic Hazards; **5.3** Air Quality; **5.7.1** Transportation Networks; **5.7.2** Land Use; **5.8** Public Services; and **5.9.2** Noise) would reduce environmental impacts associated with the increased urbanization and the proposed developments' inconsistency with the General Plan's land use designations to less than significant.

AGRICULTURE

In its current state, the Project Site does not support agricultural activities. According to the Farmland Conversion Impact Rating form completed by NRCS, the Project Site does not contain prime and unique farmland, or statewide and locally important farmland. The completed AD-1006 form and supporting materials is attached as **Appendix V,** where Alternative 1 is listed as Site B. According to the City of San Jacinto, two parcels in the Project Site are identified as farmland of local importance. However, these parcels have been graded over and are no longer in use as farmland. Additionally, the Project Site does not contain Williamson Act lands (Clayton, 2004).[95] A less than significant effect would result from Alternative 1

[95] Lands set aside under the California Land Conservation Act of 1965 are commonly known as Williamson Act lands. The Williamson Act Program consists of contracts between local governments and private lands owners that restricts specific parcels

TABLE 4-37
CONSISTENCY OF ALTERNATIVE 1 WITH THE
LAND USE ELEMENT OF THE SAN JACINTO GENERAL PLAN

Policy Number	Text	Proposed Action A	Discussion
	Land Use Goal 1 ***Develop a balanced land use pattern that meets community needs for residential, commercial, industrial, public, and recreational uses.***		
Policy 1.1	Promote land use composition in San Jacinto that provides a balance or surplus between generation of public revenues and the cost of providing community services and facilities.	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 1.5	Plan and designate open space and parkland to meet the community's parks, open space, and recreational needs.	Consistent	The Proposed Action A would not develop the parcels on the Project Site currently designated as Open-Space Recreation and General Open Space.
	Land Use Goal 2 ***Manage and direct growth so that the community and its neighborhoods are protected and enhanced***.		
Policy 2.3	Ensure that development corresponds to the provision of community services and facilities and new development funds its share of improvements (e.g., parks, schools, trails, utilities).	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 2.4	Ensure that adequate infrastructure and public services are provided in concert with development so that no negative fiscal or service impact occurs as a result of new development.	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 2.5	Preserve and enhance the quality of San Jacinto's neighborhoods by restricting or abating non-conforming buildings and uses.	Inconsistent	The increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be inconsistent with the nearby open space and residential communities. The effects of artificial lighting and glare on the surrounding environment are discussed in this section. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS.
Policy 2.7	Locate retail and commercial land uses along major circulation routes at major intersections where there is maximum access and visibility.	Consistent	Proposed Action A's retail and commercial facilities would be located within a short drive from both the SR-70 and the Ramona Expressway.
	Land Use Goal 3 ***Foster development in San Jacinto that ensures the compatibility of land uses with environmental conditions.***		
Policy 3.1	Limit development in the hillsides, ridgelines, flood plains, and other high	Inconsistent	The Project Site is subject to flooding from the San Jacinto River during a 100-

of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971 (State of California Department of Conservation, http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx).

Policy Number	Text	Proposed Action A	Discussion
	risk areas.		year event; however, the Development Site is not. In addition, the Project Site is located in a seismically active area.
	Land Use Goal 4 ***Promote high-quality development that ensures compatibility with surrounding land uses and major transportation corridors.***		
Policy 4.1	Evaluate the compatibility of new development with surrounding uses when reviewing development proposals and designing the circulation system improvements.	Inconsistent	The increased traffic would necessitate circulation system improvements. Impacts to transportation networks are discussed in Section 4.7.
Policy 4.2	Ensure that new development is compatible with the physical characteristics of the site, surrounding land uses, and available public infrastructure.	Inconsistent	The increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be inconsistent with the nearby open space and residential communities. The effects of artificial lighting and glare on the surrounding environment are discussed in this section. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS.
Policy 4.3	Maximize commercial, retail, and employment opportunities along the City's major corridors and intersections, including the SR-70, the Ramona Expressway, Sanderson, and Cottonwood.	Consistent	Proposed Action A's commercial, retail, and employment opportunities would be located within a short drive from both the SR-70 and the Ramona Expressway.
Policy 4.4	Ensure new development provides roadways that meet the City's standards based on the classifications shown in the Circulation Master Plan and the level of traffic expected to be generated by the Proposed Action.	Consistent	The Tribe will coordinate with the City of San Jacinto to ensure that the roadways serving the Development Site will be adequate to serve the level of traffic expected to be generated by Proposed Action A.
	Land Use Goal 6 ***Preserve and protect the City's cultural, historic, agricultural, and visual resources.***		
Policy 6.1	Balance the benefits of development with potential impacts to existing cultural resources	Consistent	Proposed Action A would not have an effect on any known significant archaeological or historical resources (see Section 4.5).
Policy 6.7	Preserve and enhance public views of the mountains and hillsides and other scenic vistas.	Inconsistent	The proposed developments have the potential to partially obstruct public views of mountains and hillsides and other scenic vistas. See Section 4.9 for a discussion of impacts to visual resources.
Policy 6.9	Protect valuable agricultural resources and encourage the continuation of agricultural activities.	Consistent	The Project Site does not support agricultural activities, and the Proposed Action A would have a less than significant effect on agriculture (see the subheading Agriculture below)
	Land Use Goal 7 ***Capitalize on the City's many economic development opportunities to promote a strong and economically healthy community.***		
Policy 7.3	Target the potential benefits from the Diamond Valley Reservoir and gaming and entertainment uses of the Soboba Indian Reservation by promoting the	Consistent	Proposed Action A would provide a regional commercial attraction to the area. The development would have the potential to increase visitation to

Policy Number	Text	Proposed Action A	Discussion
	recreational opportunities available in the San Jacinto area.		recreational resources in the San Jacinto area.
Policy 7.4	Support the development of visitor-oriented activities and businesses that build upon the opportunities provided by the Diamond Valley Reservoir and the Soboba Indian Reservation.	Consistent	Proposed Action A would provide a regional commercial attraction to the area. The development would have the potential to create or increase spending on adjacent commercial uses.
	Land Use Goal 8 ***Promote a growing and skilled labor force that will attract a range of jobs and wage levels to satisfy the employment and income needs of the City's labor force through all cycles of the economy.***		
Policy 8.1	Promote the development of a broad range of skill and wage levels in job opportunities in San Jacinto through expanded commercial, office, business park, and industrial facilities.	Consistent	Proposed Action A would expand employment-related development and provide job opportunities for community residents.
	Land Use Goal 9 ***Encourage thoughtful community design that enhances San Jacinto's quality of life.***		
Policy 9.1	Ensure new development is compatible with its natural surroundings and the built environment in terms of architecture, scale, grading, and massing.	Inconsistent	The commercial nature of Proposed Action A's facilities would contrast with the natural and built environment of the open space and residential areas surrounding the Project Site. .
Policy 9.5	Support "green" and "sustainable" developments that respect and conserve the region's important resources.	Consistent	The Proposed Action A would, where feasible, incorporate energy conservation features into all proposed facilities (see Section 5.8.4).
Policy 9.6	Require the use and maintenance of extensive landscaping in new development and redevelopment projects to beautify the surroundings, screen outdoor uses, provide shade, establish pedestrian paths, buffer incompatible land uses, and provide visual interest.	Consistent	Proposed Action A would incorporate extensive landscaping around all proposed facilities (see Sections 2.1 and 2.2).

Source: City of San Jacinto, January 2006a, Land Use Element, *City of San Jacinto General Plan*.

4.7.4 ALTERNATIVE 2 – HOTEL AND CONVENTION CENTER (NO CASINO RELOCATION)

TRANSPORTATION NETWORKS

The following information is reproduced from a detailed traffic study attached separately as **Appendix U** of this FEIS. Study objectives include (1) documentation of existing traffic conditions in the vicinity of the site; (2) evaluation of traffic conditions for the year at opening (2010) of the Proposed Action and Alternatives; and (3) analyses of year 2025 traffic conditions without and with the Proposed Action and Alternatives; (4) determination of on-site and off-site improvements and system management actions needed to achieve City of San Jacinto level of service requirements. Objective 1 is discussed in **Section 3.7.1** of this FEIS and Objective 2 is explored in this chapter. Objectives 3 and 4 are discussed in **Section 4.10** (Cumulative Effects)

and **Section 5.7.1** (Mitigation Measures), respectively. **Section 3.10** (Transportation Networks) discusses the methodology used in the traffic study.

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 (see **Table 4-38**). Approximately 2,347 more daily vehicle trips would occur under Alternative 2 than are currently generated by the existing casino.

Principle Findings

Opening Year (2010) Traffic Conditions under Alternative 2

The required LOS for the traffic study area (see **Figure 3-17** and Figure 1 in **Appendix U**) is LOS "D" (see **Section 3.7.1** for a discussion of LOS). **Figure 4-4** and **Table 4-39** shows the intersection delay and LOS expected to occur opening year (2010) under Alternative 2. For opening year (2010) with Alternative 2 traffic conditions, the following study area intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)

The delay and LOS for the study area roadway segments expected to occur in opening year (2010) under the Proposed Action and Alternatives are shown in **Table 4-27(b)**. For opening year (2010) with Alternative 2 traffic conditions, the following traffic study area roadway segments are projected to operate at unacceptable LOS during the peak hours, without improvements:

- Gilman Springs Road, north of Soboba Road
- Ramona Expressway, between Sanderson Street and State Street
- Mountain Avenue, between 7th Street and Esplanade Avenue
- Mountain Avenue, between Esplanade Avenue and Soboba Street

Section 3.7.1 discusses the traffic signals warranted for existing traffic conditions and for opening year (2010) traffic conditions without the Proposed Action and Alternatives. For opening year (2010) with Alternative 2 traffic conditions, no additional traffic signals are projected to be warranted at the study area intersections.

Freeway Analysis

Opening Year (2010) Freeway Conditions under the Alternative 2

For Opening Year (2010) with the Alternative 2, traffic signals at the intersections of I-215 Freeway SB Ramps at Bonnie Drive and I-215 Freeway NB Ramps at SR-74, and an additional westbound left turn lane at the Beaumont Avenue and I-10 Freeway westbound ramps intersection is needed to attain an acceptable LOS (see **Table 4-40**).

For opening year (2010) with Alternative 2 traffic conditions, the following freeway intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- I-215 Freeway SB Ramps (NS) at: Bonnie Drive (EW)
- I-215 Freeway NB Ramps (NS) at: SR-74 (EW)
- Beaumont Avenue (SR-79) (NS) at: I-10 Freeway WB Ramps (EW)

Section 3.7.1 discusses the traffic signals warranted for existing traffic conditions and for opening year (2010) traffic conditions without the Proposed Action and Alternatives. For existing traffic conditions, traffic signals are projected to be warranted at the following additional traffic study area intersections:

- I-215 Freeway SB Ramps (NS) at: Bonnie Drive (EW)
- I-215 Freeway NB Ramps (NS) at: SR-74 (EW)

Bicycle Lanes

There are no striped bicycle lanes within the vicinity of the Project Site, nor are any planned. Therefore, the Alternative 2 would not have a significant impact on bicycle lanes.

LAND USE

Land Use Compatibility

Alternative 2 would result in the transformation of the Project Site from its current vacant rural state into a retail and service development characteristic of urban environments. A residential community, the Soboba Springs Mobile Estates, is located south of Lake Park Drive. The closest proposed structures to the Soboba Springs Mobile Estates are the surface parking and the gas station and convenience store. Surface parking would be approximately 330 feet from the nearest residence. The gas station and convenience store (25 feet above grade) would be located approximately 660 feet from the closest residence. The hotel (70 feet above grade) would be located approximately 800 feet from the closest residence in the Soboba Springs Mobile Estates and 1,100 feet from the Golf Course community.

TABLE 4-38
ALTERNATIVE 2 TRAFFIC GENERATION

Land Use	Quantity	Units[1]	Peak Hour						Daily
			Morning			Evening			
			Inbound	Outbound	Total	Inbound	Outbound	Total	
Trip Generation Rates									
Hotel	300	RM	0.34	0.22	0.56	0.31	0.28	0.59	8.17
Convention Center[3]	36.000	TSF	2.19	0.23	2.42	0.23	2.19	2.42	25.00
Service Station with Convenience Market	12	FP	5.03	5.03	10.06	6.69	6.69	13.38	162.78
Fire Station	13.500	TSF	NOM	NOM	NOM	NOM	NOM	NOM	NOM
Trips Generated									
Hotel	300	RM	102	66	168	93	84	177	2,451
Convention Center[3]	36.000	TSF	79	8	87	8	79	87	900
Service Station with Convenience Market	12	FP	60	60	120	80	80	160	1,953
Fire Station	13.500	TSF	NOM	NOM	NOM	NOM	NOM	NOM	NOM
Total			**241**	**134**	**375**	**181**	**243**	**424**	**5,304**

Source: Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008, Land Use Categories 310, 443, 945, 170.

[1] RM = Rooms; FP = Fueling Positions; TSF = Thousand Square Feet

[2] The Convention Center trip generation rates were derived from the following formula: (36,000 sf / 40 (parking code for general assembly) = 900 x 0.35 (65% internal capture) = 315 peak hour trips if all 36,000 TSF are occupied within one hour. To account for multiple functions, it will be assumed that a maximum likely influx in the morning peak hour is 25 percent of the 36,000 sf facility, or 79 inbound trips in one hour. It will be assumed that 8 trips will exit in the same hour. For the evening peak hour it is assumed there will be 79 vehicles exiting and 8 vehicles entering the site. The daily trip generation was derived as follows: (36,000 sf / 40 (parking code for general assembly) = 900 / 36,000 sf = 0.025 x 1,000 (sf to TSF conversion) = 25.00.

NOM = Nominal

TABLE 4-39
OPENING YEAR (2010) WITH ALTERNATIVE 2 INTERSECTION DELAY AND LEVEL OF SERVICE

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay (Secs.) - LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Sanderson Avenue (NS) at:															
Ramona Expressway (EW)	TS	2	2	1>	2	2	1>	2	2	1>	2	2	1>	30.4-C	30.1-C
State Street/Gilman Springs Road (NS) at:															
Soboba Road (EW)															
-Without Mitigation Improvements	CSS	1	1	0	1	1	0	0	1	0	0	1	1	99.9-F[4]	99.9-F
-With Mitigation Improvements	TS	1	1	0	1	1	0	0	1	0	0	1	1	36.3-D	28.0-C
State Street (NS) at:															
Ramona Expressway (EW)	TS	1	2	0	1	2	1	1	2	1	1	2	1	37.9-D	41.7-D
Florida Avenue (EW)	TS	1	2	0	1	1	1	1	2	0	1	2	0	21.9-C	25.8-C
San Jacinto Street (NS) at:															
Ramona Boulevard/Main Street (EW)															
-Without Mitigation Improvements	TS	1.5	0.5	0	1	1	0	0	1	1	0	1	0	34.2-C	99.9-F[4]
-With Mitigation Improvements[5]	TS	1.5	0.5	0	1	1	0	0	1	1	1	1	0	33.9-C	47.6-D
Esplanade Avenue (EW)	TS	1	2	1	1	2	0	1	2	1	1	2	0	29.4-C	37.6-D
Menlo Avenue (EW)	TS	1	2	0	1	2	0	1	1	0	1	1	1	20.7-C	24.4-C
Devonshire Avenue (EW)	TS	1	2	0	1	2	0	1	1	1	1	1	0	21.2-C	22.4-C
Florida Avenue (EW)															
-Without Mitigation Improvements	TS	1	2	0	1.5	0.5	1	1	2	0	1	2	1	57.2-E	73.9-E
-With Mitigation Improvements	TS	1	2	0	2	1	1	1	2	0	1	2	1	36.7-D	46.7-D
Ramona Expressway (NS) at:															
Main Street/Lake Park Drive (EW)	TS	1	2	1	1	2	0	1	2	0	1	2	0	30.6-C	42.3-D
7th Street (EW)															
-Without Mitigation Improvements	CSS	1	2	1	1	2	1	0	1	1	0	1	0	58.7-F	81.8-F
-With Mitigation Improvements	TS	1	2	1	1	2	1	0	1	1	0	1	0	9.5-A	12.2-B
Mountain Avenue (NS) at:															
Esplanade Avenue (EW)	TS	1	1	0	0	1	1	1	0	1	0	0	0	20.1-C	33.5-C

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay (Secs.) - LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Soboba Street (NS) at:															
Mountain Avenue (EW)															
-Without Mitigation Improvements	CSS	1	0	1	0	0	0	0	1	0	0	1	0	37.8-E	30.4-D
-With Mitigation Improvements	TS	1	0	1	0	0	0	0	1	0	0	1	0	9.4-A	8.7-A
Soboba Springs Drive (NS) at:															
Lake Park Drive (EW)	CSS	1	0	1	0	0	0	0	1	1	1	1	0	22.5-C	17.1-C
Development Site Access (NS):															
Lake Park Drive (EW)	CSS	0	0	1	0	0	1	0	1	0	0	1	0	11.7-B	14.2-B
Soboba Road (NS) at:															
Chabella Drive (EW)	CSS	1	1	0	1	1	1	0	1	1	0	1	1	14.4-B	15.0-C
Development Site North Access (EW)	CSS	1	1	0	0	1	0	0	1	0	0	0	0	13.0-B	15.6-C
Lake Park Drive (EW)															
-Without Mitigation Improvements	AWS	0	1	0	0	1	0	0.5	0.5	1	0	1	0	13.1-B	31.1-D
-With Mitigation Improvements	TS	1	1	0	0	1	0	0.5	0.5	1	0	1	0	26.5-C	35.9-D
Development Site South Access (EW)	TS	1	1	0	0	1	0	0	1	0	0	0	0	14.3-B	24.7-C

[1] When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; > = Right Turn Overlap **1** = Improvement

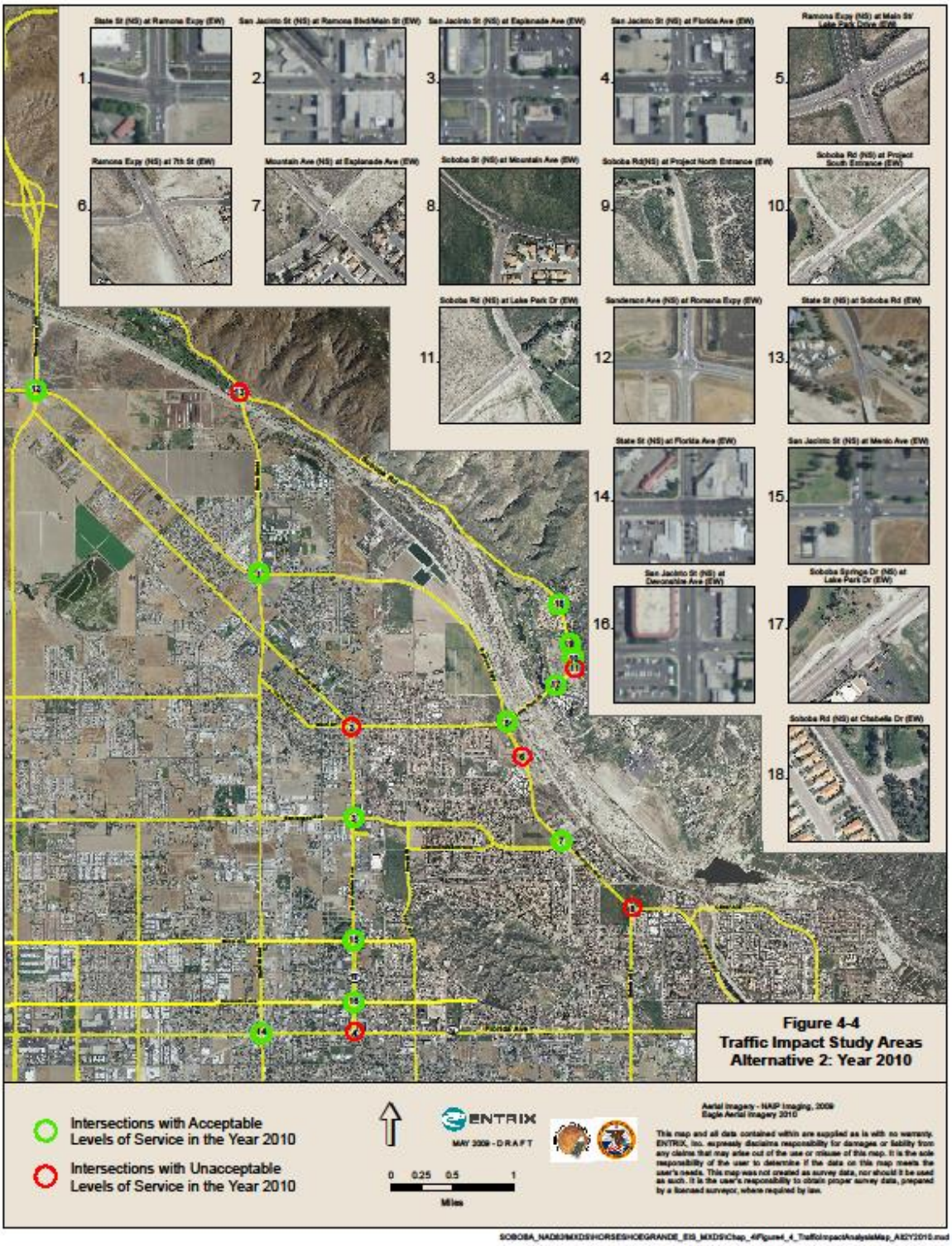
[2] Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

[4] 99.9-F = Delay High, Intersection Unstable, Level of Service F.

[5] The intersection of San Jacinto Street at Ramona Boulevard/Main Street is a five-legged intersection. For analysis purposes throughout this report, the west and northwest legs turning movement volumes were combined, thus mitigation measures are reflected for a standard four-legged intersection.

FIGURE 4-4
TRAFFIC IMPACT STUDY AREAS
ALTERNATIVE 2 (YEAR 2010)



As discussed in **Section 2.1.1**, the City of San Jacinto has expressed concern that the Alternative 2 could restrict public access and the provision of public services to the Soboba Springs Mobile Estates and the Golf Course and hillside communities. Tribal Resolution No. CR07-HGFTT-51 (see **Appendix I**) acknowledges the existing easement for roadway, water lines and underground conduits and incidental purposes along the Project Site, which includes a roadway easement for Lake Park Drive and Soboba Road. Furthermore, the Resolution acknowledges, as an exception to title of the Project Site, "rights of the public in and to any portion of the subject property lying within any lawfully established streets, roads, or highways." Finally, Soboba Road beyond the existing Reservation and Lake Park Drive are public roads and would continue to be public roads in the event of the fee-to-trust transfer. Neither roadway is included in the legal descriptions for the subject fee-to-trust parcels. A plat map prepared by First American Title Company illustrates the exclusion of public roadways from the parcels proposed for the fee-to-trust transfer (see **Figure 2-6**). As Lake Park Drive and Soboba Road form no part of the subject parcels, the trust acquisition should have no effect on the public's right to use the roads or the ability of law enforcement personnel to access local communities. Therefore, access to the residential communities nearby the Project Site would remain unimpeded.

The increased traffic, noise, air emissions, and artificial lighting and glare generated by the proposed commercial developments would be inconsistent with the nearby open space and residential communities. This section discusses the effects of artificial lighting and glare on the surrounding environment. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS and mitigation measures are proposed within **Chapter 5.0** that would reduce potential effects to less than significant levels.

Lighting and Glare

Light can affect the visual setting by raising the degree of brightness beyond acceptable levels for different activities. The most predominant light effect occurs at night when it can disturb sleep and other activities that require lower light levels. Glare is focused intense light from either a direct or reflected source, such as sunlight. When intense light is focused onto sensitive receptors, the effect is significant, ranging from annoying to blinding.

The direct light sources of Alternative 2 include the decorative lighting for the hotel's approach and entrance, parking lot lighting, security lighting along the site perimeter, and spillover light from windows and doors. The southern portion of the southern parking lot would be within 500 feet of a retirement community (e.g. sensitive receptors). Light would be generated from parking lot lighting and vehicle headlights. However, the development's proposed landscaping would screen vehicle headlights when arriving or departing at night.

For purposes of this FEIS, it is assumed that one overhead light is needed for every 30 vehicle spaces. Because there would be 500 parking spaces in the southern parking lot, approximately 17 overhead lights would be required for adequate security lighting. For purposes of this FEIS, the

TABLE 4-40
OPENING YEAR (2010) WITH ALTERNATIVE 2 FREEWAY INTERSECTION DELAY AND LEVEL OF SERVICE

		Intersection Approach Lanes[1]												Peak Hour	
	Traffic	Northbound			Southbound			Eastbound			Westbound			Delay (Secs.) - LOS[2]	
Intersection	Control[3]	L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
I-215 Freeway SB Ramps (NS) at:															
Bonnie Drive (EW)															
- Without Improvements	CSS	1	1	0	0	1	1>>	1	0	1>>	0	0	0	83.7-F	58.5-F
- With Improvements	TS	1	1	0	0	1	1>>	1	0	1>>	0	0	0	16.6-B	14.5-B
I-215 Freeway NB Ramps (NS) at:															
SR-74 (EW)															
- Without Improvements	CSS	0	0	0	0	1	0	1	2	0	0	2	1>>	99.9-F[4]	99.9-F
- With Improvements	TS	0	0	0	0	1	0	1	2	0	0	2	1>>	9.9-F	10.1-B
Beaumont Avenue (SR-79) (NS) at:															
I-10 Freeway WB Ramps (EW)															
- Without Improvements	TS	1	2	0	0	2	0	0	0	0	0.5	1	0.5	36.6-D	57.9-E
- With Improvements	TS	1	2	0	0	2	0	0	0	0	1.5	1	0.5	26.9-C	29.0-C
I-10 Freeway EB Ramps (EW)	TS	0	2	0	1	2	0	0.5	1	0.5	0	0	0	33.0-C	40.8-D

[1] When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; >> = Free Right Turn; **1** = Improvement

[2] Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0915 (2008). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

3 CSS = Cross Street Stop; TS = Traffic Signal

lighting structure is assumed to be 15 feet tall. At this height, light could spill over to nearby residences in the retirement community. Therefore, Alternative 2's direct light would be considered significant, and further mitigation is warranted.

This area is generally dark at night because there are few sources of night lighting. Entrance luminaries, exterior signage, hotel and convention center windows, and other security lighting would contribute to the overall increase in ambient lighting. Because the project would be located in an area zoned for low density residential, the general increase in the amount of ambient light would adversely affect nighttime activities in the area. Therefore, Alternative 2's ambient light would be considered significant, and further mitigation is warranted.

During daytime hours, some of Alternative 2's structures could reflect glare directly into several surrounding communities, travelers along adjacent streets, and recreational users of the Golf Course and Country Club. The hotel windows would have a high reflectivity and would project glare onto the residential communities to the east and south. Travelers using Lake Park Drive and Soboba Avenue would experience glare from the hotel, depending on the angle of the sun. Recreational users of the Golf Course and Country Club would experience high glare from the hotel windows throughout the afternoon year-round. Furthermore, due to their relative elevation, the hillside residential communities may be affected by glare from vehicles parked in the development's surface parking lots. Therefore Alternative 2's glare from structures and surface parking would be significant, and further mitigation is warranted. Mitigation measures have been identified in **Section 5.7.2** and would reduce potential effects to less than significant levels.

Guidance Documents

The discussion in this section differs from other sections in this FEIS in that consistencies and inconsistencies with adopted local land use plans are addressed as opposed to environmental effects. Physical environmental effects of Alternative 2 are discussed previously and in the other topical sections of the FEIS.

Tribal Sovereignty

Following approval of the Section 151 Trust Acquisition, all of the project parcels would be exempt from City land use regulations. The only applicable land use regulations on trust lands are those that are Tribal. The Tribal Government relies upon the Tribal Council, the governing body of the Tribal Government, to guide and regulate land use on Tribal lands. Currently, the Tribe does not have a general land use plan. The Soboba Indian Reservation Integrated Resource Management Plan (2007) recommends that the Tribe develop a general planning and zoning system.

The Tribal Government desires to work cooperatively with local and State authorities on matters related to land use on the Project Site.

Accordingly, the Tribe will adopt Uniform Building Code standards when constructing the proposed facilities (see **Appendix H**). These standards include all fire, plumbing, electrical, mechanical, and other related building codes. The Tribe is also committed to compliance with the Federal, state, and local standards specified in **Section 2.1.1**. The Tribe is currently in consultation with the City of San Jacinto to discuss a host of issues, including land use (see **Appendix F**).

NEPA requires an assessment of the Alternative 2's effect on adopted land use plans. Therefore, City land use regulations and effects of Alternative 2 are assessed below.

San Jacinto General Plan

The purpose of the Land Use Element of the San Jacinto General Plan is to guide land use planning within the City of San Jacinto. A comparative land use analysis was conducted to determine if the proposed developments were consistent with the relevant goals and policies of the Land Use Element. The results of this analysis are discussed below and summarized in **Table 4-41**.

The Land Use Element references the advantages of San Jacinto because of its proximity to the Reservation, and includes land use policies (Policies 7.3 and 7.4; see **Table 4-41** below) that support developing visitor-oriented activities and businesses that build on the opportunities afforded by the Reservation. One of the key challenges facing San Jacinto is the development of a diversified economic base that includes a broad cross-section of industries, respecting the many future industrial and commercial opportunities available in western San Jacinto. The Land Use Element indicates that the City wants, and has adequate resources to serve, many new businesses.

While the Alternative 2 is consistent with the economic goals of the Land Use Element, development of the proposed facilities would not be considered consistent with existing land use designations (see **Section 3.7.2** for a discussion of existing land use designations). However, once the land is placed into Federal trust, the City of San Jacinto's land use regulations would not apply to the Project Site. The consistency of Alternative 2 with the relevant goals and their corresponding policies is discussed in **Table 4-41**. As presented in **Table 4-41**, Alternative 2 is consistent with most policies under the Land Use Element of the San Jacinto General Plan. Policies with which the Alternative 2 is inconsistent include Policies 2.5, 3.1, 4.1, 4.2, 6.7, and 9.1. These policies call for restricting development that is inconsistent with the surrounding area or obstructs scenic views, and for limiting development on hillsides, ridgelines, flood plains, and other high risk areas. The inconsistencies are due to the anticipated increase in traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment, the potential for the proposed structures to partially obstruct scenic views, the location of the Project Site in a seismically active area, and the general contrast of the commercial nature of the proposed developments with the natural and built environment of the open space and residential areas surrounding the Project Site.

The Alternative 2 would therefore conflict with the current land use designations and the character of the land in the surrounding communities. However, at the same time, the development of Tribally-owned businesses on the Development Site would complement the commercial nature of the adjacent Tribally-owned Soboba Springs Country Club. Mitigation measures proposed in **Chapter 5.0** (see **Sections 5.1.4** Seismic Hazards; **5.3** Air Quality; **5.7.1** Transportation Networks; **5.7.2** Land Use; **5.8** Public Services; and **5.9.2** Noise) would reduce environmental impacts associated with the increased urbanization and the proposed developments' inconsistency with the General Plan's land use designations to less than significant.

AGRICULTURE

In its current state, the Project Site does not support agricultural activities. According to the Farmland Conversion Impact Rating form completed by NRCS, the Project Site does not contain prime and unique farmland, or statewide and locally important farmland. The completed AD-1006 form and supporting materials is attached as **Appendix V,** where Alternative 2 is listed as Site C. According to the City of San Jacinto, two parcels in the Project Site are identified as farmland of local importance. However, these parcels have been graded over and are no longer in use as farmland. Additionally, the Project Site does not contain Williamson Act lands (Clayton, 2004).[96] A less than significant effect would result from Alternative 2.

[96] Lands set aside under the California Land Conservation Act of 1965 are commonly known as Williamson Act lands. The Williamson Act Program consists of contracts between local governments and private lands owners that restricts specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971 (State of California Department of Conservation, http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx).

TABLE 4-41
CONSISTENCY OF ALTERNATIVE 2 WITH THE LAND USE ELEMENT OF THE SAN JACINTO GENERAL PLAN

Policy Number	Text	Alternative 2	Discussion
	Land Use Goal 1 ***Develop a balanced land use pattern that meets community needs for residential, commercial, industrial, public, and recreational uses.***		
Policy 1.1	Promote land use composition in San Jacinto that provides a balance or surplus between generation of public revenues and the cost of providing community services and facilities.	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 1.5	Plan and designate open space and parkland to meet the community's parks, open space, and recreational needs.	Consistent	The Alternative 2 would not develop the parcels on the Project Site currently designated as Open-Space Recreation and General Open Space.
	Land Use Goal 2 ***Manage and direct growth so that the community and its neighborhoods are protected and enhanced.***		
Policy 2.3	Ensure that development corresponds to the provision of community services and facilities and new development funds its share of improvements (e.g., parks, schools, trails, utilities).	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 2.4	Ensure that adequate infrastructure and public services are provided in concert with development so that no negative fiscal or service impact occurs as a result of new development.	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 2.5	Preserve and enhance the quality of San Jacinto's neighborhoods by restricting or abating non-conforming buildings and uses.	Inconsistent	The increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be inconsistent with the nearby open space and residential communities. The effects of artificial lighting and glare on the surrounding environment are discussed in this section. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS.
Policy 2.7	Locate retail and commercial land uses along major circulation routes at major intersections where there is maximum access and visibility.	Consistent	Alternative 2's retail and commercial facilities would be located within a short drive from both the SR-70 and the Ramona Expressway.

Policy Number	Text	Alternative 2	Discussion
	Land Use Goal 3 ***Foster development in San Jacinto that ensures the compatibility of land uses with environmental conditions.***		
Policy 3.1	Limit development in the hillsides, ridgelines, flood plains, and other high risk areas.	Inconsistent	The Project Site is subject to flooding from the San Jacinto River during a 100-year event; however, the Development Site is not. In addition, the Project Site is located in a seismically active area.
	Land Use Goal 4 ***Promote high-quality development that ensures compatibility with surrounding land uses and major transportation corridors.***		
Policy 4.1	Evaluate the compatibility of new development with surrounding uses when reviewing development proposals and designing the circulation system improvements.	Inconsistent	The increased traffic would necessitate circulation system improvements. Impacts to transportation networks are discussed in **Section 4.7**.
Policy 4.2	Ensure that new development is compatible with the physical characteristics of the site, surrounding land uses, and available public infrastructure.	Inconsistent	The increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be inconsistent with the nearby open space and residential communities. The effects of artificial lighting and glare on the surrounding environment are discussed in this section. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS.
Policy 4.3	Maximize commercial, retail, and employment opportunities along the City's major corridors and intersections, including the SR-70, the Ramona Expressway, Sanderson, and Cottonwood.	Consistent	Alternative 2's commercial, retail, and employment opportunities would be located within a short drive from both the SR-70 and the Ramona Expressway.
Policy 4.4	Ensure new development provides roadways that meet the City's standards based on the classifications shown in the Circulation Master Plan and the level of traffic expected to be generated by the Proposed Action.	Consistent	The Tribe will coordinate with the City of San Jacinto to ensure that the roadways serving the Development Site will be adequate to serve the level of traffic expected to be generated by Alternative 2.
	Land Use Goal 6 ***Preserve and protect the City's cultural, historic, agricultural, and visual resources.***		
Policy 6.1	Balance the benefits of development with potential impacts to existing cultural resources	Consistent	Alternative 2 would not have an effect on any known significant archaeological or historical resources (see **Section 4.5**).

Policy Number	Text	Alternative 2	Discussion
Policy 6.7	Preserve and enhance public views of the mountains and hillsides and other scenic vistas.	Inconsistent	The proposed developments have the potential to partially obstruct public views of mountains and hillsides and other scenic vistas. See **Section 4.9** for a discussion of impacts to visual resources.
Policy 6.9	Protect valuable agricultural resources and encourage the continuation of agricultural activities.	Consistent	The Project Site does not support agricultural activities, and the Alternative 2 would have a less than significant effect on agriculture (see the subheading Agriculture below)
	Land Use Goal 7 ***Capitalize on the City's many economic development opportunities to promote a strong and economically healthy community.***		
Policy 7.3	Target the potential benefits from the Diamond Valley Reservoir and gaming and entertainment uses of the Soboba Indian Reservation by promoting the recreational opportunities available in the San Jacinto area.	Consistent	Alternative 2 would provide a regional commercial attraction to the area. The development would have the potential to increase visitation to recreational resources in the San Jacinto area.
Policy 7.4	Support the development of visitor-oriented activities and businesses that build upon the opportunities provided by the Diamond Valley Reservoir and the Soboba Indian Reservation.	Consistent	Alternative 2 would provide a regional commercial attraction to the area. The development would have the potential to create or increase spending on adjacent commercial uses.
	Land Use Goal 8 ***Promote a growing and skilled labor force that will attract a range of jobs and wage levels to satisfy the employment and income needs of the City's labor force through all cycles of the economy.***		
Policy 8.1	Promote the development of a broad range of skill and wage levels in job opportunities in San Jacinto through expanded commercial, office, business park, and industrial facilities.	Consistent	Alternative 2 would expand employment-related development and provide job opportunities for community residents.
	Land Use Goal 9 ***Encourage thoughtful community design that enhances San Jacinto's quality of life.***		
Policy 9.1	Ensure new development is compatible with its natural surroundings and the built environment in terms of architecture, scale, grading, and massing.	Inconsistent	The commercial nature of Alternative 2's facilities would contrast with the natural and built environment of the open space and residential areas surrounding the Project Site. .

Policy Number	Text	Alternative 2	Discussion
Policy 9.5	Support "green" and "sustainable" developments that respect and conserve the region's important resources.	Consistent	The Alternative 2 would, where feasible, incorporate energy conservation features into all proposed facilities (see **Section 5.8.4**).
Policy 9.6	Require the use and maintenance of extensive landscaping in new development and redevelopment projects to beautify the surroundings, screen outdoor uses, provide shade, establish pedestrian paths, buffer incompatible land uses, and provide visual interest.	Consistent	Alternative 2 would incorporate extensive landscaping around all proposed facilities (see **Sections 2.1** and **2.2**).

Source: City of San Jacinto, January 2006a, Land Use Element, *City of San Jacinto General Plan*.

4.7.5 ALTERNATIVE 3 – COMMERCIAL ENTERPRISE (NO CASINO OR HOTEL)

TRANSPORTATION NETWORKS

The following information is reproduced from a detailed traffic study attached separately as **Appendix U** of this FEIS. Study objectives include (1) documentation of existing traffic conditions in the vicinity of the site; (2) evaluation of traffic conditions for the year at opening (2010) of the Proposed Action and Alternatives; and (3) analyses of year 2025 traffic conditions without and with the Proposed Action and Alternatives; (4) determination of on-site and off-site improvements and system management actions needed to achieve City of San Jacinto level of service requirements. Objective 1 is discussed in **Section 3.7.1** of this FEIS and Objective 2 is explored in this chapter. Objectives 3 and 4 are discussed in **Section 4.10** (Cumulative Effects) and **Section 5.7.1** (Mitigation Measures), respectively. **Section 3.10** (Transportation Networks) discusses the methodology used in the traffic study.

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 (see **Table 4-42**). Approximately 6,138 more daily vehicle trips would occur under Alternative 3 than are currently generated by the existing casino.

Principle Findings

Opening Year (2010) Traffic Conditions under Alternative 3

The required LOS for the traffic study area (see **Figure 3-17** and Figure 1 in **Appendix U**) is LOS "D" (see **Section 3.7.1** for a discussion of LOS). **Figure 4-5** and **Table 4-42** show the intersection delay and LOS expected to occur opening year (2010) under Alternative 3. For

Opening Year (2010) with project traffic conditions, the following study area intersection is projected to operate at unacceptable LOS during the peak hours, without improvements:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The delay and LOS for the study area roadway segments expected to occur in opening year (2010) under the Proposed Action and Alternatives are shown in **Table 4-27(B)**. For opening year (2010) with Alternative 3 traffic conditions, the following traffic study area roadway segments are projected to operate at unacceptable LOS during the peak hours, without improvements:

- Gilman Springs Road, north of Soboba Road
- Ramona Expressway, between Sanderson Street and State Street
- Mountain Avenue, between 7th Street and Esplanade Avenue
- Mountain Avenue, between Esplanade Avenue and Soboba Street

Section 3.7.1 discusses the traffic signals warranted for existing traffic conditions and for opening year (2010) traffic conditions without the Proposed Action and Alternatives. For opening year (2010) with Alternative 3 traffic conditions, traffic signals are projected to be warranted at the following additional study area intersections:

- Development Site Access (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Development Site Access (EW)

Mitigation measures are therefore necessary, and are discussed in **Section 5.7.1**. With the implementation of these mitigation measures, the study area intersections are projected to operate at acceptable LOS during the peak hours (see **Table 4-43**).

Freeway Analysis

Opening Year (2010) Freeway Conditions under the Alternative 3

For Opening Year (2010) with the Alternative 3, traffic signals at the intersections of I-215 Freeway SB Ramps at Bonnie Drive and I-215 Freeway NB Ramps at SR-74, and an additional westbound left turn lane at the Beaumont Avenue and I-10 Freeway westbound ramps intersection is needed to attain an acceptable LOS (see **Table 4-44**).

For opening year (2010) with Alternative 3 traffic conditions, the following freeway intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- I-215 Freeway SB Ramps (NS) at: Bonnie Drive (EW)
- I-215 Freeway NB Ramps (NS) at: SR-74 (EW)
- Beaumont Avenue (SR-79) (NS) at: I-10 Freeway WB Ramps (EW)

Section 3.7.1 discusses the traffic signals warranted for existing traffic conditions and for opening year (2010) traffic conditions without the Proposed Action and Alternatives. For existing traffic conditions, traffic signals are projected to be warranted at the following additional study area intersections:

- I-215 Freeway SB Ramps (NS) at: Bonnie Drive (EW)
- I-215 Freeway NB Ramps (NS) at: SR-74 (EW)

Bicycle Lanes

There are no striped bicycle lanes within the vicinity of the Project Site. Therefore, the Alternative 3 would not have a significant impact on bicycle lanes.

LAND USE

Land Use Compatibility

Alternative 3 would result in the transformation of the Project Site from its current vacant rural state into a retail and service development characteristic of urban environments. A residential community, the Soboba Springs Mobile Estates, is located south of Lake Park Drive. The closest proposed structures to the Soboba Springs Mobile Estates are the gas station and convenience store, visitor center, and retail space. Retail space and the visitor center would be located approximately 70 feet and 200 feet from the nearest residence, respectively. The gas station and convenience store (25 feet above grade) would be located approximately 80 feet from the closest residence. The major retail center would be located approximately 600 feet away from the Soboba Springs Mobile Estates, and RV parking would be located throughout the Project Site within approximately 100 feet of the nearest residences. Under Alternative 3, the proposed developments would be located at a greater distance from the Golf Course and hillside residential communities than under the Proposed Action, Alternative 1, and Alternative 2.

As described in **Section 2.1.1**, the City of San Jacinto has expressed concern that the Alternative 3 could restrict public access and the provision of public services to the Soboba Springs Mobile Estates and the Golf Course and hillside communities. Tribal Resolution No. CR07-HGFTT-51 (see **Appendix I**) acknowledges the existing easement for roadway, water lines and underground conduits and incidental purposes along the Project Site, which includes a roadway easement for Lake Park Drive and Soboba Road. Furthermore, the Resolution acknowledges, as an exception to title of the Project Site, "rights of the public in and to any portion of the subject property lying within any lawfully established streets, roads, or highways." Finally, Soboba Road beyond the

existing Reservation and Lake Park Drive are public roads and would continue to be public roads in the event of the fee-to-trust transfer. Neither roadway is included in the legal descriptions for the subject fee-to-trust parcels. A plat map prepared by First American Title Company illustrates the exclusion of public roadways from the parcels proposed for the fee-to-trust transfer (see **Figure 2-6**). As Lake Park Drive and Soboba Road form no part of the subject parcels, the trust acquisition should have no effect on the public's right to use the roads or the ability of law enforcement personnel to access local communities. Therefore, access to the residential communities nearby the Project Site would remain unimpeded.

The increased traffic, noise, air emissions, and artificial lighting and glare generated by the proposed commercial developments would be inconsistent with the nearby open space and residential communities. This section discusses the effects of artificial lighting and glare on the surrounding environment. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS and mitigation measures are proposed within **Chapter 5.0** that would reduce potential effects to less than significant levels.

Lighting and Glare

Light can affect the visual setting by raising the degree of brightness beyond acceptable levels for different activities. The most predominant light effect occurs at night when it can disturb sleep and other activities that require lower light levels. Glare is focused intense light from either a direct or reflected source, such as sunlight. When intense light is focused onto sensitive receptors, the effect is significant, ranging from annoying to blinding.

The light sources of Alternative 3 include decorative lighting for the retail center's approach and entrance, retail signs, security lighting throughout the site, street lighting, and spillover light from windows and doors. The closest retail spaces would be within 100 feet of a retirement community (e.g. sensitive receptors), causing direct light to spill-over into residences throughout the night. Furthermore, vehicles entering and exiting surface parking and the RV Park would use headlights when arriving or departing at night. Depending upon the angle of the vehicle, the angle of the headlights, and its proximity to residential community, the vehicle's headlights could focus light directly into the surrounding homes and properties. Because of the slight elevation of the eastern portion of the Development Site, vehicle headlights could project over the homes and would significantly increase indirect lighting in the retirement community. In addition, campsite lighting from the RV Park could project directly into the retirement community. Therefore, Alternative 3's direct light would be considered significant, and further mitigation is warranted.

This area is generally dark at night because there are few sources of night lighting. Lights for RV camp sites and permanent facilities, in addition to the light sources described above, would contribute to the overall increase in ambient lighting. Because the project would be located in an

TABLE 4-42
ALTERNATIVE 3 TRAFFIC GENERATION

Land Use	Quantity	Units[1]	Peak Hour						Daily
			Morning			Evening			
			Inbound	Outbound	Total	Inbound	Outbound	Total	
Trip Generation Rates									
RV Park	200	SP	0.08	0.12	0.20	0.26	0.11	0.37	4.44
Shopping Center	122.950	TSF	0.88	0.56	1.44	2.8	3.03	5.83	63.17
Service Station with Convenience Market	12	FP	5.03	5.03	10.06	6.69	6.69	13.38	162.78
Fire Station	13.500	TSF	NOM	NOM	NOM	NOM	NOM	NOM	NOM
Trips Generated									
RV Park	200	FP	16	24	40	52	22	74	888
Shopping Center	115.000	TSF	101	64	165	322	348	670	7,265
Service Station with Convenience Market	12	FP	60	60	120	80	80	160	1,953
Fire Station	13.500	TSF	NOM	NOM	NOM	NOM	NOM	NOM	NOM
Subtotal			**177**	**148**	**325**	**454**	**450**	**904**	**10,106**
Internal Capture (10%)			-18	-15	-33	-45	-45	-90	-1,011
Total			**159**	**133**	**292**	**409**	**405**	**814**	**9,095**

Source: Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008, Land Use Categories 310, 443, 945, 170.

[1] SP = Spaces; TSF = Thousand Square Feet; FP = Fueling Positions

NOM = Nominal

TABLE 4-43
OPENING YEAR (2010) WITH ALTERNATIVE 3 INTERSECTION DELAY AND LEVEL OF SERVICE

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay (Secs.) - LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Sanderson Avenue (NS) at:															
Ramona Expressway (EW)	TS	2	2	1>	2	2	1>	2	2	1>	2	2	1>	30.3-C	30.2-C
State Street/Gilman Springs Road (NS) at:															
Soboba Road (EW)															
-Without Mitigation Improvements	CSS	1	1	0	1	1	0	0	1	0	0	1	1	99.9-F[4]	99.9-F
-With Mitigation Improvements	TS	1	1	0	1	1	0	0	1	0	0	1	1	33.8-C	33.6-C
State Street (NS) at:															
Ramona Expressway (EW)	TS	1	2	0	1	2	1	1	2	1	1	2	1	37.9-D	41.6-D
Florida Avenue (EW)	TS	1	2	0	1	1	1	1	2	0	1	2	0	21.9-C	26.4-C
San Jacinto Street (NS) at:															
Ramona Boulevard/Main Street (EW)															
-Without Mitigation Improvements	TS	1.5	0.5	0	1	1	0	0	1	1	0	1	0	33.0-C	99.9-F[4]
-With Mitigation Improvements[5]	TS	1	1	1	1	1	0	0	1	1	1	1	0	25.5-C	31.5-C
Esplanade Avenue (EW)	TS	1	2	1	1	2	0	1	2	1	1	2	0	29.3-C	38.6-D
Menlo Avenue (EW)	TS	1	2	0	1	2	0	1	1	0	1	1	1	20.5-C	25.2-C
Devonshire Avenue (EW)	TS	1	2	0	1	2	0	1	1	1	1	1	0	21.1-C	22.6-C
Florida Avenue (EW)															
-Without Mitigation Improvements	TS	1	2	0	1.5	0.5	1	1	2	0	1	2	1	54.7-D	89.9-F
-With Mitigation Improvements	TS	1	2	0	2	1	1	1	2	0	1	2	1	35.8-D	52.1-D
Ramona Expressway (NS) at:															
Main Street/Lake Park Drive (EW)	TS	1	2	1	1	2	0	1	2	0	1	2	0	30.1-C	44.3-D
7th Street (EW)															
-Without Mitigation Improvements	CSS	1	2	1	1	2	1	0	1	1	0	1	0	57.0-F	79.5-F
-With Mitigation Improvements	TS	1	2	1	1	2	1	0	1	1	0	1	0	9.5-A	12.2-B
Mountain Avenue (NS) at:															
Esplanade Avenue (EW)	TS	1	1	0	0	1	1	1	0	1	0	0	0	19.9-B	34.5-C

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay (Secs.) - LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Soboba Street (NS) at:															
Mountain Avenue (EW)															
-Without Mitigation Improvements	CSS	1	0	1	0	0	0	0	1	0	0	1	0	35.7-E	35.6-E
-With Mitigation Improvements	TS	1	0	1	0	0	0	0	1	0	0	1	0	9.3-A	9.1-A
Soboba Springs Drive (NS) at:															
Lake Park Drive (EW)	CSS	1	0	1	0	0	0	0	1	1	1	1	0	21.0-C	22.7-C
Development Site Access (NS):															
Lake Park Drive (EW)	TS	0	1	0	0	0	0	0	1	1	1	1	0	7.5-A	12.0-B
Soboba Road (NS) at:															
Chabella Drive (EW)	CSS	1	1	0	1	1	1	0	1	1	0	1	1	14.1-B	17.0-C
Lake Park Drive (EW)															
-Without Mitigation Improvements	AWS	0	1	0	0	1	0	0.5	0.5	1	0	1	0	12.6-B	99.9-F
-With Mitigation Improvements	TS	1	1	0	0	1	0	0.5	0.5	1	0	1	0	14.3-B	37.6-D
Development Site Access (EW)	TS	1	1	0	0	1	0	0	1	0	0	0	0	6.9-A	8.3-A

[1] When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; > = Right Turn Overlap **1** = Improvement

[2] Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

[4] 99.9-F = Delay High, Intersection Unstable, Level of Service F.

[5] The intersection of San Jacinto Street at Ramona Boulevard/Main Street is a five-legged intersection. For analysis purposes throughout this report, the west and northwest legs turning movement volumes were combined, thus mitigation measures are reflected for a standard four-legged intersection.

FIGURE 4-5
TRAFFIC IMPACT STUDY AREAS
ALTERNATIVE 3 (YEAR 2010)

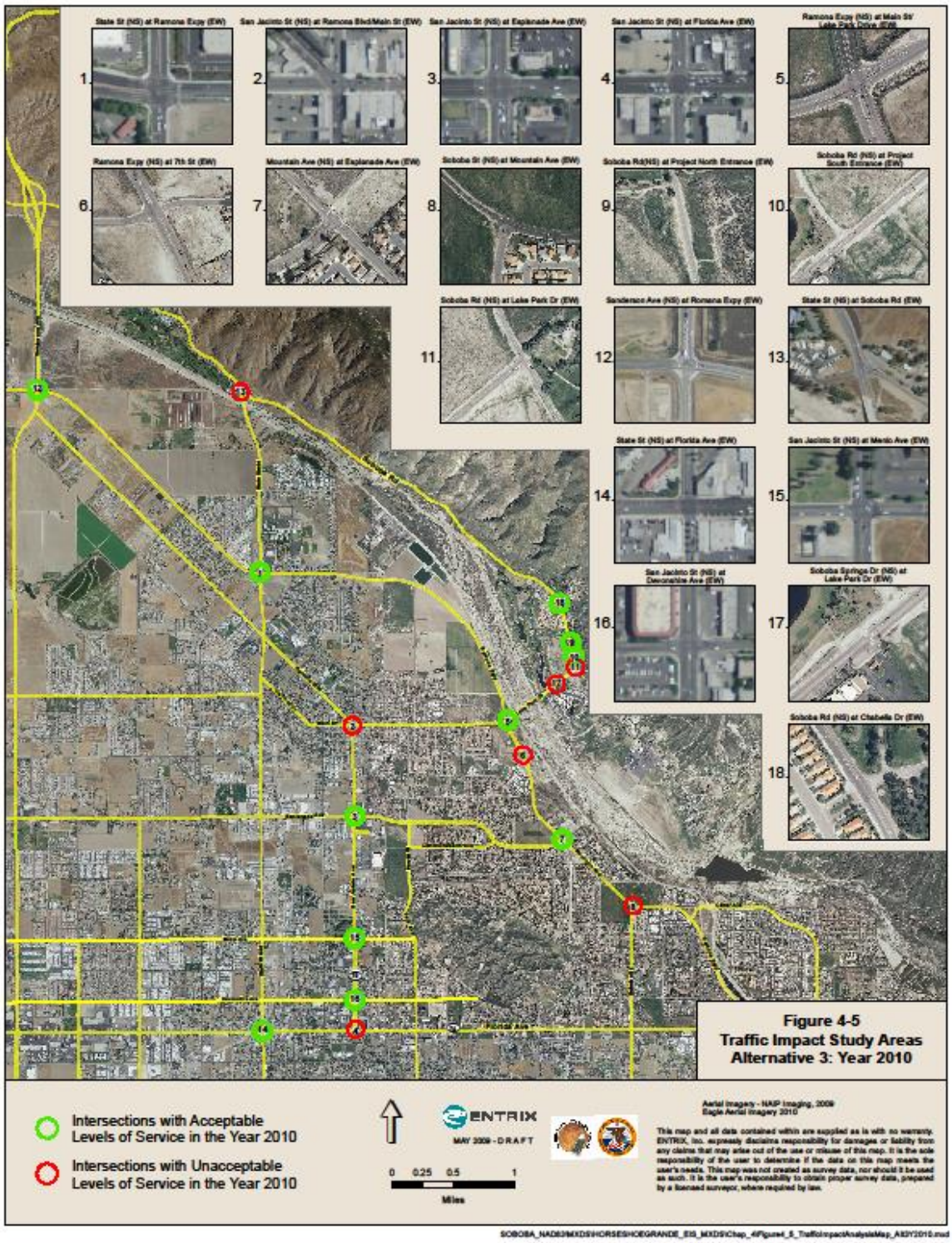


TABLE 4-44
OPENING YEAR (2010) WITH ALTERNATIVE 3 FREEWAY INTERSECTION DELAY AND LEVEL OF SERVICE

		Intersection Approach Lanes[1]												Peak Hour	
	Traffic	Northbound			Southbound			Eastbound			Westbound			Delay (Secs.) - LOS[2]	
Intersection	Control[3]	L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
I-215 Freeway SB Ramps (NS) at:															
Bonnie Drive (EW)															
- Without Improvements	CSS	1	1	0	0	1	1>>	1	0	1>>	0	0	0	84.2-F	60.8-F
- With Improvements	TS	1	1	0	0	1	1>>	1	0	1>>	0	0	0	16.6-B	14.8-B
I-215 Freeway NB Ramps (NS) at:															
SR-74 (EW)															
- Without Improvements	CSS	0	0	0	0	1	0	1	2	0	0	2	1>>	99.9-F[4]	99.9-F
- With Improvements	TS	0	0	0	0	1	0	1	2	0	0	2	1>>	9.8-A	11.1-B
Beaumont Avenue (SR-79) (NS) at:															
I-10 Freeway WB Ramps (EW)															
- Without Improvements	TS	1	2	0	0	2	0	0	0	0	0.5	1	0.5	36.4-D	99.9-F
- With Improvements	TS	1	2	0	0	2	0	0	0	0	1.5	1	0.5	26.9-C	30.3-C
I-10 Freeway EB Ramps (EW)	TS	0	2	0	1	2	0	0.5	1	0.5	0	0	0	32.8-C	44.8-D

[1] When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; >> = Free Right Turn; **1** = Improvement

[2] Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.8.0115 (2006). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

3 CSS = Cross Street Stop; TS = Traffic Signal

4 99.9-F = Delay High, Intersection Unstable, Level of Service F.

area zoned for low density residential, the general increase in the amount of ambient light would adversely affect nighttime activities in the area. Therefore, Alternative 3's ambient light would be considered significant, and further mitigation is warranted.

During daytime hours, glare from vehicles parked on the development's surface parking lots and within the RV Park could reflect directly into the retirement and hillside communities and to travelers along adjacent streets. Therefore, Alternative 3's glare from structures and surface parking would be significant, and further mitigation is warranted. Mitigation measures have been identified in **Section 5.7.2** and would reduce potential effects to less than significant levels.

Guidance Documents

The discussion in this section differs from other sections in this FEIS in that consistencies and inconsistencies with adopted local land use plans are addressed as opposed to environmental effects. Physical environmental effects of Alternative 3 are discussed previously and in the other topical sections of the FEIS.

Tribal Sovereignty

Following approval of the Section 151 Trust Acquisition, all of the project parcels would be exempt from City land use regulations. The only applicable land use regulations on trust lands are those that are Tribal. The Tribal Government relies upon the Tribal Council, the governing body of the Tribal Government, to guide and regulate land use on Tribal lands. Currently, the Tribe does not have a general land use plan. The Soboba Indian Reservation Integrated Resource Management Plan (2007) recommends that the Tribe develop a general planning and zoning system.

The Tribal Government desires to work cooperatively with local and State authorities on matters related to land use on the Project Site. Accordingly, the Tribe will adopt Uniform Building Code standards when constructing the proposed facilities (see **Appendix H**). These standards include all fire, plumbing, electrical, mechanical, and other related building codes. The Tribe is also committed to compliance with the Federal, state, and local standards specified in **Section 2.1.1**. The Tribe is currently in consultation with the City of San Jacinto to discuss a host of issues, including land use (see **Appendix F**).

NEPA requires an assessment of Alternative 3's effect on adopted land use plans. Therefore, City land use regulations and effects of Alternative 3 are assessed below.

San Jacinto General Plan

The purpose of the Land Use Element of the San Jacinto General Plan is to guide land use planning within the City of San Jacinto. A comparative land use analysis was conducted to determine if the proposed developments were consistent with the relevant goals and policies of the Land Use Element. The results of this analysis are discussed below and summarized in **Table 4-45**.

The Land Use Element references the advantages of San Jacinto because of its proximity to the Reservation, and includes land use policies (Policies 7.3 and 7.4; see **Table 4-45** below) that support developing visitor-oriented activities and businesses that build on the opportunities afforded by the Reservation. One of the key challenges facing San Jacinto is the development of a diversified economic base that includes a broad cross-section of industries, respecting the many future industrial and commercial opportunities available in western San Jacinto. The Land Use Element indicates that the City wants, and has adequate resources to serve, many new businesses.

While the Alternative 3 is consistent with the economic goals of the Land Use Element, development of the proposed facilities would not be considered consistent with existing land use designations (see **Section 3.7.2** for a discussion of existing land use designations). However, once the land is placed into Federal trust, the City of San Jacinto's land use regulations would not apply to the Project Site. The consistency of Alternative 3 with the relevant goals and their corresponding policies is discussed in **Table 4-45**. As presented in **Table 4-45**, Alternative 3 is consistent with most policies under the Land Use Element of the San Jacinto General Plan. Policies with which the Alternative 3 is inconsistent include Policies 2.5, 3.1, 4.1, 4.2, 6.7, and 9.1. These policies call for restricting development that is inconsistent with the surrounding area or obstructs scenic views, and for limiting development on hillsides, ridgelines, flood plains, and other high risk areas. The inconsistencies are due to the anticipated increase in traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment, the potential for the proposed structures to partially obstruct scenic views, the location of the Project Site in a seismically active area, and the general contrast of the commercial nature of the proposed developments with the natural and built environment of the open space and residential areas surrounding the Project Site.

The Alternative 3 would therefore conflict with the current land use designations and the character of the land in the surrounding communities. However, at the same time, the development of Tribally-owned businesses on the Development Site would complement the commercial nature of the adjacent Tribally-owned Soboba Springs Country Club. Mitigation measures proposed in **Chapter 5.0** (see **Sections 5.1.4** Seismic Hazards; **5.3** Air Quality; **5.7.1** Transportation Networks; **5.7.2** Land Use; **5.8** Public Services; and **5.9.2** Noise) would reduce environmental impacts associated with the increased urbanization and the proposed developments' inconsistency with the General Plan's land use designations to less than significant.

AGRICULTURE

In its current state, the Project Site does not support agricultural activities. According to the Farmland Conversion Impact Rating form completed by NRCS, the Project Site does not contain prime and unique farmland, or statewide and locally important farmland. The completed AD-1006 form and supporting materials is attached as **Appendix V,** where Alternative 3 is listed as Site D. According to the City of San Jacinto, two parcels in the Project Site are identified as farmland of local importance. However, these parcels have been graded over and are no longer in

use as farmland. Additionally, the Project Site does not contain Williamson Act lands (Clayton, 2004).[97] A less than significant effect would result from Alternative 3.

TABLE 4-45
CONSISTENCY OF ALTERNATIVE 3 WITH THE LAND USE ELEMENT OF THE SAN JACINTO GENERAL PLAN

Policy Number	Text	Alternative 3	Discussion
	Land Use Goal 1 ***Develop a balanced land use pattern that meets community needs for residential, commercial, industrial, public, and recreational uses.***		
Policy 1.1	Promote land use composition in San Jacinto that provides a balance or surplus between generation of public revenues and the cost of providing community services and facilities.	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 1.5	Plan and designate open space and parkland to meet the community's parks, open space, and recreational needs.	Consistent	The Alternative 3 would not develop the parcels on the Project Site currently designated as Open-Space Recreation and General Open Space.
	Land Use Goal 2 ***Manage and direct growth so that the community and its neighborhoods are protected and enhanced.***		
Policy 2.3	Ensure that development corresponds to the provision of community services and facilities and new development funds its share of improvements (e.g., parks, schools, trails, utilities).	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 2.4	Ensure that adequate infrastructure and public services are provided in concert with development so that no negative fiscal or service impact occurs as a result of new development.	Consistent	The Tribe would work together with each public service provider to ensure an adequate level of service is available not only to the Reservation, but also to other developments surrounding the Reservation.
Policy 2.5	Preserve and enhance the quality of San Jacinto's neighborhoods by restricting or abating non-conforming buildings and uses.	Inconsistent	The increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be inconsistent with the nearby open space and residential communities. The effects of artificial lighting and glare on the surrounding environment are discussed in this section. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS.
Policy 2.7	Locate retail and commercial	Consistent	Alternative 3's retail and commercial

[97] Lands set aside under the California Land Conservation Act of 1965 are commonly known as Williamson Act lands. The Williamson Act Program consists of contracts between local governments and private lands owners that restricts specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971 (State of California Department of Conservation, http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx).

Policy Number	Text	Alternative 3	Discussion
	land uses along major circulation routes at major intersections where there is maximum access and visibility.		facilities would be located within a short drive from both the SR-70 and the Ramona Expressway.
	Land Use Goal 3 ***Foster development in San Jacinto that ensures the compatibility of land uses with environmental conditions.***		
Policy 3.1	Limit development in the hillsides, ridgelines, flood plains, and other high risk areas.	Inconsistent	The Project Site is subject to flooding from the San Jacinto River during a 100-year event; however, the Development Site is not. In addition, the Project Site is located in a seismically active area.
	Land Use Goal 4 ***Promote high-quality development that ensures compatibility with surrounding land uses and major transportation corridors.***		
Policy 4.1	Evaluate the compatibility of new development with surrounding uses when reviewing development proposals and designing the circulation system improvements.	Inconsistent	The increased traffic would necessitate circulation system improvements. Impacts to transportation networks are discussed in **Section 4.7**.
Policy 4.2	Ensure that new development is compatible with the physical characteristics of the site, surrounding land uses, and available public infrastructure.	Inconsistent	The increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be inconsistent with the nearby open space and residential communities. The effects of artificial lighting and glare on the surrounding environment are discussed in this section. Traffic, noise, and air quality effects are addressed under separate headings in this FEIS.
Policy 4.3	Maximize commercial, retail, and employment opportunities along the City's major corridors and intersections, including the SR-70, the Ramona Expressway, Sanderson, and Cottonwood.	Consistent	Alternative 3's commercial, retail, and employment opportunities would be located within a short drive from both the SR-70 and the Ramona Expressway.
Policy 4.4	Ensure new development provides roadways that meet the City's standards based on the classifications shown in the Circulation Master Plan and the level of traffic expected to be generated by the Proposed Action.	Consistent	The Tribe will coordinate with the City of San Jacinto to ensure that the roadways serving the Development Site will be adequate to serve the level of traffic expected to be generated by Alternative 3.
	Land Use Goal 6 ***Preserve and protect the City's cultural, historic, agricultural, and visual resources.***		
Policy 6.1	Balance the benefits of development with potential impacts to existing cultural resources	Consistent	Alternative 3 would not have an effect on any known significant archaeological or historical resources (see **Section 4.5**).
Policy 6.7	Preserve and enhance public views of the mountains and	Inconsistent	The proposed developments have the potential to partially obstruct public views of

Policy Number	Text	Alternative 3	Discussion
	hillsides and other scenic vistas.		mountains and hillsides and other scenic vistas. See **Section 4.9** for a discussion of impacts to visual resources.
Policy 6.9	Protect valuable agricultural resources and encourage the continuation of agricultural activities.	Consistent	The Project Site does not support agricultural activities, and the Alternative 3 would have a less than significant effect on agriculture (see the subheading Agriculture below)
	Land Use Goal 7 ***Capitalize on the City's many economic development opportunities to promote a strong and economically healthy community.***		
Policy 7.3	Target the potential benefits from the Diamond Valley Reservoir and gaming and entertainment uses of the Soboba Indian Reservation by promoting the recreational opportunities available in the San Jacinto area.	Consistent	Alternative 3 would provide a regional commercial attraction to the area. The development would have the potential to increase visitation to recreational resources in the San Jacinto area.
Policy 7.4	Support the development of visitor-oriented activities and businesses that build upon the opportunities provided by the Diamond Valley Reservoir and the Soboba Indian Reservation.	Consistent	Alternative 3 would provide a regional commercial attraction to the area. The development would have the potential to create or increase spending on adjacent commercial uses.
	Land Use Goal 8 ***Promote a growing and skilled labor force that will attract a range of jobs and wage levels to satisfy the employment and income needs of the City's labor force through all cycles of the economy.***		
Policy 8.1	Promote the development of a broad range of skill and wage levels in job opportunities in San Jacinto through expanded commercial, office, business park, and industrial facilities.	Consistent	Alternative 3 would expand employment-related development and provide job opportunities for community residents.
	Land Use Goal 9 ***Encourage thoughtful community design that enhances San Jacinto's quality of life.***		
Policy 9.1	Ensure new development is compatible with its natural surroundings and the built environment in terms of architecture, scale, grading, and massing.	Inconsistent	The commercial nature of Alternative 3's facilities would contrast with the natural and built environment of the open space and residential areas surrounding the Project Site. .
Policy 9.5	Support "green" and "sustainable" developments that respect and conserve the region's important resources.	Consistent	The Alternative 3 would, where feasible, incorporate energy conservation features into all proposed facilities (see **Section 5.8.4**).
Policy 9.6	Require the use and maintenance of extensive landscaping in new development and redevelopment projects to beautify the surroundings, screen outdoor uses, provide shade, establish pedestrian paths, buffer incompatible land uses, and provide visual interest.	Consistent	Alternative 3 would incorporate extensive landscaping around all proposed facilities (see **Sections 2.1** and **2.2**).

Source: City of San Jacinto, January 2006a, Land Use Element, *City of San Jacinto General Plan*.

4.7.6 ALTERNATIVE 4 – NO ACTION

TRANSPORTATION NETWORKS

Under the No Action alternative, no development would occur on the Development Site. Existing traffic conditions would continue.

LAND USE

Under the No Action alternative, the Development Site would remain under the jurisdiction of the City of San Jacinto. Any plans or improvements to the property would be subject to approval by the City.

The Development Site is currently dark at night because there are few sources of night lighting. Under the No Action alternative, the Development Site would remain vacant. No new light or glare sources would be added to the Development Site; therefore, no significant effects to lighting and glare would occur.

AGRICULTURE

In its current state, the Project Site does not support agricultural activities. No effect to the Project Site would occur under the No Action Alternative.

4.8 PUBLIC SERVICES

This section describes the effects of the Proposed Action, the Alternatives, and No Action on public services. These include effects to water supply, wastewater services, electricity and natural gas, telephone services, law enforcement, fire protection and emergency medical services, and school services.

4.8.1 PROPOSED ACTION A – HOTEL/CASINO COMPLEX WITH REALIGNMENT OF LAKE PARK DRIVE

WATER SUPPLY

Water would be supplied to the Development Site by the Tribal water system through a 16-inch water line the Tribe installed on the existing reservation in 2007 (see **Figure 2-2**). The Development Site would be supplied with treated water from the Tribe's water supply system. This water meets the standards of EPA and is permitted as Public Water System No. 06000151.

The Golf Course is currently supplied by the onsite wells for irrigation purposes; however, this supply would be replaced by treated wastewater from the Tribe's WWTP. The Tribe will maintain the contract with Eastern Municipal Water District (EMWD) to supply potable water for the club house facilities.[98]

[98] Personal communication with Bryan Addis, Senior Manager, Soboba Springs Golf Course and Country Club, on June 18, 2008.

In order to determine the effect of Proposed Action A on water supplies, water demand projections for opening year (2010) were established for the Proposed Action A. These projections were compared to the available water supply, and the existing demand on the tribal water system.

Reservation wells were projected to maintain their current capacities (see **Sections 3.2** and **3.8**). Total yield from the current on-Reservation domestic wells (but not the Oaks Retreat property well) was calculated to be 2,600 gallons per minute (GPM), or 3.7 million gallons per day (MGD; see **Table 3-39**). Total yield from the on-Reservation irrigation wells was calculated to be 1,500 (GPM), or 2.16 MGD.

Existing Demand

Water demand on the Reservation from the domestic system includes residential use, landscaping, and the tribal buildings and school. Excluding both the existing casino and the Oaks Retreat property, demand has remained relatively constant during the years 2003 through 2007, varying between 635 and 679 acre-feet per year (AFY), and is not expected to significantly increase or decrease in the near future. The existing casino also utilizes the domestic wells and demands 312 AFY. In total, current demand from domestic wells totals a maximum of 991 AFY, or 0.88 MGD, which is 2.8 MGD below the capacity of the domestic well system.

Water demand from the on-Reservation irrigation wells totals 509 AFY for agricultural purposes, or 0.45 MGD. Agricultural demand of the irrigation wells is therefore 1.71 MGD below the capacity of the irrigation wells.

Proposed Action A

Water demand for the Proposed Action A is based on demands of the proposed developments, casino visitation rate, hotel occupancy, and related buildings. Water demand projections for the proposed facilities under Proposed Action A, including the Country Club facilities, totals 648 AFY, or 0.58 MGD. Although included in the calculation, potable water would still be supplied to the Country Club facilities by the EMWD, reducing the water demand on the Tribal water system by 0.03 MGD. The seasonal irrigation demand of the Golf Course (750 AFY) would transition from its current groundwater supply to reclaimed water from the WWTP, and is therefore not included in this analysis.

Total Demand Opening Year (2010), Reservation plus Proposed Action A

Existing on-Reservation water demand is not anticipated to increase significantly by the year 2010. Therefore, in 2010 existing uses will demand 0.88 MGD from the domestic well system, and 0.45 MGD from the irrigation wells. However, this number is a conservative estimate, as it includes demand from the current casino facility, which would be substantially less once the proposed casino opens in 2010.

As discussed above, demand from the Proposed Action A in 2010 totals 0.58 MGD. Therefore, in year 2010, the total of demand from existing uses plus the Proposed Action A totals 1.46 MGD

from the domestic wells and 0.45 from the irrigation wells. This total is 2.24 MGD below the capacity of the domestic wells, and 1.71 MGD below the capacity of the irrigation wells. Wells were projected to maintain their current capacities (see **Sections 3.2** and **3.8**); therefore because water demand from the Reservation plus Proposed Action A is below capacity, no significant effects to the water supply system are expected from Proposed Action A.

Table 4-46 presents a component breakdown of projected water demand to the year 2010 for the Reservation and Proposed Action A. Average instantaneous and daily usage rates are provided for categories other than irrigation of the Golf Course, which will continue to utilize the two wells on-site (see **Section 3.8**) or eventually transition to using reclaimed water from the on-Reservation WWTP.

TABLE 4-46
PROJECTED (2010) WATER DEMAND RESERVATION PLUS PROPOSED ACTION A

Water Use	AFY	MGD	GPM	Source
Reservation				
Reservation Residences	588	0.53	365	Domestic System
Existing Landscaping	78	0.07	48	Domestic System
Tribal Buildings and School	13	0.01	8	Domestic System
Existing Casino	312	0.3	193	Domestic System
Subtotal Domestic System	**991**	**0.88**	**614**	**Domestic System**
Agriculture (Soboba Citrus)	509			Irrigation Well (Canyon Aquifer)
Subtotal Reservation	**1,500**			
Proposed Action A				
Service Station/Mini-Mart	1	0.001	1	Domestic System
Casino (Relocated)	523	0.5	323	Domestic System
Fire/Police Station	3	0.002	1	Domestic System
Hotel	85	0.09	53	Domestic System
Subtotal Domestic System	**612**	**0.59**	**379**	**Domestic System**
Country Club Facilities	36	0.03	22	EMWD
Subtotal Proposed Action A	**648**	**0.58**	**402**	
Total Domestic System	**1,603**	**1.65**	**994**	**Domestic System**
Total Water Demand	**2,148**			

Acronyms used in this table: AFY – acre-feet per year; MGD – million gallons per day; GPM – gallons per minute.

Source: Aspect Consulting, 2008.

WASTEWATER SERVICE

The Tribe will either: Option 1: enter into a contract with EMWD for wastewater service, or Option 2: construct an on-Reservation WWTP (see **Section 2.1.1**).

Option 1: EMWD Service

EMWD has provided a will-serve letter to confirm that it has the capacity to provide wastewater service for the estimated average daily flow of 313,000 gpd for Proposed Action A (see **Appendix K**). EMWD currently provides service to the Golf Course and has infrastructure in place to service the proposed developments (see **Figure 2-3**). Facility specific infrastructure would be installed at the time of construction, but these improvements would occur at a time when the Development Site is highly disturbed in the initial phase of build-out.

The wastewater from the proposed developments would be sent to EMWD's Hemet/San Jacinto RWRF. This facility maintains a capacity of 11 million gpd, with an approximate 7.8 million gpd in daily flow, leaving 3.2 million gpd in spare capacity.[99] Proposed Action A is estimated to produce approximately 313,000 gpd, which would not overly burden EMWD's current sewer and reclamation facilities.

Option 2: On-Reservation WWTP

Wastewater generated by the existing Reservation and Proposed Action A would be treated by construction of an on-Reservation WWTP. The WWTP would be sized to treat wastewater generated under Proposed Action A, and residential and commercial development located within the existing Reservation borders.

Wastewater infrastructure that would service the proposed developments would be installed at the time of build-out. Three four inch diameter pipes would parallel the water supply infrastructure and run along Soboba Road (see **Figure 2-4**). Gravity wells would collect the wastewater generated by the proposed developments and discharge to a central plant located on the northern portion of the Project Site near the northern parking garage. The closest residence is approximately 550 feet from the central plant. The central plant will be constructed of sound reducing materials to reduce the noise created by the pumps. Collected wastewater will be pumped through a force main to the main collection system located on the Reservation. Reclaimed water for the Golf Course will be pumped through a force main at the treatment facility. Wastewater will be pumped through a force main at the treatment facility for failsafe disposal at the percolation ponds.

The Tribe would monitor the treatment and disposal of wastewater in accordance with EPA guidelines, and will meet the State of California Title 22 requirements for landscape irrigation

[99] Eastern Municipal Water District website, Hemet/San Jacinto Regional Water Reclamation Facility brochure, this document was viewed on July 7, 2010 and available online at: http://www.emwd.org/news/Insights/insights_hemet-san_jacinto.pdf

and unrestricted reuse. These guidelines, as well as the expected wastewater generation for Proposed Action A, are discussed below.

Regulatory Environment

The proposed WWTP, along with the majority of the Tribe's service area, are on Tribal trust lands. As such, the WWTP and discharges of waste to land held in Federal trust status for the Tribe are regulated by the EPA and are not subject to regulation by the California Regional Water Quality Control Board (RWQCB). However, the RWQCB has the authority to enforce applicable laws, regulations, and policies related to degradation or pollution of surface water or groundwater insofar as such degradation or pollution is detectable outside the confines of sovereign tribal lands. Moreover, it is the policy of the Tribe to adopt state and county standards for environmental protection.

Recycled Water

The WWTP would produce disinfected tertiary recycled water for reuse. EPA recommends that California's Title 22 standards for the disinfection and reuse of wastewater to protect human health.[100] For the range of uses considered for Proposed Action A, the WWTP would produce reclaimed water in accordance with Title 22 requirements. Reclamation would produce disinfected, oxidized, coagulated, and filtered tertiary recycled water to meet the following water quality requirements associated with the treatment processes considered for the WWTP. In addition to the aforementioned recycled water requirements, there are a number of operational uses and reporting restrictions identified in Title 22. However, it is not expected that any of these requirements would limit the viability of recycled water reuse, and these requirements are typical for any recycled water use application.

Wastewater Flow Projections

Wastewater service planning for the Reservation was assessed as part of the ongoing WWTP development. The wastewater generation rates were prepared based on projections for specific categories of use, such as residential, commercial, hotel, casino, and conference center development. The production rates used are considered conservative; therefore, no additional contingency factor is used for sizing of the WWTP beyond rounding up of the final capacities to the nearest 50,000 gallons per day. The projections considered average daily flows, minimum daily flows, and maximum daily flows being generated from the existing and proposed development areas. The design of collection, treatment, and disposal facilities associated with the WWTP also consider minimum and maximum hourly wastewater flows, which are based on diurnal flow variations over peak daily flow events. These flows are used in determining the hydraulic design of the facilities, while average daily flows are considered in the development of process design requirements and receiving water constituent loading considerations. Maximum daily flow projections are based on projected maximum occupancy of hotel, casino, and event

[100] Personal communication with Ms. Karen Vitulano of EPA Region 9 Environmental Review Office on September 25, 2008.

center during events that create opportunities for full occupancy of those facilities. These figures are presented below in **Table 4-47**.

TABLE 4-47
EXPECTED (2010) WASTEWATER GENERATION FOR PROPOSED ACTION A (GALLONS/DAY)

Facility	Average Daily Flow	Max Daily Flow	Min Daily Flow
PHASE 1			
Project Site			
Relocated Casino	202,500	270,000	135,000
Hotel	33,750	45,000	13,500
Hotel Restaurants	15,000	18,000	9,000
Retail	3,750	4,500	2,250
Office and Administration	5,000	6,000	3,000
Gas Station/Convenience Store	500	1,000	250
Fire Station	3,000	3,600	1,800
Event Capacity Allocation	50,000	75,000	25,000
TOTAL	**313,000**	**422,100**	**189,550**

Source: DHK Engineering, June 2008.

Based upon the wastewater generation projections, the WWTP would be sized to process an average daily flow rate of 600,000 gallons per day. Influent storage at the facility would be sized to accommodate 150,000 to 200,000 gallons of maximum daily flow during event periods and days when all of the Tribal facilities are being utilized at 100% occupancy. Hydraulic design and process controls for the WWTP would also consider peak daily flow rates based on projected diurnal variations in wastewater production as they pertain to the areas identified above.

SOLID WASTE SERVICE

Construction

Construction of Proposed Action A's facilities is expected to result in solid waste generation during the development phase. No demolition activities would occur, and solid waste generation during construction would consist of any excess construction debris. CR&R Waste and Recycling Services (CR&R) would provide disposal and recycling services for the proposed developments and would continue to provide services to the Golf Course and Country Club (see the Final Will Serve Letter in **Appendix AD**). Potential solid waste streams from construction are expected to include the following:

- Paper, wood, glass, and plastics from packing materials, waste lumber, insulation, and empty non-hazardous chemical containers;
- Excess concrete from construction practices;

- Excess metal, including steel from welding/cutting operations, packing materials, and empty non-hazardous chemical containers, and aluminum from packing materials and electrical wiring (AES, 2006).

Solid waste streams from construction of the Proposed Action A's facilities would be transported by CR&R to its material recovery facility (MRF) in Perris, approximately 34 miles west of the Project Site (see **Section 3.8**). Materials that would be recycled include paper, wood, glass, plastic, lumber, concrete, and metal. The MRF does not recycle insulation or empty non-hazardous chemical containers. Construction and demolition materials generated during the construction process are generally deferred at a rate of 85 percent. The remaining waste would be hauled to the Lambs Canyon Landfill after being compressed at the MRF. The majority of solid waste generated by construction of Proposed Action A's facilities would be recycled, and a Final Will Serve Letter obtained from CR&R on December 29, 2008 (see **Appendix AD**) indicates that CR&R has the capacity to serve the Project Site; therefore, a less than significant effect to the solid waste facilities would occur.

Operation

Waste generated from the proposed facilities is expected to consist of typical commercial waste. Using solid waste generation rates from the California Integrated Waste Management Board (CIWMB), the additional waste generation resulting from Proposed Action A was calculated to be approximately 5,249 pounds, or 2.6 tons per day (see **Table 4-48**).

Waste would either be hauled to the Lambs Canyon Landfill for disposal, approximately 10 miles northwest of the Project Site or, if the waste is recyclable, transported to the MRF in Perris. CR&R employees would perform the sorting of recyclable materials at the MRF; these materials include paper, wood, glass, plastic, lumber, concrete, and metals. The portion of the commercial solid waste stream that is typically recycled is around 50 percent. The remaining waste would be hauled to the Lambs Canyon Landfill after being compressed at the MRF (see **Appendix AD**).

The Lambs Canyon Landfill is permitted to take in 3,000 tons of solid waste per day, and the current average daily amount going into the landfill is between 400 and 650 tons. Its remaining capacity has been estimated at 20 years, although it is planned for further expansion (AES, 2006). Therefore, the landfill is expected to have sufficient capacity to serve the Proposed Action A, which would produce approximately 2.6 tons per day. Furthermore, approximately 50 percent of the commercial solid waste stream would be recycled by CR&R, reducing further any potential impact to Lambs Canyon Landfill. A Final Will Serve Letter obtained from CR&R on December 29, 2009 (see **Appendix AD**) indicates that CR&R has the capacity to serve the Project Site; therefore, a less than significant effect to the solid waste facilities would occur. Riverside County Waste Management District's Program Coordinator (Ms. Melani Gerber, 5/29/2008) also gave a verbal acknowledgement that the Lambs Canyon Landfill had the capacity to receive the expected 2.6 tons per day.

TABLE 4-48
ESTIMATED SOLID WASTE GENERATION, PROPOSED ACTION A

Source	Development Details	Factor[1]	Daily Total	Annual Total	Assumption(s)
Service station/mini-mart	6,000 square feet	0.0108 tons/square-foot/year	354 lbs/day	129,210 lbs/year	
Fire station	13,500 square feet	0.007 lbs/square-foot/day	95 lbs/day	34,675 lbs/year	Would not collect hazardous waste, would produce residential waste
Golf course	256 golfers/day	0.5 lbs/golfer/day	128 lbs/day	46,720 lbs/year	55 rounds of golf per day, mixed play base of pairs and foursomes[2]
Hotel	300 rooms	4lbs/occupied room/day	804 lbs/day	293,460 lbs/year	67% occupancy rate
Casino (Relocated)	160,000 square feet	3.12 lbs/100square-feet/day	3,869 lbs/day	1,412,185 lbs/year	
Total			5,249 lbs/day	1,915,885 lbs/year	

[1] CIWMB, 2007

[2] AES, April 2006, Environmental Assessment: Soboba Band of Luiseno Indians Horseshoe Grande Fee-to-Trust Project.

ELECTRICITY AND NATURAL GAS

Underground Service Alert (USA) of Southern California provides a free "Dig Alert" service to all excavators (e.g. contractors, homeowners, and others) in California. The excavator's one call will automatically notify all USA members (utility services providers) that might have underground facilities at the excavator's work site. In response, the USA member(s) will mark or stake the horizontal path of underground facilities, provide information about the facilities, and/or give clearance to dig. This simple safety service protects the excavator from personal injury and prevents underground facilities from being damaged.

Electricity and natural gas services would continue to be supplied by Southern California Edison (SCE) and the Southern California Gas Company (SCGC), respectively, under Proposed Action A.

Upon placing the property into trust, the electricity and natural gas services provided to the Reservation would be extended to include the new parcels. The Tribe would coordinate with the desired service providers for these utilities. Current relationships with electricity and natural gas providers for the Golf Course and Country Club facilities would be maintained. A 12,000-volt

pole line parallels Lake Park Drive (Kagle, 2004). The existing electricity and natural gas infrastructure, which services both the Reservation and nearby residential communities, is sufficient to service the proposed developments without off-site infrastructure improvements. The energy required by Proposed Action A for all facilities would total approximately 250,000,000 kilo British thermal units (kBtu) annually. **Table 4-49** shows annual energy consumption for each proposed facility.

TABLE 4-49
ANNUAL ENERGY CONSUMPTION UNDER PROPOSED ACTION A

Phase I	Ft^2	Energy Use	Unit*	Conversion	kBtu	kBtu annual usage
Casino	160,000	1200000	Btu	1000	1200.0	192,000,000
Hotel	170,000	104	kBtu	1	104.0	17,680,000
Lounge/Lobby/Entertainment	30,000	91	kBtu	1	91.0	2,730,000
Restaurants/Food Service	30,000	244	kBtu	1	244.0	7,320,000
Retail	10,000	85	kBtu	1	85.0	850,000
Events Arena	135,000	91	kBtu	1	91.0	12,285,000
Spa and Fitness Center	20,000	180	kBtu	1	180.0	3,600,000
Back-of-the-House	100,000	72	kBtu	1	72	7,200,000
Administration	15,000	72	kBtu	1	72	1,080,000
Gas Station	6,000	85	kBtu	1	85.0	510,000
Tribal Fire Station	13,500	116	kBtu	1	116	1566000
Total	**689,500**					**246,821,000**
Phase II						
Convention Center	40,000	91	kBtu	1	91.0	3,640,000
Overall Total	**729,500**					**250,461,000**

Notes:

* Units: Btu (British thermal unit). kBtu (kilo British thermal units).

Sources:

[1] Western Area Power Administration, March 2006, "Casino Energy Management Fact Sheet," Lakewood, Colorado, accessed at http://www.wapa.gov/es/pubs/fctsheet/casino%20fact%20Sheet.pdf

[2] Energy Information Administration, Office of Energy Statistics accessed at http://www.eia.doe.gov/emeu/efficiency/cbecstrends/cbecs_tables_list.htm Table 5b

[3] Energy Star, "Energy Units Conversion Table," accessed at http://www.energystar.gov/ia/business/tools_resources/target_finder/help/Energy_Units_Conversion_Table.htm

A Final Will Serve Letter was obtained from SCE on January 25, 2010 (see **Appendix AD**) that indicates that SCE has the capacity to serve the Project Site; therefore, a less than significant effect to electricity and natural gas services is expected to occur. However, mitigation measures to further reduce any potential effect are proposed in **Section 5.8.4**.

A Final Will Serve Letter obtained from SCGC on December 22, 2009 (see **Appendix AD**) indicates that SCGC has the capacity to serve the Project Site; therefore, a less than significant effect to natural gas services is expected to occur. However, mitigation measures to further reduce any potential effect are proposed in **Section 5.8.4**.

TELEPHONE SERVICES

Underground Service Alert (USA) of Southern California provides a free "Dig Alert" service to all excavators (e.g. contractors, homeowners, and others) in California. The excavator's one call will automatically notify all USA members (utility services providers) that might have underground facilities at the excavator's work site. In response, the USA member(s) will mark or stake the horizontal path of underground facilities, provide information about the facilities, and/or give clearance to dig. This simple safety service protects the excavator from personal injury and prevents underground facilities from being damaged.

Verizon would continue to provide telephone service under Proposed Action A.[101] Furthermore, the necessary infrastructure to provide telephone service to the Development Site already exists; off-site infrastructure improvements are therefore not anticipated. A less than significant effect would occur.

LAW ENFORCEMENT

Law enforcement services are currently provided to the Project Site by Riverside County Sheriff's Department (RCSD) through a service contract with the City of San Jacinto (see **Section 3.8**). Upon conveyance of the property to trust status, the City of San Jacinto service contract would no longer apply to the Project Site; however, once incorporated with the boundaries of the Reservation, the Project Site would fall within the domain of Public Law 83–280 (see **Section 2.1.1** Security and Law Enforcement for a discussion of PL 280). Under PL 280, RCSD and California Highway Patrol (CHP) are responsible for responding to emergencies on the Reservation, and would be responsible for calls to the Project Site upon conveyance of the property to trust status.

The Tribe and RCSD have recently finalized an agreement to improve the law enforcement conditions on the Reservation and develop a better working relationship between the two entities following the tensions raised between them due to recent law enforcement deployments on the Reservation.[102] The agreement is the result of three meetings between the Tribe and RCSD held in May and June of 2008. The Community Relations Service of the United States Department of Justice facilitated the meetings, which also included representatives of the Bureau of Indian Affairs, the Riverside County Board of Supervisors, and the Office of Congressman Jerry Lewis.

---

[101] As confirmed on May 30, 2008 via an email from Kristin Maldonado, Section Manager of Network Engineering for Verizon.

[102] According to information compiled by the RCSD's Information Services Bureau, the rate of calls for law enforcement service to the Reservation and existing casino fell each year between 2005 and 2008, and rose slightly between 2008 and 2009. . While crime rates are generally falling on the Reservation, two incidents recently occurred within its boundaries in which 3 tribal members were killed: On May 8, 2008, Riverside County Sheriff's Department deputies shot and killed a 26-year-old Soboba tribal member, after the officers reportedly had gone to investigate gunfire on a remote part of the Reservation and were fired upon. According to authorities, five deputies fired in the shooting. Four days later, deputies shot and killed two tribal members, again in an isolated section of the Reservation in the foothills of the San Jacinto Mountains. According to authorities, the deputies were responding to 911 callers who reported that the Tribe's security booth, which controls access to the Reservation, had been hit by gunfire. The two tribal members were shot multiple times by SWAT officers, who said they had been fired upon by one of the two. Authorities said that nine deputies fired their weapons in that incident. Source: The Press-Enterprise (Riverside, California), May 30, 2008.

The following list summarizes the objectives of the agreement:

- The agreement is to enhance the provision of public safety services to the Reservation through improving communication, coordination, and collaboration between the two parties.
- The two entities agree to establish permanent points of contact, local Departmental and Countywide Tribal liaisons, and coordinated command posts for critical incident response.
- The two parties agree to develop cultural training for Departmental personnel, as well as training in law enforcement procedures, crime prevention, and other areas for Tribal personnel.

In addition, the two parties agree to develop contingency plans for managing extended displacement of Reservation residents because of closures required in situations of disasters and critical incidents, and to coordinate with other public safety agencies that serve the Reservation to examine ways for improving delivery of other public safety services, such as fire, medical emergencies, and disaster response.

Under Proposed Action A, the casino security and Tribal security staff would continue to provide surveillance on the Reservation as needed, and this service would extend to the Project Site. Consistent with Section 5.0 of the Tribal-State Compact (see **Appendix H**), the Tribe is committed to providing on-site security for casino operations to reduce and prevent criminal and civil incidents. The Tribe will also implement the measures listed below:

- All security guards will carry two-way radios so as to respond to back up and emergency related calls. This will aid in the prevention of criminal activity within gaming facilities.
- The Tribe will adopt a "Responsible Alcoholic Beverage Policy" which would include but not be limited to carding patrons and refusing service to those who have had enough to drink. This policy would be discussed with the Riverside Sheriff's Office.
- All parking areas will be well lit and monitored by parking staff, and/or roving security guards at all times during operation. This will aid in the prevention of auto theft and other related criminal activity.
- Areas surrounding the gaming facilities will have "No Loitering" signs in place, will be well lit and will be patrolled regularly by roving security guards. This will aid in the prevention of illegal loitering and all crimes that relate to, or require illegal loitering.
- The Tribe will provide traffic control with appropriate signage and the presence of peak-hour traffic control staff. This will aid in the prevention of off-site parking, which could create possible security issues.

- At the County's request, the Tribe may provide office space for a full time sheriff. The Tribe may enter into an agreement with the County to pay for this additional law enforcement service.

As discussed below, the crime rate in the area will not be significantly affected by the proposed casino development. Instead, safety features built into Proposed Action A would enhance the safety of the Project Site and surrounding area. The location of the Development Site near the intersection of Soboba Road and Lake Park Drive would enhance access to and from the proposed facilities and would increase customer safety in case of an emergency. Safety within the proposed facilities would be insured through strict adherence to a set of development standards, as discussed in **Section 2.1.1.2.** Finally, the traffic mitigation measures discussed in **Section 5.7.1** would increase traffic safety, thereby reducing the amount of calls for law enforcement to mediate traffic accidents. The aforementioned measures will ensure a less than significant effect on law enforcement.

In its August 27, 2009 public comment letter, the 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. It is recommended as a mitigation measure in **Section 5.8.6** that the Tribe fund these staffing needs. After a funding agreement is finalized, which will be included in the Record of Decision, Proposed Action A would have a less than significant effect on local law enforcement.

Incidence of Crime

A potential effect related to casino development is the increase in the incidence of crime in the area due to the casino. However, since the casino is only being relocated under Proposed Action A, changes in the crime rate should not differ from the present situation. Based on this and discussions presented in **Section 3.8**, no crime-related effects associated with casinos are anticipated as a result of Proposed Action A. Thus, the crime rate in the area will not be affected by the proposed casino development.

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Construction

Construction may introduce potential sources of fire to the Development Site. During construction, equipment and vehicles may come into contact with vegetated areas and accidentally spark or ignite vegetation. Equipment used during grading and construction activities may also create sparks which could ignite dry grass on the Development Site. This risk, which is similar to those that are found at other construction sites, would pose a potentially

significant impact. Mitigation measures are described in **Section 5.8.7** that would reduce this potential impact to a less than significant level.

Operation

Currently, Riverside County Fire Department and California Department of Forestry and Fire Protection (CDF) provide fire protection and emergency response to the Project Site (see **Section 3.8** Fire Protection and Emergency Medical Services for a description of existing resources).[103] Under Proposed Action A, two fire stations would be developed to serve the Reservation and Project Site (see **Section 2.1.1** Proposed Developments for a description of the proposed facilities): one on the Project Site and the other located near the center of the Reservation. The Draft Operations Plan, attached as **Appendix G**, details the facilities, apparatus/equipment, staffing levels, communications, training, and special programs of the proposed Tribal fire department (see **Section 2.1.1** Fire Protection for a summary of the Draft Operations Plan). The Tribe is in consultation with Riverside County Fire Department to establish a Mutual Aid Agreement, under which the Tribe and the Riverside County Fire Department would share fire service resources.[104] This would also include the City of San Jacinto due to its contractual relationship with CDF/Riverside County Fire Department to provide fire protection services. An additional Mutual Aid Agreement will be pursued with the City of Hemet.

Riverside County Fire Department responded to 114,535 incidents in 2007, an increase of 2.25 percent over 2006 levels. Of these, Riverside County Fire Department responded to 233 calls for service to the Reservation (Riverside County Fire Department 2008). A potential effect of the Proposed Action A is an increase in calls for service to the proposed facilities. The increase in fire protection service calls can be estimated by comparing the Proposed Action A to the demand on similar existing facilities, since the frequency of fire department calls is roughly proportional to the number of employees and patrons visiting a casino.[105] For the purpose of this analysis, the demand on fire safety and emergency medical services was analyzed by comparing Proposed Action A to the Pechanga Resort & Casino and the Morongo Casino, Resort, & Spa, both located in Riverside County.

---

[103] In response to a series of violent incidents in December 2007, California Department of Forestry and Fire Protection (CDF) required its rescue crews to wait for an escort from the Riverside County Sheriff's Department before responding to emergency calls on the Reservation. The policy was lifted within a few weeks. Two isolated incidents on the Reservation in May 2008 caused CDF to temporarily reinstate the policy; however, the policy was reversed on June 13, 2008. Currently, CDF rescue crews do not require an escort to respond to emergency calls to the Reservation. Source: The Press-Enterprise (Riverside, California), June 13, 2008.

[104] Tribal consultants met with Chief John Hawkins on April 23, 2008 to present the Proposed Action and Alternatives and discuss the implications of the Tribal fire stations.

[105] Analytical Environmental Services (AES), February 2006, *Scotts Valley Band of Pomo Indians Draft Environmental Impact Statement*.

Pechanga Resort & Casino

The Pechanga Band of Luiseño Mission Indians developed the 1.2 million square-foot Pechanga Resort & Casino. The casino includes 2,000 slot and video machines and 160 table games within the approximately 188,000 square-foot gaming floor. The hotel houses 522 guest rooms.[106]

The Pechanga Band of Luiseño Mission Indians contracts with CDF/Riverside County Fire Department for dispatch services. The tribe has its own fire department with two fire stations. One fire station is located by the casino and the headquarters station is located on the reservation. The casino fire station's on-duty daily staffing includes six firefighters. Four of the firefighters staff a 100-foot aerial truck company and the remaining two firefighters comprise the emergency medical service unit to the golf course. The headquarters fire station maintains on-duty daily staffing of four firefighters. The crew staffs a Type-1 (structural) fire engine and cross-covers a Type-3 (brush) fire engine. A relief Type-3 (brush) fire engine also exists should one of the front line fire units be taken out-of-service. Additionally, casino security staff members are cross-trained as EMTs, providing initial patient contact and determining whether emergency transport is necessary. [107]

Morongo Casino, Resort, & Spa

The Morongo Band of Mission Indians developed the 600,000 square-foot Morongo Casino, Resort, & Spa. The casino includes 2,000 slot machines and 70 table games within the approximately 148,000 square-foot gaming floor. The 23-floor hotel houses 310 guest rooms.[108]

The Morongo Band of Mission Indians contracts with CDF/Riverside County Fire Department for dispatch services. The tribe has its own fire department, which maintains on-duty daily staffing of two paid crews of three firefighters each. One crew staffs a Type-1 (structural) fire engine and the other crew covers a 100-foot aerial truck company. A Type-3 (brush) fire engine is cross-covered by the two crews. A relief fire engine also exists should one of the front line fire units be taken out-of-service. As with the Pechanga Casino, Morongo Casino security staff members are cross-trained as EMTs, providing initial patient contact and determining whether emergency transport is necessary. [109]

Proposed Action A

Proposed Action A consists of the development of approximately 729,500 square-feet of building space, including a 160,000 square-foot casino, 170,000 square-foot hotel, 135,000 square-foot events arena, and a 40,000 square-foot convention center, as described in detail in **Section 2.1.1**. The Pechanga Resort & Casino and the Morongo Casino, Resort, & Spa are similar in size and components to the Proposed Action A and can be used to estimate calls for fire protection

---

106 Pechanga Resort & Casino website, http://www.pechanga.com/home.asp.

107 Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.

108 Morongo Casino, Resort, & Spa website, http://www.morongocasinoresort.com/

109 Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

services from the Proposed Action A. In 2007, Pechanga requested 674 calls for fire protection and emergency medical services.[110] For the same year, Morongo requested approximately 700 calls for fire protection and medical emergency services.[111] For both tribes, the vast majority of calls were for emergency medical service to the respective casinos. Assuming similar demands for the Proposed Action A, the estimated demand for fire protection and emergency medical services 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.[112]

In addition to the provision of primary fire protection and emergency response by the Tribal fire department, safety features built into Proposed Action A would enhance the safety of the Project Site and surrounding area. As discussed in **Section 2.1.1** (see also **Appendix H**), the Tribe will adopt and comply with standards no less stringent than the fire protection features identified in the California Fire Code and Riverside County Fire District Fire Prevention Bureau Requirements, including but not limited to the following:

- The proposed facilities will be of Type I non-combustible, fire-resistive construction materials as defined by the California Building Code;
- The proposed facilities will be equipped with hydraulically calculated automatic sprinkler systems. This system will be designed to comply with the California Building Code;
- The proposed facilities will be equipped with automatic fire detection and alarm system.

Furthermore, the location of the Development Site near the intersection of Soboba Road and Lake Park Drive would enhance access to and from the proposed facilities and would increase customer safety in case of an emergency. Additionally, at the discretion of the Tribal Fire Chief, dedicated fire personnel would be assigned to cover large programs at the events arena. Also, the traffic mitigation measures discussed in **Section 5.7.1** would increase traffic safety, thereby reducing the amount of calls for emergency response to traffic accidents. Finally, mitigation measures prescribed in **Section 5.8.7** would further reduce the risk of fire during the construction phase of the Proposed Action A. Therefore, 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 not significant.

[110] Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.

[111] Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

[112] Personal communication with James Barron, Fire Chief, Soboba Fire Department, June 26, 2008.

TABLE 4-50
PROJECTED FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE CALLS TO THE PROPOSED ACTION A

Development	Annual Number of Service Calls
Pechanga Resort & Casino (2007)[1]	674
Morongo Casino, Resort, & Spa (2007)[2]	700
Proposed Action A (Projected)	700

Sources:
[1]Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.
[2]Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

SCHOOL SERVICES

Operation under the plans of Proposed Action A would increase traffic in the opening year (2010) primarily on the following intersections:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

There are a handful of affected public schools due to the increased traffic in these intersections. Monte Vista High School and San Jacinto Elementary could be affected by the increased traffic in the San Jacinto Street and Ramona Boulevard/Main Street intersection, as they are both within half a mile. Hyatt Elementary is also within a mile of that same intersection and could be affected. Estudillo Elementary and North Mountain Middle School are both within a mile of the Ramona Expressway and Main Street/ Lake Park Drive intersection and the Ramona Expressway and East 7th Street intersection, and could also be affected by increased traffic. Although some public schools are within close proximity of intersections that will increase in traffic, the traffic mitigation measures discussed in Section 5 will insure that all affected roads will operate at an acceptable level.

4.8.2 PROPOSED ACTION B – HOTEL/CASINO COMPLEX WITHOUT REALIGNMENT OF LAKE PARK DRIVE

WATER SUPPLY

Water would be supplied to the Development Site by the Tribal water system through a 16-inch water line the Tribe installed on the existing reservation in 2007 (see **Figure 2-2**). The Development Site would be supplied with treated water from the Tribe's water supply system. This water meets the standards of EPA and is permitted as Public Water System No. 06000151.

The Golf Course is currently supplied by the onsite wells for irrigation purposes; however, this supply would be replaced by treated wastewater from the Tribe's WWTP. The Tribe will maintain the contract with Eastern Municipal Water District (EMWD) to supply potable water for the club house facilities.[113]

In order to determine the effect of Proposed Action B on water supplies, water demand projections for opening year (2010) were established for the Proposed Action B. These projections were compared to the available water supply, and the existing demand on the tribal water system.

Reservation wells were projected to maintain their current capacities (see **Sections 3.2** and **3.8**). Total yield from the current on-Reservation domestic wells (but not the Oaks Retreat property well) was calculated to be 2,600 gallons per minute (GPM), or 3.7 million gallons per day (MGD; see **Table 3-39**). Total yield from the on-Reservation irrigation wells was calculated to be 1,500 (GPM), or 2.16 MGD.

Existing Demand

Water demand on the Reservation from the domestic system includes residential use, landscaping, and the tribal buildings and school. Excluding both the existing casino and the Oaks Retreat property, demand has remained relatively constant during the years 2003 through 2007, varying between 635 and 679 acre-feet per year (AFY), and is not expected to significantly increase or decrease in the near future. The existing casino also utilizes the domestic wells and demands 312 AFY. In total, current demand from domestic wells totals a maximum of 991 AFY, or 0.88 MGD, which is 2.8 MGD below the capacity of the domestic well system.

Water demand from the on-Reservation irrigation wells totals 509 AFY for agricultural purposes, or 0.45 MGD. Agricultural demand of the irrigation wells is therefore 1.71 MGD below the capacity of the irrigation wells.

[113] Personal communication with Bryan Addis, Senior Manager, Soboba Springs Golf Course and Country Club, on June 18, 2008.

Proposed Action B

Water demand for the Proposed Action B is based on demands of the proposed developments, casino visitation rate, hotel occupancy, and related buildings. Water demand projections for the proposed facilities under Proposed Action B, including the Country Club facilities, totals 648 AFY, or 0.58 MGD. Although included in the calculation, potable water would still be supplied to the Country Club facilities by the EMWD, reducing the water demand on the Tribal water system by 0.03 MGD. The seasonal irrigation demand of the Golf Course (750 AFY) would continue to utilize its current groundwater supply or transition to reclaimed water from the WWTP, and is therefore not included in this analysis.

Total Demand Opening Year (2010), Reservation plus Proposed Action B

Existing on-Reservation water demand is not anticipated to increase significantly by the year 2010. Therefore, in 2010 existing uses will demand 0.88 MGD from the domestic well system, and 0.45 MGD from the irrigation wells. However, this number is a conservative estimate, as it includes demand from the current casino facility, which would be substantially less once the proposed casino opens in 2010.

As discussed above, demand from the Proposed Action B in 2010 totals 0.58 MGD. Therefore, in year 2010, the total of demand from existing uses plus the Proposed Action B totals 1.46 MGD from the domestic wells and 0.45 from the irrigation wells. This total is 2.24 MGD below the capacity of the domestic wells, and 1.71 MGD below the capacity of the irrigation wells. Wells were projected to maintain their current capacities (see **Sections 3.2** and **3.8**); therefore because water demand from the Reservation plus Proposed Action B is below capacity, no significant effects to the water supply system are expected from Proposed Action B.

Table 4-51 presents a component breakdown of projected water demand to the year 2010 for the Reservation and Proposed Action B. Average instantaneous and daily usage rates are provided for categories other than irrigation of the Golf Course, which will transition to using reclaimed water from the planned WWTP.

WASTEWATER SERVICE

Wastewater generated by Proposed Action B would be treated either by EMWD or by an on-Reservation wastewater treatment system. Projected wastewater generation was calculated using the same factors as water use. However, landscaping, agriculture, and the Golf Course do not generate wastewater flows and are therefore excluded from the calculation. The golf club facilities would retain the services of the EMWD for wastewater disposal and therefore were not included in the wastewater generation projections. The average daily wastewater flow projected for the year 2010 for Proposed Action B was calculated to be 313,000 GPD.

TABLE 4-51
PROJECTED (2010) WATER DEMAND RESERVATION PLUS PROPOSED ACTION B

Water Use	AFY	MGD	GPM	Source
Reservation				
Reservation Residences	588	0.53	365	Domestic System
Existing Landscaping	78	0.07	48	Domestic System
Tribal Buildings and School	13	0.01	8	Domestic System
Existing Casino	312	0.3	193	Domestic System
Subtotal Domestic System	**991**	**0.88**	**614**	**Domestic System**
Agriculture (Soboba Citrus)	509			Irrigation Well (Canyon Aquifer)
Subtotal Reservation	**1,500**			
Proposed Action B				
Service Station/Mini-Mart	1	0.001	1	Domestic System
Casino (Relocated)	523	0.5	323	Domestic System
Fire/Police Station	3	0.002	1	Domestic System
Hotel	85	0.09	53	Domestic System
Subtotal Domestic System	**612**	**0.59**	**379**	**Domestic System**
Country Club Facilities	36	0.03	22	EMWD
Subtotal Proposed Action B	**648**	**0.58**	**402**	
Total Domestic System	**1,603**	**1.65**	**994**	**Domestic System**
Total Water Demand	**2,148**			

Acronyms used in this table: AFY – acre-feet per year; MGD – million gallons per day; GPM – gallons per minute.
Source: Aspect Consulting, 2008.

Option 1: EMWD Service

EMWD has provided a will-serve letter to confirm that it has the capacity to provide wastewater service for the estimated average daily flow of 313,000 gpd for Proposed Action B (see **Appendix K**). EMWD currently provides service to the Golf Course and has infrastructure in place to service the proposed developments (see **Figure 2-3**). Facility specific infrastructure would be installed at the time of construction, but these improvements would occur at a time when the Development Site is highly disturbed.

The wastewater from the proposed developments will be sent to EMWD's Hemet/San Jacinto RWRF. This facility maintains a capacity of 11 million gpd, with an approximate 7.8 million gpd in daily flow, leaving 3.2 million gpd in spare capacity.[114] Proposed Action A is estimated to produce approximately 313,000 gpd, which would not overly burden EMWD's current sewer and reclamation facilities.

Option 2: On-Reservation WWTP

Under Proposed Action B, the Tribe proposes to develop a wastewater treatment plant (WWTP) on the Reservation near the existing casino. The WWTP would be a tertiary sequencing batch reactor wastewater treatment plant capable of handling 1.2 million gallons per day, which would be adequate to handle the projected wastewater treatment requirements of Proposed Action B.

Effluent generated by the SBR system would be treated to a level similar to California Code of Regulations Title 22, Division 4, Chapter 3 Water Recycling Criteria, commonly referred to as Title 22. Under the current version of Title 22, the highest level of treatment is referred to as disinfected tertiary recycled water. Wastewater would be oxidized to stabilize any organic matter in a non-putrescible form. The water is then filtered to remove solids (tertiary treatment). Finally, the tertiary treated effluent is disinfected using a chlorine injection system capable of inactivating or removing 99.999% of plaque-forming units of F-specific bacteriophage. In accordance with Title 22, the treatment process provides a chlorine residual/contact time value of at least 450 milligram-minutes per liter with a modal contact time of at least 90 minutes for peak dry weather design flow.

The Tribe would use the treated effluent in a manner similar to California law, Title 22:

- Fire sprinklers,
- Architectural features (fountains),
- Landscape Irrigation,
- Surface cleaning (parking lot),
- Agricultural irrigation (pending salinity review of treated effluent), and

[114] Eastern Municipal Water District website, Hemet/San Jacinto Regional Water Reclamation Facility brochure, this document was viewed on July 7, 2010 and available online at: http://www.emwd.org/news/Insights/insights_hemet-san_jacinto.pdf

- Toilet flushing.

The Tribe would monitor the treatment and disposal of wastewater in accordance with EPA guidelines. Wastewater from Proposed Action B would be treated by the WWTP on the Reservation; therefore, Proposed Action B would have a less than significant effect on the wastewater service.

SOLID WASTE SERVICE

Construction

Construction of Proposed Action B's facilities is expected to result in solid waste generation during the development phase. No demolition activities would occur, and solid waste generation during construction would consist of any excess construction debris. CR&R Waste and Recycling Services (CR&R) would provide disposal and recycling services for the proposed developments and would continue to provide services to the Golf Course and Country Club (see the Final Will Serve Letter in **Appendix AD**). Potential solid waste streams from construction are expected to include the following:

- Paper, wood, glass, and plastics from packing materials, waste lumber, insulation, and empty non-hazardous chemical containers;
- Excess concrete from construction practices;
- Excess metal, including steel from welding/cutting operations, packing materials, and empty non-hazardous chemical containers, and aluminum from packing materials and electrical wiring (AES 2006).

Solid waste streams from construction of the Proposed Action B's facilities would be transported by CR&R to its material recovery facility (MRF) in Perris; approximately 34 miles west of the Project Site (see **Section 3.8**). Materials that would be recycled include paper, wood, glass, plastic, lumber, concrete, and metal. The MRF does not recycle insulation or empty non-hazardous chemical containers. Construction and demolition materials generated during the construction process are generally deferred at a rate of 85 percent. The remaining waste would be hauled to the Lambs Canyon Landfill after being compressed at the MRF. The majority of solid waste generated by construction of Proposed Action B's facilities would be recycled, and a Final Will Serve Letter obtained from CR&R on December 29, 2009 (see **Appendix AD**) indicates that CR&R has the capacity to serve the Project Site; therefore, a less than significant effect to the solid waste facilities would occur.

Operation

Waste generated from the proposed facilities is expected to consist of typical commercial waste. Using solid waste generation rates from the California Integrated Waste Management Board (CIWMB), the additional waste generation resulting from the Proposed Action B was calculated to be approximately 5,249 pounds, or 2.6 tons per day (see **Table 4-52**).

Waste would either be hauled to the Lambs Canyon Landfill for disposal, approximately 10 miles northwest of the Project Site or, if the waste is recyclable, transported to the MRF in Perris. CR&R employees would perform the sorting of recyclable materials at the MRF; these materials include paper, wood, glass, plastic, lumber, concrete, and metals. The portion of the commercial solid waste stream that is typically recycled is around 50 percent. The remaining waste would be hauled to the Lambs Canyon Landfill after being compressed at the MRF (see **Appendix AD**).

The Lambs Canyon Landfill is permitted to take in 3,000 tons of solid waste per day, and the current average daily amount going into the landfill is between 400 and 650 tons. Its remaining capacity has been estimated at 20 years, although it is planned for further expansion (AES, 2006). Therefore, the landfill is expected to have sufficient capacity to serve the Proposed Action B, which would produce approximately 2.6 tons per day. Furthermore, approximately 50 percent of the commercial solid waste stream would be recycled by CR&R, reducing further any potential impact to Lambs Canyon Landfill. A Final Will Serve Letter obtained from CR&R on December 29, 2009 (see **Appendix AD**) indicates that CR&R has the capacity to serve the Project Site; therefore, a less than significant effect to the solid waste facilities would occur. Riverside County Waste Management District's Program Coordinator (Ms. Melani Gerber, 5/29/2008) also gave a verbal acknowledgement that the Lambs Canyon Landfill had the capacity to receive the expected 2.6 tons per day.

TABLE 4-52
ESTIMATED SOLID WASTE GENERATION, PROPOSED ACTION B

Source	Development Details	Factor[1]	Daily Total	Annual Total	Assumption(s)
Service station/mini-mart	6,000 square feet	0.0108 tons/square-foot/year	354 lbs/day	129,210 lbs/year	
Fire station	13,500 square feet	0.007 lbs/square-foot/day	95 lbs/day	34,675 lbs/year	Would not collect hazardous waste, would produce residenti waste
Golf course	256 golfers/day	0.5 lbs/golfer/day	128 lbs/day	46,720 lbs/year	55 rounds of golf per day, mixe play base of pairs and foursom
Hotel	300 rooms	4lbs/occupied room/day	804 lbs/day	293,460 lbs/year	67% occupancy rate
Casino (Relocated)	160,000 square feet	3.12 lbs/100square-feet/day	3,869 lbs/day	1,412,185 lbs/year	
Total			5,249 lbs/day	1,915,885 lbs/year	

[1] CIWMB, 2007

[2] AES, April 2006, Environmental Assessment: Soboba Band of Luiseno Indians Horseshoe Grande Fee-to-Trust Project.

Landscaping and maintenance staff would pick up any trash that is left on site. Trash and recycling receptacles would be placed strategically throughout the proposed developments to discourage littering. Ultimate disposal of biosolids from the WWTP will comply with local, state and federal requirements for use of Class B biosolids. Effects from the improper disposal of solid waste would be less than significant.

ELECTRICITY AND NATURAL GAS

Underground Service Alert (USA) of Southern California provides a free "Dig Alert" service to all excavators (e.g. contractors, homeowners, and others) in California. The excavator's one call will automatically notify all USA members (utility services providers) that might have underground facilities at the excavator's work site. In response, the USA member(s) will mark or stake the horizontal path of underground facilities, provide information about the facilities, and/or give clearance to dig. This simple safety service protects the excavator from personal injury and prevents underground facilities from being damaged.

Electricity and natural gas services would continue to be supplied by Southern California Edison (SCE) and the Southern California Gas Company (SCGC), respectively, under Proposed Action B.

Upon placing the property into trust, the electricity and natural gas services provided to the Reservation would be extended to include the new parcels. The Tribe would coordinate with the desired service providers for these utilities. Current relationships with electricity and natural gas providers for the Golf Course and Country Club facilities would be maintained. A 12,000-volt pole line parallels Lake Park Drive (Kagle, 2004). The existing electricity and natural gas infrastructure, which services both the Reservation and nearby residential communities, is sufficient to service the proposed developments without off-site infrastructure improvements. The energy required by the Proposed Action for all facilities would total approximately 250,000,000 kBtu annually. **Table 4-53** shows annual energy consumption for each proposed facility.

A Final Will Serve Letter was obtained from SCE on January 25, 2010 (see **Appendix AD**) that indicates that SCE has the capacity to serve the Project Site; therefore, a less than significant effect to electricity and natural gas services is expected to occur. However, mitigation measures to further reduce any potential effect are proposed in **Section 5.8.4**.

A Final Will Serve Letter obtained from SCGC on December 22, 2009 (see **Appendix AD**) indicates that SCGC has the capacity to serve the Project Site; therefore, a less than significant effect to natural gas services is expected to occur. However, mitigation measures to further reduce any potential effect are proposed in **Section 5.8.4**.

TELEPHONE SERVICES

Underground Service Alert (USA) of Southern California provides a free "Dig Alert" service to all excavators (e.g. contractors, homeowners, and others) in California. The excavator's one call will automatically notify all USA members (utility services providers) that might have underground facilities at the excavator's work site. In response, the USA member(s) will mark or stake the horizontal path of underground facilities, provide information about the facilities, and/or give clearance to dig. This simple safety service protects the excavator from personal injury and prevents underground facilities from being damaged.

TABLE 4-53
ANNUAL ENERGY CONSUMPTION UNDER THE PROPOSED ACTION B

Phase I	Ft^2	Energy Use	Unit	Conversion	kBtu	kBtu annual usage
Casino	160,000	1200000	Btu	1000	1200.0	192,000,000
Hotel	170,000	104	kBtu	1	104.0	17,680,000
Lounge/Lobby/Entertainment	30,000	91	kBtu	1	91.0	2,730,000
Restaurants/Food Service	30,000	244	kBtu	1	244.0	7,320,000
Retail	10,000	85	kBtu	1	85.0	850,000
Events Arena	135,000	91	kBtu	1	91.0	12,285,000
Spa and Fitness Center	20,000	180	kBtu	1	180.0	3,600,000
Back-of-the-House	100,000	72	kBtu	1	72	7,200,000
Administration	15,000	72	kBtu	1	72	1,080,000
Gas Station	6,000	85	kBtu	1	85.0	510,000
Tribal Fire Station	13,500	116	kBtu	1	116	1566000
Total	**689,500**					**246,821,000**
Phase II						
Convention Center	40,000	91	kBtu	1	91.0	3,640,000
Overall Total	**729,500**					**250,461,000**

Notes:

* Units: Btu (British thermal unit). kBtu (kilo British thermal units).

Sources:

[1] Western Area Power Administration, March 2006, "Casino Energy Management Fact Sheet," Lakewood, Colorado, accessed at http://www.wapa.gov/es/pubs/fctsheet/casino%20fact%20Sheet.pdf

[2] Energy Information Administration, Office of Energy Statistics accessed at http://www.eia.doe.gov/emeu/efficiency/cbecstrends/cbecs_tables_list.htm Table 5b

[3] Energy Star, "Energy Units Conversion Table," accessed at http://www.energystar.gov/ia/business/tools_resources/target_finder/help/Energy_Units_Conversion_Table.htm

Verizon would continue to provide telephone service under Proposed Action A.[115] Furthermore, the necessary infrastructure to provide telephone service to the Development Site already exists; off-site infrastructure improvements are therefore not anticipated. A less than significant effect would occur.

LAW ENFORCEMENT

Law enforcement services are currently provided to the Project Site by Riverside County Sheriff's Department (RCSD) through a service contract with the City of San Jacinto (see **Section 3.8**). Upon conveyance of the property to trust status, the City of San Jacinto service contract would no longer apply to the Project Site; however, once incorporated with the boundaries of the Reservation, the Project Site would fall within the domain of Public Law 83–280 (see **Section 2.1.1.2** Security and Law Enforcement for a discussion of PL 280). Under PL 280, RCSD and California Highway Patrol (CHP) are responsible for responding to emergencies on the Reservation, and would be responsible for calls to the Project Site upon conveyance of the property to trust status.

The Tribe and RCSD have recently finalized an agreement to improve the law enforcement conditions on the Reservation and develop a better working relationship between the two entities following the tensions raised between them due to recent law enforcement deployments on the Reservation.[116] The agreement is the result of three meetings between the Tribe and RCSD held in May and June of 2008. The Community Relations Service of the United States Department of Justice facilitated the meetings, which also included representatives of the Bureau of Indian Affairs, the Riverside County Board of Supervisors, and the Office of Congressman Jerry Lewis.

The following list summarizes the objectives of the agreement:

- The agreement is to enhance the provision of public safety services to the Reservation through improving communication, coordination, and collaboration between the two parties.
- The two entities agree to establish permanent points of contact, local Departmental and Countywide Tribal liaisons, and coordinated command posts for critical incident response.

---

[115] As confirmed on May 30, 2008 via an email from Kristin Maldonado, Section Manager of Network Engineering for Verizon.

[116] According to information compiled by the RCSD's Information Services Bureau, the rate of calls for law enforcement service to the Reservation and existing casino fell each year between 2005 and 2008, and rose slightly between 2008 and 2009. .While crime rates are generally falling on the Reservation, two incidents recently occurred within its boundaries in which 3 tribal members were killed: On May 8, 2008, Riverside County Sheriff's Department deputies shot and killed a 26-year-old Soboba tribal member, after the officers reportedly had gone to investigate gunfire on a remote part of the Reservation and were fired upon. According to authorities, five deputies fired in the shooting. Four days later, deputies shot and killed two tribal members, again in an isolated section of the Reservation in the foothills of the San Jacinto Mountains. According to authorities, the deputies were responding to 911 callers who reported that the Tribe's security booth, which controls access to the Reservation, had been hit by gunfire. The two tribal members were shot multiple times by SWAT officers, who said they had been fired upon by one of the two. Authorities said that nine deputies fired their weapons in that incident. Source: The Press-Enterprise (Riverside, California), May 30, 2008.

- The two parties agree to develop cultural training for Departmental personnel, as well as training in law enforcement procedures, crime prevention, and other areas for Tribal personnel.

In addition, the two parties agree to develop contingency plans for managing extended displacement of Reservation residents because of closures required in situations of disasters and critical incidents, and to coordinate with other public safety agencies that serve the Reservation to examine ways for improving delivery of other public safety services, such as fire, medical emergencies, and disaster response.

Under Proposed Action B, the casino security and Tribal security staff would continue to provide surveillance on the Reservation as needed, and this service would extend to the Project Site. Consistent with Section 5.0 of the Tribal-State Compact (**Appendix H**), the Tribe is committed to providing on-site security for casino operations to reduce and prevent criminal and civil incidents. The Tribe will also implement the measures listed below:

- All security guards will carry two-way radios so as to respond to back up and emergency related calls. This will aid in the prevention of criminal activity within gaming facilities.
- The Tribe will adopt a "Responsible Alcoholic Beverage Policy" which would include but not be limited to carding patrons and refusing service to those who have had enough to drink. This policy would be discussed with the Riverside Sheriff's Office.
- All parking areas will be well lit and monitored by parking staff, and/or roving security guards at all times during operation. This will aid in the prevention of auto theft and other related criminal activity.
- Areas surrounding the gaming facilities will have "No Loitering" signs in place, will be well lit and will be patrolled regularly by roving security guards. This will aid in the prevention of illegal loitering and all crimes that relate to, or require illegal loitering.
- The Tribe will provide traffic control with appropriate signage and the presence of peak-hour traffic control staff. This will aid in the prevention of off-site parking, which could create possible security issues.
- At the County's request, the Tribe may provide office space for a full time sheriff. The Tribe may enter into an agreement with the County to pay for this additional law enforcement service.

As discussed below, the crime rate in the area will not be significantly affected by the proposed casino development. Instead, safety features built into Proposed Action B would enhance the safety of the Project Site and surrounding area. The location of the Development Site near the intersection of Soboba Road and Lake Park Drive would enhance access to and from the proposed facilities and would increase customer safety in case of an emergency. Safety within the proposed facilities would be insured through strict adherence to a set of development

standards, as discussed in **Section 2.1.1.2**. Finally, the traffic mitigation measures discussed in **Section 5.7.1** would increase traffic safety, thereby reducing the amount of calls for law enforcement to mediate traffic accidents. The aforementioned measures will ensure a less than significant effect on law enforcement.

In its August 27, 2009 public comment letter, the 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. It is recommended as a mitigation measure in **Section 5.8.6** that the Tribe fund these staffing needs. After a funding agreement is finalized, Proposed Action B would have a less than significant effect on law enforcement.

Incidence of Crime

A potential effect related to casino development is the increase in the incidence of crime in the area due to the casino. However, since the casino is only being relocated under Proposed Action B, changes in the crime rate should not differ from the present situation. Based on this and other discussions presented in **Section 3.8**, no crime-related effects associated with casinos are anticipated as a result of Proposed Action B. Thus, the crime rate in the area will not be affected by the proposed casino development.

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Construction

Construction may introduce potential sources of fire to the Development Site. During construction, equipment and vehicles may come into contact with vegetated areas and accidentally spark or ignite vegetation. Equipment used during grading and construction activities may also create sparks which could ignite dry grass on the Development Site. This risk, which is similar to those that are found at other construction sites, would pose a potentially significant impact. Mitigation measures are described in **Section 5.8.7** that would reduce this potential impact to a less than significant level.

Operation

Currently, Riverside County Fire Department and California Department of Forestry and Fire Protection (CDF) provide fire protection and emergency response to the Project Site (see **Section 3.8** Fire Protection and Emergency Medical Services for a description of existing resources).[117]

[117] In response to a series of violent incidents in December 2007, California Department of Forestry and Fire Protection (CDF) required its rescue crews to wait for an escort from the Riverside County Sheriff's Department before responding to emergency calls on the Reservation. The policy was lifted within a few weeks. Two isolated incidents on the Reservation in May 2008 caused CDF to temporarily reinstate the policy; however, the policy was reversed on June 13, 2008. Currently, CDF rescue

Under Proposed Action B, two fire stations would be developed to serve the Reservation and Project Site (see **Section 2.1.2** Proposed Developments for a description of the proposed facilities): one on the Project Site and the other located near the center of the Reservation. The Draft Operations Plan, attached as **Appendix G**, details the facilities, apparatus/equipment, staffing levels, communications, training, and special programs of the proposed Tribal fire department (see **Section 2.1.1** Fire Protection for a summary of the Draft Operations Plan). The Tribe is in consultation with Riverside County Fire Department to establish a Mutual Aid Agreement, under which the Tribe and the Riverside County Fire Department would share fire service resources.[118] This would also include the City of San Jacinto due to its contractual relationship with CDF/Riverside County Fire Department to provide fire protection services. An additional Mutual Aid Agreement will be pursued with the City of Hemet.

Riverside County Fire Department responded to 114,535 incidents in 2007, an increase of 2.25 percent over 2006 levels. Of these, Riverside County Fire Department responded to 233 calls for service to the Reservation (Riverside County Fire Department 2008). A potential effect of the Proposed Action B is an increase in calls for service to the proposed facilities. The increase in fire protection service calls can be estimated by comparing the Proposed Action B to the demand on similar existing facilities, since the frequency of fire department calls is roughly proportional to the number of employees and patrons visiting a casino.[119] For the purpose of this analysis, the demand on fire safety and emergency medical services was analyzed by comparing Proposed Action B to the Pechanga Resort & Casino and the Morongo Casino, Resort, & Spa, both located in Riverside County.

Pechanga Resort & Casino

The Pechanga Band of Luiseño Mission Indians developed the 1.2 million square-foot Pechanga Resort & Casino. The casino includes 2,000 slot and video machines and 160 table games within the approximately 188,000 square-foot gaming floor. The hotel houses 522 guest rooms.[120]

The Pechanga Band of Luiseño Mission Indians contracts with CDF/Riverside County Fire Department for dispatch services. The tribe has its own fire department with two fire stations. One fire station is located by the casino and the headquarters station is located on the reservation. The casino fire station's on-duty daily staffing includes six firefighters. Four of the firefighters staff a 100-foot aerial truck company and the remaining two firefighters comprise the emergency medical service unit to the golf course. The headquarters fire station maintains on-duty daily staffing of four firefighters. The crew staffs a Type-1 (structural) fire engine and cross-covers a Type-3 (brush) fire engine. A relief Type-3 (brush) fire engine also exists should one of the front

crews do not require an escort to respond to emergency calls to the Reservation. Source: The Press-Enterprise (Riverside, California), June 13, 2008.

[118] Tribal consultants met with Chief John Hawkins on April 23, 2008 to present the Proposed Action and Alternatives and discuss the implications of the Tribal fire stations.

[119] Analytical Environmental Services (AES), February 2006, *Scotts Valley Band of Pomo Indians Draft Environmental Impact Statement*.

[120] Pechanga Resort & Casino website, http://www.pechanga.com/home.asp.

line fire units be taken out-of-service. Additionally, casino security staff members are cross-trained as EMTs, providing initial patient contact and determining whether emergency transport is necessary. [121]

Morongo Casino, Resort, & Spa

The Morongo Band of Mission Indians developed the 600,000 square-foot Morongo Casino, Resort, & Spa. The casino includes 2,000 slot machines and 70 table games within the approximately 148,000 square-foot gaming floor. The 23-floor hotel houses 310 guest rooms. [122]

The Morongo Band of Mission Indians contracts with CDF/Riverside County Fire Department for dispatch services. The tribe has its own fire department, which maintains on-duty daily staffing of two paid crews of three firefighters each. One crew staffs a Type-1 (structural) fire engine and the other crew covers a 100-foot aerial truck company. A Type-3 (brush) fire engine is cross-covered by the two crews. A relief fire engine also exists should one of the front line fire units be taken out-of-service. As with the Pechanga Casino, Morongo Casino security staff members are cross-trained as EMTs, providing initial patient contact and determining whether emergency transport is necessary. [123]

Proposed Action B

Proposed Action B consists of the development of approximately 714,500 square-feet of building space, including a 160,000 square-foot casino, 170,000 square-foot hotel, 120,000 square-foot events arena, and a 40,000 square-foot convention center, as described in detail in **Section 2.1.2**. The Pechanga Resort & Casino and the Morongo Casino, Resort, & Spa are similar in size and components to the Proposed Action B and can be used to estimate calls for fire protection services from the Proposed Action B. In 2007, Pechanga requested 674 calls for fire protection and emergency medical services. [124] For the same year, Morongo requested approximately 700 calls for fire protection and medical emergency services. [125] For both tribes, the vast majority of calls were for emergency medical service to the respective casinos. Assuming similar demands for the Proposed Action B, the estimated demand for fire protection and emergency medical services would be 700 calls per year (see **Table 4-54**). 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.[126]

In addition to the provision of primary fire protection and emergency response by the Tribal fire department, safety features built into Proposed Action B would enhance the safety of the Project

---

[121] Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.

[122] Morongo Casino, Resort, & Spa website, http://www.morongocasinoresort.com/

[123] Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

[124] Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.

[125] Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

[126] Personal communication with James Barron, Fire Chief, Soboba Fire Department, June 26, 2008.

Site and surrounding area. As discussed in **Section 2.1.2** (see also **Appendix H**), the Tribe will adopt and comply with standards no less stringent than the fire protection features identified in the California Fire Code and Riverside County Fire District Fire Prevention Bureau Requirements, including but not limited to the following:

- The proposed facilities will be of Type I non-combustible, fire-resistive construction materials as defined by the California Building Code;
- The proposed facilities will be equipped with hydraulically calculated automatic sprinkler systems. This system will be designed to comply with the California Building Code;
- The proposed facilities will be equipped with automatic fire detection and alarm system.

Furthermore, the location of the Development Site near the intersection of Soboba Road and Lake Park Drive would enhance access to and from the proposed facilities and would increase customer safety in case of an emergency. Additionally, at the discretion of the Tribal Fire Chief, dedicated fire personnel would be assigned to cover large programs at the events arena. Also, the traffic mitigation measures discussed in **Section 5.7.1** would increase traffic safety, thereby reducing the amount of calls for emergency response to traffic accidents. Finally, mitigation measures prescribed in **Section 5.8.7** would further reduce the risk of fire during both the construction and operational phases of the Proposed Action A. Therefore, 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 not significant.

TABLE 4-54
PROJECTED FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE CALLS TO THE PROPOSED ACTION B

Development	Annual Number of Service Calls
Pechanga Resort & Casino (2007)[1]	674
Morongo Casino, Resort, & Spa (2007)[2]	700
Proposed Action B (Projected)	700

Sources:
[1]Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.
[2]Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

SCHOOL SERVICES

Operation under the plans of Proposed Action B would increase traffic in the opening year (2010) primarily on the following intersections:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)

- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

There are a handful of affected public schools due to the increased traffic in these intersections. Monte Vista High School and San Jacinto Elementary could be affected by the increased traffic in the San Jacinto Street and Ramona Boulevard/Main Street intersection, as they are both within half a mile. Hyatt Elementary is also within a mile of that same intersection and could be affected. Estudillo Elementary and North Mountain Middle School are both within a mile of the Ramona Expressway and Main Street/ Lake Park Drive intersection and the Ramona Expressway and East 7th Street intersection, and could also be affected by increased traffic. Although some public schools are within close proximity of intersections that will increase in traffic, the traffic mitigation measures discussed in Section 5 will insure that all affected roads will operate at an acceptable level

4.8.3 ALTERNATIVE 1 – REDUCED HOTEL/CASINO COMPLEX

WATER SUPPLY

Water would be supplied to the Development Site by the Tribal water system through a 16-inch water line the Tribe installed on the existing reservation in 2007 (see **Figure 2-2**). The Development Site would be supplied with treated water from the Tribe's water supply system. This water meets the standards of EPA and is permitted as Public Water System No. 06000151.

The Golf Course is currently supplied by the onsite wells for irrigation purposes; however, this supply would be replaced by treated wastewater from the Tribe's WWTP. The Tribe will maintain the contract with Eastern Municipal Water District (EMWD) to supply potable water for the club house facilities.[127]

In order to determine the effect of Alternative 1 on water supplies, water demand projections for opening year (2010) were established for the Alternative 1. These projections were compared to the available water supply, and the existing demand on the tribal water system.

Reservation wells were projected to maintain their current capacities (see **Sections 3.2** and **3.8**). Total yield from the current on-Reservation domestic wells (but not the Oaks Retreat property well) was calculated to be 2,600 gallons per minute (GPM), or 3.7 million gallons per day (MGD;

[127] Personal communication with Bryan Addis, Senior Manager, Soboba Springs Golf Course and Country Club, on June 18, 2008.

see **Table 3-29**). Total yield from the on-Reservation irrigation wells was calculated to be 1,500 (GPM), or 2.16 MGD.

Existing Demand

Water demand on the Reservation from the domestic system includes residential use, landscaping, and the tribal buildings and school. Excluding both the existing casino and the Oaks Retreat property, demand has remained relatively constant during the years 2003 through 2007, varying between 635 and 679 acre-feet per year (AFY), and is not expected to significantly increase or decrease in the near future. The existing casino also utilizes the domestic wells and demands 312 AFY. In total, current demand from domestic wells totals a maximum of 991 AFY, or 0.88 MGD, which is 2.8 MGD below the capacity of the domestic well system.

Water demand from the on-Reservation irrigation wells totals 509 AFY for agricultural purposes, or 0.45 MGD. Agricultural demand of the irrigation wells is therefore 1.71 MGD below the capacity of the irrigation wells.

Alternative 1

Water demand for the Alternative 1 is based on demands of the proposed developments, casino visitation rate, hotel occupancy, and related buildings. Water demand projections for the proposed facilities under Alternative 1, including the Country Club facilities, totals 526 AFY, or 0.47 MGD. Although included in the calculation, potable water would still be supplied to the Country Club facilities by the EMWD, reducing the water demand on the Tribal water system by 0.03 MGD. The seasonal irrigation demand of the Golf Course (750 AFY) would transition from its current groundwater supply to reclaimed water from the WWTP, and is therefore not included in this analysis.

Total Demand Opening Year (2010), Reservation plus Alternative 1

Existing on-Reservation water demand is not anticipated to increase significantly by the year 2010. Therefore, in 2010 existing uses will demand 0.88 MGD from the domestic well system, and 0.45 MGD from the irrigation wells. However, this number is a conservative estimate, as it includes demand from the current casino facility, which would be substantially less once the proposed casino opens in 2010.

As discussed above, demand from the Alternative 1 in 2010 totals 0.47 MGD. Therefore, in year 2010, the total of demand from existing uses plus the Alternative 1 totals 1.35 MGD from the domestic wells and 0.45 from the irrigation wells. This total is 2.35 MGD below the capacity of the domestic wells, and 1.71 MGD below the capacity of the irrigation wells. Wells were projected to maintain their current capacities (see **Sections 3.2** and **3.8**); therefore because water demand from the Reservation plus Alternative 1 is below capacity, no significant effects to the water supply system are expected from Alternative 1.

Table 4-55 presents a component breakdown of projected water demand to the year 2010 for the Reservation and Alternative 1. Average instantaneous and daily usage rates are provided for

categories other than irrigation of the Golf Course, which will transition to using reclaimed water from the planned WWTP.

WASTEWATER SERVICE

Wastewater generated by Alternative 1 would be treated either by EMWD or by an on-Reservation wastewater treatment system. The Golf Course and Country Club facilities would continue to utilize the services of the EMWD for wastewater disposal and therefore were not included in the wastewater generation projections. The average daily wastewater flow for the year 2010 for Alternative 1 was calculated to be 277,700 GPD.

Option 1: EMWD Service

EMWD has provided a will-serve letter to confirm that it has the capacity to provide wastewater service for an estimated average daily flow of 313,000 gpd (see **Appendix K**). Considering that Alternative 1 is expected to generate less than 313,000 gpd, it is assumed that EMWD can service the development proposed under Alternative 1. EMWD currently provides service to the Golf Course and has infrastructure in place to service the proposed developments (see **Figure 2-3**). Facility specific infrastructure would be installed at the time of construction, but these improvements would occur at a time when the Development Site is highly disturbed.

The wastewater from the proposed developments will be sent to EMWD's Hemet/San Jacinto RWRF. This facility maintains a capacity of 11 million gpd, with an approximate 7.8 million gpd in daily flow, leaving 3.2 million gpd in spare capacity.[128] Alternative 1 is estimated to produce approximately 277,700 gpd, which would not overly burden EMWD's current sewer and reclamation facilities.

Option 2: On-Reservation WWTP

The Tribe could also develop a wastewater treatment plant (WWTP) on the Reservation near the existing casino. The WWTP would be a tertiary sequencing batch reactor wastewater treatment plant capable of handling 1.2 million gallons per day, which would be adequate to handle the projected wastewater treatment requirements of Alternative 1.

[128] Eastern Municipal Water District website, Hemet/San Jacinto Regional Water Reclamation Facility brochure, this document was viewed on July 7, 2010 and available online at: http://www.emwd.org/news/Insights/insights_hemet-san_jacinto.pdf

TABLE 4-55
PROJECTED (2010) WATER DEMANDS
RESERVATION PLUS ALTERNATIVE 1

Water Use	AFY	MGD	GPM	SOURCE
Reservation				
Reservation Residences	588	0.53	365	Domestic System
Existing Landscaping	78	0.07	48	Domestic System
Tribal Buildings and School	13	0.01	8	Domestic System
Existing Casino	312	0.3	193	Domestic System
Subtotal Domestic System	**991**	**0.88**	**614**	**Domestic System**
Agriculture (Soboba Citrus)	509			Irrigation Well (Canyon Aquifer)
Subtotal Reservation	**1,500**			
Alternative 1				
Service Station/Mini-Mart	1	0.001	1	Domestic System
Casino (Relocated/Reduced)	418	0.4	259	Domestic System
Fire/Police Station	3	0.002	1	Domestic System
Hotel (Reduced)	68	0.07	42	Domestic System
Subtotal Domestic System	**490**	**0.47**	**303**	**Domestic System**
Country Club Facilities	36	0.03	22	EMWD
Subtotal for Alternative	**526**	**0.47**	**326**	
Total Domestic System	**1,481**	**1.32**	**918**	**Domestic System**
Total Water Demand	**2,026**			

Acronyms used in this table: AFY – acre-feet per year; MGD – million gallons per day; GPM – gallons per minute.

Source: Aspect Consulting, 2008.

WASTEWATER SERVICE

Wastewater generated by Alternative 1 would be treated either by EMWD or by an on-Reservation wastewater treatment system. The Golf Course and Country Club facilities would continue to utilize the services of the EMWD for wastewater disposal and therefore were not included in the wastewater generation projections. The average daily wastewater flow for the year 2010 for Alternative 1 was calculated to be 277,700 GPD.

Option 1: EMWD Service

EMWD has provided a will-serve letter to confirm that it has the capacity to provide wastewater service for an estimated average daily flow of 313,000 gpd (see **Appendix K**). Considering that Alternative 1 is expected to generate less than 313,000 gpd, it is assumed that EMWD can service the development proposed under Alternative 1. EMWD currently provides service to the Golf Course and has infrastructure in place to service the proposed developments (see **Figure 2-3**). Facility specific infrastructure would be installed at the time of construction, but these improvements would occur at a time when the Development Site is highly disturbed.

The wastewater from the proposed developments will be sent to EMWD's Hemet/San Jacinto RWRF. This facility maintains a capacity of 11 million gpd, with an approximate 7.8 million gpd in daily flow, leaving 3.2 million gpd in spare capacity.[129] Alternative 1 is estimated to produce approximately 277,700 gpd, which would not overly burden EMWD's current sewer and reclamation facilities.

Option 2: On-Reservation WWTP

The Tribe could also develop a wastewater treatment plant (WWTP) on the Reservation near the existing casino. The WWTP would be a tertiary sequencing batch reactor wastewater treatment plant capable of handling 1.2 million gallons per day, which would be adequate to handle the projected wastewater treatment requirements of Alternative 1.

Effluent generated by the SBR system would be treated to a level similar to California Code of Regulations Title 22, Division 4, Chapter 3 Water Recycling Criteria, commonly referred to as Title 22. Under the current version of Title 22, the highest level of treatment is referred to as disinfected tertiary recycled water. Wastewater would be oxidized to stabilize any organic matter in a non-putrescible form. The water is then filtered to remove solids (tertiary treatment). Finally, the tertiary treated effluent is disinfected using a chlorine injection system capable of inactivating or removing 99.999% of plaque-forming units of F-specific bacteriophage. In accordance with Title 22, the treatment process provides a chlorine residual/contact time value of at least 450 milligram-minutes per liter with a modal contact time of at least 90 minutes for peak dry weather design flow.

[129] Eastern Municipal Water District website, Hemet/San Jacinto Regional Water Reclamation Facility brochure, this document was viewed on July 7, 2010 and available online at: http://www.emwd.org/news/Insights/insights_hemet-san_jacinto.pdf

The Tribe would use the treated effluent in a manner similar to California law, Title 22:

- Fire sprinklers,
- Architectural features (fountains),
- Landscape Irrigation,
- Surface cleaning (parking lot),
- Agricultural irrigation (pending salinity review of treated effluent), and
- Toilet flushing

The Tribe would monitor the treatment and disposal of wastewater in accordance with EPA guidelines. Wastewater from Alternative 1 would be treated by the WWTP on the reservation; therefore Alternative 1 would have a less than significant effect on wastewater service.

SOLID WASTE SERVICE

Construction

Construction of Alternative 1's facilities is expected to result in solid waste generation during the development phase. No demolition activities would occur, and solid waste generation during construction would consist of any excess construction debris. CR&R Waste and Recycling Services (CR&R) would provide disposal and recycling services for the proposed developments and would continue to provide services to the Golf Course and Country Club (see the Final Will Serve Letter in **Appendix AD**). Potential solid waste streams from construction are expected to include the following:

- Paper, wood, glass, and plastics from packing materials, waste lumber, insulation, and empty non-hazardous chemical containers;
- Excess concrete from construction practices;
- Excess metal, including steel from welding/cutting operations, packing materials, and empty non-hazardous chemical containers, and aluminum from packing materials and electrical wiring (AES 2006).

Solid waste streams from construction of the Alternative 1's facilities would be transported by CR&R to its material recovery facility (MRF) in Perris, approximately 34 miles west of the Project Site (see **Section 3.8**). Materials that would be recycled include paper, wood, glass, plastic, lumber, concrete, and metal. The MRF does not recycle insulation or empty non-hazardous chemical containers. Construction and demolition materials generated during the construction process are generally deferred at a rate of 85 percent. The remaining waste would be hauled to the Lambs Canyon Landfill after being compressed at the MRF.

Under this Alternative, the scale of both the hotel and the casino would be reduced by a magnitude of 20 percent from the Proposed Action. Therefore, it is expected that this Alternative

would generate 20 percent less solid waste during the construction of the hotel and casino than under the Proposed Action. The majority of solid waste generated by construction of Alternative 1's facilities would be recycled, and a Final Will Serve Letter obtained from CR&R on December 29, 2009 (see **Appendix AD**) indicates that CR&R has the capacity to serve the Project Site; therefore, a less than significant effect to the solid waste facilities would occur.

Operation

Waste generated from the proposed facilities is expected to consist of typical commercial waste. Under this Alternative, the scale of both the hotel and the casino would be reduced by a magnitude of 20 percent from the Proposed Action. Therefore, it is expected that Alternative 1 would generate 20 percent less solid waste during the operation of the hotel and casino than under the Proposed Action.

Using solid waste generation rates from the CIWMB, the additional waste generation resulting from Alternative 1 was calculated to be approximately 4,314 pounds per day, or 2.2 tons per day (see **Table 4-56**).

TABLE 4-56
ESTIMATED SOLID WASTE GENERATION, ALTERNATIVE 1

Source	Development Details	Factor[1]	Daily Total	Annual Total	Assumption(s)
Service station/mini-mart	6,000 square feet	0.0108 tons/square-foot/year	354 lbs/day	129,210 lbs/year	
Fire station	13,500 square feet	0.007 lbs/square-foot/day	95 lbs/day	34,675 lbs/year	Would not collect hazardous waste, would produce residential waste
Golf course	256 golfers/day	0.5 lbs/golfer/day	128 lbs/day	46,720 lbs/year	55 rounds of golf per day, mixed play base of pairs and foursomes[2]
Hotel (Reduced)	240 rooms	4lbs/occupied room/day	643 lbs/day	234,695 lbs/year	67% occupancy rate
Casino (Reduced and Relocated)	128,000 square feet	3.12 lbs/100square-feet/day	3,095 lbs/day	1,129,675 lbs/year	
Total			4,314 lbs/day	1,574,610 lbs/year	

1 CIWMB, 2007

2 AES, April 2006, Environmental Assessment: Soboba Band of Luiseno Indians Horseshoe Grande Fee-to-Trust Project.

Waste would either be hauled to the Lambs Canyon Landfill for disposal, approximately 10 miles northwest of the Project Site or, if the waste is recyclable, transported to the MRF in Perris. CR&R employees would perform the sorting of recyclable materials at the MRF; these materials include paper, wood, glass, plastic, lumber, concrete, and metals. The portion of the commercial solid waste stream that is typically recycled is around 50 percent. The remaining waste would be hauled to the Lambs Canyon Landfill after being compressed at the MRF (see **Appendix AD**).

The Lambs Canyon Landfill is permitted to take in 3,000 tons of solid waste per day, and the current average daily amount going into the landfill is between 400 and 650 tons. Its remaining capacity has been estimated at 20 years, although it is planned for further expansion (AES, 2006). Therefore, the landfill is expected to have sufficient capacity to serve Alternative 1, which would produce approximately 2.2 tons per day. Furthermore, approximately 50 percent of the commercial solid waste stream would be recycled by CR&R, reducing further any potential impact to Lambs Canyon Landfill. A Final Will Serve Letter obtained from CR&R on December 29, 2009 (see **Appendix AD**) indicates that CR&R has the capacity to serve the Project Site; therefore, a less than significant effect to the solid waste facilities would occur. Riverside County Waste Management District's Program Coordinator (Ms. Melani Gerber, 5/29/2008) also gave a verbal acknowledgement that the Lambs Canyon Landfill had the capacity to receive the expected 2.2 tons per day.

Landscaping and maintenance staff would pick up any trash that is left on site. Trash and recycling receptacles would be placed strategically throughout the proposed developments to discourage littering. Ultimate disposal of biosolids from the WWTP will comply with local, state and federal requirements for use of Class B biosolids. Effects from the improper disposal of solid waste would be less than significant.

ELECTRICITY AND NATURAL GAS

Underground Service Alert (USA) of Southern California provides a free "Dig Alert" service to all excavators (e.g. contractors, homeowners, and others) in California. The excavator's one call willl automatically notify all USA members (utility services providers) that might have underground facilities at the excavator's work site. In response, the USA member(s) will mark or stake the horizontal path of underground facilities, provide information about the facilities, and/or give clearance to dig. This simple safety service protects the excavator from personal injury and prevents underground facilities from being damaged.

Electricity and natural gas services would continue to be supplied by Southern California Edison (SCE) and the Southern California Gas Company (SCGC), respectively, under Alternative 1.

Upon placing the property into trust, the electricity and natural gas services provided to the Reservation would be extended to include the new parcels. The Tribe would coordinate with the desired service providers for these utilities. Current relationships with electricity and natural gas providers for the Golf Course and Country Club facilities would be maintained. A 12,000-volt pole line parallels Lake Park Drive (Kagle, 2004). The existing electricity and natural gas infrastructure, which services both the Reservation and nearby residential communities, is sufficient to service the proposed developments without off-site infrastructure improvements. The energy required by Alternative 1 for all facilities would total approximately 200,000,000 kBtu annually. **Table 4-57** shows annual energy consumption for each proposed facility.

A Final Will Serve Letter was obtained from SCE on January 25, 2010 (see **Appendix AD**) that indicates that SCE has the capacity to serve the Project Site; therefore, a less than significant

effect to electricity and natural gas services is expected to occur. However, mitigation measures to further reduce any potential effect are proposed in **Section 5.8.4**.

A Final Will Serve Letter obtained from SCGC on December 22, 2009 (see **Appendix AD**) indicates that SCGC has the capacity to serve the Project Site; therefore, a less than significant effect to natural gas services is expected to occur. However, mitigation measures to further reduce any potential effect are proposed in **Section 5.8.4**.

TABLE 4-57
ANNUAL ENERGY CONSUMPTION UNDER ALTERNATIVE 1

Phase I	Ft2	Energy Use	Unit	Conversion	kBtu	kBtu annual usage
Casino	128,000	1200000	Btu	1000	1200.0	153,600,000
Hotel	136,000	104	kBtu	1	104.0	14,144,000
Lounge/Lobby/Entertainment	24,000	91	kBtu	1	91.0	2,184,000
Restaurants/Food Service	24,000	244	kBtu	1	244.0	5,856,000
Retail	8,000	85	kBtu	1	85.0	680,000
Events Arena	96,000	91	kBtu	1	91.0	8,736,000
Spa and Fitness Center	16,000	180	kBtu	1	180.0	2,880,000
Back-of-the-House	80,000	72	kBtu	1	72	5,760,000
Administration	12,000	72	kBtu	1	72	864,000
Gas Station	6,000	85	kBtu	1	85.0	510,000
Tribal Fire Station	13,500	116	kBtu	1	116	1566000
Total	**543,500**					**196,780,000**
Phase II						
Convention Center	32,000	91	kBtu	1	91.0	2,912,000
Overall Total	**575,500**					**199,692,000**

Notes:

* Units: Btu (British thermal unit). kBtu (kilo British thermal units).

Sources:

[1] Western Area Power Administration, March 2006, "Casino Energy Management Fact Sheet," Lakewood, Colorado, accessed at http://www.wapa.gov/es/pubs/fctsheet/casino%20fact%20Sheet.pdf

[2] Energy Information Administration, Office of Energy Statistics accessed at http://www.eia.doe.gov/emeu/efficiency/cbecstrends/cbecs_tables_list.htm Table 5b

[3] Energy Star, "Energy Units Conversion Table," accessed at http://www.energystar.gov/ia/business/tools_resources/target_finder/help/Energy_Units_Conversion_Table.htm

TELEPHONE SERVICES

Underground Service Alert (USA) of Southern California provides a free "Dig Alert" service to all excavators (e.g. contractors, homeowners, and others) in California. The excavator's one call will automatically notify all USA members (utility services providers) that might have underground facilities at the excavator's work site. In response, the USA member(s) will mark or stake the horizontal path of underground facilities, provide information about the facilities, and/or give clearance to dig. This simple safety service protects the excavator from personal injury and prevents underground facilities from being damaged.

Verizon would continue to provide telephone service under Proposed Action A.[130] Furthermore, the necessary infrastructure to provide telephone service to the Development Site already exists; off-site infrastructure improvements are therefore not anticipated. A less than significant effect would occur.

LAW ENFORCEMENT

Law enforcement services are currently provided to the Project Site by Riverside County Sheriff's Department (RCSD) through a service contract with the City of San Jacinto (see **Section 3.8**). Upon conveyance of the property to trust status, the City of San Jacinto service contract would no longer apply to the Project Site; however, once incorporated with the boundaries of the Reservation, the Project Site would fall within the domain of Public Law 83–280 (see **Section 2.1.1.2** Security and Law Enforcement for a discussion of PL 280). Under PL 280, RCSD and California Highway Patrol (CHP) are responsible for responding to emergencies on the Reservation, and would be responsible for calls to the Project Site upon conveyance of the property to trust status.

The Tribe and RCSD have recently finalized an agreement to improve the law enforcement conditions on the Reservation and develop a better working relationship between the two entities following the tensions raised between them due to recent law enforcement deployments on the Reservation.[131] The agreement is the result of three meetings between the Tribe and RCSD held in May and June of 2008. The Community Relations Service of the United States Department of

---

[130] As confirmed on May 30, 2008 via an email from Kristin Maldonado, Section Manager of Network Engineering for Verizon.

[131] According to information compiled by the RCSD's Information Services Bureau, the rate of calls for law enforcement service to the Reservation and existing casino fell each year between 2005 and 2008, and rose slightly between 2008 and 2009. While crime rates are generally falling on the Reservation, two incidents recently occurred within its boundaries in which 3 tribal members were killed: On May 8, 2008, Riverside County Sheriff's Department deputies shot and killed a 26-year-old Soboba tribal member, after the officers reportedly had gone to investigate gunfire on a remote part of the Reservation and were fired upon. According to authorities, five deputies fired in the shooting. Four days later, deputies shot and killed two tribal members, again in an isolated section of the Reservation in the foothills of the San Jacinto Mountains. According to authorities, the deputies were responding to 911 callers who reported that the Tribe's security booth, which controls access to the Reservation, had been hit by gunfire. The two tribal members were shot multiple times by SWAT officers, who said they had been fired upon by one of the two. Authorities said that nine deputies fired their weapons in that incident. Source: The Press-Enterprise (Riverside, California), May 30, 2008.

Justice facilitated the meetings, which also included representatives of the Bureau of Indian Affairs, the Riverside County Board of Supervisors, and the Office of Congressman Jerry Lewis.

The following list summarizes the objectives of the agreement:

- The agreement is to enhance the provision of public safety services to the Reservation through improving communication, coordination, and collaboration between the two parties.
- The two entities agree to establish permanent points of contact, local Departmental and Countywide Tribal liaisons, and coordinated command posts for critical incident response.
- The two parties agree to develop cultural training for Departmental personnel, as well as training in law enforcement procedures, crime prevention, and other areas for Tribal personnel.

In addition, the two parties agree to develop contingency plans for managing extended displacement of Reservation residents because of closures required in situations of disasters and critical incidents, and to coordinate with other public safety agencies that serve the Reservation to examine ways for improving delivery of other public safety services, such as fire, medical emergencies, and disaster response.

Under the Alternative 1, the casino security and Tribal security staff would continue to provide surveillance on the Reservation as needed, and this service would extend to the Project Site. Consistent with Section 5.0 of the Tribal-State Compact (**Appendix H**), the Tribe is committed to providing on-site security for casino operations to reduce and prevent criminal and civil incidents. The Tribe will also implement the measures listed below:

- All security guards will carry two-way radios so as to respond to back up and emergency related calls. This will aid in the prevention of criminal activity within gaming facilities.
- The Tribe will adopt a "Responsible Alcoholic Beverage Policy" which would include but not be limited to carding patrons and refusing service to those who have had enough to drink. This policy would be discussed with the Riverside Sheriff's Office.
- All parking areas will be well lit and monitored by parking staff, and/or roving security guards at all times during operation. This will aid in the prevention of auto theft and other related criminal activity.
- Areas surrounding the gaming facilities will have "No Loitering" signs in place, will be well lit and will be patrolled regularly by roving security guards. This will aid in the prevention of illegal loitering and all crimes that relate to, or require illegal loitering.

- The Tribe will provide traffic control with appropriate signage and the presence of peak-hour traffic control staff. This will aid in the prevention of off-site parking, which could create possible security issues.
- At the County's request, the Tribe may provide office space for a full time sheriff. The Tribe may enter into an agreement with the County to pay for this additional law enforcement service.

As discussed below, the crime rate in the area will not be significantly affected by the proposed casino development. Instead, safety features built into Alternative 1 would enhance the safety of the Project Site and surrounding area. The location of the Development Site near the intersection of Soboba Road and Lake Park Drive would enhance access to and from the proposed facilities and would increase customer safety in case of an emergency. Safety within the proposed facilities would be insured through strict adherence to a set of development standards, as discussed in **Section 2.1.1.2**. Finally, the traffic mitigation measures discussed in **Section 5.7.1** would increase traffic safety, thereby reducing the amount of calls for law enforcement to mediate traffic accidents. The aforementioned measures will ensure a less than significant effect on law enforcement.

In its August 27, 2009 public comment letter, the 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. It is recommended as a mitigation measure in **Section 5.8.6** that the Tribe fund these staffing needs. After a funding agreement is finalized, Alternative 1 would have a less than significant effect on law enforcement.

Incidence of Crime

A potential effect related to casino development is the increase in the incidence of crime in the area due to the casino. However, since the casino is only being relocated under Alternative 1, changes in the crime rate should not differ from the present situation. Based on this and other discussions presented in **Section 3.8**, no crime-related effects associated with casinos are anticipated as a result of Alternative 1. Thus, the crime rate in the area will not be affected by the proposed casino development.

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Construction

Construction may introduce potential sources of fire to the Development Site. During construction, equipment and vehicles may come into contact with vegetated areas and accidentally spark or ignite vegetation. Equipment used during grading and construction activities may also create sparks which could ignite dry grass on the Development Site. This risk,

which is similar to those that are found at other construction sites, would pose a potentially significant impact. Mitigation measures are described in **Section 5.8.7** that would reduce this potential impact to a less than significant level.

Operation

Currently, Riverside County Fire Department and California Department of Forestry and Fire Protection (CDF) provide fire protection and emergency response to the Project Site (see **Section 3.8** Fire Protection and Emergency Medical Services for a description of existing resources).[132] Under Alternative 1, two fire stations would be developed to serve the Reservation and Project Site (see **Section 2.2.1** Proposed Developments for a description of the proposed facilities): one on the Project Site and the other located near the center of the Reservation. The Draft Operations Plan, attached as **Appendix G**, details the facilities, apparatus/equipment, staffing levels, communications, training, and special programs of the proposed Tribal fire department (see **Section 2.1.1** Fire Protection for a summary of the Draft Operations Plan). The Tribe is in consultation with Riverside County Fire Department to establish a Mutual Aid Agreement, under which the Tribe and the Riverside County Fire Department would share fire service resources.[133] This would also include the City of San Jacinto due to its contractual relationship with CDF/Riverside County Fire Department to provide fire protection services. An additional Mutual Aid Agreement will be pursued with the City of Hemet.

Riverside County Fire Department responded to 114,535 incidents in 2007, an increase of 2.25 percent over 2006 levels. Of these, Riverside County Fire Department responded to 233 calls for service to the Reservation (Riverside County Fire Department 2008). A potential effect of the Alternative 1 is an increase in calls for service to the proposed facilities. The increase in fire protection service calls can be estimated by comparing the Alternative 1 to the demand on similar existing facilities, since the frequency of fire department calls is roughly proportional to the number of employees and patrons visiting a casino.[134] For the purpose of this analysis, the demand on fire safety and emergency medical services was analyzed by comparing Alternative 1 to the Pechanga Resort & Casino and the Morongo Casino, Resort, & Spa, both located in Riverside County.

---

[132] In response to a series of violent incidents in December 2007, California Department of Forestry and Fire Protection (CDF) required its rescue crews to wait for an escort from the Riverside County Sheriff's Department before responding to emergency calls on the Reservation. The policy was lifted within a few weeks. Two isolated incidents on the Reservation in May 2008 caused CDF to temporarily reinstate the policy; however, the policy was reversed on June 13, 2008. Currently, CDF rescue crews do not require an escort to respond to emergency calls to the Reservation. Source: The Press-Enterprise (Riverside, California), June 13, 2008.

[133] Tribal consultants met with Chief John Hawkins on April 23, 2008 to present the Proposed Action and Alternatives and discuss the implications of the Tribal fire stations.

[134] Analytical Environmental Services (AES), February 2006, *Scotts Valley Band of Pomo Indians Draft Environmental Impact Statement*.

Pechanga Resort & Casino

The Pechanga Band of Luiseño Mission Indians developed the 1.2 million square-foot Pechanga Resort & Casino. The casino includes 2,000 slot and video machines and 160 table games within the approximately 188,000 square-foot gaming floor. The hotel houses 522 guest rooms. [135]

The Pechanga Band of Luiseño Mission Indians contracts with CDF/Riverside County Fire Department for dispatch services. The tribe has its own fire department with two fire stations. One fire station is located by the casino and the headquarters station is located on the reservation. The casino fire station's on-duty daily staffing includes six firefighters. Four of the firefighters staff a 100-foot aerial truck company and the remaining two firefighters comprise the emergency medical service unit to the golf course. The headquarters fire station maintains on-duty daily staffing of four firefighters. The crew staffs a Type-1 (structural) fire engine and cross-covers a Type-3 (brush) fire engine. A relief Type-3 (brush) fire engine also exists should one of the front line fire units be taken out-of-service. Additionally, casino security staff members are cross-trained as EMTs, providing initial patient contact and determining whether emergency transport is necessary. [136]

Morongo Casino, Resort, & Spa

The Morongo Band of Mission Indians developed the 600,000 square-foot Morongo Casino, Resort, & Spa. The casino includes 2,000 slot machines and 70 table games within the approximately 148,000 square-foot gaming floor. The 23-floor hotel houses 310 guest rooms. [137]

The Morongo Band of Mission Indians contracts with CDF/Riverside County Fire Department for dispatch services. The tribe has its own fire department, which maintains on-duty daily staffing of two paid crews of three firefighters each. One crew staffs a Type-1 (structural) fire engine and the other crew covers a 100-foot aerial truck company. A Type-3 (brush) fire engine is cross-covered by the two crews. A relief fire engine also exists should one of the front line fire units be taken out-of-service. As with the Pechanga Casino, Morongo Casino security staff members are cross-trained as EMTs, providing initial patient contact and determining whether emergency transport is necessary.[138]

Alternative 1

Alternative 1 consists of the development of approximately 575,500 square-feet of building space, including a 128,000 square-foot casino, 136,000 square-foot hotel, 96,000 square-foot events arena, and a 32,000 square-foot convention center, as described in detail in **Section 2.2.1**. The Pechanga Resort & Casino and the Morongo Casino, Resort, & Spa are larger in size and components than Alternative 1 but can be used to estimate calls for fire protection services from

---

135 Pechanga Resort & Casino website, http://www.pechanga.com/home.asp.

136 Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.

137 Morongo Casino, Resort, & Spa website, http://www.morongocasinoresort.com/

138 Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

the relocated casino. In 2007, Pechanga requested 674 calls for fire protection and emergency medical services.[139] For the same year, Morongo requested approximately 700 calls for fire protection and medical emergency services.[140] For both tribes, the vast majority of calls were for emergency medical service to the respective casinos. Assuming similar demands for the Alternative 1, the estimated demand for fire protection and emergency medical services would be the lesser demand of 674 calls per year (see **Table 4-58**). 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.[141]

In addition to the provision of primary fire protection and emergency response by the Tribal fire department, safety features built into Alternative 1 would enhance the safety of the Project Site and surrounding area. As discussed in **Section 2.1.1** (see also **Appendix H**), the Tribe will adopt and comply with standards no less stringent than the fire protection features identified in the California Fire Code and Riverside County Fire District Fire Prevention Bureau Requirements, including but not limited to the following:

- The proposed facilities will be of Type I non-combustible, fire-resistive construction materials as defined by the California Building Code;
- The proposed facilities will be equipped with hydraulically calculated automatic sprinkler systems. This system will be designed to comply with the California Building Code;
- The proposed facilities will be equipped with automatic fire detection and alarm system.

Furthermore, the location of the Development Site near the intersection of Soboba Road and Lake Park Drive would enhance access to and from the proposed facilities and would increase customer safety in case of an emergency. Additionally, at the discretion of the Tribal Fire Chief, dedicated fire personnel would be assigned to cover large programs at the events arena. Also, the traffic mitigation measures discussed in **Section 5.7.1** would increase traffic safety, thereby reducing the amount of calls for emergency response to traffic accidents. Finally, mitigation measures prescribed in **Section 5.8.7** would further reduce the risk of fire during both the construction and operational phases of the Proposed Action A. Therefore, 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 not significant.

---

139 Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.

140 Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

141 Personal communication with James Barron, Fire Chief, Soboba Fire Department, June 26, 2008.

TABLE 4-58
PROJECTED FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE CALLS TO ALTERNATIVE 1

Development	Annual Number of Service Calls
Pechanga Resort & Casino (2007)[1]	674
Morongo Casino, Resort, & Spa (2007)[2]	700
Alternative 1 (Projected)	674

Sources:
[1]Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.
[2]Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

SCHOOL SERVICES

Operation under the plans of Alternative 1 would increase traffic in the opening year (2010) primarily on the following intersections:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

There are a handful of affected public schools due to the increased traffic in these intersections. Monte Vista High School and San Jacinto Elementary could be affected by the increased traffic in the San Jacinto Street and Ramona Boulevard/Main Street intersection, as they are both within half a mile. Hyatt Elementary is also within a mile of that same intersection and could be affected. Estudillo Elementary and North Mountain Middle School are both within a mile of the Ramona Expressway and East 7th Street intersection, and could also be affected by increased traffic. Although some public schools are within close proximity of intersections that will increase in traffic, the traffic mitigation measures discussed in **Section 5.7.1** will insure that all affected roads will operate at an acceptable level.

4.8.4 ALTERNATIVE 2 – HOTEL AND CONVENTION CENTER (NO CASINO RELOCATION)

WATER SUPPLY

Water would be supplied to the Development Site by the Tribal water system through a 16-inch water line the Tribe installed on the existing reservation in 2007 (see **Figure 2-2**). The

Development Site would be supplied with treated water from the Tribe's water supply system. This water meets the standards of EPA and is permitted as Public Water System No. 06000151.

The Golf Course is currently supplied by the onsite wells for irrigation purposes; however, this supply would be replaced by treated wastewater from the Tribe's WWTP. The Tribe will maintain the contract with Eastern Municipal Water District (EMWD) to supply potable water for the club house facilities.[142]

In order to determine the effect of Alternative 2 on water supplies, water demand projections for opening year (2010) were established for the Alternative 2. These projections were compared to the available water supply, and the existing demand on the tribal water system.

Reservation wells were projected to maintain their current capacities (see **Sections 3.2** and **3.8**). Total yield from the current on-Reservation domestic wells (but not the Oaks Retreat property well) was calculated to be 2,600 gallons per minute (GPM), or 3.7 million gallons per day (MGD; see **Table 3-29**). Total yield from the on-Reservation irrigation wells was calculated to be 1,500 (GPM), or 2.16 MGD.

Existing Demand

Water demand on the Reservation from the domestic system includes residential use, landscaping, and the tribal buildings and school. Excluding both the existing casino and the Oaks Retreat property, demand has remained relatively constant during the years 2003 through 2007, varying between 635 and 679 acre-feet per year (AFY), and is not expected to significantly increase or decrease in the near future. The existing casino also utilizes the domestic wells and demands 312 AFY. In total, current demand from domestic wells totals a maximum of 991 AFY, or 0.88 MGD, which is 2.8 MGD below the capacity of the domestic well system.

Water demand from the on-Reservation irrigation wells totals 509 AFY for agricultural purposes, or 0.45 MGD. Agricultural demand of the irrigation wells is therefore 1.71 MGD below the capacity of the irrigation wells.

Alternative 2

Water demand for the Alternative 2 is based on demands of the proposed developments, hotel occupancy, and related buildings. Water demand projections for the proposed facilities under Alternative 2, including the Country Club facilities, totals 125 AFY, or 0.11 MGD. Although included in the calculation, potable water would still be supplied to the Country Club facilities by the EMWD, reducing the water demand on the Tribal water system by 0.03 MGD. The seasonal irrigation demand of the Golf Course (750 AFY) would transition from its current groundwater supply to reclaimed water from the WWTP, and is therefore not included in this analysis.

[142] Personal communication with Bryan Addis, Senior Manager, Soboba Springs Golf Course and Country Club, on June 18, 2008.

Total Demand Opening Year (2010), Reservation plus Alternative 2

Existing on-Reservation water demand is not anticipated to increase significantly by the year 2010. Therefore, in 2010 existing uses will demand 0.88 MGD from the domestic well system, and 0.45 MGD from the irrigation wells.

As discussed above, demand from the Alternative 2 in 2010 totals 0.11 MGD. Therefore, in year 2010, the total of demand from existing uses plus the Alternative 2 totals 0.99 MGD from the domestic wells and 0.45 from the irrigation wells. This total is 2.75 MGD below the capacity of the domestic wells, and 1.71 MGD below the capacity of the irrigation wells. Wells were projected to maintain their current capacities (see **Sections 3.2** and **3.8**); therefore because water demand from the Reservation plus Alternative 2 is below capacity, no significant effects to the water supply system are expected from Alternative 2.

Table 4-59 presents a component breakdown of projected water demand to the year 2010 for the Reservation and Alternative 2. Average instantaneous and daily usage rates are provided for categories other than irrigation of the Golf Course, which will transition to using reclaimed water from the planned WWTP.

TABLE 4-59
PROJECTED (2030) WATER DEMANDSRESERVATION PLUS ALTERNATIVE 2

Water Use	AFY	MGD	GPM	SOURCE
Reservation				
Reservation Residences	588	0.53	365	Domestic System
Casino	312	0.3	193	Domestic System
Existing Landscaping	78	0.07	48	Domestic System
Tribal Buildings and School	13	0.01	8	Domestic System
Subtotal Domestic System	**991**	**0.88**	**614**	**Domestic System**
Agriculture (Soboba Citrus)	509			Irrigation Well (Canyon Aquifer)
Subtotal Reservation	**1,500**			
Alternative 2				
Service Station/Mini-Mart	1	0.001	1	Domestic System
Fire/Police Station	3	0.002	1	Domestic System
Hotel	85	0.09	53	Domestic System
Subtotal Domestic System	**89**	**0.09**	**55**	**Domestic System**
Country Club Facilities	36	0.03	22	EMWD
Subtotal for Alternative	**125**	**0.11**	**78**	
Total Domestic System	**1,080**	**0.96**	**670**	**Domestic System**
Total Water Demand	**1,625**			

Acronyms used in this table: AFY – acre-feet per year; MGD – million gallons per day; GPM – gallons per minute.
Source: Aspect Consulting, 2008.

WASTEWATER SERVICE

Wastewater generated by Alternative 2 would be treated either by EMWD or by an on-Reservation wastewater treatment system. The golf club facilities would retain the services of the EMWD for wastewater disposal and therefore were not included in the wastewater generation projections. The average daily wastewater flow for the year 2010 for Alternative 2 was calculated to be 81,913 GPD.

Option 1: EMWD Service

EMWD has provided a will-serve letter to confirm that it has the capacity to provide wastewater service for an estimated average daily flow of 313,000 gpd (see **Appendix K**). Considering that Alternative 2 is expected to generate less than 313,000 gpd, it is assumed that EMWD can service the development proposed under Alternative 2. EMWD currently provides service to the Golf Course and has infrastructure in place to service the proposed developments (see **Figure 2-3**). Facility specific infrastructure would be installed at the time of construction, but these improvements would occur at a time when the Development Site is highly disturbed.

The wastewater from the proposed developments will be sent to EMWD's Hemet/San Jacinto RWRF. This facility maintains a capacity of 11 million gpd, with an approximate 7.8 million gpd in daily flow, leaving 3.2 million gpd in spare capacity.[143] Alternative 2 is estimated to produce approximately 81,913 gpd, which would not overly burden EMWD's current sewer and reclamation facilities.

Option 2: On-Reservation WWTP

The Tribe could opt to develop a wastewater treatment plant (WWTP) on the Reservation near the existing casino. The WWTP would be a tertiary sequencing batch reactor wastewater treatment plant capable of handling 1.2 million gallons per day, which would be adequate to handle the projected wastewater treatment requirements of Alternative 2.

Effluent generated by the SBR system would be treated to a level similar to California Code of Regulations Title 22, Division 4, Chapter 3 Water Recycling Criteria, commonly referred to as Title 22. Under the current version of Title 22, the highest level of treatment is referred to as disinfected tertiary recycled water. Wastewater would be oxidized to stabilize any organic matter in a non-putrescible form. The water is then filtered to remove solids (tertiary treatment). Finally, the tertiary treated effluent is disinfected using a chlorine injection system capable of inactivating or removing 99.999% of plaque-forming units of F-specific bacteriophage. In accordance with Title 22, the treatment process provides a chlorine residual/contact time value of at least 450 milligram-minutes per liter with a modal contact time of at least 90 minutes for peak dry weather design flow.

[143] Eastern Municipal Water District website, Hemet/San Jacinto Regional Water Reclamation Facility brochure, this document was viewed on July 7, 2010 and available online at: http://www.emwd.org/news/Insights/insights_hemet-san_jacinto.pdf

The Tribe would use the treated effluent in a manner similar to California law, Title 22:

- Fire sprinklers,
- Architectural features (fountains),
- Landscape Irrigation,
- Surface cleaning (parking lot),
- Agricultural irrigation (pending salinity review of treated effluent), and
- Toilet flushing

The Tribe would monitor the treatment and disposal of wastewater in accordance with EPA guidelines. Wastewater from Alternative 2 would be treated by the WWTP on the Reservation; therefore, Alternative 2 would have a less than significant effect on wastewater service.

SOLID WASTE SERVICE

Construction Effects

Construction of Alternative 2's facilities is expected to result in solid waste generation during the development phase. No demolition activities would occur, and solid waste generation during construction would consist of any excess construction debris. CR&R Waste and Recycling Services (CR&R) would provide disposal and recycling services for the proposed developments and would continue to provide services to the Golf Course and Country Club (see the Final Will Serve Letter in **Appendix AD**). Potential solid waste streams from construction are expected to include the following:

- Paper, wood, glass, and plastics from packing materials, waste lumber, insulation, and empty non-hazardous chemical containers;
- Excess concrete from construction practices;
- Excess metal, including steel from welding/cutting operations, packing materials, and empty non-hazardous chemical containers, and aluminum from packing materials and electrical wiring (AES 2006).

Solid waste streams from construction of the Alternative 2's facilities would be transported by CR&R to its material recovery facility (MRF) in Perris, approximately 34 miles west of the Project Site (see **Section 3.8**). Materials that would be recycled include paper, wood, glass, plastic, lumber, concrete, and metal. The MRF does not recycle insulation or empty non-hazardous chemical containers. Construction and demolition materials generated during the construction process are generally deferred at a rate of 85 percent. The remaining waste would be hauled to the Lambs Canyon Landfill after being compressed at the MRF.

Under this Alternative, while the hotel would be developed as under the Proposed Action, the casino would not be relocated to the Development Site. Therefore, it is expected that this

Alternative would generate less solid waste during construction than under the Proposed Action. The majority of solid waste generated by construction of Alternative 2's facilities would be recycled, and a Final Will Serve Letter obtained from CR&R on December 29, 2009 (see **Appendix AD**) indicates that CR&R has the capacity to serve the Project Site; therefore, a less than significant effect to the solid waste facilities would occur.

Operational Effects

Waste generated from the proposed facilities is expected to consist of typical commercial waste. Under Alternative 2, while the hotel would be developed as under the Proposed Action, the casino would not be expanded and relocated to the Development Site. Therefore, it is expected that this Alternative would generate 1,560 fewer pounds per day of solid waste during the operational phase of the facilities than under the Proposed Action.

Using solid waste generation rates from the CIWMB, the additional waste generation resulting from Alternative 2 was calculated to be approximately 3,689 pounds per day, or 1.8 tons per day (see **Table 4-60**).

Waste would either be hauled to the Lambs Canyon Landfill for disposal, approximately 10 miles northwest of the Project Site or, if the waste is recyclable, transported to the MRF in Perris. CR&R employees would perform the sorting of recyclable materials at the MRF; these materials include paper, wood, glass, plastic, lumber, concrete, and metals. The portion of the commercial solid waste stream that is typically recycled is around 50 percent. The remaining waste would be hauled to the Lambs Canyon Landfill after being compressed at the MRF (see **Appendix AD**).

The Lambs Canyon Landfill is permitted to take in 3,000 tons of solid waste per day, and the current average daily amount going into the landfill is between 400 and 650 tons. Its remaining capacity has been estimated at 20 years, although it is planned for further expansion (AES, 2006). Therefore, the landfill is expected to have sufficient capacity to serve Alternative 2, which would produce approximately 1.8 tons per day. Furthermore, approximately 50 percent of the commercial solid waste stream would be recycled by CR&R, reducing further any potential impact to Lambs Canyon Landfill. A Final Will Serve Letter obtained from CR&R on December 29, 2009 (see **Appendix AD**) indicates that CR&R has the capacity to serve the Project Site; therefore, a less than significant effect to the solid waste facilities would occur. Riverside County Waste Management District's Program Coordinator (Ms. Melani Gerber, 5/29/2008) also gave a verbal acknowledgement that the Lambs Canyon Landfill had the capacity to receive the expected 1.8 tons per day.

Landscaping and maintenance staff would pick up any trash that is left on site. Trash and recycling receptacles would be placed strategically throughout the proposed developments to discourage littering. Ultimate disposal of biosolids from the WWTP will comply with local, state and federal requirements for use of Class B biosolids. Effects from the improper disposal of solid waste would be less than significant.

TABLE 4-60
ESTIMATED SOLID WASTE GENERATION, ALTERNATIVE 2

Source	Development Details	Factor[1]	Daily Total	Annual Total	Assumption(s)
Service station/mini-mart	6,000 square feet	0.0108 tons/square-foot/year	354 lbs/day	129,210 lbs/year	
Fire station	13,500 square feet	0.007 lbs/square-foot/day	95 lbs/day	34,675 lbs/year	Would not collect hazardous waste, would produce residential waste
Golf course	256 golfers/day	0.5 lbs/golfer/day	128 lbs/day	46,720 lbs/year	55 rounds of golf per day, mixed play base of pairs and foursomes[2]
Hotel	300 rooms	4lbs/occupied room/day	804 lbs/day	293,460 lbs/year	67% occupancy rate
Casino (Existing)	62,400 square feet	3.12 lbs/100 square-feet/day	2,309 lbs/day	842,785 lbs/year	
Total			3,689 lbs/day	1,346,485 lbs/year	

1 CIWMB, 2007

2 AES, April 2006, Environmental Assessment: Soboba Band of Luiseno Indians Horseshoe Grande Fee-to-Trust Project.

ELECTRICITY AND NATURAL GAS

Underground Service Alert (USA) of Southern California provides a free "Dig Alert" service to all excavators (e.g. contractors, homeowners, and others) in California. The excavator's one call will automatically notify all USA members (utility services providers) that might have underground facilities at the excavator's work site. In response, the USA member(s) will mark or stake the horizontal path of underground facilities, provide information about the facilities, and/or give clearance to dig. This simple safety service protects the excavator from personal injury and prevents underground facilities from being damaged.

Electricity and natural gas services would continue to be supplied by Southern California Edison (SCE) and the Southern California Gas Company (SCGC), respectively, under Alternative 2.

Upon placing the property into trust, the electricity and natural gas services provided to the Reservation would be extended to include the new parcels. The Tribe would coordinate with the desired service providers for these utilities. Current relationships with electricity and natural gas providers for the Golf Course and Country Club facilities would be maintained. A 12,000-volt pole line parallels Lake Park Drive (Kagle, 2004). The existing electricity and natural gas

infrastructure, which services both the Reservation and nearby residential communities, is sufficient to service the proposed developments without off-site infrastructure improvements. The energy required by Alternative 2 for all facilities would total approximately 30,000,000 kBtu annually. **Table 4-61** shows annual energy consumption for each proposed facility.

A Final Will Serve Letter was obtained from SCE on January 25, 2010 (see **Appendix AD**) that indicates that SCE has the capacity to serve the Project Site; therefore, a less than significant effect to electricity and natural gas services is expected to occur. However, mitigation measures to further reduce any potential effect are proposed in **Section 5.8.4**.

A Final Will Serve Letter obtained from SCGC on December 22, 2009 (see **Appendix AD**) indicates that SCGC has the capacity to serve the Project Site; therefore, a less than significant effect to natural gas services is expected to occur. However, mitigation measures to further reduce any potential effect are proposed in **Section 5.8.4**.

TABLE 4-61
ANNUAL ENERGY CONSUMPTION UNDER ALTERNATIVE 2

Phase I	Ft2	Energy Use	Unit	Conversion	kBtu	kBtu annual usage
Hotel	170,000	104	kBtu	1	104.0	17,680,000
Convention Center	36,000	91	kBtu	1	91.0	3,276,000
Lounge/Lobby/Admin	12,000	91	kBtu	1	91.0	1,092,000
Restaurants/Food Service	18,900	244	kBtu	1	244.0	4,611,600
Retail	5,000	85	kBtu	1	85.0	425,000
Back-of-the-House	14,000	72	kBtu	1	72	1,008,000
Gas Station	6,000	85	kBtu	1	85.0	510,000
Tribal Fire Station	13,500	116	kBtu	1	116	1566000
Total	**275,400**					**30,168,600**

Notes:

* Units: Btu (British thermal unit). kBtu (kilo British thermal units).

Sources:

[1] Western Area Power Administration, March 2006, "Casino Energy Management Fact Sheet," Lakewood, Colorado, accessed at http://www.wapa.gov/es/pubs/fctsheet/casino%20fact%20Sheet.pdf

[2] Energy Information Administration, Office of Energy Statistics accessed at http://www.eia.doe.gov/emeu/efficiency/cbecstrends/cbecs_tables_list.htm Table 5b

[3] Energy Star, "Energy Units Conversion Table," accessed at http://www.energystar.gov/ia/business/tools_resources/target_finder/help/Energy_Units_Conversion_Table.htm

TELEPHONE SERVICES

Underground Service Alert (USA) of Southern California provides a free "Dig Alert" service to all excavators (e.g. contractors, homeowners, and others) in California. The excavator's one call will automatically notify all USA members (utility services providers) that might have underground facilities at the excavator's work site. In response, the USA member(s) will mark or

stake the horizontal path of underground facilities, provide information about the facilities, and/or give clearance to dig. This simple safety service protects the excavator from personal injury and prevents underground facilities from being damaged.

Verizon would continue to provide telephone service under Proposed Action A.[144] Furthermore, the necessary infrastructure to provide telephone service to the Development Site already exists; off-site infrastructure improvements are therefore not anticipated. A less than significant effect would occur.

LAW ENFORCEMENT

Law enforcement services are currently provided to the Project Site by Riverside County Sheriff's Department (RCSD) through a service contract with the City of San Jacinto (see **Section 3.8**). Upon conveyance of the property to trust status, the City of San Jacinto service contract would no longer apply to the Project Site; however, once incorporated with the boundaries of the Reservation, the Project Site would fall within the domain of Public Law 83–280 (see **Section 2.1.1.2** Security and Law Enforcement for a discussion of PL 280). Under PL 280, RCSD and California Highway Patrol (CHP) are responsible for responding to emergencies on the Reservation, and would be responsible for calls to the Project Site upon conveyance of the property to trust status.

The Tribe and RCSD have recently finalized an agreement to improve the law enforcement conditions on the Reservation and develop a better working relationship between the two entities following the tensions raised between them due to recent law enforcement deployments on the Reservation.[145] The agreement is the result of three meetings between the Tribe and RCSD held in May and June of 2008. The Community Relations Service of the United States Department of Justice facilitated the meetings, which also included representatives of the Bureau of Indian Affairs, the Riverside County Board of Supervisors, and the Office of Congressman Jerry Lewis.

The following list summarizes the objectives of the agreement:

- The agreement is to enhance the provision of public safety services to the Reservation through improving communication, coordination, and collaboration between the two parties.

---

144 As confirmed on May 30, 2008 via an email from Kristin Maldonado, Section Manager of Network Engineering for Verizon.

145 According to information compiled by the RCSD's Information Services Bureau, the rate of calls for law enforcement service to the Reservation and existing casino fell each year between 2005 and 2008, and rose slightly between 2008 and 2009. While crime rates are generally falling on the Reservation, two incidents recently occurred within its boundaries in which 3 tribal members were killed: On May 8, 2008, Riverside County Sheriff's Department deputies shot and killed a 26-year-old Soboba tribal member, after the officers reportedly had gone to investigate gunfire on a remote part of the Reservation and were fired upon. According to authorities, five deputies fired in the shooting. Four days later, deputies shot and killed two tribal members, again in an isolated section of the Reservation in the foothills of the San Jacinto Mountains. According to authorities, the deputies were responding to 911 callers who reported that the Tribe's security booth, which controls access to the Reservation, had been hit by gunfire. The two tribal members were shot multiple times by SWAT officers, who said they had been fired upon by one of the two. Authorities said that nine deputies fired their weapons in that incident. Source: The Press-Enterprise (Riverside, California), May 30, 2008.

- The two entities agree to establish permanent points of contact, local Departmental and Countywide Tribal liaisons, and coordinated command posts for critical incident response.
- The two parties agree to develop cultural training for Departmental personnel, as well as training in law enforcement procedures, crime prevention, and other areas for Tribal personnel.

In addition, the two parties agree to develop contingency plans for managing extended displacement of Reservation residents because of closures required in situations of disasters and critical incidents, and to coordinate with other public safety agencies that serve the Reservation to examine ways for improving delivery of other public safety services, such as fire, medical emergencies, and disaster response.

Under Alternative 2, the casino security and Tribal security staff would continue to provide surveillance on the Reservation as needed, and this service would extend to the Project Site. Consistent with Section 5.0 of the Tribal-State Compact (**Appendix H**), the Tribe is committed to providing on-site security for casino operations to reduce and prevent criminal and civil incidents. The Tribe will also implement the measures listed below:

- All security guards will carry two-way radios so as to respond to back up and emergency related calls. This will aid in the prevention of criminal activity within gaming facilities.
- The Tribe will adopt a "Responsible Alcoholic Beverage Policy" which would include but not be limited to carding patrons and refusing service to those who have had enough to drink. This policy would be discussed with the Riverside Sheriff's Office.
- All parking areas will be well lit and monitored by parking staff, and/or roving security guards at all times during operation. This will aid in the prevention of auto theft and other related criminal activity.
- Areas surrounding the gaming facilities will have "No Loitering" signs in place, will be well-lit and will be patrolled regularly by roving security guards. This will aid in the prevention of illegal loitering and all crimes that relate to, or require illegal loitering.
- The Tribe will provide traffic control with appropriate signage and the presence of peak-hour traffic control staff. This will aid in the prevention of off-site parking, which could create possible security issues.
- At the County's request, the Tribe may provide office space for a full time sheriff. The Tribe may enter into an agreement with the County to pay for this additional law enforcement service.

As discussed below, Alternative 2 does not propose any changes to the existing casino; therefore, the crime rate should not differ from the present situation. Instead, safety features built into

Alternative 2 would enhance the safety of the Project Site and surrounding area. The location of the Development Site near the intersection of Soboba Road and Lake Park Drive would enhance access to and from the proposed facilities and would increase customer safety in case of an emergency. Safety within the proposed facilities would be insured through strict adherence to a set of development standards, as discussed in **Section 2.1.1.2**. Finally, the traffic mitigation measures discussed in **Section 5.7.1** would increase traffic safety, thereby reducing the amount of calls for law enforcement to mediate traffic accidents. The aforementioned measures will ensure a less than significant effect on law enforcement.

In its August 27, 2009 public comment letter, the 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. It is recommended as a mitigation measure in **Section 5.8.6** that the Tribe fund these staffing needs. After a funding agreement is finalized, Alternative 2 would have a less than significant effect on law enforcement.

Incidence of Crime

A potential effect related to casino development is the increase in the incidence of crime in the area due to the casino. However, since Alternative 2 does not propose any changes to the existing casino, the changes in crime rate should not differ from the present situation. Therefore, no crime-related effects associated with casinos are anticipated as a result of Alternative 2.

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Construction

Construction may introduce potential sources of fire to the Development Site. During construction, equipment and vehicles may come into contact with vegetated areas and accidentally spark or ignite vegetation. Equipment used during grading and construction activities may also create sparks which could ignite dry grass on the Development Site. This risk, which is similar to those that are found at other construction sites, would pose a potentially significant impact. Mitigation measures are described in **Section 5.8.7** that would reduce this potential impact to a less than significant level.

Operation

Currently, Riverside County Fire Department and California Department of Forestry and Fire Protection (CDF) provide fire protection and emergency response to the Project Site (see **Section 3.8** Fire Protection and Emergency Medical Services for a description of existing resources).[146]

[146] In response to a series of violent incidents in December 2007, California Department of Forestry and Fire Protection (CDF) required its rescue crews to wait for an escort from the Riverside County Sheriff's Department before responding to emergency

Under Alternative 2, two fire stations would be developed to serve the Reservation and Project Site (see **Section 2.2.2** Proposed Developments for a description of the proposed facilities): one on the Project Site and the other located near the center of the Reservation. The Draft Operations Plan, attached as **Appendix G**, details the facilities, apparatus/equipment, staffing levels, communications, training, and special programs of the proposed Tribal fire department (see **Section 2.1.1** Fire Protection for a summary of the Draft Operations Plan). The Tribe is in consultation with Riverside County Fire Department to establish a Mutual Aid Agreement, under which the Tribe and the Riverside County Fire Department would share fire service resources. [147] This would also include the City of San Jacinto due to its contractual relationship with CDF/Riverside County Fire Department to provide fire protection services. An additional Mutual Aid Agreement will be pursued with the City of Hemet.

Riverside County Fire Department responded to 114,535 incidents in 2007, an increase of 2.25 percent over 2006 levels. Of these, Riverside County Fire Department responded to 233 calls for service to the Reservation (Riverside County Fire Department 2008). A potential effect of the Alternative 2 is an increase in calls for service to the proposed facilities. The increase in fire protection service calls can be estimated by comparing the Alternative 2 to the demand on similar existing facilities. For the purpose of this analysis, the demand on fire safety and emergency medical services was analyzed by comparing Alternative 2 to the Pechanga Resort & Casino and the Morongo Casino, Resort, & Spa, both located in Riverside County.

Alternative 2 consists of the development of approximately 275,400 square-feet of building space, including a 170,000 square-foot hotel and a 36,000 square-foot convention center, as described in detail in **Section 2.2.2**. Although Alternative 2 is smaller in size than the Pechanga Resort & Casino and the Morongo Casino, Resort, & Spa (as described above under Fire Protection and Emergency Medical Services in **Section 4.8.1** Public Services), these facilities are comparable because they are large commercial facilities with a regional patron base. In addition, the existing casino would continue to operate and generate calls for service to the Reservation.

In 2007, Pechanga requested 674 calls for fire protection and emergency medical services. [148] For the same year, Morongo requested approximately 700 calls for fire protection and medical emergency services. [149] For both tribes, the vast majority of calls were for emergency medical service to the respective casinos. Assuming similar demands for the Alternative 2 and the existing casino, the estimated demand for fire protection and emergency medical services would be the lesser demand of 674 calls per year (see **Table 4-62**). James Barron, Interim Fire Chief of the Tribal fire department, has confirmed that the staffing levels called for under the Draft

calls on the Reservation. The policy was lifted within a few weeks. Two isolated incidents on the Reservation in May 2008 caused CDF to temporarily reinstate the policy; however, the policy was reversed on June 13, 2008. Currently, CDF rescue crews do not require an escort to respond to emergency calls to the Reservation. Source: The Press-Enterprise (Riverside, California), June 13, 2008.

147 Tribal consultants met with Chief John Hawkins on April 23, 2008 to present the Proposed Action and Alternatives and discuss the implications of the Tribal fire stations.

148 Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.

149 Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

Operations Plan (see **Appendix G**) will be sufficient to respond to service calls to the Project Site and the Reservation.[150]

In addition to the provision of primary fire protection and emergency response by the Tribal fire department, safety features built into Alternative 1 would enhance the safety of the Project Site and surrounding area. As discussed in **Section 2.1.1** (see also **Appendix H**), the Tribe will adopt and comply with standards no less stringent than the fire protection features identified in the California Fire Code and Riverside County Fire District Fire Prevention Bureau Requirements, including but not limited to the following:

- The proposed facilities will be of Type I non-combustible, fire-resistive construction materials as defined by the California Building Code;
- The proposed facilities will be equipped with hydraulically calculated automatic sprinkler systems. This system will be designed to comply with the California Building Code;
- The proposed facilities will be equipped with automatic fire detection and alarm system.

Furthermore, the location of the Development Site near the intersection of Soboba Road and Lake Park Drive would enhance access to and from the proposed facilities and would increase customer safety in case of an emergency. Also, the traffic mitigation measures discussed in **Section 5.7.1** would increase traffic safety, thereby reducing the amount of calls for emergency response to traffic accidents. Finally, mitigation measures prescribed in **Section 5.8.7** would further reduce the risk of fire during both the construction and operational phases of the Proposed Action A. Therefore, the proposed fire station, project safety features, and mitigation measures prescribed in **Section 5.8.7** would ensure that impacts to Riverside County Fire Department and CDF are not significant.

TABLE 4-62
PROJECTED FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE CALLS TO ALTERNATIVE 2 AND EXISTING CASINO

Development	Annual Number of Service Calls
Pechanga Resort & Casino (2007)[1]	674
Morongo Casino, Resort, & Spa (2007)[2]	700
Alternative 2 and Existing Casino (Projected)	674

Sources:
[1]Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.
[2]Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

[150] Personal communication with James Barron, Fire Chief, Soboba Fire Department, June 26, 2008.

SCHOOL SERVICES

Operation under the plans of Alternative 2 would increase traffic in the opening year (2010) primarily on the following intersections:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

There are a handful of affected public schools due to the increased traffic in these intersections. Monte Vista High School and San Jacinto Elementary could be affected by the increased traffic in the San Jacinto Street and Ramona Boulevard/Main Street intersection, as they are both within half a mile. Hyatt Elementary is also within a mile of that same intersection and could be affected. Estudillo Elementary and North Mountain Middle School are both within a mile of the Ramona Expressway and East 7th Street intersection, and could also be affected by increased traffic. Although some public schools are within close proximity of intersections that will increase in traffic, the traffic mitigation measures discussed in **Section 5.7.1** will insure that all affected roads will operate at an acceptable level.

4.8.5 ALTERNATIVE 3 – COMMERCIAL ENTERPRISE (NO CASINO OR HOTEL)

WATER SUPPLY

Water would be supplied to the Development Site by the Tribal water system through a 16-inch water line the Tribe installed on the existing reservation in 2007 (see **Figure 2-2**). The Development Site would be supplied with treated water from the Tribe's water supply system. This water meets the standards of EPA and is permitted as Public Water System No. 06000151.

The Golf Course is currently supplied by the onsite wells for irrigation purposes; however, this supply would be replaced by treated wastewater from the Tribe's WWTP. The Tribe will maintain the contract with Eastern Municipal Water District (EMWD) to supply potable water for the club house facilities.[151]

In order to determine the effect of Alternative 3 on water supplies, water demand projections for opening year (2010) were established for the Alternative 3. These projections were compared to the available water supply, and the existing demand on the tribal water system.

[151] Personal communication with Bryan Addis, Senior Manager, Soboba Springs Golf Course and Country Club, on June 18, 2008.

Reservation wells were projected to maintain their current capacities (see **Sections 3.2** and **3.8**). Total yield from the current on-Reservation domestic wells (but not the Oaks Retreat property well) was calculated to be 2,600 gallons per minute (GPM), or 3.7 million gallons per day (MGD; see **Table 3-29**). Total yield from the on-Reservation irrigation wells was calculated to be 1,500 (GPM), or 2.16 MGD.

Existing Demand

Water demand on the Reservation from the domestic system includes residential use, landscaping, and the tribal buildings and school. Excluding both the existing casino and the Oaks Retreat property, demand has remained relatively constant during the years 2003 through 2007, varying between 635 and 679 acre-feet per year (AFY), and is not expected to significantly increase or decrease in the near future. The existing casino also utilizes the domestic wells and demands 312 AFY. In total, current demand from domestic wells totals a maximum of 991 AFY, or 0.88 MGD, which is 2.8 MGD below the capacity of the domestic well system.

Water demand from the on-Reservation irrigation wells totals 509 AFY for agricultural purposes, or 0.45 MGD. Agricultural demand of the irrigation wells is therefore 1.71 MGD below the capacity of the irrigation wells.

Alternative 3

Water demand for the Alternative 3 is based on demands of an RV park and a retail and office center, and related buildings. Water demand projections for the proposed facilities under Alternative 3, including the Country Club facilities, totals 66 AFY, or 0.06 MGD. Although included in the calculation, potable water would still be supplied to the Country Club facilities by the EMWD, reducing the water demand on the Tribal water system by 0.03 MGD. The seasonal irrigation demand of the Golf Course (750 AFY) would transition from its current groundwater supply to reclaimed water from the WWTP, and is therefore not included in this analysis.

Total Demand Opening Year (2010), Reservation plus Alternative 3

Existing on-Reservation water demand is not anticipated to increase significantly by the year 2010. Therefore, in 2010 existing uses will demand 0.88 MGD from the domestic well system and 0.45 MGD from the irrigation wells.

As discussed above, demand from the Alternative 3 in 2010 totals 0.06 MGD. Therefore, in year 2010, the total of demand from existing uses plus the Alternative 3 totals 0.94 MGD from the domestic wells and 0.45 from the irrigation wells. This total is 2.76 MGD below the capacity of the domestic wells, and 1.71 MGD below the capacity of the irrigation wells. Wells were projected to maintain their current capacities (see **Sections 3.2** and **3.8**); therefore because water demand from the Reservation plus Alternative 3 is below capacity, no significant effects to the water supply system are expected from Alternative 3.

Table 4-63 presents a component breakdown of projected water demand to the year 2010 for the Reservation and Alternative 3. Average instantaneous and daily usage rates are provided for

categories other than irrigation of the Golf Course, which will transition to using reclaimed water from the planned WWTP.

WASTEWATER SERVICE

Wastewater generated by Alternative 3 would be treated either by EMWD or by an on-Reservation wastewater treatment system. The golf club facilities would retain the services of the EMWD for wastewater disposal and therefore were not included in the wastewater generation projections. The average daily wastewater flow for the year 2010 for Alternative 3 was calculated to be 28,813 GPD.

Option 1: EMWD Service

EMWD has provided a will-serve letter to confirm that it has the capacity to provide wastewater service for an estimated average daily flow of 313,000 gpd (see **Appendix K**). Considering that Alternative 3 is expected to generate less than 313,000 gpd, it is assumed that EMWD can service the development proposed under Alternative 3. EMWD currently provides service to the Golf Course and has infrastructure in place to service the proposed developments (see **Figure 2-3**). Facility specific infrastructure would be installed at the time of construction, but these improvements would occur at a time when the Development Site is highly disturbed.

TABLE 4-63
PROJECTED (2010) WATER DEMANDS
RESERVATION PLUS ALTERNATIVE 3

Water Use	AFY	MGD	GPM	SOURCE
Reservation				
Reservation Residences	588	0.53	365	Domestic System
Casino	312	0.3	193	Domestic System
Existing Landscaping	78	0.07	48	Domestic System
Tribal Buildings and School	13	0.01	8	Domestic System
Subtotal Domestic System	**991**	**0.88**	**614**	**Domestic System**
Agriculture (Soboba Citrus)	509			Irrigation Well(Canyon Aquifer)
Subtotal Reservation	**1,500**			
Alternative 3				
Retail and Office Center	16	0.01	10	Domestic System

Water Use	AFY	MGD	GPM	SOURCE
Service Station/Mini-Mart	1	0.001	1	Domestic System
Fire Station	3	0.002	1	Domestic System
RV Park	13	0.01	8	Domestic System
Subtotal Domestic System	**33**	**0.02**	**20**	**Domestic System**
Golf Club Facilities	36	0.03	22	EMWD
Subtotal for Alternative	**66**	**0.06**	**41**	
Total Domestic System	**1,024**	**0.90**	**634**	**Domestic System**
Total Water Demand	**1,524**			

Acronyms used in this table: AFY – acre-feet per year; MGD – million gallons per day; GPM – gallons per minute.
Source: Aspect Consulting, 2008.

The wastewater from the proposed developments will be sent to EMWD's Hemet/San Jacinto RWRF. This facility maintains a capacity of 11 million GPD, with an approximate 7.8 million GPD in daily flow, leaving 3.2 million GPD in spare capacity.[152] Alternative 3 is estimated to produce approximately 28,813 GPD, which would not overly burden EMWD's current sewer and reclamation facilities.

Option 2: On-Reservation WWTP

Under Alternative 3, the Tribe proposes to develop a wastewater treatment plant (WWTP) on the Reservation near the existing casino. The WWTP would be a tertiary sequencing batch reactor wastewater treatment plant capable of handling 1.2 million gallons per day, which would be adequate to handle the projected wastewater treatment requirements of Alternative 3.

Effluent generated by the SBR system would be treated to a level similar to California Code of Regulations Title 22, Division 4, Chapter 3 Water Recycling Criteria, commonly referred to as Title 22. Under the current version of Title 22, the highest level of treatment is referred to as disinfected tertiary recycled water. Wastewater would be oxidized to stabilize any organic matter in a non-putrescible form. The water is then filtered to remove solids (tertiary treatment). Finally, the tertiary treated effluent is disinfected using a chlorine injection system capable of inactivating or removing 99.999% of plaque-forming units of F-specific bacteriophage. In accordance with Title 22, the treatment process provides a chlorine residual/contact time value of at least 450 milligram-minutes per liter with a modal contact time of at least 90 minutes for peak dry weather design flow.

[152] Eastern Municipal Water District website, Hemet/San Jacinto Regional Water Reclamation Facility brochure, this document was viewed on July 7, 2010 and available online at: http://www.emwd.org/news/Insights/insights_hemet-san_jacinto.pdf

The Tribe would use the treated effluent in a manner similar to California law, Title 22:

- Fire sprinklers,
- Architectural features (fountains),
- Landscape Irrigation,
- Surface cleaning (parking lot),
- Agricultural irrigation (pending salinity review of treated effluent), and
- Toilet flushing

The Tribe would monitor the treatment and disposal of wastewater in accordance with EPA guidelines. Wastewater from Alternative 3 would be treated by the WWTP on the Reservation; therefore, Alternative 3 would have a less than significant effect on wastewater service.

SOLID WASTE SERVICE

Construction Effects

Construction of Alternative 3's facilities is expected to result in solid waste generation during the development phase. No demolition activities would occur, and solid waste generation during construction would consist of any excess construction debris. CR&R Waste and Recycling Services (CR&R) would provide disposal and recycling services for the proposed developments and would continue to provide services to the Golf Course and Country Club (see the Final Will Serve Letter in **Appendix AD**). Potential solid waste streams from construction are expected to include the following:

- Paper, wood, glass, and plastics from packing materials, waste lumber, insulation, and empty non-hazardous chemical containers;
- Excess concrete from construction practices;
- Excess metal, including steel from welding/cutting operations, packing materials, and empty non-hazardous chemical containers, and aluminum from packing materials and electrical wiring (AES 2006).

Solid waste streams from construction of the Alternative 3's facilities would be transported by CR&R to its material recovery facility (MRF) in Perris, approximately 34 miles west of the Project Site (see **Section 3.8**). Materials that would be recycled include paper, wood, glass, plastic, lumber, concrete, and metal. The MRF does not recycle insulation or empty non-hazardous chemical containers. Construction and demolition materials generated during the construction process are generally deferred at a rate of 85 percent. The remaining waste would be hauled to the Lambs Canyon Landfill after being compressed at the MRF.

Under this Alternative, in place of hotel development and casino relocation, the Tribe would construct a retail shopping center and an RV-park. Therefore, while the solid waste that would

have been produced from construction of the hotel and casino under the Proposed Action would be eliminated under this Alternative, solid waste would instead be generated by the construction of the shopping center and RV-park. The majority of solid waste generated by construction of Alternative 3's facilities would be recycled, and a Final Will Serve Letter obtained from CR&R on December 29, 2009 (see **Appendix AD**) indicates that CR&R has the capacity to serve the Project Site; therefore, a less than significant effect to the solid waste facilities would occur.

Operational Effects

Waste generated from the proposed facilities is expected to consist of typical commercial waste. Under this Alternative, in place operating a hotel and the relocated casino, the Tribe would operate a retail shopping center and an RV-park. Therefore, while the solid waste that would have been produced from operation of the hotel and relocated casino under the Proposed Action is eliminated under this Alternative, solid waste would instead be generated by the operation of the shopping center and RV-park. It is expected that this Alternative would generate 1,836 more pounds per day of solid waste during the operational phase of the facilities than under the Proposed Action.

Using solid waste generation rates from the CIWMB, the additional waste generation resulting from Alternative 3 was calculated to be approximately 7,085 pounds per day, or 3.5 tons per day (see **Table 4-64**).

Waste would either be hauled to the Lambs Canyon Landfill for disposal, approximately 10 miles northwest of the Project Site or, if the waste is recyclable, transported to the MRF in Perris. CR&R employees would perform the sorting of recyclable materials at the MRF; these materials include paper, wood, glass, plastic, lumber, concrete, and metals. The portion of the commercial solid waste stream that is typically recycled is around 50 percent. The remaining waste would be hauled to the Lambs Canyon Landfill after being compressed at the MRF (see **Appendix AD**).

The Lambs Canyon Landfill is permitted to take in 3,000 tons of solid waste per day, and the current average daily amount going into the landfill is between 400 and 650 tons. Its remaining capacity has been estimated at 20 years, although it is planned for further expansion (AES, 2006). Therefore, the landfill is expected to have sufficient capacity to serve Alternative 3, which would produce approximately 3.5 tons per day. Furthermore, approximately 50 percent of the commercial solid waste stream would be recycled by CR&R, reducing further any potential impact to Lambs Canyon Landfill. A Final Will Serve Letter obtained from CR&R on December 29, 2009 (see **Appendix AD**) indicates that CR&R has the capacity to serve the Project Site; therefore, a less than significant effect to the solid waste facilities would occur. Riverside County Waste Management District's Program Coordinator (Ms. Melani Gerber, 5/29/2008) also gave a verbal acknowledgement that the Lambs Canyon Landfill had the capacity to receive the expected 3.5 tons per day.

Landscaping and maintenance staff would pick up any trash that is left on site. Trash and recycling receptacles would be placed strategically throughout the proposed developments to

discourage littering. Ultimate disposal of biosolids from the WWTP will comply with local, state and federal requirements for use of Class B biosolids. Effects from the improper disposal of solid waste would be less than significant.

ELECTRICITY AND NATURAL GAS

Underground Service Alert (USA) of Southern California provides a free "Dig Alert" service to all excavators (e.g. contractors, homeowners, and others) in California. The excavator's one call willl automatically notify all USA members (utility services providers) that might have underground facilities at the excavator's work site. In response, the USA member(s) will mark or stake the horizontal path of underground facilities, provide information about the facilities, and/or give clearance to dig. This simple safety service protects the excavator from personal injury and prevents underground facilities from being damaged.

TABLE 4-64
ESTIMATED SOLID WASTE GENERATION, ALTERNATIVE 3

Source	Development Details	Factor[1]	Daily Total	Annual Total	Assumption(s)
Service station/mini-mart	6,000 square feet	0.0108 tons/square-foot/year	354 lbs/day	129,210 lbs/year	
Fire station	13,500 square feet	0.007 lbs/square-foot/day	95 lbs/day	34,675 lbs/year	Would not collect hazardous waste, would produce residential waste
Golf course	256 golfers/day	0.5 lbs/golfer/day	128 lbs/day	46,720 lbs/year	55 rounds of golf per day, mixed play base of pairs and foursomes[2]
RV park	300 rooms	4 lbs/unit/day	1,200 lbs/day	438,000 lbs/year	At capacity
Retail and office center	120,000 square feet	2.5 lbs/100 square-feet/day	3,000 lbs/day	1,095,000 lbs/year	
Casino (Existing)	62,400 square feet	3.12 lbs/100 square-feet/day	2,309 lbs/day	842,785 lbs/year	
Total			7,085 lbs/day	2,586,025 lbs/year	

[1] CIWMB, 2007.

[2] AES, April 2006, Environmental Assessment: Soboba Band of Luiseno Indians Horseshoe Grande Fee-to-Trust Project.

Electricity and natural gas services would continue to be supplied by Southern California Edison (SCE) and the Southern California Gas Company (SCGC), respectively, under Alternative 3.

Upon placing the property into trust, the electricity and natural gas services provided to the Reservation would be extended to include the new parcels. The Tribe would coordinate with the desired service providers for these utilities. Current relationships with electricity and natural gas providers for the Golf Course and Club House facilities would be maintained. A 12,000-volt pole line parallels Lake Park Drive (Kagle, 2004). The existing electricity and natural gas infrastructure, which services both the Reservation and nearby residential communities, is sufficient to service the proposed developments without off-site infrastructure improvements. The energy required by Alternative 3 for all facilities would total approximately 15,000,000 kBtu annually. **Table 4-65** shows annual energy consumption for each proposed facility.

A Final Will Serve Letter was obtained from SCE on January 25, 2010 (see **Appendix AD**) that indicates that SCE has the capacity to serve the Project Site; therefore, a less than significant effect to electricity and natural gas services is expected to occur. However, mitigation measures to further reduce any potential effect are proposed in **Section 5.8.4**.

A Final Will Serve Letter obtained from SCGC on December 22, 2009 (see **Appendix AD**) indicates that SCGC has the capacity to serve the Project Site; therefore, a less than significant effect to natural gas services is expected to occur. However, mitigation measures to further reduce any potential effect are proposed in **Section 5.8.4**.

TABLE 4-65
ANNUAL ENERGY CONSUMPTION UNDER ALTERNATIVE 3

Phase I	Ft2	Energy Use	Unit	Conversion	kBtu	kBtu annual usage
Major Retail	40,000	85	kBtu	1	85.0	3,400,000
Retail I	18,750	85	kBtu	1	85.0	1,593,750
Retail II	16,500	85	kBtu	1	85.0	1,402,500
Retail III	13,500	85	kBtu	1	85.0	1,147,500
Retail IV	9,600	85	kBtu	1	85.0	816,000
Retail V	9,600	85	kBtu	1	85.0	816,000
Gas Station	6,000	85	kBtu	1	85.0	510,000
Restaurant	9,500	244	kBtu	1	244.0	2,318,000
Restaurant	5,500	244	kBtu	1	244.0	1,342,000

Phase I	Ft2	Energy Use	Unit	Conversion	kBtu	kBtu annual usage
Tribal Fire Station	13,500	116	kBtu	1	116	1566000
Total	142,450					14,911,750

Sources:

[1] Western Area Power Administration, March 2006, "Casino Energy Management Fact Sheet," Lakewood, Colorado, accessed at http://www.wapa.gov/es/pubs/fctsheet/casino%20fact%20Sheet.pdf

[2] Energy Information Administration, Office of Energy Statistics accessed at http://www.eia.doe.gov/emeu/efficiency/cbecstrends/cbecs_tables_list.htm Table 5b

[3] Energy Star, "Energy Units Conversion Table," accessed at http://www.energystar.gov/ia/business/tools_resources/target_finder/help/Energy_Units_Conversion_Table.htm

TELEPHONE SERVICES

Underground Service Alert (USA) of Southern California provides a free "Dig Alert" service to all excavators (e.g. contractors, homeowners, and others) in California. The excavator's one call will automatically notify all USA members (utility services providers) that might have underground facilities at the excavator's work site. In response, the USA member(s) will mark or stake the horizontal path of underground facilities, provide information about the facilities, and/or give clearance to dig. This simple safety service protects the excavator from personal injury and prevents underground facilities from being damaged.

Verizon would continue to provide telephone service under Proposed Action A.[153] Furthermore, the necessary infrastructure to provide telephone service to the Development Site already exists; off-site infrastructure improvements are therefore not anticipated. A less than significant effect would occur.

LAW ENFORCEMENT

Law enforcement services are currently provided to the Project Site by Riverside County Sheriff's Department (RCSD) through a service contract with the City of San Jacinto (see **Section 3.8**). Upon conveyance of the property to trust status, the City of San Jacinto service contract would no longer apply to the Project Site; however, once incorporated with the boundaries of the Reservation, the Project Site would fall within the domain of Public Law 83–280 (see **Section 2.1.1.2** Security and Law Enforcement for a discussion of PL 280). Under PL 280, RCSD and California Highway Patrol (CHP) are responsible for responding to emergencies on the Reservation, and would be responsible for calls to the Project Site upon conveyance of the property to trust status.

The Tribe and RCSD have recently finalized an agreement to improve the law enforcement conditions on the Reservation and develop a better working relationship between the two entities following the tensions raised between them due to recent law enforcement deployments on the

[153] As confirmed on May 30, 2008 via an email from Kristin Maldonado, Section Manager of Network Engineering for Verizon.

Reservation.[154] The agreement is the result of three meetings between the Tribe and RCSD held in May and June of 2008. The Community Relations Service of the United States Department of Justice facilitated the meetings, which also included representatives of the Bureau of Indian Affairs, the Riverside County Board of Supervisors, and the Office of Congressman Jerry Lewis.

The following list summarizes the objectives of the agreement:

- The agreement is to enhance the provision of public safety services to the Reservation through improving communication, coordination, and collaboration between the two parties.
- The two entities agree to establish permanent points of contact, local Departmental and Countywide Tribal liaisons, and coordinated command posts for critical incident response.
- The two parties agree to develop cultural training for Departmental personnel, as well as training in law enforcement procedures, crime prevention, and other areas for Tribal personnel.

In addition, the two parties agree to develop contingency plans for managing extended displacement of Reservation residents because of closures required in situations of disasters and critical incidents, and to coordinate with other public safety agencies that serve the Reservation to examine ways for improving delivery of other public safety services, such as fire, medical emergencies, and disaster response.

Under Alternative 3, the casino security and Tribal security staff would continue to provide surveillance on the Reservation as needed, and this service would extend to the Project Site. Consistent with Section 5.0 of the Tribal-State Compact (**Appendix H**), the Tribe is committed to providing on-site security for casino operations to reduce and prevent criminal and civil incidents. The Tribe will also implement the measures listed below:

- All security guards will carry two-way radios so as to respond to back up and emergency related calls. This will aid in the prevention of criminal activity within gaming facilities.

[154] According to information compiled by the RCSD's Information Services Bureau, the rate of calls for law enforcement service to the Reservation and existing casino fell each year between 2005 and 2008, and rose slightly between 2008 and 2009. While crime rates are generally falling on the Reservation, two incidents recently occurred within its boundaries in which 3 tribal members were killed: On May 8, 2008, Riverside County Sheriff's Department deputies shot and killed a 26-year-old Soboba tribal member, after the officers reportedly had gone to investigate gunfire on a remote part of the Reservation and were fired upon. According to authorities, five deputies fired in the shooting. Four days later, deputies shot and killed two tribal members, again in an isolated section of the Reservation in the foothills of the San Jacinto Mountains. According to authorities, the deputies were responding to 911 callers who reported that the Tribe's security booth, which controls access to the Reservation, had been hit by gunfire. The two tribal members were shot multiple times by SWAT officers, who said they had been fired upon by one of the two. Authorities said that nine deputies fired their weapons in that incident. Source: The Press-Enterprise (Riverside, California), May 30, 2008.

- The Tribe will adopt a "Responsible Alcoholic Beverage Policy" which would include but not be limited to carding patrons and refusing service to those who have had enough to drink. This policy would be discussed with the Riverside Sheriff's Office.
- All parking areas will be well lit and monitored by parking staff, and/or roving security guards at all times during operation. This will aid in the prevention of auto theft and other related criminal activity.
- Areas surrounding the gaming facilities will have "No Loitering" signs in place, will be well lit and will be patrolled regularly by roving security guards. This will aid in the prevention of illegal loitering and all crimes that relate to, or require illegal loitering.
- The Tribe will provide traffic control with appropriate signage and the presence of peak-hour traffic control staff. This will aid in the prevention of off-site parking, which could create possible security issues.
- At the County's request, the Tribe may provide office space for a full time sheriff. The Tribe may enter into an agreement with the County to pay for this additional law enforcement service.

As discussed below, Alternative 3 does not propose any changes to the existing casino; therefore, the crime rate should not differ from the present situation. Instead, safety features built into Alternative 3 would enhance the safety of the Project Site and surrounding area. The location of the Development Site near the intersection of Soboba Road and Lake Park Drive would enhance access to and from the proposed facilities and would increase customer safety in case of an emergency. Safety within the proposed facilities would be insured through strict adherence to a set of development standards, as discussed in **Section 2.1.1.2**. Finally, the traffic mitigation measures discussed in **Section 5.7.1** would increase traffic safety, thereby reducing the amount of calls for law enforcement to mediate traffic accidents. The aforementioned measures will ensure a less than significant effect on law enforcement.

In its August 27, 2009 public comment letter, the 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. It is recommended as a mitigation measure in **Section 5.8.6** that the Tribe fund these staffing needs. After a funding agreement is finalized, Alternative 3 would have a less than significant effect on law enforcement.

Incidence of Crime

A potential effect related to casino development is the increase in the incidence of crime in the area due to the casino. However, since Alternative 3 does not propose any changes to the existing

casino, the changes in crime rate should not differ from the present situation. Therefore, no crime-related effects associated with casinos are anticipated as a result of Alternative 3.

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Construction

Construction may introduce potential sources of fire to the Development Site. During construction, equipment and vehicles may come into contact with vegetated areas and accidentally spark or ignite vegetation. Equipment used during grading and construction activities may also create sparks which could ignite dry grass on the Development Site. This risk, which is similar to those that are found at other construction sites, would pose a potentially significant impact. Mitigation measures are described in **Section 5.8.7** that would reduce this potential impact to a less than significant level.

Operation

Currently, Riverside County Fire Department and California Department of Forestry and Fire Protection (CDF) provide fire protection and emergency response to the Project Site (see **Section 3.8** Fire Protection and Emergency Medical Services for a description of existing resources).[155] Under Alternative 3, two fire stations would be developed to serve the Reservation and Project Site (see **Section 2.2.3** Proposed Developments for a description of the proposed facilities): one on the Project Site and the other located near the center of the Reservation. The Draft Operations Plan, attached as **Appendix G**, details the facilities, apparatus/equipment, staffing levels, communications, training, and special programs of the proposed Tribal fire department (see **Section 2.1.1** Fire Protection for a summary of the Draft Operations Plan). The Tribe is in consultation with Riverside County Fire Department to establish a Mutual Aid Agreement, under which the Tribe and the Riverside County Fire Department would share fire service resources.[156] This would also include the City of San Jacinto due to its contractual relationship with CDF/Riverside County Fire Department to provide fire protection services. An additional Mutual Aid Agreement will be pursued with the City of Hemet.

Riverside County Fire Department responded to 114,535 incidents in 2007, an increase of 2.25 percent over 2006 levels. Of these, Riverside County Fire Department responded to 233 calls for service to the Reservation (Riverside County Fire Department 2008). A potential effect of the Alternative 3 is an increase in calls for service to the proposed facilities. The increase in fire protection service calls can be estimated by comparing the Alternative 3 to the demand on similar existing facilities. For the purpose of this analysis, the demand on fire safety and emergency

---

[155] In response to a series of violent incidents in December 2007, California Department of Forestry and Fire Protection (CDF) required its rescue crews to wait for an escort from the Riverside County Sheriff's Department before responding to emergency calls on the Reservation. The policy was lifted within a few weeks. Two isolated incidents on the Reservation in May 2008 caused CDF to temporarily reinstate the policy; however, the policy was reversed on June 13, 2008. Currently, CDF rescue crews do not require an escort to respond to emergency calls to the Reservation. Source: The Press-Enterprise (Riverside, California), June 13, 2008.

[156] Tribal consultants met with Chief John Hawkins on April 23, 2008 to present the Proposed Action and Alternatives and discuss the implications of the Tribal fire stations.

medical services was analyzed by comparing Alternative 3 to the Pechanga Resort & Casino and the Morongo Casino, Resort, & Spa, both located in Riverside County.

Alternative 3 consists of the development of approximately 142,450 square-feet of building space, including 107,950 square-feet of retail development, as described in detail in **Section 2.2.3**. Although Alternative 3 is smaller in size and does not have components that are similar to those of the Pechanga Resort & Casino and the Morongo Casino, Resort, & Spa (as described above under Fire Protection and Emergency Medical Services in **Section 4.8.1** Public Services), these facilities are comparable because they are large commercial facilities with a regional patron base. In addition, the existing casino would continue to operate and generate calls for service to the Reservation.

In 2007, Pechanga requested 674 calls for fire protection and emergency medical services. [157] For the same year, Morongo requested approximately 700 calls for fire protection and medical emergency services.[158] For both tribes, the vast majority of calls were for emergency medical service to the respective casinos. Assuming similar demands for the Alternative 3 and the existing casino, the estimated demand for fire protection and emergency medical services would be the lesser demand of 674 calls per year (see **Table 4-66**). 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.[159]

In addition to the provision of primary fire protection and emergency response by the Tribal fire department, safety features built into Alternative 1 would enhance the safety of the Project Site and surrounding area. As discussed in **Section 2.1.1** (see also **Appendix H**), the Tribe will adopt and comply with standards no less stringent than the fire protection features identified in the California Fire Code and Riverside County Fire District Fire Prevention Bureau Requirements, including but not limited to the following:

- The proposed facilities will be of Type I non-combustible, fire-resistive construction materials as defined by the California Building Code;
- The proposed facilities will be equipped with hydraulically calculated automatic sprinkler systems. This system will be designed to comply with the California Building Code;
- The proposed facilities will be equipped with automatic fire detection and alarm system.

[157] Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.

[158] Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

[159] Personal communication with James Barron, Fire Chief, Soboba Fire Department, June 26, 2008.

Furthermore, the location of the Development Site near the intersection of Soboba Road and Lake Park Drive would enhance access to and from the proposed facilities and would increase customer safety in case of an emergency. Also, the traffic mitigation measures discussed in **Section 5.7.1** would increase traffic safety, thereby reducing the amount of calls for emergency response to traffic accidents. Finally, mitigation measures prescribed in **Section 5.8.7** would further reduce the risk of fire during both the construction and operational phases of the Proposed Action A. Therefore, 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 not significant.

TABLE 4-66
PROJECTED FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE CALLS TO ALTERNATIVE 3 AND EXISTING CASINO

Development	Annual Number of Service Calls
Pechanga Resort & Casino (2007)[1]	674
Morongo Casino, Resort, & Spa (2007)[2]	700
Alternative 3 and Existing Casino (Projected)	674

Sources:
[1]Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.
[2]Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

SCHOOL SERVICES

Operation under the plans of Alternative 3 would increase traffic in the opening year (2010) primarily on the following intersections:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

There are a handful of affected public schools due to the increased traffic in these intersections. Monte Vista High School and San Jacinto Elementary could be affected by the increased traffic in the San Jacinto Street and Ramona Boulevard/Main Street intersection, as they are both within half a mile. Hyatt Elementary is also within a mile of that same intersection and could be affected. Estudillo Elementary and North Mountain Middle School are both within a mile of the Ramona Expressway and East 7th Street intersection, and could also be affected by increased traffic. Although some public schools are within close proximity of intersections that will

increase in traffic, the traffic mitigation measures discussed in **Section 5.7.1** will insure that all affected roads will operate at an acceptable level.

4.8.6 ALTERNATIVE 4 – NO ACTION

WATER SUPPLY

Under the No Action Alternative, the Reservation would continue to be served by its own water supply system from wells that draw water from the San Jacinto Groundwater Basin. On the Project Site, the Golf Course would continue to be supplied by the on-site well for irrigation purposes, and the EMWD for the club house facilities. No significant effects to water supply would occur under the No Action Alternative.

WASTEWATER SERVICE

Under the No Action Alternative, the Golf Course and Country Club would continue to utilize the services of the EMWD for wastewater disposal. Wastewater generated by the existing Reservation, which is currently managed by on-site septic systems, may eventually be treated by construction of an on-Reservation wastewater treatment system. No additional wastewater service would be required from EMWD; therefore, no significant effects to wastewater service would occur under the No Action Alternative.

SOLID WASTE SERVICE

The No Action Alternative would not affect the amount of waste generated on the Project Site; therefore, the No Action Alternative would not effect solid waste service.

ELECTRICITY AND NATURAL GAS

Electricity and natural gas services would continue to be supplied by Southern California Edison and the Southern California Gas Company, respectively, under the No Action Alternative. No change in service would be required under the No Action Alternative; therefore, no effects would occur.

TELEPHONE SERVICES

Verizon would continue to provide telephone service under the No Action Alternative; therefore, no effects would occur.

LAW ENFORCEMENT

Under the No Action Alternative, the Project Site would remain under the jurisdiction of the Riverside County Sheriff's Department; therefore, no effect to law enforcement services would occur.

Incidence of Crime

A potential effect related to casino development is the increase in the incidence of crime in the area due to the casino. However, since the No Action 8Alternative does not propose any changes to the existing casino, the changes in crime rate should not differ from the present situation.

Therefore, no crime-related effects associated with casinos are anticipated as a result of Alternative 4 (No Action).

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Under the No Action Alternative, the Tribe would not build the fire station headquarters on the Project Site. Instead, the Riverside County Fire Department and the CDF would continue to provide fire protection and emergency response to the Project Site; therefore, no effects to these services would occur.

4.9 OTHER VALUES

This section focuses on the effects of the Proposed Action, the Alternatives, and No Action on hazardous materials, noise, visual resources, and recreational resources.

4.9.1 PROPOSED ACTION A – HOTEL/CASINO COMPLEX WITH REALIGNMENT OF LAKE PARK DRIVE

HAZARDOUS MATERIALS

Construction

Although not anticipated, construction personnel could encounter contamination during construction-related earth moving activities. This could pose a risk to human health and the environment. The unanticipated discovery of contaminated soil and/or groundwater could have a potentially significant effect on construction workers and the public.

During grading and construction, the use of hazardous materials would include substances such as gasoline, diesel fuel, motor oil, hydraulic fluid, solvents, cleaners, sealants, welding flux, various lubricants, paint, and paint thinner. These materials would be used for the operation and maintenance of equipment, as well as directly in the construction of the buildings and other facilities. Fueling and oiling of construction equipment would be performed daily. The most likely possible hazardous materials releases would involve the dripping of fuels, oil, and grease from construction equipment. The small quantities of fuel, oil, and grease that may drip from properly maintained vehicles would occur in relatively low toxicity and concentration. No long-term effects to the soil or groundwater would occur. Typical construction management practices limit, and often eliminate, the effect of such accidental releases. An accident involving a service or refueling truck would present the worst-case scenario for the release of a hazardous substance. Depending on the relative hazard of the hazardous material, if a spill of significant quantity were to occur, the accidental release could pose a hazard to construction employees, as well as to the environment. This effect is potentially significant. Mitigation measures are prescribed in **Section 5.9.1** that would reduce hazardous materials effects to a less than significant level.

Operation

During operation of the proposed developments included under Proposed Action A, the majority of hazardous materials used on-site would be associated with maintenance of the Golf Course and

Country Club site. Currently, the Golf Course and Country Club has two permits issued by: the Riverside County Department of Environmental Health for the storage of pesticides and herbicides on the property; and the Riverside County Agricultural Commission for the application of pesticides. These standards will no longer apply upon the transfer of the subject property to federal trust status. The standards established by EPA for the registration, handling and application of pesticides will apply. Pesticides will not be used on agricultural products or in ESA critical habitat, and will be restricted to golf course maintenance.

In addition to pesticides, the small quantities of hazardous materials that would be utilized for the operation and maintenance of the proposed developments under Proposed Action A include motor oil, hydraulic fluid, solvents, cleaners, lubricants, paint, and paint thinner. The amount and type of hazardous materials that would be generated are common to commercial sites and do not pose unusual storage, handling, or disposal issues. However, a hazardous materials release could occur that would pose a hazard to human health or the environment if these materials are not stored, handled, or disposed of according to state, Federal, and manufacturers' guidelines.

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. Mitigation measures are prescribed in **Section 5.9.1** that would reduce hazardous materials effects to a less than significant level.

NOISE

Noise effects generally fall into two categories: temporary effects resulting from the use of construction equipment, and long-term effects resulting from operation. This noise analysis determines the effects of construction and operation of the proposed developments under Proposed Action A. An explanation of sound measurements and comparative noise levels is provided below (refer to **Section 3.9.2** for further details).

Sound Measurements and Comparative Noise Levels

As discussed in **Section 3.9.2**, according to Medlin and Associates (2004) ambient noise measurements for the Project Site and surrounding area yielded average levels of 64.3 dBA and 65 dBA at distances of approximately 75 and 150 feet from the roads, respectively, corresponding with the 60 to 65 dBA noise level reported in the San Jacinto General Plan. For the purpose of this analysis, an increase over the existing noise level of 0 to 5 dBA is considered a slight effect, an increase of 5 to 10 dBA is considered a significant effect, and an increase over 10 dBA is considered a serious effect. See **Section 3.9.2** of this FEIS for a discussion of noise impact thresholds.

The sum of two noise sources of equal loudness is 3 dBA greater than the noise generated by only one of the noise sources (e.g., a noise source of 60 dBA plus another noise source of 60 dBA generate a composite noise level of 63 dBA). To apply this formula to a specific noise source, in areas where existing levels are dominated by traffic, a doubling in the volume of the traffic will increase ambient noise levels by 3 dBA. A 3 dBA increase is the smallest change in noise level

detectable to the average person. Whereas, a change in ambient sound of 5 dBA can start to create concern among neighbors.

Noise attenuation (lessening) over distance from a source is calculated on the basis of sound pressure level (SPL) converted to dB ("A" weighting, dBA). Sound pressure level (SPL, µbar, 0.1 N/m^2) attenuates with respect to the inverse distance law, where sound pressure is inversely proportional to the distance from the noise source. The decibel is defined as ten times the base 10 logarithm of the ratio between the two quantities of pressure squared, or:

$$SPL = 10 \log (p^2 / p_o^2) = 20 \log (p / p_o) \text{ dB}$$

Where p is the sound pressure being measured and p_o is the reference sound pressure (in air 0.0002 µbar = 2 x 10^{-5} N/m^2, in water 0.00001 µbar = 1 x 10^{-6} N/m^2). This relationship is used to calculate attenuated noise levels for traffic and fixed sources at discrete distance intervals. At a sufficient distance from a particular noise source, with respect to intensity, noise becomes insignificant.

Stationary point sources of noise, including stationary mobile sources such as idling vehicles, attenuate (lessen) at a rate of 6 dBA to 7.5 dBA per doubling of distance from the source, depending upon environmental conditions (i.e., atmospheric conditions and noise barriers, either vegetative or manufactured, etc.). Widely distributed noises, such as a large industrial facility spread over many acres or a street with moving vehicles (a line source), would typically attenuate at a lower rate, approximately 3 to 4.5 dBA per doubling distance from the source (also dependent upon environmental conditions). Noise from large construction sites would have characteristics of both "point" and "line" sources, so attenuation would generally range between 4.5 and 7.5 dBA per doubling of distance.[160]

Construction Effects

Temporary noise effects from construction activities that would take place at the Development Site under are a function of the noise generated by construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. **Table 4-67** lists noise levels produced by typical construction machinery, measured at various distances. **Tables 4-68** and **4-69** present summaries of estimated unmitigated and mitigated construction noise, respectively.

Construction noise levels are rarely steady in nature, but instead fluctuate depending on the number and type of equipment in use at any given time. There would be times when no large equipment is operating and noise will be at or near ambient levels. In addition, construction-related sound levels experienced by a noise sensitive receptor in the vicinity of the Development Site would be a function of distance.

[160] Caltrans, 1998, http://www.dot.ca.gov/hq/env/noise/pub/Technical%20Noise%20Supplement.pdf.

The nearest noise sensitive receptor to the hotel/casino complex is an off-Reservation mobile home park, the Soboba Springs Mobile Estates, located approximately 170 feet to the south of the Development Site at its closest point (see **Figure 4-6**). This mobile home park is approximately 50 feet from Soboba Road and Lake Park Drive on the north and 450 feet from Soboba Road on the south. Another sensitive receptor is an off-Reservation gated community, located approximately 300 feet to the north of the Development Site.

The highest unmitigated construction noise levels that would be experienced at the nearest noise sensitive receptor (the residences of the Soboba Springs community) could be in the range of 71 to 76 dBA, at a distance of 170 feet south of the southern third of the Development Site as identified for all the equipment listed in **Table 4-67** below. Similarly, a lower level of noise, 69 to 74 dBA, could be experienced by receptors located 720 feet south of the main building construction zone or by receptors 300 feet north of the Project Site. Since estimated increases above existing ambient background exceed the criteria shown in **Table 3-35**, unmitigated worst case construction noise effects would be considered a short term significant effect. Based on physical constraints and normal construction operations, it is highly unlikely that all equipment would be operated simultaneously at any given distance from receptors; therefore, actual noise effects would be less than the levels cited above.

Construction noise would be generated from on-road trucks entering and exiting the Development Site as well as off-road heavy equipment. These levels of outdoor construction noise are about the same as typical city street traffic, about 75 to 77 dBA (Broch, 1971). However, the exact value would depend on the number of machines operating at one time at any given distance.

TABLE 4-67
NOISE LEVELS OF TYPICAL CONSTRUCTION EQUIPMENT

Equipment	Noise Level (dBA)					
	50 Feet	100 Feet	200 Feet	400 Feet	1,000 Feet	2,500 Feet
Heavy Trucks	84-89	78-83	72-77	66-71	58-63	50-55
Dump Trucks	88	82	76	70	62	54
Concrete Mixer	85	79	73	67	59	51
Jackhammer	88	82	76	62	56	54
Scraper	80-89	74-82	68-77	60-71	54-63	46-55
Bulldozer	87-102	81-96	75-90	69-84	61-76	53-68
Generator	76	70	64	58	50	42
Crane	75-88	69-82	63-76	55-70	49-62	41-54

Equipment	Noise Level (dBA)					
	50 Feet	100 Feet	200 Feet	400 Feet	1,000 Feet	2,500 Feet
Loader	73-86	67-80	61-74	55-68	47-60	39-52
Grader	88-91	82-85	76-79	70-73	62-65	54-57
Pile Driver	95	89	83	77	69	61
Forklift	85	79	73	67	59	51

Source: Sahuarita-Nogales Transmission Line DEIS, 2003,
http://www.eh.doe.gov/NEPA/docs/deis/EIS0336/**chapter**s/chap4-9.pdf

Federal Highway Administration, Office of Planning, Environment, and Realty, Construction Noise Handbook, RCNM Inventory.

TABLE 4-68

ESTIMATED CONSTRUCTION NOISE IMPACTS FROM OFF-ROAD EQUIPMENT AND ON-ROAD VEHICLES (PROPOSED ACTION A, UNMITIGATED)

Receptor Location	Sound Level in Decibels, A-weighted (dBA)							
	L_{MAX}	L_{02}	L_{08}	L_{10}	L_{25}	L_{50}	L_{90}	L_{EQ}
Soboba Springs Community - South	76	74	74	74	73	73	72	71
Soboba Springs Community - North	70	69	69	69	68	68	67	67
Golf Course Community	74	72	71	71	71	70	69	69
Hill Community	65	63	63	63	63	62	62	62

Source: DOT FHWA 2006

TABLE 4-69

ESTIMATED CONSTRUCTION NOISE IMPACTS FROM OFFROAD EQUIPMENT AND ONROAD VEHICLES (PROPOSED ACTION A, MITIGATED)

Receptor Location	Sound Level in Decibels, A-weighted (dBA)							
	L_{MAX}	L_{02}	L_{08}	L_{10}	L_{25}	L_{50}	L_{90}	L_{EQ}
Soboba Springs Community - South	73	71	71	71	71	70	69	69
Soboba Springs Community - North	68	67	67	67	67	67	66	66
Golf Course Community	74	72	71	71	71	70	69	69
Hill Community	65	63	63	63	63	62	62	62

Source: DOT FHWA 2006

If several noisier machines were to operate simultaneously at a single location, these noise levels could be perceived as slightly to moderately loud with a significant effect (approximately 10 dBA) over existing levels. Any peak noise levels would be temporary and intermittent, during daylight hours only. As can be seen in the last columns of tables above, the average noise levels would be less than significant. For the Proposed Action, construction work hours will be limited to normal business hours, 8 am to 5 pm Monday through Saturday, with no work performed on Sunday, which is 25 percent less daily activity time (i.e., additional mitigation) than the maximum allowed under of the City of San Jacinto noise ordinances (i.e., 7 am to 7 pm Monday

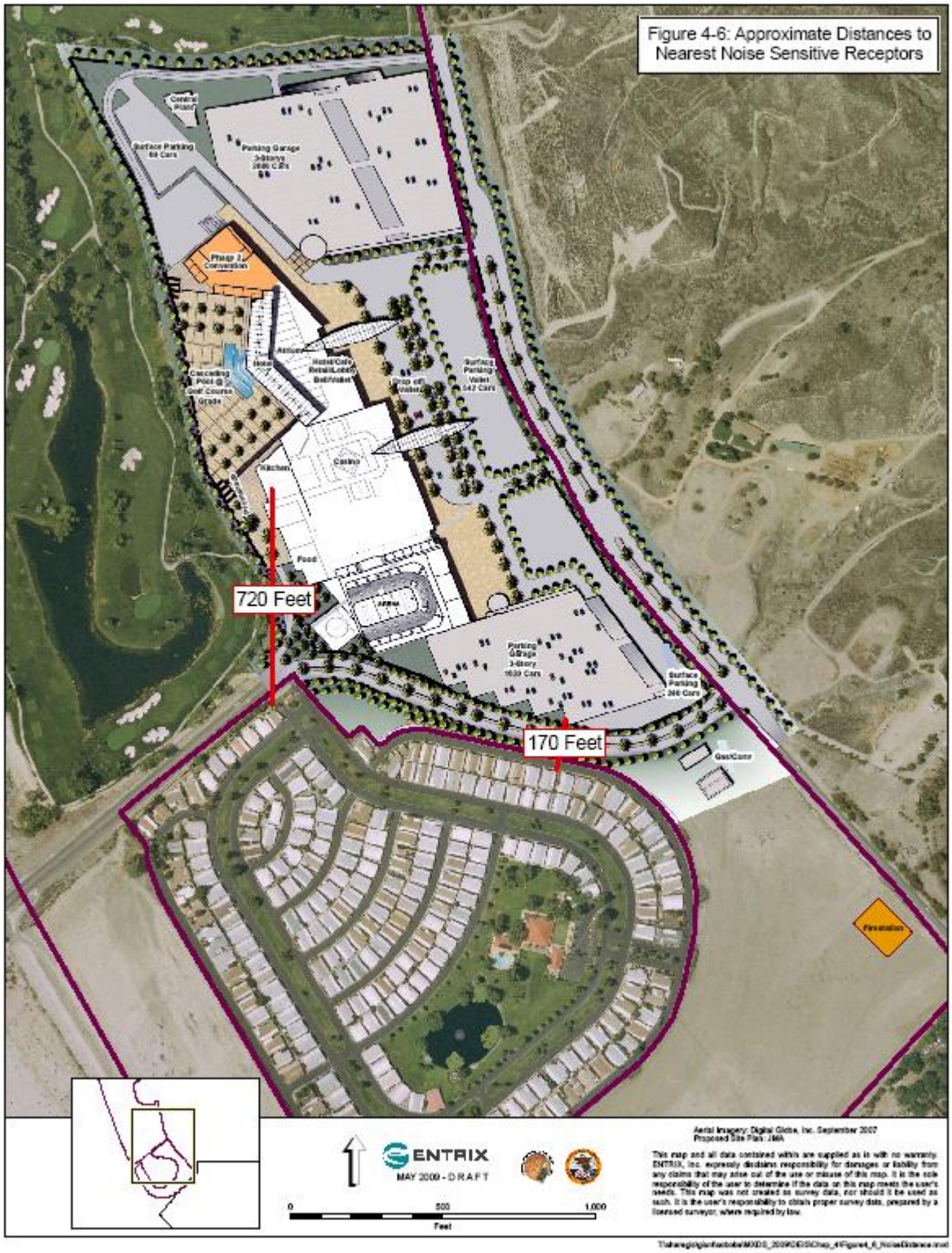
through Saturday). Construction noise is temporary and would permanently cease upon completion of the project.

The existing sound walls surrounding the Soboba Springs Mobile Estates, as well the Golf Course Community and Soboba Road, results in an approximate 5 dBA decrease of existing noise levels. Mitigated construction noise levels are shown in **Table 4-69** above and are considered less than significant. The mitigation measures described in **Section 5.9.2** would reduce noise effects to a less than significant level. Noise calculation spreadsheets are contained in **Appendix Z**.

Operational Effects

Proposed Action A would not result in the construction, installation, or operation of any significant permanent fixed sources of mechanically generated noise such as industrial equipment. The most noticeable continuous noise source resulting from Proposed Action A would be commercial heating, ventilating, and air conditioning (HVAC) equipment associated with the hotel/casino complex. Due to market demands and industry standards, new commercial HVAC equipment is built to emit less noise than older designs. Sources of intermittent operational noise from the hotel/casino complex would be from increased road traffic, parking structures and areas (car door slams, car alarms, car startups, human activity, etc.), ancillary equipment (standard acoustically enclosed emergency backup generator, pump stations, loading docks, etc.), and landscape maintenance equipment (lawn mowers, leaf blowers, etc.).

FIGURE 4-6
NOISE DISTANCE MAP



The nearest noise sensitive receptor to the hotel/casino complex is an off-Reservation mobile home park, the Soboba Springs Mobile Estates, located approximately 170 feet to the south of the Development Site. This mobile home park is approximately 50 feet from Lake Park Drive. Another sensitive receptor is an off-Reservation gated community located approximately 300 feet to the north of the Development Site. Operation-related sound levels experienced by a noise sensitive receptor in the vicinity of the Development Site would be a function of the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities.

Road Traffic: Traffic noise from highways and other roads is rarely constant and depends on the volume of traffic, the speed of traffic, and the number of trucks in the traffic flow. Traffic noise generally increases with heavier traffic volume, higher speeds, and greater number of trucks. Vehicle noise is a combination of noise produced by the engine, exhaust, wind resistance, and tires, and can be increased by faulty equipment. Typically, the average sound level for freeway traffic at 50 feet is about 70 dBA, while that for light auto traffic is about 53 dBA. Since traffic noise is a linear noise source, its loudness generally drops about 3 dBA for every doubling of distance from the highway or road, so 70 dBA at 50 feet would be only 67 dBA at 100 feet or 64 dBA at 200 feet.

Traffic on Lake Park Drive and Soboba Road would increase over existing volumes, as estimated for the first year of planned operation in **Table 4-70**.

TABLE 4-70
ESTIMATED AVERAGE DAILY TRAFFIC VOLUMES

	Existing	2010 No-Build	2010 w/ Proposed Developments
Lake Park Drive	11,700	12,900	18,400
Soboba Road	9,100	10,000	11,500

Source and Basis: Traffic Impact Analyses, Kunzman Associates, March 2006 and April 2007.

Increased noise levels would be commensurate with increased traffic volumes. Assuming no change in vehicle speed, type mix (automobiles/trucks), or hourly volumes, the marginal increases from the ambient noise level are estimated for the first year of planned operation in **Table 4-69**. **Tables 4-72** and **4-73** summarize the estimated unmitigated and mitigated operational noise, respectively.

TABLE 4-71
ESTIMATED TRAFFIC NOISE LEVEL INCREASES

	Noise Level (dBA)		
	Existing	2010 No-Build	2010 w/ Proposed Developments
Lake Park Drive	No Change	+1.0	+2.3
Soboba Road	No Change	+0.6	+1.2

Source and Basis: Noise Analysis, Medlin and Associates, April 2004.

TABLE 4-72
ESTIMATED OPERATIONAL NOISE IMPACTS FROM STATIONARY EQUIPMENT AND ON-ROAD VEHICLES (PROPOSED ACTION A, UNMITIGATED)

Receptor Location	Noise Source	Sound Level in Decibels, A-weighted (dBA)							
		L_{MAX}	L_{02}	L_{08}	L_{10}	L_{25}	L_{50}	L_{90}	L_{EQ}
Soboba Springs Community	Traffic	71	71	71	71	71	71	71	71
	South Parking Structure	65	65	65	65	65	65	65	65
	Events Center	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Wastewater Treatment Plant	65	65	65	65	65	65	65	65
	Combined Effects	**71**	**71**	**71**	**71**	**71**	**71**	**71**	**71**
Golf Course Community	Traffic	67	67	67	67	67	67	66	66
	Central Plant	63	63	63	63	63	63	63	63
	North Parking Structure	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Combined Effects	**70**	**70**	**70**	**70**	**70**	**69**	**69**	**69**
Hillside Community	Traffic	62	62	62	62	62	62	62	62

Source: DOT FHWA 2006

TABLE 4-73
ESTIMATED OPERATIONAL NOISE IMPACTS FROM STATIONARY EQUIPMENT AND ON-ROAD VEHICLES (PROPOSED ACTION A, MITIGATED)

Receptor Location	Noise Source	Sound Level in Decibels, A-weighted (dBA)							
		L_{MAX}	L_{02}	L_{08}	L_{10}	L_{25}	L_{50}	L_{90}	L_{EQ}
Soboba Springs Community	Traffic	69	69	69	69	69	69	69	69
	South Parking Structure	65	65	65	65	65	65	65	65
	Events Center	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Wastewater Treatment Plant	65	65	65	65	65	65	65	65
	Combined Effects	**69**	**69**	**69**	**69**	**69**	**69**	**69**	**69**
Golf Course Community	Traffic	67	67	67	67	67	67	66	66
	Central Plant	61	61	61	61	61	61	61	61
	North Parking Structure	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Combined Effects	**69**	**69**	**69**	**69**	**69**	**69**	**68**	**68**
Hillside Community	Traffic	62	62	62	62	62	62	62	62

Source: DOT FHWA 2006

The hillside residential community is approximately 2,000 feet (610 meters) from the northeast corner of the facility, and over 3,000 feet (915 meters) from the main building. This community is approximately 302 feet (92 meters) from the intersection of Chabella Drive and Soboba Road. This distance affords considerable noise attenuation, including terrain effects (absorption).

Unmitigated traffic noise from Soboba Road would be approximately 62 dBA L_{eq}, which is less than the established level of ambient noise for the Project Area of 65 dBA L_{eq} (see **Section 3.9.2**). Therefore, effects from traffic related noise are expected to be less than significant to the hillside community. Overall unmitigated operational noise is calculated to be 62 dBA L_{eq}, which is also less than the established level of existing ambient noise for the Project Area. The combination of the ambient traffic noise levels and Project related traffic noise levels at the hillside community would result in an overall noise level of 66.8, which is less than a significant increase and, therefore, also considered less than significant for the hillside community.

The closest sensitive receptor in the Golf Course Community to traffic noise is approximately 72 feet (22 meters) from Soboba Road; from this distance, unmitigated traffic noise from Soboba Road would be approximately 66 dBA L_{eq}. The ambient noise level in this area is approximately 65 dBA L_{eq} (see **Section 3.9.2**), therefore, the Golf Course Community could expect an increase of 1 dBA L_{eq} from traffic related noise. This estimation accounts for the existing sound wall between the Golf Course Community and Soboba Road, which reduces the noise level by approximately 5 dBA. Overall unmitigated operational noise would result in an ambient noise environment of 69 dBA $L_{eq,}$ which remains under the significance threshold for this project of a 5 dBA L_{eq} increase to ambient noise levels. Mitigation measures would reduce the overall ambient noise levels to 68 dBA $L_{eq,}$ which results in a less than significant effect. .

For the Soboba Springs Mobile Estates, due to its close proximity (approximately 50 feet) to Lake Park Drive, the estimated unmitigated noise effects associated with traffic increases would be approximately 71 dBA $L_{eq.}$ This estimation accounts for the existing sound wall surrounding the Soboba Springs Mobile Estates, which currently contains gaps and results in an approximate 5 dBA decrease of existing noise levels. When mitigation measures are applied, ambient noise levels resulting from traffic would be reduced to 69 dBA L_{eq}. The overall mitigated operational noise levels would also be approximately 69 dBA $L_{eq,}$ which is under the significance threshold for this project. Mitigation measures to further reduce noise effects are described in **Section 5.9.2.**

Parking Structures: Traffic noise in parking structures is typically limited by low speeds; as a result, noise from this source is generally substantially less than noise from adjacent roadways. Human activity such as talking, yelling, triggering car alarms, and closing doors and trunks can occur any time of the day, but would be most frequent during peak casino hours. The noise levels associated with these activities are caused by purely random human behavioral events which may or may not occur during any given period of time. The walls, columns, and ceiling surfaces of parking structures can cause reflections of sound, so that noise may seem to be magnified. It is typical for a passing car in a parking structure to produce a maximum noise level of 60 dBA to 65 dBA at a distance of 50 feet, which is comparable to the level of a raised voice. Other noise sources from a parking structure include car door slams producing 45 dBA, car alarms producing 68 dBA, and engine startups producing 62 dBA, each measured at a distance of 50 feet (Pasadena, 2002; Rancho San Juan Plan, 2004). Consequently, these activities could result in a marginal increase of 1 to 3 dBA over the ambient noise level of 60 to 65 dBA depending on the

frequency and distance, which is below the significance threshold of an increase of 5 dBA from ambient noise levels. However, mitigation measures to further reduce noise effects are described in **Section 5.9.2.**

Ancillary Equipment: Ancillary equipment (standard acoustically enclosed emergency backup generator, HVAC equipment, pump stations, loading docks, etc.) and landscape maintenance equipment (lawn mower, leaf blower, etc.) would also produce noise. The backup generator would be a standard commercial packaged system featuring an acoustic enclosure and heavily muffled. The backup generator would normally operate about 20-30 minutes per week (daytime only, automatic timer) in order to maintain readiness and thus would not be a significant source of noise. Loading docks for food and other supplies can be significant noise sources due primarily to the noise produced by diesel-powered delivery trucks. Although the trucks would be moving at low speeds, the engine noise could be significant (typically 70 to 75 dBA at 50 feet), and the number and time of day of truck deliveries could affect the responses of nearby noise sensitive receivers. Loading docks are typically located at the rear of the food service and housekeeping buildings. However, at some locations, loading dock noise could be audible during the quietest hours of the night, and could be significant due to the increase in ambient noise levels during those hours. The nearest noise sensitive receptor to the loading docks is approximately 720 feet away; thus noise effects would not be significant, producing levels of 44 to 51 dBA at this distance.

Noise from landscape maintenance equipment (lawnmowers, edgers, trimmers, etc.) would be no different than presently generated close to residences at the Soboba Springs Country Club golf course, the landscaped areas of the Soboba Springs Mobile Estates, or private homes, and thus not a new source of noise nor a significant change from existing conditions.

Noise transmission from the HVAC equipment would be minimized due the location of the Central Plant at the extreme north end of the facility, adjacent to the golf course, about 550 feet (168 meters) away from the nearest residences. Since the greatest potential for significant noise effects would occur if the equipment were located near sensitive receptors, the proposed location of the Central Plant effectively reduces HVAC noise as it would contain all the large outside equipment. The Central Plant would be constructed inside an acoustic enclosure which would shield the equipment (chillers, cooling tower, emergency generator, etc.) from view and also create a noise barrier that would dissipate fan and chiller noise upward instead of horizontally. This, combined with the considerable distance from receptors, would render the attenuated HVAC noise impact less than significant, about 50 dBA against an ambient background of 60 to 65 dBA. Additional mitigation measures to reduce noise effects are described in **Section 5.9.2.**

Some noise would be generated by the pump stations at the wastewater treatment plant, which would be located about 540 feet (165 meters) from the nearest residence. Pump noise at this

distance would be about 49 dBA,[161] which is less than typical traffic noise at the same distance (about 59 dBA)[162] and would therefore have a less than significant effect on the ambient noise environment. Noise calculation spreadsheets are contained in **Appendix Z**.

Events Center: The events center (indoor arena/theater) is designed as a fully enclosed structure with sound isolation and absorbing features incorporated which will prevent the propagation of significant noise beyond the property line. There will be no outdoor concert events at the facility, only indoor events. Noise from a rock concert may reach 120 dBA at a close distance indoors (Medlin and Associates 2004). This is considered the worst-case scenario for inside the events center. The closest noise-sensitive receptor (the Soboba Springs Mobile Estates) would be located approximately 300 feet from the events arena (see **Figure 4-6**). Due to engineered soundproof construction techniques, a 50 dBA attenuation would be achieved, from about 120 dBA on the interior to about 70 dBA on the exterior of the building. It follows that residual noise from the events center would decrease over this distance to about 51 dBA, which is less than the 60 to 65 dBA background and would thus not be an impact. There presently exists a sound wall with gaps surrounding the Soboba Springs Mobile Estates, which would result in an approximately 5 dBA decrease of noise levels from the event center. In addition, noise from the events center would only be expected to occur during special events and would not form a permanent part of the background noise level. Mitigated operational noise levels are shown in **Table 4-73** above. The level of noise reaching the Soboba Springs Mobile Estates from the events center is therefore not expected to surpass the significance threshold of an increase of 5 dBA from ambient noise levels.

Conclusion: The simultaneous "worst case" combined unmitigated effects of road traffic, parking structures, the events arena, and ancillary equipment (overall, operational noise) associated with the Proposed Action A could possibly increase average ambient noise levels for the Soboba Springs Mobile Estates temporarily by approximately 6 dBA over existing ambient levels, which would be a significant effect. However, the mitigation measures specified in **Section 5.9.2** would reduce overall ambient noise levels to 69 dBA L_{eq} for the Soboba Springs Mobile Estates which results in a less than significant effect at an increase of 4 dBA overall. Specifically, 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 in **Section 5.9.2** to lower received noise levels by about an additional 3 dBA overall.

The mitigated change would not exceed the threshold of significance of an increase in 5 dBA from ambient noise levels. During special events at the indoor events center, outside noise levels would not exceed this threshold and would therefore be less than significant.

---

[161] Bruel & Kjaer, 1971, Acoustic Noise Measurements, Figure 2-10, page 20.

[162] US Environmental Protection Agency. 1971. Noise from Construction Equipment and Operations, US Building Equipment, and Home Appliances. Prepared by Bolt Beranek and Newman for USEPA Office of Noise Abatement and Control, Washington, DC.

The simultaneous "worst case" combined unmitigated effects of the proposed developments on the Golf Course and hillside communities (69 dBA L_{eq} and 62 dBA L_{eq}, respectively) would not exceed an increase in 5 dBA from ambient noise levels, and would thus be less than significant. Mitigation measures to reduce noise effects are described in **Section 5.9.2** would result in an overall noise environment of 68 and 62 dBA L_{eq} for the Golf Course and Hillside communities, respectively. Noise calculation spreadsheets are contained in **Appendix Z**.

VISUAL RESOURCES

This section uses the Visual Resource Management methodology described in **Section 3.9.3** to address the potential for Proposed Action A to produce visual effects.

Key Observation Points Visibility Determinations

A site visit was conducted in July 2008 to determine which observation points offered the best visibility for analysis of the proposed developments. Six observation points were selected for analysis, based on the criteria discussed in **Section 3.9.3**. **Table 4-74** below offers a summary of the findings from the site visit.

Visual Contrast Rating

The Visual Contrast Rating process was used to determine whether the potential visual effects from Proposed Action A would meet the visual standards established in the Visual Inventory analysis (see **Section 3.9.3**), or whether mitigation measures would be required. This process involves comparing the features of the proposed developments with the major features in the existing landscape using the basic design elements of form, line, color, and texture (BLM 2007h).

The Visual Contrast Rating process used the following five steps:

1) Obtain descriptions of the proposed developments
2) Identify visual standards (Identified in **Section 3.9.3**)
3) Select key observation points
4) Prepare visual simulations
5) Determine whether visual standards are met

Using these five steps, the contrast of the proposed developments to the existing landscape was evaluated to determine if the visual standards would be met with Proposed Action A implementation. The first three steps are documented in **Section 3.9.3**; the fourth and fifth steps are described below.

Visual Simulations

The following visual simulations (see **Figures 4-7(a)-(f)**) represent before and after views from each KOP. In all cases the baseline photographs were taken with a lens that is comparable to the

human eye. None of the photographs is either wide angle or telephoto in scope, although several were merged from a couple of photos in order to show the full Development Site. The baseline photographs used to construct visual simulations were compared to the photos with proposed developments simulations. This process allowed a determination of significant effect to be made from each KOP.

TABLE 4-74
OBSERVATION POINTS

No.	Viewing Location	Development Site Visibility			Comments
		None	Some	Open	
Streets					
1	Main Street			✓	The Development Site can be seen from Main Street at the northeast corner of the residential community off Main Street and Ramona Expressway. The levy and Soboba Golf Course vegetation partially obscure the view to the lower elevations of the site.
2	Granite View Drive			✓	The development site can be seen from the corner of Granite View Drive and San Jose Drive
3	Verona Avenue		✓		The development site can be seen from the corner of Verona Avenue and Carrera Avenue. The private residences and Soboba Golf Course vegetation partially obscure the view of the site's lower elevations.
4	Menlo Avenue		✓		The Development Site can be seen from the highest point on Menlo Avenue. View is partially obscured by distance, the levy and Soboba Golf Course vegetation.
5	Soboba Springs Drive		✓		The Development Site can be seen from the park located within the retirement community off Lake Park Drive. View is partially obscured by the private residences.
6	Soboba Road.			✓	The Development Site can be seen from the corner of Soboba Drive and a private road.

Source: ENTRIX site visit, July 2008.

FIGURE 4-7(A)
MAIN STREET LOOKING EAST TOWARDS THE DEVELOPMENT SITE

Before

Figure 4-7(A) continued

After

FIGURE 4-7(B)
INTERSECTION OF GRANITE VIEW DRIVE AND SAN JOSE DRIVE LOOKING SOUTHWEST TOWARDS THE DEVELOPMENT SITE

Before

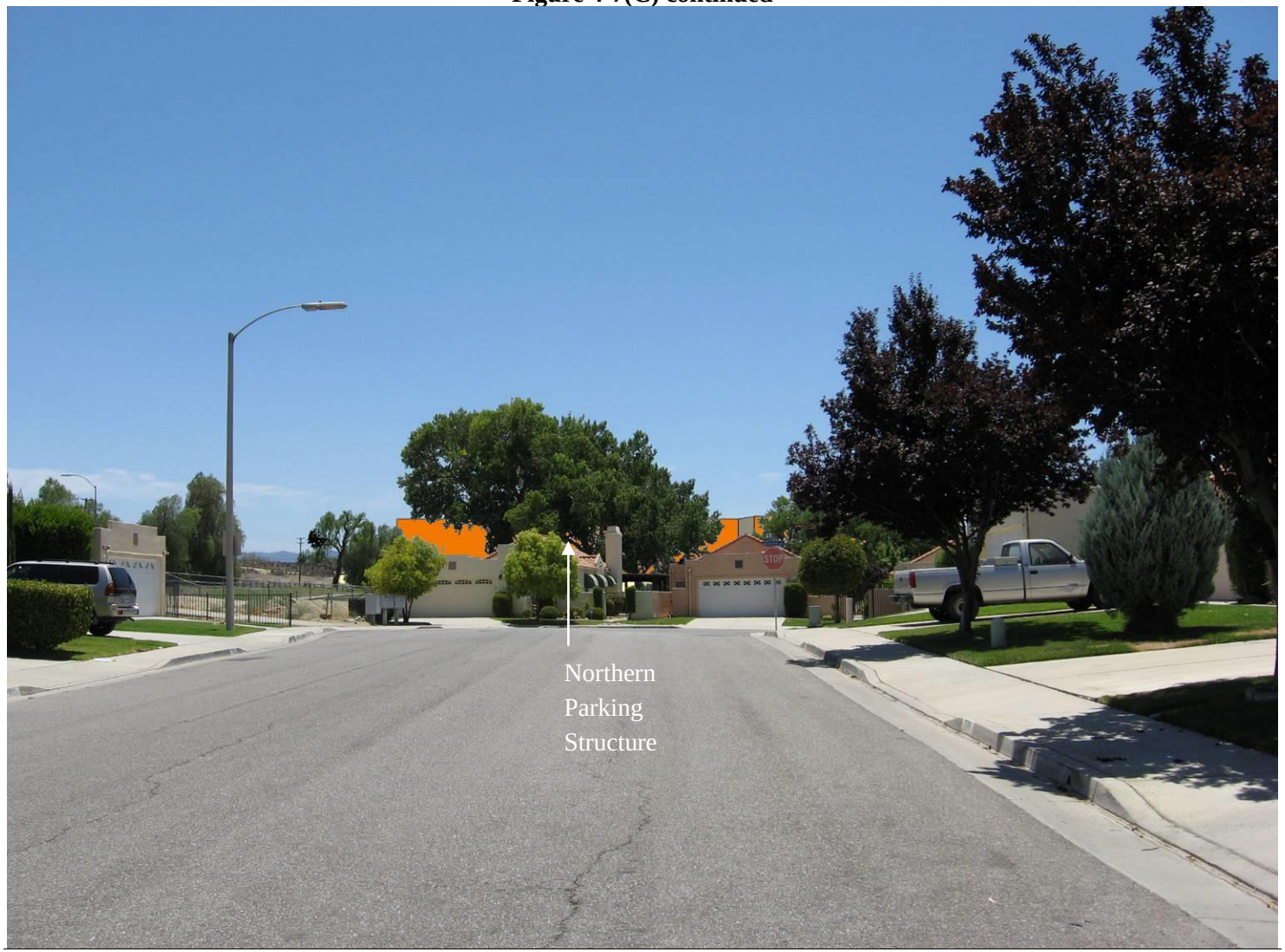
Figure 4-7(B) continued

After

FIGURE 4-7(C)
VERONA AVENUE LOOKING SOUTH TOWARD THE DEVELOPMENT SITE

Before

Figure 4-7(C) continued



After

FIGURE 4-7(D)
MENLO AVENUE LOOKING NORTHWEST TOWARD THE DEVELOPMENT SITE

Before

Figure 4-7(D) continued

After

FIGURE 4-7(E)
VIEW FROM SOBOBA SPRINGS DRIVE LOOKING NORTHEAST ACROSS THE PARK TOWARD THE DEVELOPMENT SITE

Before

Figure 4-7(E) continued

After

FIGURE 4-7(F)
VIEW FROM SOBOBA AVENUE LOOKING NORTHWEST TOWARD THE DEVELOPMENT SITE

Before

Figure 4-7(F) continued

After

Determining whether Visual Standards are Met

The six observation points offer different perspectives on the proposed developments and therefore differ in their evaluation of the contrast rating and whether they meet the visual standards. In this evaluation, Proposed Action A is evaluated at each KOP for its contrast with the existing setting, with a discussion of whether the design would meet with the visual standards or warrant mitigation measures.

Many factors go into making a degree of contrast determination. Four elements (form, line, color, and texture) of Proposed Action A are compared to the existing landscape. Each of these elements is further examined by looking at other factors including distance, perspective, spatial relationships, and length of time in view. **Table 4-75** shows criteria for the degree of contrast rating, and **Table 4-76** presents a summary of the degree of contrast for each KOP.

TABLE 4-75
DEGREE OF CONTRAST CRITERIA

Degree of Contrast	Criteria
None	The element contrast is not visible or perceived.
Weak	The element contrast can be seen but does not attract attention.
Moderate	The element contrast begins to attract attention and begins to dominate the characteristic landscape.
Strong	The element contrast demands attention, will not be overlooked, and is dominant in the landscape.

Source: BLM VRM 2007

TABLE 4-76
SUMMARY OF DEGREE OF CONTRAST FOR EACH KOP

Key Observation Point	Elements	Features			Visual Standards Met?	Additional Mitigating Measures Recommended?
		Land/Water Body	Vegetation	Structures		
Main Street	Form	None	None	Moderate	No	Yes
	Line	None	None	Moderate		
	Color	None	None	Strong		
	Texture	None	Weak	Moderate		
Granite Drive	Form	None	Weak	Moderate	No	Yes
	Line	None	Weak	Moderate		
	Color	Strong	None	Strong		
	Texture	Weak	Weak	Strong		
Verona Avenue	Form	None	Weak	Weak	No	Yes
	Line	None	Weak	Weak		
	Color	None	Weak	Strong		
	Texture	None	Weak	Weak		
Menlo Avenue	Form	Weak	Weak	Weak	Yes	No
	Line	Weak	Weak	Weak		
	Color	Weak	Weak	Moderate		
	Texture	Weak	Weak	Weak		
Soboba Springs Drive	Form	None	Weak	Moderate	No	Yes
	Line	None	Weak	Moderate		
	Color	None	Weak	Strong		
	Texture	None	Weak	Weak		
Soboba Road	Form	Weak	Moderate	Strong	No	Yes
	Line	Weak	Moderate	Moderate		
	Color	Strong	Weak	Strong		
	Texture	Moderate	Moderate	Strong		

Proposed Action A Effect Determination

As discussed under Main Street, Verona Avenue, Menlo Avenue, and Soboba Springs Drive below, Proposed Action A would not dominate the view from locations over 0.5 miles away. Because the terrain is consistently level from most viewpoints, this distance would be greatly reduced if there are visual obstructions exist between the viewpoint and the Development Site. Although Proposed Action A would attract attention, the moderate contrast with the existing setting from these viewpoints would be acceptable under the Class III VRM classification.

However, Proposed Action A would be proximate to several residential communities and public roads where, as shown by Soboba Road, the changes would create a strong contrast to the existing setting. Due to their size, any viewers within 0.5 miles of the structures who have an unobstructed line-of-sight could not overlook them. In addition, residences and trails at the same elevation or higher than the proposed structures' roofs, as shown by Granite View Drive, would have a clear view of parked vehicles and mechanical equipment. At these locations, viewers could not ignore the strong color and texture contrast with the existing setting. Views of the San Jacinto Mountains, the most scenic feature in the visual landscape, would be partially or completely obscured. Therefore, visual standards would not be met and mitigation measures would be warranted.

Main Street

Looking east from Main Street, the upper floors of the hotel, casino, convention center and northern parking structure in the northern portion of the property would be visible. To the south, the structures' roofs would also be visible. However, the gas station and convenience store would not be seen because of the levee and existing housing. Although the distance to the site would decrease the amount of contrast from the surrounding landscape, the form, line and colors of the proposed structures would be clearly seen from this point. In addition, the proposed buildings' backdrop would include the surrounding hills. Accordingly, this analysis includes an examination of the structures' contrast with the background topography.

Land/water body. Changes to the land in the Development Site would not be seen because the line-of-sight is blocked by the levee. Therefore, Proposed Action A would have no land contrast in form, line, color and texture to the existing view.

Vegetation. Most of Proposed Action A's landscape would be indistinct due to sight distance and existing vegetation. The landscape that could be seen would be very similar to the existing vegetation in form, line and color. Therefore, Proposed Action A's landscape would have no form, line, color and texture contrast.

Structures. Proposed Action A's buildings would have a geometric, symmetrical form that would have little contrast with the telephone poles, road, and levee in the foreground. However, the structures would strongly contrast with the form of the undulating, sculpted hills in the background. The effect of this contrast would be diminished due to the observer's distance from this point; as a result, there would be a moderate contrast in form. Proposed Action A would have little or no contrast with the strongly vertical and horizontal lines of the existing structures, foreground landforms, and proposed structures; however it would have a moderate contrast with the curved and diagonal lines of the background hills. Bright oranges, reds, and whites of the proposed structures would strongly contrast with the colors of structures in the vicinity. The smooth surfaces of the proposed structures would not noticeably contrast with the existing structures' fine texture, but would moderately contrast with the landscape's granular and patchy texture.

The overall contrast rating of Proposed Action A from this KOP would be strong. While the proposed structures would not dominate the observers' view, the bright colors would be prominent. Although not a locally or state-designated scenic resource, the region's visual standards established in **Section 3.9.3** would be not met. The Proposed Action A would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

Granite View Drive

Looking southwest from the top of Granite View Drive, most of Proposed Action A's structures and landscape would be visible and dominant. The form, line, colors, and textures of the proposed structures and landscape would clearly be seen from this point. In addition, the proposed buildings would partially obscure the landscaping of the Soboba Springs Golf Course. However, the gas station and convenience store would not be seen because of the existing terrain and vegetation.

Land/Water Body. Proposed Action A would have no land contrast in form and line to the existing view at this location. The proposed landforms would primarily be covered with asphalt, a light to dark gray color. This which would strongly contrast with the existing land form colors of light to dark brown with some orange, but would have no contrast with the existing road's color. Because the percentage of land covered by the asphalt is large, the change in the landform's color would be strong. The smooth asphalt textures would weakly contrast to the grainy textures of the existing landscape.

Vegetation. Proposed Action A's regular and symmetrical landscaping weakly contrasts with the existing vegetation's clumped and varied form. The rounded and vertical lines of Proposed Action A's landscape would moderately contrast with the small, sharp, discontinuous lines of the existing vegetation. Proposed Action A's landscape greens and blacks would weakly contrast with the existing vegetation's range of greens, yellows and oranges. The dappled but evenly spaced vegetation of Proposed Action A would moderately contrast with the course, granular and spotty texture of the existing site's vegetation.

Structures. This view differs from other views in that all the structures' roofs could be seen from this point, including the roof top parking on the parking structures and the mechanical roof top systems. Proposed Action A's structures would have large, broad, rectangular forms that would be visible throughout most of the Development Site. In addition, the structures would partially obscure the view of the Golf Course. The strong contrast with the existing site's smaller structures would be reduced to a moderate rating due to distance. Proposed Action A's horizontal, choppy structural lines would have weak contrast with the short, disconnected lines of the existing buildings. The proposed structures' bright oranges, reds, and whites would strongly contrast with the more muted colors in the vicinity and of the surrounding landscape. In addition, the large variety of vehicle colors on the roof top parking would strongly contrast with the more muted earth tone colors of the surrounding landscape. The roof top and parking structures would have a course, clumped, irregular texture due to the vehicles and mechanical systems which would strongly contrast with the finer textures of the existing site.

Overall, Proposed Action A would strongly contrast with the existing setting. While most of the structures would have only a moderate contrast with the existing setting, the colors of the buildings as well as the colors and textures from the rooftop would have a strong contrast with the existing setting. Therefore, the region's visual standards established in **Section 3.9.3** would be not met. The Proposed Action A would result in a significant effect and mitigation measures in **Chapter 5.0** are warranted.

Verona Avenue

From the southern end of Verona Avenue near Soboba Road, only the northern parking structure would be visible and dominant. This structure would block the view of the rest of the complex from this location. The surrounding housing and landscaping would obstruct the views of the lower levels, leaving only the upper levels visible.

Land/Water Body. Changes to the land in the Development Site would not be seen from this location because the line-of-sight is blocked by the foreground housing and vegetation. Therefore, Proposed Action A would have no land contrast in form, line, color and texture to the existing view.

Vegetation. Only a small amount of Proposed Action A's landscaping is visible and only in a few locations because of foreground housing and vegetation. Therefore, Proposed Action A's regular and symmetrical forms, rounded and vertical lines, green and brown colors, and dappled but consistent texture would weakly contrast with the existing vegetation.

Structures. Proposed Action A's buildings would be visible in only a few locations because of foreground housing and vegetation. Proposed Action A's broad geometric forms, strong horizontal lines, and smooth texture would weakly contrast with the existing structures and landscape. However, the structures bright orange color would strongly contrast with the muted colors in both the foreground and background.

The overall contrast rating would be strong. While, only a small portion would not be obscured by existing vegetation and housing, the bright orange color would be very highly visible. Therefore, the region's visual standards established in **Section 3.9.3** would be not met. Proposed Action A would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

Menlo Avenue

Looking northeast from the highest public access point on Menlo Avenue approximately two miles from site, Proposed Action A would be perceptible but would fill a very small portion of the view. The form, line, and textures of the proposed structures and landscape would be largely indistinguishable and would create a weak contrast with the existing setting. The bright orange color would be moderately visible, but would not dominate the existing setting. Therefore, the

region's visual standards established in **Section 3.9.3** would be met and no further mitigation is warranted.

Soboba Springs Drive

From the southwestern corner of the retirement community's park on Soboba Springs Drive, Proposed Action A's hotel and casino, arena, southern parking garage, and surrounding landscaping would be visible. The arena southern parking garage would be the most prominent. However, the gas station and convenience store would not be seen because of foreground housing and vegetation. The surrounding housing and landscaping would obstruct the views of the lower levels, leaving only the upper levels visible. In addition, the proposed buildings' backdrop would include the surrounding hills. Accordingly, this analysis includes an examination of the structures' contrast with the background topography.

Land/Water Body. Changes to the land in the Development Site would not be seen because the line-of-sight is blocked by the foreground housing and vegetation. Therefore, Proposed Action A would have no land contrast in form, line, color and texture to the existing view.

Vegetation. Only a small amount of Proposed Action A's landscaping would be visible and only in a few locations because of foreground housing and vegetation. Therefore, Proposed Action A's regular and symmetrical forms, rounded and vertical lines, green and brown colors, and dappled but consistent texture would weakly contrast with the existing vegetation.

Structures. Foreground housing and vegetation would partially obscure Proposed Action A's buildings. The structure's upper stories would have a broad low form with strongly horizontal lines. They would weakly contrast with the broad geometric forms and small horizontal and vertical lines of the existing housing, but strongly contrast with the large, sloping hills with undulating, diagonal lines. However, the distance and perspective would reduce the contrast ratings to moderate. The bright orange color would strongly contrast with the existing setting's muted colors. The uniform dappled and smooth textures would weakly contrast with the dappled and varied textures.

The overall contrast rating of Proposed Action A is strong. While the proposed developments' structures would be low on the horizon and weakly or moderately contrast with many of the existing setting's elements, the bright orange colors would strongly contrast with the muted colors of the existing setting. Therefore, the region's visual standards established in **Section 3.9.3** would be not met. Proposed Action A would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

Soboba Road

Looking northwest from Soboba Road, most of Proposed Action A structures and landscape would be visible and dominant, with the southern parking garage the most prominent structure. The form, line, colors, and textures of the proposed structures and landscape would clearly be

seen from this point. In addition, the proposed buildings would obscure the landscaping of the Golf Course and the open sky beyond. Accordingly, this analysis includes an examination of the structures' contrast with the background topography.

Land/Water Body. The existing land form is generally flat with a gentle slope to the west. The proposed changes which would remove the gentle slope and establish a consistent elevation throughout the property, would weakly contrast with the existing land form. The lines of the proposed land forms would be strongly horizontal and would not contrast with the existing site. The proposed landforms would primarily be covered with asphalt, a light to dark gray color. This would strongly contrast with the existing land form colors of light to dark brown with some orange, but would have no contrast with the existing road's color. Because a large percentage of land is covered by the asphalt, the change in the landform's color would be strong. The smooth asphalt textures would moderately contrast to the grainy textures of the existing landscape.

Vegetation. The vegetation in the existing landscape is sparse and irregularly spaced. The Golf Course's vegetation, directly behind the Development Site, is clumped and varied. The regular and symmetrical landscaping of Proposed Action A would moderately contrast with the existing vegetation. Undulating and vertical lines of Proposed Action A's landscape would moderately contrast with the foreground's indistinct lines and background's curving and vertical lines of the existing vegetation. The proposed landscape's greens and blacks would weakly contrast with the existing vegetation's range of greens, yellows and oranges. Proposed Action A's dappled but evenly spaced landscape would moderately contrast with the grainy, dappled and clumped texture of the existing site's sparse vegetation and the Golf Course's landscaping.

Structures. Proposed Action A structures would have a geometric, symmetrical form that would strongly contrast with the existing structures, narrow, vertical telephone poles and curved road, because of Proposed Action A's size and mass. In addition, the Action would strongly contrast with the vast open sky beyond by blocking a substantial portion of the view. The proposed structure's more dominantly horizontal lines would moderately contrast with the existing structures' weakly vertical and landforms' strongly horizontal and diagonal lines. The bright orange, red, white and black colors of the proposed structures would contrast strongly with existing structures' muted colors. In addition, the structures would be large enough to block the views and Golf Course's vegetation and open sky in the distance. The proposed structures' colors would strongly contrast with the green vegetation and rich blue sky. Furthermore, when the parking lot is full of vehicles, it would contain a myriad of contrasting bright and muted colors, matching no color scheme in the existing setting. Although a portion of the proposed structures would be screened by landscaped vegetation, the majority of the proposed structures' smooth, large surfaces would strongly contrast with the existing landscape's granular and patchy texture and the existing structures' minimal texture. The parking lot's course, clumped, irregular texture, due to the vehicles, would strongly contrast with the finer textures of the existing site.

Overall, Proposed Action A would strongly contrast with the existing setting. The proposed structures would be clearly visible and would dominate the observers view. Therefore, the

region's visual standards established in **Section 3.9.3** would be not met. Proposed Action A would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

RECREATIONAL RESOURCES

Operation under the plans of Proposed Action A would increase traffic in the opening year (2010) primarily on the following intersections:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The increased traffic could affect the Sallee Park and Recreation Pool, Druding Park, Francisco Estudillo Heritage Park, and Hofmann Park, which are all situated less than half a mile from the Ramona Boulevard and San Jacinto Street intersection. Mistletoe Park is in between both the Ramona Boulevard and San Jacinto Street intersection and the Ramona Expressway and Main Street intersections, which means it could be affected by the increase in traffic. The Golf Course and Country Club would also be in close proximity to the Projected Site and could be affected by the increased traffic. Although some public parks that provide recreation activities and the Golf Course and Country Club are within close proximity of intersections that will increase in traffic, the traffic mitigation measures discussed in **Section 5.9** will insure that all affected roads will operate at an acceptable level.

It should also be noted that Proposed Action A does not include any public recreational lands. The demand for recreation in the area is not expected to increase as result of Proposed Action A, and hence will not affect recreational resources. Demand for recreational resources is not expected to increase because the amount of available recreational areas will abate the expected increase of tourists and travelers coming to the area as result of Proposed Action A. The Golf Course and Country Club is located inside the Project Site but will also not be affected. Although the land will now become part of the Reservation, this will not affect any of the Club's characteristics that are described in **Section 3.7.8**, as it will continue to be open to the public.

4.9.2 PROPOSED ACTION B – HOTEL/CASINO COMPLEX WITHOUT REALIGNMENT OF LAKE PARK DRIVE

HAZARDOUS MATERIALS

Existing Conditions

Effects to hazardous materials under Proposed Action B are similar to effects posed by Proposed Action A. The RECs identified on the Project Site (see **Section 3.7.5**) were further investigated during confirmation Phase II activities conducted in April 2008 (included as **Appendix Y**). Based on the results of the Phase II investigation, no further site-assessment or remediation activities appear warranted.

Construction

Potentially significant effects of Proposed Action B are similar to those described under Proposed Action A; refer to the hazardous materials discussion in **Section 4.1**. Under Proposed Action B, less construction would take place, and potential for effects would be slightly lessened. Mitigation has been included within **Section 5.9.1** to reduce the significance of the construction-related hazardous materials effects.

Operation

The amount and type of hazardous materials that would be stored, used, and generated during operation of Proposed Action B are similar to those described under Proposed Action A. Refer to **Section 4.1** for a description of hazardous materials that would be stored, used, and generated during operation of Proposed Action B. Mitigation has been included within **Section 5.9.1** to reduce the significance of the operational hazardous materials effects.

NOISE

This noise analysis determines the effects of construction and operation of the proposed developments under Proposed Action B.

Construction Effects

Temporary noise effects from construction activities of Proposed Action B are a function of the noise generated by construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. The noise effects due to construction are the same as those of Proposed Action A, with the highest unmitigated noise levels experienced at the nearest noise sensitive receptor in the range of 71 to 76 dBA at a distance of 170 feet south of the southern third of the Development Site. This level of noise is about the same as typical city street traffic, about 77 dBA (Bruel and Kjaer, 1971). Since estimated increases above existing ambient background exceed the criteria shown in **Table 3-35**, construction noise impacts would be considered significant. However, any peak noise levels would be temporary and intermittent, during daylight hours only, and will attenuate with distance. Construction noise is temporary and would permanently cease upon completion of the project. There presently exists a sound wall with gaps surrounding the Soboba Springs Mobile Estates, as

well as one between the Golf Course Community and Soboba Road, 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 in **Section 5.9.2** to lower received noise levels by about an additional 3 dBA overall. Mitigated construction noise levels are shown in **Table 4-69**. Mitigation measures to reduce noise effects are identified in **Section 5.9.2**. Noise calculation spreadsheets are contained in **Appendix Z**.

Operational Effects

The noise effects due to operation of the proposed developments under Proposed Action B similar to those due to Proposed Action A. The main sources of noise from operation would be from increased road traffic, parking structures (car door slams, car alarms, car startups, human activity, etc.), ancillary equipment (emergency backup generator, HVAC equipment, loading docks, WWTP pump stations, etc.), landscape maintenance equipment (lawn mower, leaf blower, etc.), and the events center.

Road Traffic: Traffic noise from highways and other roads is rarely constant and depends on the volume of traffic, the speed of traffic, and the number of trucks in the traffic flow. Traffic noise generally increases with heavier traffic volume, higher speeds, and greater number of trucks. Vehicle noise is a combination of noise produced by the engine, exhaust, wind resistance, and tires, and can be increased by faulty equipment. Typically, the average sound level for freeway traffic at 50 feet is about 70 dBA, while that for light auto traffic is about 53 dBA. Since traffic noise is a linear noise source, its loudness generally drops about 3 dBA for every doubling of distance from the highway or road, so 70 dBA at 50 feet would be only 67 dBA at 100 feet or 64 dBA at 200 feet.

The hillside residential community is approximately 2,000 feet (610 meters) from the northeast corner of the facility, and over 3,000 feet (915 meters) from the main building. The community is approximately 302 feet (92 meters) from the intersection of Chabella Drive with Soboba Road. This distance affords considerable noise attenuation, including terrain effects (absorption). Traffic noise from Soboba Road would be approximately 62 dBA L_{eq}, which is less than significant since the low-density residential (LDR) noise threshold is 65 dBA under the Land Use Element (see Section 3.7.2). The closest sensitive receptor in the Golf Course Community to traffic noise is approximately 72 feet (22 meters) from Soboba Road; from this distance, traffic noise from Soboba Road would be less than significant, at 66 dBA L_{eq}. This estimation accounts for the existing sound wall between the Golf Course Community and Soboba Road, which reduces the noise level by approximately 5 dBA.

Since an increase of 3 dBA is generally considered a just-perceivable difference, the estimated noise effects associated with traffic increases for the hillside and Golf Course communities are considered less than significant as the maximum overall change is estimated to be +2.3 dBA. For the Soboba Springs Mobile Estates, due to its close proximity (approximately 50 feet) to Lake Park Drive, the estimated noise effects associated with traffic increases would be significant

under Proposed Action B. Unmitigated noise levels would be approximately 71 dBA L_{eq}, which exceeds by 1 dBA the significance threshold of 5 dBA over ambient noise levels. 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. The mitigated noise level at Soboba Springs Mobile Estates from traffic noise would be less than significant, at approximately 69 dBA. Mitigation measures to further reduce noise effects are described in **Section 5.9.2.**

Tables 4-77 and **4-78** summarize the estimated unmitigated and mitigated operational noise, respectively.

TABLE 4-77
ESTIMATED OPERATIONAL NOISE IMPACTS FROM STATIONARY EQUIPMENT AND ON-ROAD VEHICLES (PROPOSED ACTION B, UNMITIGATED)

Receptor Location	Noise Source	Sound Level in Decibels, A-weighted (dBA)							
		L_{MAX}	L_{02}	L_{08}	L_{10}	L_{25}	L_{50}	L_{90}	L_{EQ}
Soboba Springs Community	Traffic	71	71	71	71	71	71	71	71
	South Parking Structure	66	66	66	66	66	66	66	66
	Events Center	66	66	66	66	66	66	66	66
	Loading Dock	65	65	65	65	65	65	65	65
	Wastewater Treatment Plant	65	65	65	65	65	65	65	65
	Combined Effects	**72**	**72**	**72**	**72**	**72**	**72**	**72**	**72**
Golf Course Community	Traffic	67	67	67	67	67	67	66	66
	Central Plant	62	62	62	62	62	62	62	62
	North Parking Structure	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Combined Effects	**69**	**69**	**69**	**69**	**69**	**69**	**68**	**68**
Hill Community	Traffic	62	62	62	62	62	62	62	62

Source: DOT FHWA 2006

TABLE 4-78
ESTIMATED OPERATIONAL NOISE IMPACTS FROM STATIONARY EQUIPMENT AND ON-ROAD VEHICLES (PROPOSED ACTION B, MITIGATED)

Receptor Location	Noise Source	Sound Level in Decibels, A-weighted (dBA)							
		L_{MAX}	L_{02}	L_{08}	L_{10}	L_{25}	L_{50}	L_{90}	L_{EQ}
Soboba Springs Community	Traffic	69	69	69	69	69	69	69	69
	South Parking Structure	66	65	65	65	65	65	65	65
	Events Center	66	66	66	66	66	66	66	66
	Loading Dock	65	65	65	65	65	65	65	65
	Wastewater Treatment Plant	65	65	65	65	65	65	65	65
	Combined Effects	**70**	**70**	**70**	**70**	**70**	**70**	**69**	**69**
Golf Course Community	Traffic	67	67	67	67	67	67	66	66
	Central Plant	60	60	60	60	60	60	60	60
	North Parking Structure	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Combined Effects	**69**	**69**	**69**	**69**	**69**	**69**	**68**	**68**
Hill Community	Traffic	62	62	62	62	62	62	62	62

Source: DOT FHWA 2006

Parking Structures: Traffic noise in parking structures is typically limited by low speeds; as a result, noise from this source is generally substantially less than noise from adjacent roadways. Human activity such as talking, yelling, triggering car alarms, and closing doors and trunks can occur any time of the day, but would be most frequent during peak casino hours. The noise levels associated with these activities are caused by purely random human behavioral events which may or may not occur during any given period of time. The walls, columns, and ceiling surfaces of parking structures can cause reflections of sound, so that noise may seem to be magnified. It is typical for a passing car in a parking structure to produce a maximum noise level of 60 dBA to 65 dBA at a distance of 50 feet, which is comparable to the level of a raised voice. Other noise sources from a parking structure include car door slams producing 45 dBA, car alarms producing 68 dBA, and engine startups producing 62 dBA, each measured at a distance of 50 feet (Pasadena, 2002; Rancho San Juan Plan, 2004). Consequently, these activities could result in a marginal increase of 1 to 3 dBA over the ambient noise level of 60 to 65 dBA depending on the frequency and distance, which is below the significance threshold of an increase of 5 dBA from ambient noise levels. However, mitigation measures to further reduce noise effects are described in **Section 5.9.2.**

Ancillary Equipment: Ancillary equipment (standard acoustically enclosed emergency backup generator, HVAC equipment, pump stations, loading docks, etc.) and landscape maintenance equipment (lawn mower, leaf blower, etc.) would also produce noise. The backup generator would be a standard commercial packaged system featuring an acoustic enclosure and heavily muffled, which renders the system very quiet – almost silent from a distance. The backup generator would normally operate about 20-30 minutes per week (daytime only, automatic timer) in order to maintain readiness and thus would not be a significant source of noise. Loading docks for food and other supplies can be significant noise sources due primarily to the noise produced by diesel-powered delivery trucks. Although the trucks would be moving at low speeds, the engine noise could be significant (typically 70 to 75 dBA at 50 feet), and the number and time of day of truck deliveries could affect the responses of nearby noise sensitive receivers. Loading docks are typically located at the rear of the food service and housekeeping buildings. However, at some locations, loading dock noise could be audible during the quietest hours of the night, and could be significant due to the increase in ambient noise levels during those hours. The nearest noise sensitive receptor to the loading docks is approximately 720 feet away; thus noise effects would not be significant, producing levels of 44 to 51 dBA at this distance.

Noise from landscape maintenance equipment (lawnmowers, edgers, trimmers, etc.) would be no different than presently generated close to residences at the Soboba Springs Country Club golf course, the landscaped areas of the Soboba Springs Mobile Estates, or private homes, and thus not a new source of noise nor a significant change from existing conditions.

Noise transmission from the HVAC equipment would be minimized due the location of the Central Plant at the extreme north end of the facility, adjacent to the golf course, about 550 feet (168 meters) away from the nearest residences. Since the greatest potential for significant noise effects would occur if the equipment were located near sensitive receptors, the proposed location

of the Central Plant effectively reduces HVAC noise as it would contain all the large outside equipment. The Central Plant would be constructed inside an acoustic enclosure which would shield the equipment (chillers, cooling tower, emergency generator, etc.) from view and also create a noise barrier that would dissipate fan and chiller noise upward instead of horizontally. This, combined with the considerable distance from receptors, would render the attenuated HVAC noise impact less than significant, about 50 dBA against an ambient background of 60 to 65 dBA. Additional mitigation measures to reduce noise effects are described in **Section 5.9.2.**

Some noise would be generated by the pump stations at the wastewater treatment plant, which would be located about 540 feet (165 meters) from the nearest residence. Pump noise at this distance would be about 49 dBA,[163] which is less than typical traffic noise at the same distance (about 59 dBA)[164] and would therefore have a less than significant effect on the ambient noise environment. Noise calculation spreadsheets are contained in **Appendix Z**.

Events Center: The events center (indoor arena/theater) is designed as a fully enclosed structure with sound isolation and absorbing features incorporated which will prevent the propagation of significant noise beyond the property line. There will be no outdoor concert events at the facility, only indoor events. Noise from a rock concert may reach 120 dBA at a close distance indoors (Medlin and Associates 2004). This is considered the worst-case scenario for inside the events center. The closest noise-sensitive receptor (the Soboba Springs Mobile Estates) would be located approximately 80 feet from the events arena. Due to engineered soundproof construction techniques, a 50 dBA attenuation would be achieved, from about 120 dBA on the interior to about 70 dBA on the exterior of the building. It follows that residual noise from the events center would greatly decrease over this distance to about 66 dBA, which is would result in a 1 dBA increase over the 65 dBA background and would thus not be an impact. There presently exists a sound wall with gaps surrounding the Soboba Springs Mobile Estates, which would result in an approximately 5 dBA decrease of noise levels from the event center. In addition, noise from the events center would only be expected to occur during special events and would not form a permanent part of the background noise level. 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 in **Section 5.9.2** to lower received noise levels by about an additional 3 dBA overall. Mitigated construction noise levels are shown in **Table 4-78** above. The level of noise reaching the Soboba Springs Mobile Estates from the events center is therefore not expected to surpass the significance threshold of an increase of 5 dBA from ambient noise levels.

Conclusion: The simultaneous "worst case" combined unmitigated effects of road traffic, parking structures, the events arena, and ancillary equipment associated with the Proposed Action

[163] Bruel & Kjaer, 1971, Acoustic Noise Measurements, Figure 2-10, page 20.

[164] US Environmental Protection Agency. 1971. Noise from Construction Equipment and Operations, US Building Equipment, and Home Appliances. Prepared by Bolt Beranek and Newman for USEPA Office of Noise Abatement and Control, Washington, DC.

B could possibly increase average ambient noise levels for the Soboba Springs Mobile Estates temporarily by approximately 7 dBA over existing ambient levels, which would be a significant effect. However, the mitigation measures specified in **Section 5.9.2** would reduce noise effects to the Soboba Springs Mobile Estates to less than significant, at an increase of 4 dBA overall. The mitigated change would not exceed the threshold of significance of an increase in 5 dBA from ambient noise levels. During special events at the indoor events center, outside noise levels would not exceed this threshold and would therefore be less than significant.

The simultaneous "worst case" combined unmitigated effects of the proposed developments on the Golf Course and hillside communities (68 dBA L_{eq} and 62 dBA L_{eq}, respectively) would not exceed an increase in 5 dBA from ambient noise levels, and would thus be less than significant. Noise calculation spreadsheets are contained in **Appendix Z**.

VISUAL RESOURCES

Visual Contrast Rating

The Visual Contrast Rating process was used to determine whether the potential visual effects from Proposed Action B would meet the visual standards established in the Visual Inventory analysis (see **Section 3.9.3**), or whether mitigation measures would be required. This process involves comparing the project features with the major features in the existing landscape using the basic design elements of form, line, color, and texture (BLM 2007h).

The Visual Contrast Rating process used the following five steps:

1) Obtain project description
2) Identify visual standards (Identified in **Section 3.9.3**)
3) Select key observation points
4) Prepare visual simulations
5) Determine whether visual standards are met

Using these five steps, the contrast of the project to the existing landscape was evaluated to determine if the visual standards would be met with project implementation. The first three steps are documented in **Section 3.9.3**; the fourth and fifth steps are described below.

Visual Simulations

The following visual simulations (see **Figures 4-8(a)-(f)**) represent before and after views from each KOP. In all cases the baseline photographs were taken with a lens that is comparable to the human eye. None of the photographs is either wide angle or telephoto in scope, although several were merged from a couple of photos in order to show the full Development Site. The baseline photographs used to construct visual simulations were compared to the photos with project simulations. This process allowed a determination of effect significance effect to be made from each KOP.

FIGURE 4-8(A)
MAIN STREET LOOKING EAST TOWARDS THE DEVELOPMENT SITE

Before

Figure 4-8(A) continued

After

FIGURE 4-8(B)
INTERSECTION OF GRANITE VIEW DRIVE AND SAN JOSE DRIVE LOOKING SOUTHWEST TOWARDS THE DEVELOPMENT SITE

Before

Figure 4-8(B) continued

After

FIGURE 4-8(C)
VERONA AVENUE LOOKING SOUTH TOWARD THE DEVELOPMENT SITE

Before

Figure 4-8(C) continued

After

FIGURE 4-8(D)
MENLO AVENUE LOOKING NORTHWEST TOWARD THE DEVELOPMENT SITE

Before

Figure 4-8(D) continued

After

FIGURE 4-8(E)
VIEW FROM SOBOBA SPRINGS DRIVE LOOKING NORTHEAST ACROSS THE PARK TOWARD THE DEVELOPMENT SITE

Before

Figure 4-8(E) continued

After

FIGURE 4-8(F)
VIEW FROM SOBOBA AVENUE LOOKING NORTHWEST TOWARD THE DEVELOPMENT SITE

Before

Figure 4-8(F) continued

After

Determining whether Visual Standards are Met

The six observation points offer different perspectives on the project and therefore differ in their evaluation of the contrast rating and whether they meet the visual standards. In this evaluation, Proposed Action B is evaluated at each KOP for its contrast with the existing setting, with a discussion of whether the design would meet with the visual resource standards or warrant mitigation measures.

Many factors go into making a degree of contrast determination. Four elements (form, line, color, and texture) of Proposed Action B are compared to the existing landscape. Each of these elements is further examined by looking at other factors including distance, perspective, spatial relationships, and length of time in view. **Table 4-79** shows criteria for the degree of contrast rating and **Table 4-80** presents a summary of the degree of constraints for each KOP.

TABLE 4-79
DEGREE OF CONTRAST CRITERIA

Degree of Contrast	Criteria
None	The element contrast is not visible or perceived.
Weak	The element contrast can be seen but does not attract attention.
Moderate	The element contrast begins to attract attention and begins to dominate the characteristic landscape.
Strong	The element contrast demands attention, will not be overlooked, and is dominant in the landscape.

Source: BLM VRM 2007

TABLE 4-80
SUMMARY OF DEGREE OF CONTRAST FOR EACH KOP

Key Observation Point	Elements	Features			Visual Standards Met?	Additional Mitigating Measures Recommended?
		Land/Water Body	Vegetation	Structures		
Main Street	Form	None	None	Moderate	No	Yes
	Line	None	None	Moderate		
	Color	None	None	Strong		
	Texture	None	Weak	Moderate		
Granite Drive	Form	None	Weak	Moderate	No	Yes
	Line	None	Weak	Moderate		
	Color	Strong	None	Strong		
	Texture	Weak	Weak	Strong		
Verona Avenue	Form	None	Weak	Weak	No	Yes
	Line	None	Weak	Weak		
	Color	None	Weak	Strong		
	Texture	None	Weak	Weak		
Menlo Avenue	Form	Weak	Weak	Weak	Yes	No
	Line	Weak	Weak	Weak		
	Color	Weak	Weak	Moderate		
	Texture	Weak	Weak	Weak		
Soboba Springs Drive	Form	None	Weak	Moderate	No	Yes
	Line	None	Weak	Moderate		
	Color	None	Weak	Strong		
	Texture	None	Weak	Weak		
Soboba Road	Form	Weak	Moderate	Strong	No	Yes
	Line	Weak	Moderate	Moderate		
	Color	Strong	Weak	Strong		
	Texture	Moderate	Moderate	Strong		

Proposed Action B Effect Determination

As discussed under Main Street, Verona Avenue, Menlo Avenue, and Soboba Springs Drive below, Proposed Action B would not dominate the view from locations over 0.5 miles away. Because the terrain is consistently level from most viewpoints, this distance would be greatly reduced if there are visual obstructions exist between the viewpoint and the Development Site. Although Proposed Action B would attract attention, the moderate contrast with the existing setting from these viewpoints would be acceptable under the Class III VRM classification. However, Proposed Action B would be proximate to several residential communities and public roads where, as shown by Soboba Road, the changes would create a strong contrast to the existing setting. Due to their size, any viewers within 0.5 miles of the

structures who have an unobstructed line-of-sight could not overlook them. In addition, residences and trails at the same elevation or higher than the proposed structures' roofs, as shown by Granite View Drive, would have a clear view of parked vehicles and mechanical equipment. At these locations, viewers could not ignore the strong color and texture contrast with the existing setting. Views of the San Jacinto Mountains, the most scenic feature in the visual landscape, would be partially or completely obscured. Therefore, visual standards would not be met and mitigation measures would be warranted.

Main Street

Looking east from Main Street, the upper floors of the hotel, casino, convention center and northern parking structure in the northern portion of the property would be visible. To the south, the structures' roofs would also be visible. However, the gas station and convenience store would not be seen because of the levee and existing housing. Although the distance to the site would decrease the amount of contrast from the surrounding landscape, the form, line and colors of the proposed structures would be clearly seen from this point. In addition, the proposed buildings' backdrop would include the surrounding hills. Accordingly, this analysis includes an examination of the structures' contrast with the background topography.

Land/Water Body. Changes to the land in the Development Site would not be seen because the line-of-sight is blocked by the levee. Therefore, Proposed Action B would have no land contrast in form, line, color and texture to the existing view.

Vegetation. Most of Proposed Action B's landscape would be indistinct due to sight distance and existing vegetation. The landscape that could be seen would be very similar to the existing vegetation in form, line and color. Therefore, Proposed Action B's landscape would have no form, line, color and texture contrast.

Structures. Proposed Action B's buildings would have a geometric, symmetrical form that would have little contrast with the telephone poles, road, and levee in the foreground. However, the structures would strongly contrast with the form of the undulating, sculpted hills in the background. The effect of this contrast would be diminished due to the observer's distance from this point; as a result, there would be a moderate contrast in form. Proposed Action B would have little or no contrast with the strongly vertical and horizontal lines of the existing structures, foreground landforms, and proposed structures; however it would have a moderate contrast with the curved and diagonal lines of the background hills. Bright oranges, reds, and whites of the proposed structures would strongly contrast with the colors of structures in the vicinity. The smooth surfaces of the proposed structures would not noticeably contrast with the existing structures' fine texture, but would moderately contrast with the landscape's granular and patchy texture.

The overall contrast rating of Proposed Action B would be strong. While the proposed structures would not dominate the observers' view, the bright colors would be prominent. Therefore, the region's visual

standards established in **Section 3.9.3** would be not met. From this KOP, Proposed Action B would result in a significant effect and mitigation measures in **Chapter 5.0** are warranted.

Granite View Drive

Looking southwest from the top of Granite View Drive, most of Proposed Action B's structures and landscape would be visible and dominant. The form, line, colors, and textures of the proposed structures and landscape would clearly be seen from this point. In addition, the proposed buildings would partially obscure the landscaping of the Soboba Springs Golf Course. However, the gas station and convenience store would not be seen because of the existing terrain and vegetation.

Land/Water Body. The small change in the Development Site's slope would not be distinguishable due to distance. Therefore, Proposed Action B would have no land contrast in form and line to the existing view at this location. The proposed landforms would primarily be covered with asphalt, a light to dark gray color. This which would strongly contrast with the existing land form colors of light to dark brown with some orange, but would have no contrast with the existing road's color. Because the percentage of land covered by the asphalt is large, the change in the landform's color would be strong. The smooth asphalt textures would weakly contrast to the grainy textures of the existing landscape.

Vegetation. Proposed Action B's regular and symmetrical landscaping weakly contrasts with the existing vegetation's clumped and varied form. The rounded and vertical lines of Proposed Action B's landscape would moderately contrast with the small, sharp, discontinuous lines of the existing vegetation. Proposed Action B's landscape greens and blacks would weakly contrast with the existing vegetation's range of greens, yellows and oranges. The dappled but evenly spaced vegetation of Proposed Action B would moderately contrast with the course, granular and spotty texture of the existing site's vegetation.

Structures. This view differs from other views in that all the structures' roofs could be seen from this point, including the roof top parking on the parking structures and the mechanical roof top systems. Proposed Action B's structures would have large, broad, rectangular forms that would be visible throughout most of the Development Site. In addition, the structures would partially obscure the view of the Soboba Golf Course. The strong contrast with the existing site's smaller structures would be reduced to a moderate rating due to distance. Proposed Action B's horizontal, choppy structural lines would have weak contrast with the short, disconnected lines of the existing buildings. The proposed structures' bright oranges, reds, and whites would strongly contrast with the more muted colors in the vicinity and of the surrounding landscape. In addition, the large variety of vehicle colors on the roof top parking would strongly contrast with the more muted earth tone colors of the surrounding landscape. The roof top and parking structures would have a course, clumped, irregular texture due to the vehicles and mechanical systems which would strongly contrast with the finer textures of the existing site.

Overall, Proposed Action B would strongly contrast with the existing setting. While most of the structures would have only a moderate contrast with the existing setting, the colors of the buildings as well as the colors and textures from the rooftop would have a strong contrast with the existing setting. Therefore, the

region's visual standards established in **Section 3.9.3** would be not met. From this KOP, Proposed Action B would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

Verona Avenue

From the southern end of Verona Avenue near Soboba Road, only the northern parking structure would be visible and dominant. This structure would block the view of the rest of the complex from this location. The surrounding housing and landscaping would obstruct the views of the lower levels, leaving only the upper levels visible.

Land/Water Body. Changes to the land in the Development Site would not be seen because the line-of-sight is blocked by the foreground housing and vegetation. Therefore, Proposed Action B would have no land contrast in form, line, color and texture to the existing view.

Vegetation. Only a small amount of Proposed Action B's landscaping is visible and only in a few locations because of foreground housing and vegetation. Therefore, Proposed Action B's regular and symmetrical forms, rounded and vertical lines, green and brown colors, and dappled but consistent texture would weakly contrast with the existing vegetation.

Structures. Proposed Action B's buildings would be visible in only a few locations because of foreground housing and vegetation. Proposed Action B's broad geometric forms, strong horizontal lines, and smooth texture would weakly contrast with the existing structures and landscape. However, the structures bright orange color would strongly contrast with the muted colors in both the foreground and background.

The overall contrast rating of Proposed Action B would be strong. While, only a small portion would not be obscured by existing vegetation and housing, the bright orange color would be very highly visible. Therefore, the region's visual standards established in **Section 3.9.3** would be not met. From this KOP, Proposed Action B would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

Menlo Avenue

Looking northeast from the highest public access point on Menlo Avenue approximately two miles from site, Proposed Action B would be perceptible but would fill a very small portion of the view. The form, line, and textures of the proposed structures and landscape would be largely indistinguishable and would create a weak contrast with the existing setting. The bright orange color would be moderately visible, but would not dominate the existing setting. Therefore, the region's visual standards established in **Section 3.9.3** would be met and no further mitigation is warranted.

Soboba Springs Drive

From the southwestern corner of the retirement community's park on Soboba Springs Drive, Proposed Action B's hotel and casino, arena, southern parking garage, and surrounding landscaping would be visible. The arena southern parking garage would be the most prominent. However, the gas station and convenience store would not be seen because of foreground housing and vegetation. The surrounding housing and landscaping would obstruct the views of the lower levels, leaving only the upper levels visible. In addition, the proposed buildings' backdrop would include the surrounding hills. Accordingly, this analysis includes an examination of the structures' contrast with the background topography.

Land/Water Body. Changes to the land in the Development Site would not be seen because the line-of-sight is blocked by the foreground housing and vegetation. Therefore, Proposed Action B would have no land contrast in form, line, color and texture to the existing view.

Vegetation. Only a small amount of Proposed Action B's landscaping would be visible and only in a few locations because of foreground housing and vegetation. Therefore, Proposed Action B's regular and symmetrical forms, rounded and vertical lines, green and brown colors, and dappled but consistent texture would weakly contrast with the existing vegetation.

Structures. Foreground housing and vegetation would partially obscure Proposed Action B's buildings. The structure's upper stories would have a broad low form with strongly horizontal lines. They would weakly contrast with the broad geometric forms and small horizontal and vertical lines of the existing housing, but strongly contrast with the large, sloping hills with undulating, diagonal lines. However, the distance and perspective would reduce the contrast ratings to moderate. The bright orange color would strongly contrast with the existing setting's muted colors. The uniform dappled and smooth textures would weakly contrast with the dappled and varied textures.

The overall contrast rating of Proposed Action B from this KOP is strong. While the Project's structures would be low on the horizon and weakly or moderately contrast with many of the existing setting's elements, the bright orange colors would strongly contrast with the muted colors of the existing setting. Therefore, the region's visual standards established in **Section 3.9.3** would be not met. From this KOP, Proposed Action B would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

Soboba Road

Looking northwest from Soboba Road, most of Proposed Action B structures and landscape would be visible and dominant, with the southern parking garage the most prominent structure. The form, line, colors, and textures of the proposed structures and landscape would clearly be seen from this point. In addition, the proposed buildings would obscure the landscaping of the Golf Course and the open sky beyond. Accordingly, this analysis includes an examination of the structures' contrast with the background topography.

Land/Water Body. The existing land form is generally flat with a gentle slope to the west. The proposed changes which would remove the gentle slope and establish a consistent elevation throughout the property, would weakly contrast with the existing land form. The lines of the proposed land forms would be strongly horizontal and would not contrast with the existing site. The proposed landforms would primarily be covered with asphalt, a light to dark gray color. This would strongly contrast with the existing land form colors of light to dark brown with some orange, but would have no contrast with the existing road's color. Because a large percentage of land is covered by the asphalt, the change in the landform's color would be strong. The smooth asphalt textures would moderately contrast to the grainy textures of the existing landscape.

Vegetation. The vegetation in the existing landscape is sparse and irregularly spaced. The Golf Course's vegetation, directly behind the Development Site, is clumped and varied. The regular and symmetrical landscaping of Proposed Action B would moderately contrast with the existing vegetation. Undulating and vertical lines of Proposed Action B's landscape would moderately contrast with the foreground's indistinct lines and background's curving and vertical lines of the existing vegetation. The proposed landscape's greens and blacks would weakly contrast with the existing vegetation's range of greens, yellows and oranges. Proposed Action B's dappled but evenly spaced landscape would moderately contrast with the grainy, dappled and clumped texture of the existing site's sparse vegetation and the Golf Course's landscaping.

Structures. Proposed Action B structures would have a geometric, symmetrical form that would strongly contrast with the existing structures, narrow, vertical telephone poles and curved road, because of Proposed Action B's size and mass. In addition, the Action would strongly contrast with the vast open sky beyond by blocking a substantial portion of the view. The proposed structure's more dominantly horizontal lines would moderately contrast with the existing structures' weakly vertical and landforms' strongly horizontal and diagonal lines. The bright orange, red, white and black colors of the proposed structures would contrast strongly with existing structures' muted colors. In addition, the structures would be large enough to block the views and Golf Course's vegetation and open sky in the distance. The proposed structures' colors would strongly contrast with the green vegetation and rich blue sky. Furthermore, when the parking lot is full of vehicles, it would contain a myriad of contrasting bright and muted colors, matching no color scheme in the existing setting. Although a portion of the proposed structures would be screened by landscaped vegetation, the majority of the proposed structures' smooth, large surfaces would strongly contrast with the existing landscape's granular and patchy texture and the existing structures' minimal texture. The parking lot's course, clumped, irregular texture, due to the vehicles, would strongly contrast with the finer textures of the existing site.

Overall, Proposed Action B would strongly contrast with the existing setting. The proposed structures would be clearly visible and would dominate the observers view. Therefore, the region's visual standards established in **Section 3.9.3** would be not met. Proposed Action B would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

RECREATIONAL RESOURCES

Proposed Action B would increase traffic in the opening year (2010) primarily on the following intersections:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The increased traffic could affect the Sallee Park and Recreation Pool, Druding Park, Francisco Estudillo Heritage Park, and Hofmann Park, which are all situated less than half a mile from the Ramona Boulevard and San Jacinto Street intersection. Mistletoe Park is in between both the Ramona Boulevard and San Jacinto Street intersection and the Ramona Expressway and Main Street intersection, which means it could be affected by the increase in traffic. The Golf Course and Country Club would be in close proximity to the Development Site and could be affected by the increased traffic. Although some public parks that provide recreation activities and the Golf Course and Country Club are within close proximity of intersections that will increase in traffic, the traffic mitigation measures discussed in **Section 5.9** will insure that all affected roads will operate at an acceptable level, so no recreational resources will be significantly affected.

It should also be noted that Proposed Action B does not include any public recreational lands. The demand for recreation in the area is not expected to increase as result of Proposed Action B, and hence will not affect recreational resources. Demand for recreational resources is not expected to increase because the amount of available recreational areas will abate the expected increase of tourists and travelers coming to the area as result of Proposed Action B. The Golf Course and Country Club is located inside the Project Site but will also not be affected. Although the land will now become part of the Reservation, this will not affect any of the Golf Course and Country Club's characteristics that are described in **Section 3.7.8**, as it will continue to be open to the public.

4.9.3 ALTERNATIVE 1 – REDUCED HOTEL/CASINO COMPLEX

4.3.9.1 HAZARDOUS MATERIALS

Existing Conditions

Effects to hazardous materials under Alternative 1 are similar to effects posed by Proposed Action A. The RECs identified on the Project Site (see **Section 3.7.5**) were further investigated during confirmation Phase II activities conducted in April 2008 (included as **Appendix Y**). Based on the results of the Phase II investigation, no further site-assessment or remediation activities appear warranted.

Construction

Potentially significant effects of Alternative 1 are similar to those described under Proposed Action A; refer to the hazardous materials discussion in **Section 4.1**. Under Alternative 1, less construction would take place, and potential for effects would be slightly lessened. Mitigation has been included within **Section 5.9.1** to reduce the significance of the construction-related hazardous materials effects.

Operation

The amount and type of hazardous materials that would be stored, used, and generated during operation of Alternative 1 are similar to those described under Proposed Action A. Refer to **Section 4.1** for a description of hazardous materials that would be stored, used, and generated during operation of Alternative 1. Mitigation has been included within **Section 5.9.1** to reduce the significance of the operational hazardous materials effects.

NOISE

This noise analysis determines the effects of construction and operation of the proposed developments under Alternative 1.

Construction Effects

Temporary noise effects from construction activities of Alternative 1 are a function of the noise generated by construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Although this alternative would have a reduced hotel and casino, the noise effects due to construction remain similar to those of Proposed Action A, with the highest noise levels experienced at the nearest noise sensitive receptor in the range of 71 to 76 dBA at a distance of 170 feet south from the Development Site. This level of noise is about the same as typical city street traffic, about 77 dBA (Bruel and Kjaer, 1971). Since estimated increases above existing ambient background exceed the criteria shown in **Table 3-35**, construction noise impacts would be considered significant. However, any peak noise levels would be temporary and intermittent, during daylight hours only, and will attenuate with distance. Construction noise is temporary and would permanently cease upon completion of the project. There presently exists a sound wall with gaps surrounding the Soboba Springs Mobile Estates, as well as one between the Golf Course Community and Soboba Road, which currently results in an approximately 5 dBA decrease of noise levels. Mitigated construction noise levels are shown in **Table**

4-69. Mitigation measures to reduce noise effects are identified in **Section 5.9.2**. Noise calculation spreadsheets are contained in **Appendix Z**.

Operational Effects

Although Alternative 1 would have a reduced hotel and casino, the noise effects due to operation remain similar to those of Proposed Action A. The main sources of noise from operation would be from increased road traffic, parking structures (car door slams, car alarms, car startups, human activity, etc.), ancillary equipment (emergency backup generator, HVAC equipment, loading docks, WWTP pump stations, etc.), landscape maintenance equipment (lawn mower, leaf blower, etc.), and the events center.

Road Traffic: Traffic noise from highways and other roads is rarely constant and depends on the volume of traffic, the speed of traffic, and the number of trucks in the traffic flow. Traffic noise generally increases with heavier traffic volume, higher speeds, and greater number of trucks. Vehicle noise is a combination of noise produced by the engine, exhaust, wind resistance, and tires, and can be increased by faulty equipment. Typically, the average sound level for freeway traffic at 50 feet is about 70 dBA, while that for light auto traffic is about 53 dBA. Since traffic noise is a linear noise source, its loudness generally drops about 3 dBA for every doubling of distance from the highway or road, so 70 dBA at 50 feet would be only 67 dBA at 100 feet or 64 dBA at 200 feet.

The hillside residential community is approximately 2,000 feet (610 meters) from the northeast corner of the facility, and over 3,000 feet (915 meters) from the main building. The community is approximately 302 feet (92 meters) from the intersection of Chabella Drive with Soboba Road. This distance affords considerable noise attenuation, including terrain effects (absorption). Traffic noise from Soboba Road would be approximately 62 dBA L_{eq}, which is less than significant since the low-density residential (LDR) noise threshold is 65 dBA under the Land Use Element (see Section 3.7.2). The closest sensitive receptor in the Golf Course Community to traffic noise is approximately 72 feet (22 meters) from Soboba Road; from this distance, traffic noise from Soboba Road would be less than significant, at 66 dBA L_{eq}. This estimation accounts for the existing sound wall between the Golf Course Community and Soboba Road, which reduces the noise level by approximately 5 dBA.

Since an increase of 3 dBA is generally considered a just-perceivable difference, the estimated noise effects associated with traffic increases for the hillside and Golf Course communities are considered less than significant as the maximum overall change is estimated to be +2.3 dBA. For the Soboba Springs Mobile Estates, due to its close proximity (approximately 50 feet) to Lake Park Drive, the estimated noise effects associated with traffic increases would be significant under Proposed Action B. Unmitigated noise levels would be approximately 71 dBA L_{eq}, which exceeds by 1 dBA the significance threshold of 5 dBA over ambient noise levels. 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. The mitigated noise level at Soboba Springs Mobile Estates from traffic noise would be less than significant, at approximately 69 dBA. Mitigation measures to further reduce noise effects are described in **Section 5.9.2.**

Tables 4-81 and **4-82** summarize the estimated unmitigated and mitigated operational noise, respectively.

TABLE 4-81
ESTIMATED OPERATIONAL NOISE IMPACTS FROM STATIONARY EQUIPMENT AND ON-ROAD VEHICLES (ALTERNATIVE 1, UNMITIGATED)

Receptor Location	Noise Source	Sound Level in Decibels, A-weighted (dBA)							
		L_{MAX}	L_{02}	L_{08}	L_{10}	L_{25}	L_{50}	L_{90}	L_{EQ}
Soboba Springs Community	Traffic	71	71	71	71	71	71	71	71
	South Parking Structure	65	65	65	65	65	65	65	65
	Events Center	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Wastewater Treatment Plant	65	65	65	65	65	65	65	65
	Combined Effects	**71**	**71**	**71**	**71**	**71**	**71**	**71**	**71**
Golf Course Community	Traffic	67	67	67	67	67	67	66	66
	Central Plant	64	64	64	64	64	63	63	63
	North Parking Structure	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Combined Effects	**70**	**70**	**70**	**70**	**70**	**69**	**69**	**69**
Hill Community	Traffic	62	62	62	62	62	62	62	62

Source: DOT FHWA 2006

TABLE 4-82
ESTIMATED OPERATIONAL NOISE IMPACTS FROM STATIONARY EQUIPMENT AND ON-ROAD VEHICLES (ALTERNATIVE 1, MITIGATED)

Receptor Location	Noise Source	Sound Level in Decibels, A-weighted (dBA)							
		L_{MAX}	L_{02}	L_{08}	L_{10}	L_{25}	L_{50}	L_{90}	L_{EQ}
Soboba Springs Community	Traffic	74	71	71	70	70	70	69	69
	South Parking Structure	65	65	65	65	65	65	65	65
	Events Center	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Wastewater Treatment Plant	65	65	65	65	65	65	65	65
	Combined Effects	**69**	**69**	**69**	**69**	**69**	**69**	**69**	**69**
Golf Course Community	Traffic	67	67	67	67	67	67	66	66
	Central Plant	61	61	61	61	61	61	61	61
	North Parking Structure	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Combined Effects	**69**	**69**	**69**	**69**	**69**	**69**	**68**	**68**
Hill Community	Traffic	62	62	62	62	62	62	62	62

Source: DOT FHWA 2006

Parking Structures: Traffic noise in parking structures is typically limited by low speeds; as a result, noise from this source is generally substantially less than noise from adjacent roadways. Human activity such as talking, yelling, triggering car alarms, and closing doors and trunks can occur any time of the day, but would be most frequent during peak casino hours. The noise levels associated with these activities are caused by purely random human behavioral events which may or may not occur during any given period

of time. The walls, columns, and ceiling surfaces of parking structures can cause reflections of sound, so that noise may seem to be magnified. It is typical for a passing car in a parking structure to produce a maximum noise level of 60 dBA to 65 dBA at a distance of 50 feet, which is comparable to the level of a raised voice. Other noise sources from a parking structure include car door slams producing 45 dBA, car alarms producing 68 dBA, and engine startups producing 62 dBA, each measured at a distance of 50 feet (Pasadena, 2002; Rancho San Juan Plan, 2004). Consequently, these activities could result in a marginal increase of 1 to 3 dBA over the ambient noise level of 60 to 65 dBA depending on the frequency and distance, which is below the significance threshold of an increase of 5 dBA from ambient noise levels. However, mitigation measures to further reduce noise effects are described in **Section 5.9.2.**

Ancillary Equipment: Ancillary equipment (standard acoustically enclosed emergency backup generator, HVAC equipment, pump stations, loading docks, etc.) and landscape maintenance equipment (lawn mower, leaf blower, etc.) would also produce noise. The backup generator would be a standard commercial packaged system featuring an acoustic enclosure and heavily muffled, which renders the system very quiet – almost silent from a distance. The backup generator would normally operate about 20-30 minutes per week (daytime only, automatic timer) in order to maintain readiness and thus would not be a significant source of noise. Loading docks for food and other supplies can be significant noise sources due primarily to the noise produced by diesel-powered delivery trucks. Although the trucks would be moving at low speeds, the engine noise could be significant (typically 70 to 75 dBA at 50 feet), and the number and time of day of truck deliveries could affect the responses of nearby noise sensitive receivers. Loading docks are typically located at the rear of the food service and housekeeping buildings. However, at some locations, loading dock noise could be audible during the quietest hours of the night, and could be significant due to the increase in ambient noise levels during those hours. The nearest noise sensitive receptor to the loading docks is approximately 720 feet away; thus noise effects would not be significant, producing levels of 44 to 51 dBA at this distance.

Noise from landscape maintenance equipment (lawnmowers, edgers, trimmers, etc.) would be no different than presently generated close to residences at the Soboba Springs Country Club golf course, the landscaped areas of the Soboba Springs Mobile Estates, or private homes, and thus not a new source of noise nor a significant change from existing conditions.

Noise transmission from the HVAC equipment would be minimized due the location of the Central Plant at the extreme north end of the facility, adjacent to the golf course, about 550 feet (168 meters) away from the nearest residences. Since the greatest potential for significant noise effects would occur if the equipment were located near sensitive receptors, the proposed location of the Central Plant effectively reduces HVAC noise as it would contain all the large outside equipment. The Central Plant would be constructed inside an acoustic enclosure which would shield the equipment (chillers, cooling tower, emergency generator, etc.) from view and also create a noise barrier that would dissipate fan and chiller noise upward instead of horizontally. This, combined with the considerable distance from receptors, would render the attenuated HVAC noise impact less than significant, about 50 dBA against an ambient

background of 60 to 65 dBA. Additional mitigation measures to reduce noise effects are described in **Section 5.9.2.**

Some noise would be generated by the pump stations at the wastewater treatment plant, which would be located about 540 feet (165 meters) from the nearest residence. Pump noise at this distance would be about 49 dBA,[165] which is less than typical traffic noise at the same distance (about 59 dBA)[166] and would therefore have a less than significant effect on the ambient noise environment. Noise calculation spreadsheets are contained in **Appendix Z**.

Events Center: The events center (indoor arena/theater) is designed as a fully enclosed structure with sound isolation and absorbing features incorporated which will prevent the propagation of significant noise beyond the property line. There will be no outdoor concert events at the facility, only indoor events. Noise from a rock concert may reach 120 dBA at a close distance indoors (Medlin and Associates 2004). This is considered the worst-case scenario for inside the events center. The closest noise-sensitive receptor (the Soboba Springs Mobile Estates) would be located approximately 270 feet from the events arena. Due to engineered soundproof construction techniques, a 50 dBA attenuation would be achieved, from about 120 dBA on the interior to about 70 dBA on the exterior of the building. It follows that residual noise from the events center would greatly decrease over this distance to about 55 dBA, which is less than the ambient 65 dBA environment and would thus not be an impact. There presently exists a sound wall with gaps surrounding the Soboba Springs Mobile Estates, which would result in an approximately 5 dBA decrease of noise levels from the event center. In addition, noise from the events center would only be expected to occur during special events and would not form a permanent part of the background noise level. 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 in **Section 5.9.2** to lower received noise levels by about an additional 3 dBA overall. Mitigated construction noise levels are shown in **Table 4-82** above. The level of noise reaching the Soboba Springs Mobile Estates from the events center is therefore not expected to surpass the significance threshold of an increase of 5 dBA from ambient noise levels.

Conclusion: The simultaneous "worst case" combined unmitigated effects of road traffic, parking structures, the events arena, and ancillary equipment associated with the Alternative 1 could possibly increase average ambient noise levels for the Soboba Springs Mobile Estates temporarily by approximately 6 dBA over existing ambient levels, which would be a significant effect. However, the mitigation measures specified in **Section 5.9.2** would reduce noise effects to the Soboba Springs Mobile Estates to less than significant, at an increase of 4 dBA overall. The mitigated change would not exceed the threshold of significance of an increase in 5 dBA from ambient noise levels. During special events at

[165] Bruel & Kjaer, 1971, Acoustic Noise Measurements, Figure 2-10, page 20.

[166] US Environmental Protection Agency. 1971. Noise from Construction Equipment and Operations, US Building Equipment, and Home Appliances. Prepared by Bolt Beranek and Newman for USEPA Office of Noise Abatement and Control, Washington, DC.

the indoor events center, outside noise levels would not exceed this threshold and would therefore be less than significant.

The simultaneous "worst case" combined unmitigated effects of the proposed developments on the Golf Course and hillside communities (69 dBA L_{eq} and 62 dBA L_{eq}, respectively) would not exceed an increase in 5 dBA from ambient noise levels, and would thus be less than significant. Noise calculation spreadsheets are contained in **Appendix Z**.

VISUAL RESOURCES

This alternative would include the same composition of establishments as Proposed Action A, but the scale of the hotel and casino would be reduced by a magnitude of 20 percent. The hotel would include 240 rooms under this alternative. The casino would still include 2,000 gaming devices, but the table games, poker tables, and multipurpose space would be reduced. In total, this alternative would reduce the hotel and casino complex by approximately 155,000 square-feet. The gas station and convenience store, fire substation, and wastewater treatment plant will remain the same as in Proposed Action A

Visual Contrast Rating

The Visual Contrast Rating process was used to determine whether the potential visual effects from Alternative 1 would meet the visual standards established in the Visual Inventory analysis (see **Section 3.9.3**), or whether mitigation measures would be required. This process involves comparing the project features with the major features in the existing landscape using the basic design elements of form, line, color, and texture (BLM 2007h).

The Visual Contrast Rating process used the following five steps:

1) Obtain project description

2) Identify visual standards (Identified in **Section 3.9.3**)

3) Select key observation points

4) Prepare visual simulations

5) Determine whether visual standards are met

Using these five steps, the contrast of the project to the existing landscape was evaluated to determine if the visual standards would be met with project implementation. The first three steps are documented in **Section 3.9.3**; the fourth and fifth steps are described below.

Visual Simulations

The following visual simulations (see **Figures 4-9(a)-(f)**) represent before and after views from each KOP. In all cases the baseline photographs were taken with a lens that is comparable to the human eye.

None of the photographs is either wide angle or telephoto in scope, although several were merged from a couple of photos in order to show the full Development Site. The baseline photographs used to construct visual simulations were compared to the photos with project simulations. This process allowed a determination of significance effect to be made from each KOP.

FIGURE 4-9(A)
MAIN STREET LOOKING EAST TOWARDS THE DEVELOPMENT SITE

Before

Figure 4-9(A) continued

After

FIGURE 4-9(B)
INTERSECTION OF GRANITE VIEW DRIVE AND SAN JOSE DRIVE LOOKING SOUTHWEST TOWARDS THE DEVELOPMENT SITE

Before

Figure 4-9(B) continued

After

FIGURE 4-9(C)
VERONA AVENUE LOOKING SOUTH TOWARD THE DEVELOPMENT SITE

Before

Figure 4-9(C) continued

After

FIGURE 4-9(D)
MENLO AVENUE LOOKING NORTHWEST TOWARD THE DEVELOPMENT SITE

Before

Figure 4-9(D) continued

After

FIGURE 4-9(E)
VIEW FROM SOBOBA SPRINGS DRIVE LOOKING NORTHEAST ACROSS THE PARK TOWARD THE DEVELOPMENT SITE

Before

Figure 4-9(E) continued

After

FIGURE 4-9(F)
VIEW FROM SOBOBA AVENUE LOOKING NORTHWEST TOWARD THE DEVELOPMENT SITE

Before

Figure 4-9(F) continued

After

Determining whether Visual Standards are Met

The six observation points offer different perspectives on the project and therefore differ in their evaluation of the contrast rating and whether they meet the visual standards. In this evaluation, Alternative 1 is evaluated at each KOP for its contrast with the existing setting, with a discussion of whether the design would meet with the visual resource standards or warrant mitigation measures.

Many factors go into making a degree of contrast determination. Four elements (form, line, color, and texture) of Alternative 1 are compared to the existing landscape. Each of these elements is further examined by looking at other factors including distance, perspective, spatial relationships, and length of time in view. **Table 4-83** shows criteria for the degree of contrast rating, and **Table 4-84** presents a summary of the degree of contrast for each KOP.

TABLE 4-83
DEGREE OF CONTRAST CRITERIA

Degree of Contrast	Criteria
None	The element contrast is not visible or perceived.
Weak	The element contrast can be seen but does not attract attention.
Moderate	The element contrast begins to attract attention and begins to dominate the characteristic landscape.
Strong	The element contrast demands attention, will not be overlooked, and is dominant in the landscape.

Source: BLM VRM 2007

TABLE 4-84
SUMMARY OF DEGREE OF CONTRAST FOR EACH KOP

Key Observation Point	Elements	Features			Visual Standards Met?	Additional Mitigating Measures Recommended?
		Land/Water Body	Vegetation	Structures		
Main Street	Form	None	None	Moderate	No	Yes
	Line	None	None	Moderate		
	Color	None	None	Strong		
	Texture	None	Weak	Moderate		
Granite Drive	Form	None	Weak	Moderate	No	Yes
	Line	None	Weak	Moderate		
	Color	Strong	None	Strong		
	Texture	Weak	Weak	Strong		
Verona Avenue	Form	None	Weak	Weak	No	Yes
	Line	None	Weak	Weak		
	Color	None	Weak	Strong		
	Texture	None	Weak	Weak		
Menlo Avenue	Form	Weak	Weak	Weak	Yes	No
	Line	Weak	Weak	Weak		
	Color	Weak	Weak	Moderate		
	Texture	Weak	Weak	Weak		
Soboba Springs Drive	Form	None	Weak	Moderate	No	Yes
	Line	None	Weak	Moderate		
	Color	None	Weak	Strong		
	Texture	None	Weak	Weak		
Soboba Road	Form	Weak	Moderate	Strong	No	Yes
	Line	Weak	Moderate	Moderate		
	Color	Strong	Weak	Strong		
	Texture	Moderate	Moderate	Strong		

Alternative 1 Effect Determination

As discussed under Main Street, Verona Avenue, Menlo Avenue, and Soboba Springs Drive below, Alternative 1 would not dominate the view from locations over 0.5 miles away. Because the terrain is consistently level from most viewpoints, this distance would be greatly reduced if there are visual obstructions exist between the viewpoint and the Development Site. Although Alternative 1 would attract attention, the moderate contrast with the existing setting from these viewpoints would be acceptable under the Class III VRM classification. However, Alternative 1 would be proximate to several residential communities and public roads where, as shown by Soboba Road, the changes would create a strong contrast to the existing setting. Due to their size, any viewers within 0.5 miles of the structures who have an unobstructed line-of-sight could not overlook them. In addition, residences and trails at the same elevation or higher than the proposed

structures' roofs, as shown by Granite View Drive, would have a clear view of parked vehicles and mechanical equipment. At these locations, viewers could not ignore the strong color and texture contrast with the existing setting. Views of the San Jacinto Mountains, the most scenic feature in the visual landscape, would be partially or completely obscured. Therefore, visual standards would not be met and mitigation measures would be warranted.

Main Street

Looking east from Main Street, the upper floors of the hotel, casino, convention center and northern parking structure in the northern portion of the property would be visible. To the south, the structures' roofs would also be visible. However, the gas station and convenience store would not be seen because of the levee and existing housing. Although the distance to the site would decrease the amount of contrast from the surrounding landscape, the form, line and colors of the proposed structures would be clearly seen from this point. In addition, the proposed buildings' backdrop would include the surrounding hills. Accordingly, this analysis includes an examination of the structures' contrast with the background topography.

Land/Water Body: Changes to the land in the Development Site would not be seen because the line-of-sight is blocked by the levee. Therefore, Alternative 1 would have no land contrast in form, line, color and texture to the existing view.

Vegetation: Most of Alternative 1's landscape would be indistinct due to sight distance and existing vegetation. The landscape that could be seen would be very similar to the existing vegetation in form, line and color. Therefore, Alternative 1's landscape would have no form, line, color and texture contrast.

Structures: Alternative 1's buildings would have a geometric, symmetrical form that would have little contrast with the telephone poles, road, and levee in the foreground. However, the structures would strongly contrast with the form of the undulating, sculpted hills in the background. The effect of this contrast would be diminished due to the observer's distance from this point; as a result, there would be a moderate contrast in form. Alternative 1 would have little or no contrast with the strongly vertical and horizontal lines of the existing structures, foreground landforms, and proposed structures; however it would have a moderate contrast with the curved and diagonal lines of the background hills. Bright oranges, reds, and whites of the proposed structures would strongly contrast with the colors of structures in the vicinity. The smooth surfaces of the proposed structures would not noticeably contrast with the existing structures' fine texture, but would moderately contrast with the landscape's granular and patchy texture.

The overall contrast rating of Alternative 1 would be strong. While the proposed structures would not dominate the observers' view, the bright colors would be prominent. Therefore, the region's visual standards established in **Section 3.9.3** would be not met. Alternative 1 would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

Granite View Drive

Looking southwest from the top of Granite View Drive, most of Alternative 1's structures and landscape would be visible and dominant. The form, line, colors, and textures of the proposed structures and landscape would clearly be seen from this point. In addition, the proposed buildings would partially obscure the landscaping of the Soboba Springs Golf Course. However, the gas station and convenience store would not be seen because of the existing terrain and vegetation.

Land/Water Body: The small change in the Development Site's slope would not be distinguishable due to distance. Therefore, Alternative 1 would have no land contrast in form and line to the existing view at this location. The proposed landforms would primarily be covered with asphalt, a light to dark gray color. This which would strongly contrast with the existing land form colors of light to dark brown with some orange, but would have no contrast with the existing road's color. Because the percentage of land covered by the asphalt is large, the change in the landform's color would be strong. The smooth asphalt textures would weakly contrast to the grainy textures of the existing landscape.

Vegetation: Alternative 1's regular and symmetrical landscaping weakly contrasts with the existing vegetation's clumped and varied form. The rounded and vertical lines of Alternative 1's landscape would moderately contrast with the small, sharp, discontinuous lines of the existing vegetation. Alternative 1's landscape greens and blacks would weakly contrast with the existing vegetation's range of greens, yellows and oranges. The dappled but evenly spaced vegetation of Alternative 1 would moderately contrast with the course, granular and spotty texture of the existing site's vegetation.

Structures: This view differs from other views in that all the structures' roofs could be seen from this point, including the roof top parking on the parking structures and the mechanical roof top systems. Alternative 1's structures would have large, broad, rectangular forms that would be visible throughout most of the Development Site. In addition, the structures would partially obscure the view of the Soboba Golf Course. The strong contrast with the existing site's smaller structures would be reduced to a moderate rating due to distance. Alternative 1's horizontal, choppy structural lines would have weak contrast with the short, disconnected lines of the existing buildings. The proposed structures' bright oranges, reds, and whites would strongly contrast with the more muted colors in the vicinity and of the surrounding landscape. In addition, the large variety of vehicle colors on the roof top parking would strongly contrast with the more muted earth tone colors of the surrounding landscape. The roof top and parking structures would have a course, clumped, irregular texture due to the vehicles and mechanical systems which would strongly contrast with the finer textures of the existing site.

Overall, Alternative 1 would strongly contrast with the existing setting. While most of the structures would have only a moderate contrast with the existing setting, the colors of the buildings as well as the colors and textures from the rooftop would have a strong contrast with the existing setting. Therefore, the region's visual standards established in **Section 3.9.3** would be not

met. Alternative 1 would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

Verona Avenue

From the southern end of Verona Avenue near Soboba Road, only the northern parking structure would be visible and dominant. This structure would block the view of the rest of the complex from this location. The surrounding housing and landscaping would obstruct the views of the lower levels, leaving only the upper levels visible.

Land/Water Body: Changes to the land in the Development Site would not be seen because the line-of-sight is blocked by the foreground housing and vegetation. Therefore, Alternative 1 would have no land contrast in form, line, color and texture to the existing view.

Vegetation: Only a small amount of Alternative 1's landscaping is visible and only in a few locations because of foreground housing and vegetation. Therefore, Alternative 1's regular and symmetrical forms, rounded and vertical lines, green and brown colors, and dappled but consistent texture would weakly contrast with the existing vegetation.

Structures: Alternative 1's buildings would be visible in only a few locations because of foreground housing and vegetation. Alternative 1's broad geometric forms, strong horizontal lines, and smooth texture would weakly contrast with the existing structures and landscape. However, the structures bright orange color would strongly contrast with the muted colors in both the foreground and background.

The overall contrast rating of Alternative 1 would be strong. While, only a small portion would not be obscured by existing vegetation and housing, the bright orange color would be very highly visible. Therefore, the region's visual standards established in **Section 3.9.3** would be not met. Alternative 1 would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

Menlo Avenue

Looking northeast from the highest public access point on Menlo Avenue approximately two miles from site, Alternative 1 would be perceptible but would fill a very small portion of the view. The form, line, and textures of the proposed structures and landscape would be largely indistinguishable and would create a weak contrast with the existing setting. The bright orange color would be moderately visible, but would not dominate the existing setting. Therefore, the region's visual standards established in **Section 3.9.3** would be met and no further mitigation is warranted

Soboba Springs Drive

From the southwestern corner of the retirement community's park on Soboba Springs Drive, Alternative 1's hotel and casino, arena, southern parking garage, and surrounding landscaping

would be visible. The arena southern parking garage would be the most prominent. However, the gas station and convenience store would not be seen because of foreground housing and vegetation. The surrounding housing and landscaping would obstruct the views of the lower

levels, leaving only the upper levels visible. In addition, the proposed buildings' backdrop would include the surrounding hills. Accordingly, this analysis includes an examination of the structures' contrast with the background topography.

Land/Water Body: Changes to the land in the Development Site would not be seen because the line-of-sight is blocked by the foreground housing and vegetation. Therefore, Alternative 1 would have no land contrast in form, line, color and texture to the existing view.

Vegetation: Only a small amount of Alternative 1's landscaping would be visible and only in a few locations because of foreground housing and vegetation. Therefore, Alternative 1's regular and symmetrical forms, rounded and vertical lines, green and brown colors, and dappled but consistent texture would weakly contrast with the existing vegetation.

Structures: Foreground housing and vegetation would partially obscure Alternative 1's buildings. The structure's upper stories would have a broad low form with strongly horizontal lines. They would weakly contrast with the broad geometric forms and small horizontal and vertical lines of the existing housing, but strongly contrast with the large, sloping hills with undulating, diagonal lines. However, the distance and perspective would reduce the contrast ratings to moderate. The bright orange color would strongly contrast with the existing setting's muted colors. The uniform dappled and smooth textures would weakly contrast with the dappled and varied textures.

The overall contrast rating of Alternative 1 is strong. While the Project's structures would be low on the horizon and weakly or moderately contrast with many of the existing setting's elements, the bright orange colors would strongly contrast with the muted colors of the existing setting. Therefore, the region's visual standards established in **Section 3.9.3** would be not met. Alternative 1 would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

Soboba Road

Looking northwest from Soboba Road, most of Alternative 1 structures and landscape would be visible and dominant, with the southern parking garage the most prominent structure. The form, line, colors, and textures of the proposed structures and landscape would clearly be seen from this point. In addition, the proposed buildings would obscure the landscaping of the Soboba Springs Golf Course and the open sky beyond. Accordingly, this analysis includes an examination of the structures' contrast with the background topography.

Land/Water Body: The existing land form is generally flat with a gentle slope to the west. The proposed changes which would remove the gentle slope and establish a consistent elevation throughout the property, would weakly contrast with the existing land form. The lines of the

proposed land forms would be strongly horizontal and would not contrast with the existing site. The proposed landforms would primarily be covered with asphalt, a light to dark gray color. This would strongly contrast with the existing land form colors of light to dark brown with some orange, but would have no contrast with the existing road's color. Because a large percentage of land is covered by the asphalt, the change in the landform's color would be strong. The smooth asphalt textures would moderately contrast to the grainy textures of the existing landscape.

Vegetation: The vegetation in the existing landscape is sparse and irregularly spaced. The Soboba Golf Course's vegetation, directly behind the Development Site, is clumped and varied. The regular and symmetrical landscaping of Alternative 1 would moderately contrast with the existing vegetation. Undulating and vertical lines of Alternative 1's landscape would moderately contrast with the foreground's indistinct lines and background's curving and vertical lines of the existing vegetation. The proposed landscape's greens and blacks would weakly contrast with the existing vegetation's range of greens, yellows and oranges. Alternative 1's dappled but evenly spaced landscape would moderately contrast with the grainy, dappled and clumped texture of the existing site's sparse vegetation and the Soboba Golf Course's landscaping.

Structures: Alternative 1 structures would have a geometric, symmetrical form that would strongly contrast with the existing structures, narrow, vertical telephone poles and curved road, because of Alternative 1's size and mass. In addition, the Action would strongly contrast with the vast open sky beyond by blocking a substantial portion of the view. The proposed structure's more dominantly horizontal lines would moderately contrast with the existing structures' weakly vertical and landforms' strongly horizontal and diagonal lines. The bright orange, red, white and black colors of the proposed structures would contrast strongly with existing structures' muted colors. In addition, the structures would be large enough to block the views and Soboba Golf Course's vegetation and open sky in the distance. The proposed structures' colors would strongly contrast with the green vegetation and rich blue sky. Furthermore, when the parking lot is full of vehicles, it would contain a myriad of contrasting bright and muted colors, matching no color scheme in the existing setting. Although a portion of the proposed structures would be screened by landscaped vegetation, the majority of the proposed structures' smooth, large surfaces would strongly contrast with the existing landscape's granular and patchy texture and the existing structures' minimal texture. The parking lot's course, clumped, irregular texture, due to the vehicles, would strongly contrast with the finer textures of the existing site.

Overall, Alternative 1 would strongly contrast with the existing setting. The proposed structures would be clearly visible and would dominate the observers view. Therefore, the region's visual standards established in **Section 3.9.3** would be not met. Alternative 1 would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

4.3.9.4 RECREATIONAL RESOURCES

Proposed Alternative 1 would increase traffic in the opening year (2010) primarily on the following intersections:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)

- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The increased traffic could affect the Sallee Park and Recreation Pool, Druding Park, Mistletoe Park, Francisco Estudillo Heritage Park, and Hofmann Park, which are all situated less than half a mile from the Ramona Boulevard and San Jacinto Street intersection. The Golf Course and Country Club would also be in close proximity to the Development Site and could be affected by the increased traffic. Although some public parks that provide recreation activities and the Golf Course and Country Club are within close proximity of intersections that will increase in traffic, the traffic mitigation measures discussed in **Section 5.9** will insure that all affected roads will operate at an acceptable level, so no recreational resources will be significantly affected.

It should also be noted that Alternative 1 does not include any public recreational lands. The demand for recreation in the area is not expected to increase as result of Alternative 1, and hence will not affect recreational resources. Demand for recreational resources is not expected to increase because the amount of available recreational areas will abate the expected increase of tourists and travelers coming to the area as result of Alternative 1. The Golf Course and Club House is located inside the Project Site but will also not be affected. Although the land will now become part of the Trust, this will not affect any of the Golf Course and Country Club's characteristics that are described in **Section 3.7.8**, as it will continue to be open to the public.

4.9.4 ALTERNATIVE 2 – HOTEL AND CONVENTION CENTER (NO CASINO RELOCATION)

HAZARDOUS MATERIALS

Existing Conditions

Effects to hazardous materials under Alternative 2 are similar to effects posed by Proposed Action A. The RECs identified on the Project Site (see **Section 3.7.5**) were further investigated during confirmation Phase II activities conducted in April 2008 (included as **Appendix Y**. Based on the results of the Phase II investigation, no further site-assessment or remediation activities appear warranted.

Construction Effects

Potentially significant effects of Alternative 2 are similar to those described under Proposed Action A; refer to the hazardous materials discussion in **Section 4.1.9**. Under Alternative 2, less construction would take place, and potential for effects would be slightly lessened. Mitigation

has been included within **Section 5.9.1** to reduce the significance of the construction-related hazardous materials effects.

Operational Effects

The amount and type of hazardous materials that would be stored, used, and generated during operation of Alternative 2 are similar to those described under Proposed Action A. Refer to **Section 4.1.9** for a description of hazardous materials that would be stored, used, and generated during operation of Alternative 2. Mitigation has been included within **Section 5.9.1** to reduce the significance of the operational hazardous materials effects.

NOISE

This noise analysis determines the effects of construction and operation of the proposed developments under Alternative 2.

Construction Effects

Temporary noise effects from construction activities of Alternative 2 are a function of the noise generated by construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Although this alternative would have a hotel but no casino, the noise effects due to construction remain similar to those of Proposed Action A, with the highest noise levels experienced at the nearest noise sensitive receptor in the range of 71 to 76 dBA at a distance of 170 feet south from the Development Site. This level of noise is about the same as typical city street traffic, about 77 dBA (Bruel and Kjaer, 1971). Since estimated increases above existing ambient background exceed the criteria shown in **Table 3-35**, construction noise impacts would be considered significant. However, any peak noise levels would be temporary and intermittent, during daylight hours only, and will attenuate with distance. Construction noise is temporary and would permanently cease upon completion of the project. There presently exists a sound wall with gaps surrounding the Soboba Springs Mobile Estates, as well as one between the Golf Course Community and Soboba Road, which currently results in an approximately 5 dBA decrease of noise levels. Mitigated construction noise levels are shown in **Table 4-69**. Mitigation measures to reduce noise effects are identified in Section **5.9.2**. Noise calculation spreadsheets are contained in **Appendix Z**.

Operational Effects

Although Alternative 2 would have a hotel but no casino, the noise effects due to operation remain similar to those of Proposed Action A. The main sources of noise from operation would be from increased road traffic, parking structures (car door slams, car alarms, car startups, human activity, etc.), ancillary equipment (emergency backup generator, HVAC equipment, loading docks, WWTP pump stations, etc.), and landscape maintenance equipment (lawn mower, leaf blower, etc.).

Road Traffic: Traffic noise from highways and other roads is rarely constant and depends on the volume of traffic, the speed of traffic, and the number of trucks in the traffic flow. Traffic noise generally increases with heavier traffic volume, higher speeds, and greater number of trucks.

Vehicle noise is a combination of noise produced by the engine, exhaust, wind resistance, and tires, and can be increased by faulty equipment. Typically, the average sound level for freeway traffic at 50 feet is about 70 dBA, while that for light auto traffic is about 53 dBA. Since traffic

noise is a linear noise source, its loudness generally drops about 3 dBA for every doubling of distance from the highway or road, so 70 dBA at 50 feet would be only 67 dBA at 100 feet or 64 dBA at 200 feet.

The hillside residential community is approximately 2,000 feet (610 meters) from the northeast corner of the facility, and over 3,000 feet (915 meters) from the main building. The community is approximately 302 feet (92 meters) from the intersection of Chabella Drive with Soboba Road. This distance affords considerable noise attenuation, including terrain effects (absorption). Traffic noise from Soboba Road would be approximately 62 dBA L_{eq}, which is less than significant since the low-density residential (LDR) noise threshold is 65 dBA under the Land Use Element (see Section 3.7.2). The closest sensitive receptor in the Golf Course Community to traffic noise is approximately 72 feet (22 meters) from Soboba Road; from this distance, traffic noise from Soboba Road would be less than significant, at 66 dBA L_{eq}. This estimation accounts for the existing sound wall between the Golf Course Community and Soboba Road, which reduces the noise level by approximately 5 dBA.

Since an increase of 3 dBA is generally considered a just-perceivable difference, the estimated noise effects associated with traffic increases for the hillside and Golf Course communities are considered less than significant as the maximum overall change is estimated to be +2.3 dBA. For the Soboba Springs Mobile Estates, due to its close proximity (approximately 50 feet) to Lake Park Drive, the estimated noise effects associated with traffic increases would be significant under Proposed Action A. Unmitigated noise levels would be approximately 70 dBA L_{eq}, which meets the significance threshold of 5 dBA over ambient noise levels. 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. The mitigated noise level at Soboba Springs Mobile Estates from traffic noise would be less than significant, at approximately 68 dBA. Mitigation measures to further reduce noise effects are described in **Section 5.9.2.**

Tables 4-85 and **4-86** summarize the estimated unmitigated and mitigated operational noise, respectively.

TABLE 4-85
ESTIMATED OPERATIONAL NOISE IMPACTS FROM STATIONARY EQUIPMENT AND ON-ROAD VEHICLES (ALTERNATIVE 2, UNMITIGATED)

Receptor Location	Noise Source	Sound Level in Decibels, A-weighted (dBA)							
		L_{MAX}	L_{02}	L_{08}	L_{10}	L_{25}	L_{50}	L_{90}	L_{EQ}
Soboba Springs Community	Traffic	71	71	71	71	71	71	70	70
	Surface Parking	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Wastewater Treatment Plant	65	65	65	65	65	65	65	65
	HVAC/Refrigeration Unit	61	61	61	61	61	61	61	61
	Combined Effects	**71**	**71**	**71**	**71**	**71**	**71**	**70**	**70**
Golf Course Community	Traffic	67	67	67	67	67	67	66	66
	HVAC/Refrigeration Unit	61	61	61	61	61	61	61	61
	Surface Parking	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Combined Effects	**69**	**69**	**69**	**69**	**69**	**69**	**68**	**68**
Hill Community	Traffic	62	62	62	62	62	62	62	62

Source: DOT FHWA 2006

TABLE 4-86
ESTIMATED OPERATIONAL NOISE IMPACTS FROM STATIONARY EQUIPMENT AND ON-ROAD VEHICLES (ALTERNATIVE 2, MITIGATED)

Receptor Location	Noise Source	Sound Level in Decibels, A-weighted (dBA)							
		L_{MAX}	L_{02}	L_{08}	L_{10}	L_{25}	L_{50}	L_{90}	L_{EQ}
Soboba Springs Community	Traffic	69	69	69	69	69	69	68	68
	Surface Parking	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Wastewater Treatment Plant	65	65	65	65	65	65	65	65
	HVAC/Refrigeration Unit	60	60	60	60	60	60	60	60
	Combined Effects	**69**	**69**	**69**	**69**	**69**	**69**	**68**	**68**
Golf Course Community	Traffic	67	67	67	67	67	67	66	66
	HVAC/Refrigeration Unit	60	60	60	60	60	60	60	60
	Surface Parking	65	65	65	65	65	65	65	65
	Loading Dock	65	65	65	65	65	65	65	65
	Combined Effects	**69**	**69**	**69**	**69**	**69**	**69**	**68**	**68**
Hill Community	Traffic	62	62	62	62	62	62	62	62

Source: DOT FHWA 2006

Surface Parking: Traffic noise in parking areas is typically limited by low speeds; as a result, noise from this source is generally substantially less than noise from adjacent roadways. Human activity such as talking, yelling, triggering car alarms, and closing doors and trunks can occur any time of the day, but would be most frequent during peak casino hours. The noise levels associated with these activities are caused by purely random human behavioral events which may or may not occur during any given period of time. It is typical for a passing car to produce a

maximum noise level of 60 dBA to 65 dBA at a distance of 50 feet, which is comparable to the level of a raised voice. Other noise sources from parking areas include car door slams producing 45 dBA, car alarms producing 68 dBA, and engine startups producing 62 dBA, each measured at a distance of 50 feet (Pasadena, 2002; Rancho San Juan Plan, 2004). Consequently, these activities could result in a marginal increase of 1 to 3 dBA over the ambient noise level of 60 to 65 dBA depending on the frequency and distance, which is below the significance threshold of an increase of 5 dBA from ambient noise levels.

Ancillary Equipment: Ancillary equipment (HVAC equipment, pump stations, loading docks, etc.) and landscape maintenance equipment (lawn mower, leaf blower, etc.) would also produce noise. Loading docks for food and other supplies can be significant noise sources due primarily to the noise produced by diesel-powered delivery trucks. Although the trucks would be moving at low speeds, the engine noise could be significant (typically 70 to 75 dBA at 50 feet), and the number and time of day of truck deliveries could affect the responses of nearby noise sensitive receivers. Loading docks are typically located at the rear of the food service and housekeeping buildings. However, at some locations, loading dock noise could be audible during the quietest hours of the night, and could be significant due to the increase in ambient noise levels during those hours. The nearest noise sensitive receptor to the loading docks is approximately 720 feet away; thus noise effects would not be significant, producing levels of 44 to 51 dBA at this distance.

Noise from landscape maintenance equipment (lawnmowers, edgers, trimmers, etc.) would be no different than presently generated close to residences at the Soboba Springs Country Club golf course, the landscaped areas of the Soboba Springs Mobile Estates, or private homes, and thus not a new source of noise nor a significant change from existing conditions.

Noise transmission could occur from HVAC equipment located on the roofs of the hotel and on the gas station/convenience store. At approximately 660 feet from the proposed gas station/convenience store, the closest Soboba Springs Mobile Estate residence could receive noise levels of 46 dBA from HVAC equipment, reduced to 41 dBA with the existing sound wall around the community. This effect would be less than significant as the noise generated by the equipment would be less than the ambient noise level. Similarly, noise generated by HVAC equipment on the roof of the hotel would be less than significant, at approximately 53 dBA at 1,150 feet from the Golf Course community.

Some noise would be generated by the pump stations at the wastewater treatment plant, which would be located about 540 feet (165 meters) from the nearest residence. Pump noise at this distance would be about 49 dBA,[167] which is less than typical traffic noise at the same distance

[167] Bruel & Kjaer, 1971, Acoustic Noise Measurements, Figure 2-10, page 20.

(about 59 dBA)[168] and would therefore have a less than significant effect on the ambient noise environment. Noise calculation spreadsheets are contained in **Appendix Z**.

Conclusion: The simultaneous "worst case" combined unmitigated effects of road traffic, surface parking, and ancillary equipment associated with Alternative 2 could possibly increase average ambient noise levels for the Soboba Springs Mobile Estates temporarily by approximately 5 dBA over existing ambient levels, which would be a significant effect. However, the mitigation measures specified in **Section 5.9.2** would reduce noise effects to the Soboba Springs Mobile Estates to less than significant, at an increase of 3 dBA overall. The simultaneous "worst case" combined unmitigated effects of the proposed developments on the Golf Course and hillside communities (68 dBA L_{eq} and 62 dBA L_{eq}, respectively) would not exceed an increase in 5 dBA from ambient noise levels, and would thus be less than significant. Noise calculation spreadsheets are contained in **Appendix Z**.

VISUAL RESOURCES

A 300 room hotel with two or three restaurants and convention center would be developed under this alternative. The casino would not be relocated from its existing location on the Reservation. The proposed gas station and convenience store and Tribal fire station would be the same as in Proposed Action A.

Visual Contrast Rating

The Visual Contrast Rating process was used to determine whether the potential visual effects from Alternative 2 would meet the visual standards established in the Visual Inventory analysis (see Section 3.9.3), or whether mitigation measures would be required. This process involves comparing the project features with the major features in the existing landscape using the basic design elements of form, line, color, and texture (BLM 2007h).

The Visual Contrast Rating process used the following five steps:

1) Obtain project description

2) Identify visual standards (Identified in Section 3.8.7)

3) Select key observation points

4) Prepare visual simulations

5) Determine whether visual standards are met

[168] US Environmental Protection Agency. 1971. Noise from Construction Equipment and Operations, US Building Equipment, and Home Appliances. Prepared by Bolt Beranek and Newman for USEPA Office of Noise Abatement and Control, Washington, DC.

Using these five steps, the contrast of the project to the existing landscape was evaluated to determine if the visual standards would be met with project implementation. The first three steps are documented in **Section 3.9.3**; the fourth and fifth steps are described below.

Visual Simulations

The following visual simulations (see **Figures 4-10(a)-(f)**) represent before and after views from each KOP. In all cases the baseline photographs were taken with a lens that is comparable to the human eye. None of the photographs is either wide angle or telephoto in scope, although several were merged from a couple of photos in order to show the full Development Site. The baseline photographs used to construct visual simulations were compared to the photos with project simulations. This process allowed a determination of significance effect to be made from each KOP.

FIGURE 4-10(A)
MAIN STREET LOOKING EAST TOWARDS THE DEVELOPMENT SITE

Before

Figure 4-10(A) continued

After

FIGURE 4-10(B)
INTERSECTION OF GRANITE VIEW DRIVE AND SAN JOSE DRIVE LOOKING SOUTHWEST TOWARDS THE DEVELOPMENT SITE

Before

Figure 4-10(B) continued

After

FIGURE 4-10(C)
VERONA AVENUE LOOKING SOUTH TOWARD THE DEVELOPMENT SITE

Before

Figure 4-10(C) continued

After

FIGURE 4-10(D)
MENLO AVENUE LOOKING NORTHWEST TOWARD THE DEVELOPMENT SITE

Before

Figure 4-10(D) continued

After

FIGURE 4-10(E)
VIEW FROM SOBOBA SPRINGS DRIVE LOOKING NORTHEAST ACROSS THE PARK TOWARD THE DEVELOPMENT SITE

Before

Figure 4-10(E) continued

After

FIGURE 4-10(F)
VIEW FROM SOBOBA AVENUE LOOKING NORTHWEST TOWARD THE DEVELOPMENT SITE

Before

Figure 4-10(F) continued

After

Determining whether Visual Standards are Met

The six observation points offer different perspectives on the project and therefore differ in their evaluation of the contrast rating and whether they meet the visual standards. In this evaluation, Alternative 2 is evaluated at each KOP for its contrast with the existing setting, with a discussion of whether the design would meet with the visual resource standards or warrant mitigation measures.

Many factors go into making a degree of contrast determination. Four elements (form, line, color, and texture) of Alternative 2 are compared to the existing landscape. Each of these elements is further examined by looking at other factors including distance, perspective, spatial relationships, and length of time in view. **Table 4-87** shows criteria for the degree of contrast rating, and **Table 4-88** provides a summary of the degree of contrast for each KOP.

TABLE 4-87
DEGREE OF CONTRAST CRITERIA

Degree of Contrast	Criteria
None	The element contrast is not visible or perceived.
Weak	The element contrast can be seen but does not attract attention.
Moderate	The element contrast begins to attract attention and begins to dominate the characteristic landscape.
Strong	The element contrast demands attention, will not be overlooked, and is dominant in the landscape.

Source: BLM VRM 2007

TABLE 4-88
SUMMARY OF DEGREE OF CONTRAST FOR EACH KOP

Key Observation Point	Elements	Features			Visual Standards Met?	Additional Mitigating Measures Recommended?
		Land/Water Body	Vegetation	Structures		
Main Street	Form	None	None	Moderate	Yes	No
	Line	None	None	Moderate		
	Color	None	None	Moderate		
	Texture	None	Weak	Moderate		
Granite Drive	Form	None	Weak	Moderate	No	Yes
	Line	None	Weak	Moderate		
	Color	Moderate	None	Strong		
	Texture	Weak	Weak	Strong		
Verona Avenue	Form	None	None	None	Yes	No
	Line	None	None	None		
	Color	None	None	None		
	Texture	None	None	None		
Key Observation Point	Elements	Features			Visual Standards Met?	Additional Mitigating Measures Recommended?
		Land/Water Body	Vegetation	Structures		
Menlo Avenue	Form	Weak	Weak	Weak	Yes	No
	Line	Weak	Weak	Weak		
	Color	Weak	Weak	Weak		
	Texture	Weak	Weak	Weak		
Soboba Springs Drive	Form	None	Weak	Weak	Yes	No
	Line	None	Weak	Weak		
	Color	None	Weak	Weak		
	Texture	None	Weak	Weak		
Soboba Road	Form	Weak	Moderate	Strong	No	Yes
	Line	Weak	Moderate	Weak		
	Color	Strong	Weak	Strong		
	Texture	Weak	Moderate	Strong		

Alternative 2 Effect Determination

As discussed under Main Street, Verona Avenue, Menlo Avenue , and Soboba Springs Drive below, Alternative 2 would not dominate the view from locations over 0.5 miles away. Because the terrain is consistently level from most viewpoints, this distance would be greatly reduced if there are visual obstructions exist between the viewpoint and the Development Site. Although Alternative 2 would attract attention, the moderate contrast with the existing setting from these viewpoints would be acceptable under the Class III VRM classification. However, Alternative 2

would be proximate to several residential communities and public roads where, as shown by Soboba Road, the changes would create a strong contrast to the existing setting. Due to their size, any viewers within 0.5 miles of the structures who have an unobstructed line-of-sight could not overlook them. In addition, residences and trails at a higher elevation than the proposed structures' parking lot, as shown by Granite View Drive, would have a clear view of parked vehicles. At these locations, viewers could not ignore the strong color and texture contrast with the existing setting. Views of the San Jacinto Mountains, the most scenic feature in the visual landscape, would be partially or completely obscured. Therefore, visual standards would not be met and mitigation measures would be warranted.

Main Street

Looking east from Main Street, the upper floors of the hotel and convention center would be visible. However, the gas station and convenience store would not be seen because of the levee and existing housing. Although the distance to the site would decrease the amount of contrast from the surrounding landscape, the form, line and colors of the proposed structures would be clearly seen from this point. In addition, the proposed buildings' backdrop would include the surrounding hills. Accordingly, this analysis includes an examination of the structures' contrast with the background topography.

Land/Water Body: Changes to the land in the Development Site would not be seen because the line-of-sight is blocked by the levee. Therefore, Alternative 2 would have no land contrast in form, line, color and texture to the existing view.

Vegetation: Most of Alternative 2's landscape would be indistinct due to sight distance and existing vegetation. The landscape that could be seen would be very similar to the existing vegetation in form, line and color. Therefore, Alternative 2's landscape would have no form, line, color and texture contrast.

Structures: Alternative 2's buildings would have a geometric, symmetrical form that would have little contrast with the telephone poles, road, and levee in the foreground. However, the structures would strongly contrast with the form of the undulating, sculpted hills in the background. The effect of this contrast would be diminished due to the observer's distance from this point; as a result, there would be a moderate contrast in form. Alternative 2 would have little or no contrast with the strongly vertical and horizontal lines of the existing structures, foreground landforms, and proposed structures; however it would have a moderate contrast with the curved and diagonal lines of the background hills. Small amounts of bright oranges, reds, and whites of the proposed structures would moderately contrast with the colors of the existing setting. The smooth surfaces of the proposed structures would not noticeably contrast with the existing structures' fine texture, but would moderately contrast with the landscape's granular and patchy texture.

The overall contrast rating of Alternative 2 would be moderate. While the proposed structures would be clearly visible and have prominent features, they would not dominate the observers'

view. Therefore, the region's visual standards established in **Section 3.9.3** would be met and no further mitigation is warranted.

Granite View Drive

Looking southwest from the top of Granite View Drive, most of Alternative 2's structures and landscape would be visible and dominant. The form, line, colors, and textures of the proposed structures and landscape would clearly be seen from this point. However, the gas station and convenience store would not be seen because of the existing terrain and vegetation.

Land/Water Body: The small change in the Development Site's slope would not be distinguishable due to distance. Therefore, Alternative 2 would have no land contrast in form and line to the existing view at this location. The proposed landforms would primarily be covered with asphalt, a light to dark gray color, which would strongly contrast with the existing land form colors of light to dark brown with some orange. The smooth asphalt textures would moderately contrast to the grainy textures of the existing landscape.

Vegetation: Alternative 2's regular and symmetrical landscaping weakly contrasts with the existing vegetation's clumped and varied form. The rounded and vertical lines of Alternative 2's landscape would moderately contrast with the small, sharp, discontinuous lines of the existing vegetation. Alternative 2's landscape greens and blacks would weakly contrast with the existing vegetation's range of greens, yellows and oranges. The dappled but evenly spaced vegetation of Alternative 2 would moderately contrast with the course, granular and spotty texture of the existing site's vegetation.

Structures: This view differs from other views in that all the structures' roofs could be seen from this point, including the mechanical roof top systems. Alternative 2's structures would have large, broad, rectangular forms that would be visible throughout most of the Development Site. The strong contrast with the existing site's smaller structures would be reduced to a moderate rating due to distance. Alternative 2's horizontal and vertical, choppy structural lines would have weak contrast with the short, disconnected lines of the existing buildings. The proposed structures' bright oranges, reds, and whites would strongly contrast with the more muted colors in the vicinity and of the surrounding landscape. In addition, the large variety of vehicle colors in the parking lot would strongly contrast with the more muted earth tone colors of the surrounding landscape. The roof top would have a course, clumped, irregular texture due to the mechanical systems and which would strongly contrast with the finer textures of the existing site.

Overall, Alternative 2 would strongly contrast with the existing setting. While most of the structures would have only a moderate contrast with the existing setting, the colors of the buildings as well as the colors and textures from the vehicles and rooftop would have a strong contrast with the existing setting. Therefore, the region's visual standards established in **Section 3.9.3** would be not met. Alternative 2 would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

Verona Avenue

From the southern end of Verona Avenue near Soboba Road, none of Alternative 2 would be seen due to foreground housing and vegetation. Because there would be no contrast from the existing land, vegetation, and structure's form, line, color or texture, the region's visual standards established in **Section 3.9.3** would be met and no further mitigation is warranted.

Menlo Avenue

Looking northeast from the highest public access point on Menlo Avenue approximately two miles from site, Alternative 2 would be perceptible but would fill a very small portion of the view. The form, line, color, and textures of the proposed structures and landscape would be largely indistinguishable and would create a weak contrast with the existing setting. Therefore, the region's visual standards established in **Section 3.9.3** would be met and no further mitigation is warranted

Soboba Springs Drive

From the southwestern corner of the retirement community's park on Soboba Springs Drive, only the upper floors of Alternative 2's hotel would be visible, but largely obscured by existing vegetation. The convention center as well as the gas station and convenience store would not be seen because of foreground housing and vegetation

Land/Water Body: Changes to the land in the Development Site would not be seen because the line-of-sight is blocked by the foreground housing and vegetation. Therefore, Alternative 2 would have no land contrast in form, line, color and texture to the existing view.

Vegetation: Only a small amount of Alternative 2's landscaping would be visible and only in a few locations because of foreground housing and vegetation. Therefore, Alternative 2's regular and symmetrical forms, rounded and vertical lines, green and brown colors, and dappled but consistent texture would weakly contrast with the existing vegetation.

Structures: Foreground housing and vegetation would largely obscure Alternative 2's buildings. The structure's upper stories would have a broad low form with strongly horizontal and vertical lines. They would weakly contrast with the broad geometric forms and small horizontal and vertical lines of the existing housing, but strongly contrast with the large, sloping hills with undulating, diagonal lines. However, the distance and perspective would reduce the contrast ratings to weak. The small amounts of bright orange color visible would weakly contrast with the existing setting's muted colors. The uniform dappled and smooth textures would weakly contrast with the dappled and varied textures.

The overall contrast rating of Alternative 2 is weak. The few visible Project structures would be low on the horizon and weakly contrast with the existing setting's elements. Therefore, the region's visual standards established in **Section 3.9.3** would be met and no further mitigation is warranted.

Soboba Road

Looking northwest from Soboba Road, all of Alternative 2 structures and landscape would be visible and dominant. The form, line, colors, and textures of the proposed structures and landscape would clearly be seen from this point. In addition, the proposed buildings would partially obscure the landscaping of the Soboba Springs Golf Course and the open sky beyond. Accordingly, this analysis includes an examination of the structures' contrast with the background topography.

Land/Water Body: The existing land form is generally flat with a gentle slope to the west. The proposed changes would remove the gentle slope at the gas station site which would weakly contrast with the existing land form. Other changes in the land would not be visible from this location. The lines of the proposed land forms would be strongly horizontal and would not contrast with the existing site. The proposed landforms would primarily be covered with asphalt, a light to dark gray color. This would strongly contrast with the existing land form colors of light to dark brown with some orange, but would have no contrast with the existing road's color. Because a small portion of land is covered by the asphalt, the change in the landform's color would be weak. The smooth asphalt textures would moderately contrast to the grainy textures of the existing landscape.

Vegetation: The vegetation in the existing landscape is sparse and irregularly spaced. The Soboba Golf Course's vegetation, directly behind the Development Site, is clumped and varied. The regular and symmetrical landscaping of Alternative 2 would moderately contrast with the existing vegetation. Undulating and vertical lines of Alternative 2's landscape would moderately contrast with the foreground's indistinct lines and background's curving and vertical lines of the existing vegetation. The proposed landscape's greens and blacks would weakly contrast with the existing vegetation's range of greens, yellows and oranges. Alternative 2's dappled but evenly spaced landscape would moderately contrast with the grainy, dappled and clumped textures of the existing site's sparse vegetation and the Soboba Golf Course's landscaping.

Structures: Alternative 2 structures would have a geometric, symmetrical form that would strongly contrast with the existing structures, narrow, vertical telephone poles and curved road, because of Alternative 2's size and mass. In addition, the Action would strongly contrast with the vast open sky beyond by blocking a portion of the view. The proposed structure's horizontal and vertical lines would weakly contrast with the existing structures' weakly vertical and landforms' strongly horizontal and diagonal lines. The bright orange, red, white and black colors of the proposed structures would contrast strongly with existing structures' muted colors. In addition, the structures would be large enough to block the some views and Soboba Golf Course's vegetation and open sky in the distance. The proposed structures' colors would strongly contrast with the green vegetation and rich blue sky. Furthermore, when the parking lot is full of vehicles, it would contain a myriad of contrasting bright and muted colors, matching no color scheme in the existing setting. Although a portion of the proposed structures would be screened by landscaped vegetation, the majority of the proposed structures' smooth, large surfaces would strongly contrast with the existing landscape's granular and patchy texture and the existing

structures' minimal texture. The parking lot's course, clumped, irregular texture, due to the vehicles, would strongly contrast with the finer textures of the existing site.

Overall, Alternative 2 would strongly contrast with the existing setting. The proposed structures would be clearly visible and would dominate the observers view. Therefore, the region's visual standards established in **Section 3.9.3** would be not met. Alternative 2 would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

RECREATIONAL RESOURCES

Proposed Alternative 2 would increase traffic in the opening year (2010) primarily on the following intersections:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)

The increased traffic could affect the Sallee Park and Recreation Pool, Druding Park, Mistletoe Park, Francisco Estudillo Heritage Park, and Hofmann Park, which are all situated less than half a mile from the Ramona Boulevard and San Jacinto Street intersection. The Golf Course and Country Club would also be in close proximity to the Development Site and could be affected by the increased traffic. Although some public parks that provide recreation activities and the Golf Course and Country Club are within close proximity of intersections that will increase in traffic, the traffic mitigation measures discussed in Section 5 will insure that all affected roads will operate at an acceptable level, so no recreational resources will be significantly affected.

It should also be noted that Alternative 2 does not include any public recreational lands. The demand for recreation in the area is not expected to increase as result of Alternative 2, and hence will not affect recreational resources. Demand for recreational resources is not expected to increase because the amount of available recreational areas will abate the expected increase of tourists and travelers coming to the area as result of Alternative 2. The Golf Course and Country Club is located inside the Project Site but will also not be affected. Although the land will now become part of the Trust, this will not affect any of the Golf Course and Country Club's characteristics that are described in **Section 3.7.8**, as it will continue to be open to the public.

4.9.5 ALTERNATIVE 3 – COMMERCIAL ENTERPRISE (NO CASINO OR HOTEL)

HAZARDOUS MATERIALS

Existing Conditions

Effects to hazardous materials under Alternative 3 are similar to effects posed by Proposed Action A. The RECs identified on the Project Site (see **Section 3.7.5**) were further investigated during confirmation Phase II activities conducted in April 2008 (included as **Appendix Y**). Based on the results of the Phase II investigation, no further site-assessment or remediation activities appear warranted.

Construction Effects

Potentially significant effects of Alternative 3 are similar to those described under Proposed Action A; refer to the hazardous materials discussion in **Section 4.1.9**. Mitigation has been included within **Section 5.9.1** to reduce the significance of the construction-related hazardous materials effects.

Operational Effects

The amount and type of hazardous materials that would be stored, used, and generated during operation of Alternative 3 are similar to those described under Proposed Action A. Refer to **Section 4.1.9** for a description of hazardous materials that would be stored, used, and generated during operation of Alternative 3. Mitigation has been included within **Section 5.9.1** to reduce the significance of the operational hazardous materials effects.

NOISE

This noise analysis determines the effects of construction and operation of the proposed developments under Alternative 3.

Construction Effects

Temporary noise effects from construction activities of Alternative 3 are a function of the noise generated by construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Although this alternative would have an RV-park and a retail shopping center with no hotel or casino, the noise effects due to construction remain similar to those of Proposed Action A, with the highest noise levels experienced at the nearest noise sensitive receptor in the range of 71 to 76 dBA at a distance of 150 feet south from the Development Site. This level of noise is about the same as typical city street traffic, about 77 dBA (Bruel and Kjaer, 1971). Since estimated increases above existing ambient background exceed the criteria shown in **Table 3-35**, construction noise impacts would be considered significant. However, any peak noise levels would be temporary and intermittent, during daylight hours only, and will attenuate with distance. Construction noise is temporary and would permanently cease upon completion of the project. There presently exists a sound wall with gaps surrounding the Soboba Springs Mobile Estates, as well as one between the Golf Course

Community and Soboba Road, which currently results in an approximately 5 dBA decrease of noise levels. Mitigated construction noise levels are shown in **Table 4-69**. Mitigation measures to reduce noise effects are identified in **Section 5.9.2**. Noise calculation spreadsheets are contained in **Appendix Z**.

Operational Effects

Although Alternative 3 would have an RV-park and a retail shopping center with no hotel or casino, the noise effects due to operation remain similar to those of Proposed Action A. The main source of noise from operation would be from increased road traffic, surface parking (car door slams, car alarms, car startups, human activity, etc.), ancillary equipment (HVAC) and maintenance equipment (lawn mower, leaf blower, etc.).

Road Traffic: Traffic noise from highways and other roads is rarely constant and depends on the volume of traffic, the speed of traffic, and the number of trucks in the traffic flow. Traffic noise generally increases with heavier traffic volume, higher speeds, and greater number of trucks. Vehicle noise is a combination of noise produced by the engine, exhaust, wind resistance, and tires, and can be increased by faulty equipment. Typically, the average sound level for freeway traffic at 50 feet is about 70 dBA, while that for light auto traffic is about 53 dBA. Since traffic noise is a linear noise source, its loudness generally drops about 3 dBA for every doubling of distance from the highway or road, so 70 dBA at 50 feet would be only 67 dBA at 100 feet or 64 dBA at 200 feet.

The hillside residential community is approximately 2,000 feet (610 meters) from the northeast corner of the facility, and over 3,000 feet (915 meters) from the main building. The community is approximately 302 feet (92 meters) from the intersection of Chabella Drive with Soboba Road. This distance affords considerable noise attenuation, including terrain effects (absorption). Traffic noise from Soboba Road would be approximately 62 dBA L_{eq}, which is less than significant since the low-density residential (LDR) noise threshold is 65 dBA under the Land Use Element (see Section 3.7.2). The closest sensitive receptor in the Golf Course Community to traffic noise is approximately 72 feet (22 meters) from Soboba Road; from this distance, traffic noise from Soboba Road would be less than significant, at 66 dBA L_{eq}. This estimation accounts for the existing sound wall between the Golf Course Community and Soboba Road, which reduces the noise level by approximately 5 dBA.

Since an increase of 3 dBA is generally considered a just-perceivable difference, the estimated noise effects associated with traffic increases for the hillside and Golf Course communities are considered less than significant as the maximum overall change is estimated to be +2.3 dBA. For the Soboba Springs Mobile Estates, due to its close proximity (approximately 50 feet) to Lake Park Drive, the estimated noise effects associated with traffic increases would be significant under Proposed Action A. Unmitigated noise levels would be approximately 70 dBA L_{eq}, which meets the significance threshold of 5 dBA over ambient noise levels. 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. The mitigated noise level at Soboba Springs

Mobile Estates from traffic noise would be less than significant, at approximately 68 dBA. Mitigation measures to further reduce noise effects are described in **Section 5.9.2.**

Tables 4-89 and **4-90** summarize the estimated unmitigated and mitigated operational noise, respectively.

TABLE 4-89
ESTIMATED OPERATIONAL NOISE IMPACTS FROM STATIONARY EQUIPMENT AND ON-ROAD VEHICLES (ALTERNATIVE 3, UNMITIGATED)

Receptor Location	Noise Source	Sound Level in Decibels, A-weighted (dBA)							
		L_{MAX}	L_{02}	L_{08}	L_{10}	L_{25}	L_{50}	L_{90}	L_{EQ}
Soboba Springs Community	Traffic	71	71	71	71	71	71	70	70
	Surface Parking	67	67	67	67	67	67	66	66
	Loading Dock	71	69	69	69	68	68	67	67
	Wastewater Treatment Plant	65	65	65	65	65	65	65	65
	HVAC/Refrigeration Unit	74	74	74	74	74	74	74	74
	Combined Effects	**77**	**76**	**76**	**76**	**76**	**76**	**76**	**76**
Golf Course Community	Traffic	67	67	67	67	67	67	66	66
Hillside Community	Traffic	62	62	62	62	62	62	62	62

Source: DOT FHWA 2006

TABLE 4-90
ESTIMATED OPERATIONAL NOISE IMPACTS FROM STATIONARY EQUIPMENT AND ON-ROAD VEHICLES (ALTERNATIVE 3, MITIGATED)

Receptor Location	Noise Source	Sound Level in Decibels, A-weighted (dBA)							
		L_{MAX}	L_{02}	L_{08}	L_{10}	L_{25}	L_{50}	L_{90}	L_{EQ}
Soboba Springs Community	Traffic	69	69	69	69	69	69	68	68
	Surface Parking	66	66	66	66	66	66	66	66
	Loading Dock	69	67	67	67	67	67	66	66
	Wastewater Treatment Plant	65	65	65	65	65	65	65	65
	HVAC/Refrigeration Unit	71	71	71	71	71	71	71	71
	Combined Effects	**74**	**74**	**74**	**74**	**74**	**73**	**73**	**73**
Golf Course Community	Traffic	67	67	67	67	67	67	66	66
Hillside Community	Traffic	62	62	62	62	62	62	62	62

Source: DOT FHWA 2006

Surface Parking: Traffic noise in parking areas is typically limited by low speeds; as a result, noise from this source is generally substantially less than noise from adjacent roadways. Human activity such as talking, yelling, triggering car alarms, and closing doors and trunks can occur any time of the day, but would be most frequent during peak casino hours. The noise levels associated with these activities are caused by purely random human behavioral events which may

or may not occur during any given period of time. It is typical for a passing car to produce a maximum noise level of 60 dBA to 65 dBA at a distance of 50 feet, which is comparable to the level of a raised voice. Other noise sources from parking areas include car door slams producing 45 dBA, car alarms producing 68 dBA, and engine startups producing 62 dBA, each measured at a distance of 50 feet (Pasadena, 2002; Rancho San Juan Plan, 2004). Consequently, these activities could result in a marginal increase of 1 to 3 dBA over the ambient noise level of 60 to 65 dBA depending on the frequency and distance, which is below the significance threshold of an increase of 5 dBA from ambient noise levels.

Ancillary Equipment: Ancillary equipment (HVAC equipment, pump stations, loading docks, etc.) and landscape maintenance equipment (lawn mower, leaf blower, etc.) would also produce noise. Loading docks for food and other supplies can be significant noise sources due primarily to the noise produced by diesel-powered delivery trucks. Although the trucks would be moving at low speeds, the engine noise could be significant (typically 70 to 75 dBA at 50 feet), and the number and time of day of truck deliveries could affect the responses of nearby noise sensitive receivers. Loading docks are typically located at the rear of the food service and housekeeping buildings. However, at some locations, loading dock noise could be audible during the quietest hours of the night, and could be significant due to the increase in ambient noise levels during those hours. The nearest noise sensitive receptor at the Soboba Springs Mobile Estates would be approximately 69 feet away from retail space; thus noise effects would not be significant, producing levels of 60 dBA at this distance.

Noise from landscape maintenance equipment (lawnmowers, edgers, trimmers, etc.) would be no different than presently generated close to residences at the Soboba Springs Country Club golf course, the landscaped areas of the Soboba Springs Mobile Estates, or private homes, and thus not a new source of noise nor a significant change from existing conditions.

Noise transmission could occur from HVAC equipment located on the roofs of the retail spaces and the gas station/convenience store. The nearest noise sensitive receptor at the Soboba Springs Mobile Estates would be approximately 69 feet away from retail space; thus noise effects would be significant, producing levels of 79 dBA at this distance, or 74 dBA when accounting for the existing sound wall around the community. 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 in **Section 5.9.2** to lower received noise levels by about an additional 3 dBA overall. However, even with implementation of this mitigation measure, noise effects from HVAC equipment would remain significant, at 71 dBA.

Some noise would be generated by the pump stations at the wastewater treatment plant, which would be located about 540 feet (165 meters) from the nearest residence. Pump noise at this distance would be about 49 dBA,[169] which is less than typical traffic noise at the same distance

[169] Bruel & Kjaer, 1971, Acoustic Noise Measurements, Figure 2-10, page 20.

(about 59 dBA)[170] and would therefore have a less than significant effect on the ambient noise environment. Noise calculation spreadsheets are contained in **Appendix Z**.

Conclusion: The simultaneous "worst case" combined unmitigated effects of road traffic, surface parking, and ancillary equipment associated with Alternative 3 could possibly increase average ambient noise levels for the Soboba Springs Mobile Estates by approximately 11 dBA over existing ambient levels, which would be a significant effect. The mitigation measures specified in **Section 5.9.2** would reduce noise effects to the Soboba Springs Mobile Estates. However, even with implementation of this mitigation measure, noise effects would remain significant, at an increase of 8 dBA overall.

The simultaneous "worst case" combined unmitigated effects of the proposed developments on the Golf Course and hillside communities (66 dBA L_{eq} and 62 dBA L_{eq}, respectively) would not exceed an increase in 5 dBA from ambient noise levels, and would thus be less than significant. Noise calculation spreadsheets are contained in **Appendix Z**.

VISUAL RESOURCES

Alternative 3 would include the development of an RV-Park, and also include a community/neighborhood Retail Shopping Center in the vicinity of the intersection of where Soboba Road and Lake Park Drive intersect. 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, such as an Albertson's or Ralph's grocery store. 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 143,500± square-feet of space. The gas station and convenience store and Tribal fire station would remain the same as in Proposed Action A.

Visual Contrast Rating

The Visual Contrast Rating process was used to determine whether the potential visual effects from Alternative 3 would meet the visual standards established in the Visual Inventory analysis (see **Section 3.9.3**), or whether mitigation measures would be required. This process involves comparing the project features with the major features in the existing landscape using the basic design elements of form, line, color, and texture (BLM 2007h).

The Visual Contrast Rating process used the following five steps:

1) Obtain project description

[170] US Environmental Protection Agency. 1971. Noise from Construction Equipment and Operations, US Building Equipment, and Home Appliances. Prepared by Bolt Beranek and Newman for USEPA Office of Noise Abatement and Control, Washington, DC.

2) Identify visual standards (Identified in Section 3.8.7)

3) Select key observation points

4) Prepare visual simulations

5) Determine whether visual standards are met

Using these five steps, the contrast of the project to the existing landscape was evaluated to determine if the visual standards would be met with project implementation. The first three steps are documented in **Section 3.9.3**; the fourth and fifth steps are described below.

Visual Simulations

The following visual simulations (see **Figures 4-11(a-h)**) represent before and after views from each KOP. In all cases the baseline photographs were taken with a lens that is comparable to the human eye. None of the photographs is either wide angle or telephoto in scope, although several were merged from a couple of photos in order to show the full Development Site. The baseline photographs used to construct visual simulations were compared to the photos with project simulations. This process allowed a determination of effect significance to be made from each KOP.

FIGURE 4-11(A)
MAIN STREET LOOKING EAST TOWARDS THE DEVELOPMENT SITE

Before

FIGURE 4-11(A) CONTINUED

After

FIGURE 4-11(B)
INTERSECTION OF GRANITE VIEW DRIVE AND SAN JOSE DRIVE LOOKING SOUTHWEST TOWARDS THE DEVELOPMENT SITE

Before

FIGURE 4-11(B) CONTINUED

After

FIGURE 4-11(C)
VERONA AVENUE LOOKING SOUTH TOWARD THE DEVELOPMENT SITE

Before

Figure 4-11(C) continued

After

FIGURE 4-11(D)
MENLO AVENUE LOOKING NORTHWEST TOWARD THE DEVELOPMENT SITE

Before

Figure 4-11(D) continued

After

FIGURE 4-11(E)
VIEW FROM SOBOBA SPRINGS DRIVE LOOKING NORTHEAST ACROSS THE PARK TOWARD THE DEVELOPMENT SITE

Before

Figure 4-11(E) continued

After

FIGURE 4-11 (F)
VIEW FROM SOBOBA AVENUE LOOKING NORTHWEST TOWARD THE DEVELOPMENT SITE

Before

Figure 4-11(F) continued

After

FIGURE 4-11(G)
KOP 25: VIEW FROM SOBOBA AVENUE LOOKING WEST TOWARD THE DEVELOPMENT SITE

Before

Figure 4-11(G) continued

After

FIGURE 4-11(H)
VIEW FROM SOBOBA AVENUE LOOKING WEST TOWARD THE DEVELOPMENT SITE

Before

Figure 4-11(H) continued

After

Determining whether Visual Standards are Met

The six observation points offer different perspectives on the project and therefore differ in their evaluation of the contrast rating and whether they meet the visual standards. In this evaluation, Alternative 3 is evaluated at each KOP for its contrast with the existing setting, with a discussion of whether the design would meet with the visual resource standards or warrant mitigation measures.

Many factors go into making a degree of contrast determination. Four elements (form, line, color, and texture) of Alternative 3 are compared to the existing landscape. Each of these elements is further examined by looking at other factors including distance, perspective, spatial relationships, and length of time in view. **Table 4-91** shows criteria for the degree of contrast rating and **Table 4-92** provides a summary of the degree of contrast for each KOP:

TABLE 4-91
DEGREE OF CONTRAST CRITERIA

Degree of Contrast	Criteria
None	The element contrast is not visible or perceived.
Weak	The element contrast can be seen but does not attract attention.
Moderate	The element contrast begins to attract attention and begins to dominate the characteristic landscape.
Strong	The element contrast demands attention, will not be overlooked, and is dominant in the landscape.

Source: BLM VRM 2007

TABLE 4-92
SUMMARY OF DEGREE OF CONTRAST FOR EACH KOP

Key Observation Point	Elements	Features			Visual Standards Met?	Additional Mitigating Measures Recommended?
		Land/Water Body	Vegetation	Structures		
Main Street	Form	None	None	None	Yes	No
	Line	None	None	None		
	Color	None	None	None		
	Texture	None	None	None		
Granite Drive	Form	None	Weak	Weak	Yes	No
	Line	None	Weak	Weak		
	Color	Weak	Weak	Weak		
	Texture	Weak	Weak	Weak		
Verona Avenue	Form	None	None	None	Yes	No
	Line	None	None	None		
	Color	None	None	None		
	Texture	None	None	None		
Menlo Avenue	Form	Weak	Weak	Weak	Yes	No
	Line	Weak	Weak	Weak		
	Color	Weak	Weak	Weak		
	Texture	Weak	Weak	Weak		
Soboba Springs Drive	Form	None	None	None	Yes	No
	Line	None	None	None		
	Color	None	None	None		
	Texture	None	None	None		
Soboba Road	Form	Weak	Moderate	Strong	No	Yes
	Line	Weak	Moderate	Moderate		
	Color	Strong	Weak	Strong		
	Texture	Moderate	Moderate	Strong		

Alternative 3 Effect Determination

As discussed under Main Street, Granite View Drive, Verona Avenue, Menlo Avenue, and Soboba Springs Drive below, views to Alternative 3's single story structures would be largely obscured or eliminated by existing landforms, vegetation and structures, except in the immediate vicinity. Although the Alternative 3 would be seen at Main Street, Granite View Drive, and Menlo Avenue, the weak contrast to the existing setting would be acceptable under the Class III VRM classification. However, the Alternative 3 would be highly visible to travelers using Lake

Park Drive and Soboba Avenue, as well as to residents bordering the Development Site. At these locations, viewers could not ignore the strong form, color and texture contrast with the existing setting. Views of the San Jacinto Mountains, the most scenic feature in the visual landscape, would be partially or completely obscured. Therefore, visual standards would not be met and mitigation measures would be warranted.

Main Street

Looking east from Main Street, only the tops of a few trees from Alternative 3 would be visible. The proposed structures' form, line, color and textures would have no contrast with the existing setting. Therefore, the region's visual standards established in **Section 3.9.3** would be met and no further mitigation is warranted.

Granite View Drive

Looking southwest from the top of Granite View Drive, only a small portion of Alternative 3's structures and landscape would be. The form, line, colors, and textures of the proposed structures and landscape would be perceptible, but not dominant.

Land/Water Body. The small change in the Development Site's slope would not be distinguishable due to distance. Therefore, Alternative 3 would have no land contrast in form and line to the existing view at this location. The proposed landforms would primarily be covered with asphalt, a light to dark gray color. This which would strongly contrast with the existing land form colors of light to dark brown with some orange, but would have no contrast with the existing road's color. Because the percentage of land covered by the asphalt is small, the change in the landform's color would be weak. The smooth asphalt textures would weakly contrast to the grainy textures of the existing landscape.

Vegetation. Alternative 3's regular and symmetrical landscaping weakly contrasts with the existing vegetation's sparse and irregularly spaced form. The rounded and vertical lines of Alternative 3's landscape would moderately contrast with the indistinct lines of the existing vegetation. Alternative 3's landscape greens and blacks would weakly contrast with the existing vegetation's range of greens, yellows and oranges. The dappled but evenly spaced vegetation of Alternative 3 would moderately contrast with the grainy and clumped texture of the existing site's vegetation.

Structures. This view differs from other views in that all the structures' roofs could be seen from this point, including the mechanical roof top systems. Alternative 3's structures would have large, broad, rectangular forms that would be visible a portion of the Development Site. These would weakly contrast with the small, rectangular forms within the retirement community. Alternative 3's horizontal, choppy structural lines would have weak contrast with the existing buildings' short, horizontal and vertical lines. Because only a small amount of the proposed structures' bright oranges, reds, and whites and rooftop mechanical systems would be visible, the

colors and textures of Alternative 3 would only weakly contrast with the more muted colors finer textures of the existing site .

Overall, Alternative 3 would weakly contrast with the existing setting. Distance as well as existing vegetation and landforms would obscure most of Alternative 3. Therefore, the region's visual standards established in **Section 3.8.7** would be met and no further mitigation is warranted

Verona Avenue

From the southern end of Verona Avenue near Soboba Road, none of Alternative 3 would be visible. The proposed structures' form, line, color and textures would have no contrast with the existing setting. Therefore, the region's visual standards established in **Section 3.9.3** would be met and no further mitigation is warranted.

Menlo Avenue

Looking northeast from the highest public access point on Menlo Avenue approximately two miles from site, Alternative 3 would be perceptible but would fill a very small portion of the view. The form, line, color and textures of the proposed structures and landscape would be largely indistinguishable and would have a weak contrast with the existing setting. Therefore, the region's visual standards established in **Section 3.9.3** would be met and no further mitigation is warranted.

Soboba Springs Drive

From the southwestern corner of the retirement community's park on Soboba Springs Drive, none of Alternative 3 would be visible. The proposed structures' form, line, color and textures would have no contrast with the existing setting. Therefore, the region's visual standards established in **Section 3.9.3** would be met and no further mitigation is warranted.

Soboba Road

Looking from northwest to southwest from Soboba Road, most of Alternative 3 retail structures and landscape as well as a portion of RV Park would be visible and dominant. The form, line, colors, and textures of the proposed structures and landscape would clearly be seen.

Land/Water Body: The existing land form is generally flat with a gentle slope to the west. The proposed changes which would remove the gentle slope and establish a consistent elevation throughout the property, would weakly contrast with the existing land form. The lines of the proposed land forms would be strongly horizontal and would not contrast with the existing site. The proposed landforms would primarily be covered with asphalt, a light to dark gray color. This would strongly contrast with the existing land form colors of light to dark brown with some orange, but would have no contrast with the existing road's color. Because a large percentage of land is covered by the asphalt, the change in the landform's color would be strong. The smooth asphalt textures would moderately contrast to the grainy textures of the existing landscape.

Vegetation: The vegetation in the existing landscape is sparse and irregularly spaced. The retirement community's vegetation, directly behind the Development Site, is clumped and varied. The regular and symmetrical landscaping of Alternative 3 would moderately contrast with the existing vegetation. Undulating and vertical lines of Alternative 3's landscape would moderately contrast with the foreground's indistinct lines and background's curving and vertical lines of the existing vegetation. The proposed landscape's greens and blacks would weakly contrast with the existing vegetation's range of greens, yellows and oranges. Alternative 3's dappled but evenly spaced landscape would moderately contrast with the grainy, dappled and clumped texture of the existing site's sparse vegetation and the retirement community's landscaping.

Structures: Alternative 3 structures would have large, geometric, symmetrical forms that would moderately contrast with the existing structures' low geometric forms. In addition, the Action would strongly contrast with the vast open sky beyond by blocking a substantial portion of the view. The proposed structure's horizontal and vertical lines would moderately contrast with the existing structures' strongly horizontal and diagonal lines. The bright orange, red, white and black colors of the proposed structures would contrast strongly with existing structures' muted colors. In addition, the structures would be large enough to block the views of the retirement community's vegetation and open sky in the distance. The proposed structures' colors would strongly contrast with the green vegetation and rich blue sky. Furthermore, when the parking lot is full of vehicles, it would contain a myriad of contrasting bright and muted colors, matching no color scheme in the existing setting. Although a portion of the proposed structures would be screened by landscaped vegetation, the majority of the proposed structures' smooth, large surfaces would strongly contrast with the existing landscape's granular and patchy texture, but moderately contrast with the existing structures' smooth, even texture. The parking lot's course, clumped, irregular texture, due to the vehicles, would strongly contrast with the finer textures of the existing site.

Overall, Alternative 3 would strongly contrast with the existing setting. The proposed structures would be clearly visible and would dominate the observers view. Therefore, the region's visual standards established in **Section 3.9.3** would be not met. Alternative 3 would result in a significant effect and mitigation measures in **Section 5.9** are warranted.

RECREATIONAL RESOURCES

Proposed Alternative 3 would increase traffic in the opening year (2010) primarily on the following intersections:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Soboba Street (NS) at Mountain Avenue (EW)

- Soboba Road (NS) at Lake Park Drive (EW)

The increased traffic could affect the Sallee Park and Recreation Pool, Druding Park, Mistletoe Park, Francisco Estudillo Heritage Park, and Hofmann Park, which are all situated less than half a mile from the Ramona Boulevard and San Jacinto Street intersection. The Golf Course and Country Club would also be in close proximity to the Development Site and could be affected by the increased traffic. Although some public parks that provide recreation activities and the Golf Course and Country Club are within close proximity of intersections that will increase in traffic, the traffic mitigation measures discussed in **Section 5.9** will insure that all affected roads will operate at an acceptable level, so no recreational resources will be significantly affected.

It should also be noted that Alternative 3 does not include any public recreational lands. The demand for recreation in the area is not expected to increase as result of Alternative 3, and hence will not affect recreational resources. Demand for recreational resources is not expected to increase because the amount of available recreational areas will abate the expected increase of tourists and travelers coming to the area as result of Alternative 3. The Golf Course and Country Club is located inside the Project Site but will also not be affected. Although the land will now become part of the Trust, this will not affect any of the Golf Course and Country Club's characteristics that are described in **Section 3.7.8**, as it will continue to be open to the public.

4.9.6 ALTERNATIVE 4 – NO ACTION

HAZARDOUS MATERIALS

Under the No Action Alternative, no hazardous materials effects would occur.

NOISE

There would be no construction or operation effects with the No Action Alternative beyond that from natural sources and existing features/operations.

VISUAL RESOURCES

Under the No Action Alternative, the BIA would not place the thirty-four parcels into trust for the Tribe and the land would continue to be held in fee-title by the Tribe. The Tribal Government would continue using the property in its current state and would not be allowed to exercise its sovereign power of rule for issues associated with the property.

Visual Contrast Rating

The Visual Contrast Rating process was used to determine whether the potential visual effects from No Action Alternative would meet the visual standards established in the Visual Inventory analysis (see **Section 3.9.3**), or whether mitigation measures would be required. This process involves comparing the project features with the major features in the existing landscape using the basic design elements of form, line, color, and texture (BLM 2007h).

The Visual Contrast Rating process used the following five steps:

1) Obtain project description

2) Identify visual standards (Identified in **Section 3.8.7**)

3) Select key observation points

4) Prepare visual simulations

5) Determine whether visual standards are met

Using these five steps, the contrast of the project to the existing landscape was evaluated to determine if the visual standards would be met with project implementation. The first three steps are documented in **Section 3.9.3**; the fourth and fifth steps are described below.

Determining whether Visual Standards are Met

The six observation points offer different perspectives on the project and therefore differ in their evaluation of the contrast rating and whether they meet the visual standards. In this evaluation, the No Action Alternative is evaluated at each KOP for its contrast with the existing setting, with a discussion of whether the design would meet with the visual resource standards or warrant mitigation measures.

Many factors go into making a degree of contrast determination. Four elements (form, line, color, and texture) of the No Action Alternative are compared to the existing landscape. Each of these elements is further examined by looking at other factors including distance, perspective, spatial relationships, and length of time in view. **Table 4-93** shows criteria for the degree of contrast rating, and **Table 4-94** provides a summary of the degree of contrast for each KOP.

TABLE 4-93
DEGREE OF CONTRAST CRITERIA

Degree of Contrast	Criteria
None	The element contrast is not visible or perceived.
Weak	The element contrast can be seen but does not attract attention.
Moderate	The element contrast begins to attract attention and begins to dominate the characteristic landscape.
Strong	The element contrast demands attention, will not be overlooked, and is dominant in the landscape.

Source: BLM VRM 2007

TABLE 4-94
SUMMARY OF DEGREE OF CONTRAST FOR EACH KOP

Key Observation Point	Elements	Features			Visual Standards Met?	Additional Mitigating Measures Recommended?
		Land/Water Body	Vegetation	Structures		
Main Street	Form	None	None	None	Yes	No
	Line	None	None	None		
	Color	None	None	None		
	Texture	None	None	None		
Granite View Drive	Form	None	None	None	Yes	No
	Line	None	None	None		
	Color	None	None	None		
	Texture	None	None	None		
Verona Avenue	Form	None	None	None	Yes	No
	Line	None	None	None		
	Color	None	None	None		
	Texture	None	None	None		
Menlo Avenue	Form	None	None	None	Yes	No
	Line	None	None	None		
	Color	None	None	None		
	Texture	None	None	None		
Soboba Springs Drive	Form	None	None	None	Yes	No
	Line	None	None	None		
	Color	None	None	None		
	Texture	None	None	None		
Soboba Road	Form	None	None	None	Yes	No
	Line	None	None	None		
	Color	None	None	None		
	Texture	None	None	None		

No Action Alternative Effect Determination

Considering that no new development would occur, the No Action Alternative would have no affect on visual resources. The form, line, color and texture of the existing setting at all six KOPs would not change and would have a contrast rating of "None." Therefore, the region's visual standards established in **Section 3.9.3** would be met and no further mitigation is warranted.

RECREATIONAL RESOURCES

Under the No Action Alternative, there would be no change in land use; therefore, the No Action Alternative would have no effect on area recreational resources.

4.10 CUMULATIVE EFFECTS

The cumulative effects analysis broadens the scope of the study to include effects beyond those solely attributable to the implementation of the Proposed Action and Alternatives. Cumulative effects are defined as the effects "on the environment which result from the incremental effect of the action when added to other past, present, and reasonably foreseeable future actions regardless what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative effects can result from individually minor but collectively significant actions taking place over a period of time" (40 C.F.R Part 1508.7).

The analysis presented in this section expands the geographic and temporal borders to include the effects on specific resources, ecosystems, and human communities that occur incrementally in conjunction with other actions, projects, and trends. The purpose of a cumulative effects analysis, as stated by the CEQ, "is to ensure that federal decisions consider the full range of consequences" (CEQ, 1997:3). The status of affected resources is based upon the information provided in **Section 3.0** of this FEIS, from specific resource studies that have been undertaken for the Proposed Action and Alternatives, and additional review and analysis. As recommended by CEQ's Considering Cumulative Effects (CEQ, 1997:12), not all potential cumulative effects issues have been included in this FEIS, and only those that are considered to be relevant or consequential have been discussed in depth.

The cumulative effects analysis begins with defining the geographic borders and time frame for the analysis. Then, the cumulative environment is described in terms of expected growth, as well as past, present, and future actions and projects that may affect the status of the resources, ecosystems, and human communities in the Project Site and surrounding area. The discussion of the cumulative environment includes a summary of projected growth and a list of related actions and projects.

There are sixteen projects within the Project Site and surrounding area that could have cumulative effects when combined with the Proposed Action and Alternatives, shown in **Figure 4-12** below. The City of San Jacinto has recorded two residential projects under construction and one commercial and twelve residential projects in the approval process. The sixteenth project is the Golf Course and Country Club renovation that is currently under construction. Three projects, two potential residential communities and the Golf Course and Country Club renovation are located to the east and north of the Project Site on Soboba Road. The other projects are located on Ramona Expressway to the west of the Project Site.

Figure 4-12 is based on the Tentative New Development/Tracts Map developed by the City of San Jacinto. The Zoning Department was contacted for additional information on these tracts.[93]

- TR 30577: A permit for 73 residential lots expired on January 29, 2006.
- SP 1-05: The Park Hill residential development, planned for 766 lots, was abandoned.
- TR 33509: The permit for development of 37 residential lots was extended a second time to May 26, 2012.
- TR 28224: The Maravella Estates senior housing development was permitted for 223 lots. Forty of these lots have been completed, with Phase 1 recorded; however, the permit for Phase 2 development has expired.
- CUP 10-04: The Maravella 21,240 square foot multi-tenant retail shopping center has received some grading and other improvements; however, there is no anticipated construction date.
- TR 32053: Development of 24 out of 178 residential lots has been completed. There is no projected date for completion of the remaining lots.
- TR 30484: A 117-lot residential development was permitted. This permit has been extended three times to January 15, 2012. There is no anticipated construction date.
- TR 31566: This 61-lot residential development tract was not approved.
- TR 34271: This 147 residential lot development is in process. There is no projected construction or completion date.
- TR 33862: The permit for this 98 residential lot development has been extended to April 27, 2012.
- TR 30923: An application to develop 84 residential lots was withdrawn.
- TR 32582: A permit for 192 residential lots has possibly expired. The City is in the process of confirming the status of this permit.
- TR 30379: A permit for 126 residential lots expired on December 12, 2007 and was subsequently extended to August 12, 2015.
- TR 30588: A permit for 85 residential lots expired on May 22, 2006.

[93] Personal communication with Mike Hasapas, Planning Technician, City of San Jacinto, California, May 25, 2010.

- TR 32518: Development of 9 out of 35 residential lots has been completed. There is no projected date for completion of the remaining lots.

In addition, roadway improvements identified in the San Jacinto General Plan could have cumulative effects when combined with the Proposed Action and Alternatives and are therefore also included in this analysis. These circulation improvements include the SR-79 realignment project and Mid-County Parkway project.

4.10.1 GEOGRAPHIC BOUNDARY AND TIME FRAME

The geographic boundary of the cumulative effects analysis is generally defined as Riverside County. In some cases, a larger or smaller geographic boundary is addressed. For instance, air quality effects are analyzed within the context of the South Coast Air Basin (SCAB), which spans the western portion of Riverside County as well as Los Angeles and Orange counties. In other cases, effects would only be noticeable on a local level. For this reason, effects to some resources, such as socioeconomic and public services, are analyzed within the context of the City of San Jacinto as well as Riverside County.

The time frame of the cumulative effects analysis extends to 2025. This date was chosen as it corresponds with the time frame of the Southern California Association of Governments (SCAG) Comprehensive Transportation Plan. Beyond 2025, information on growth patterns and future activities becomes scarce and uncertainties increase, thereby limiting the usefulness of a more extended analysis. For many resources, information is unavailable to extend meaningful analysis to 2025. The air quality analysis, for example, utilizes year 2023 emission projections developed by the local air quality management district. While status projections for air quality and other resources are not available for 2025, attempts have been made to provide all relevant information.

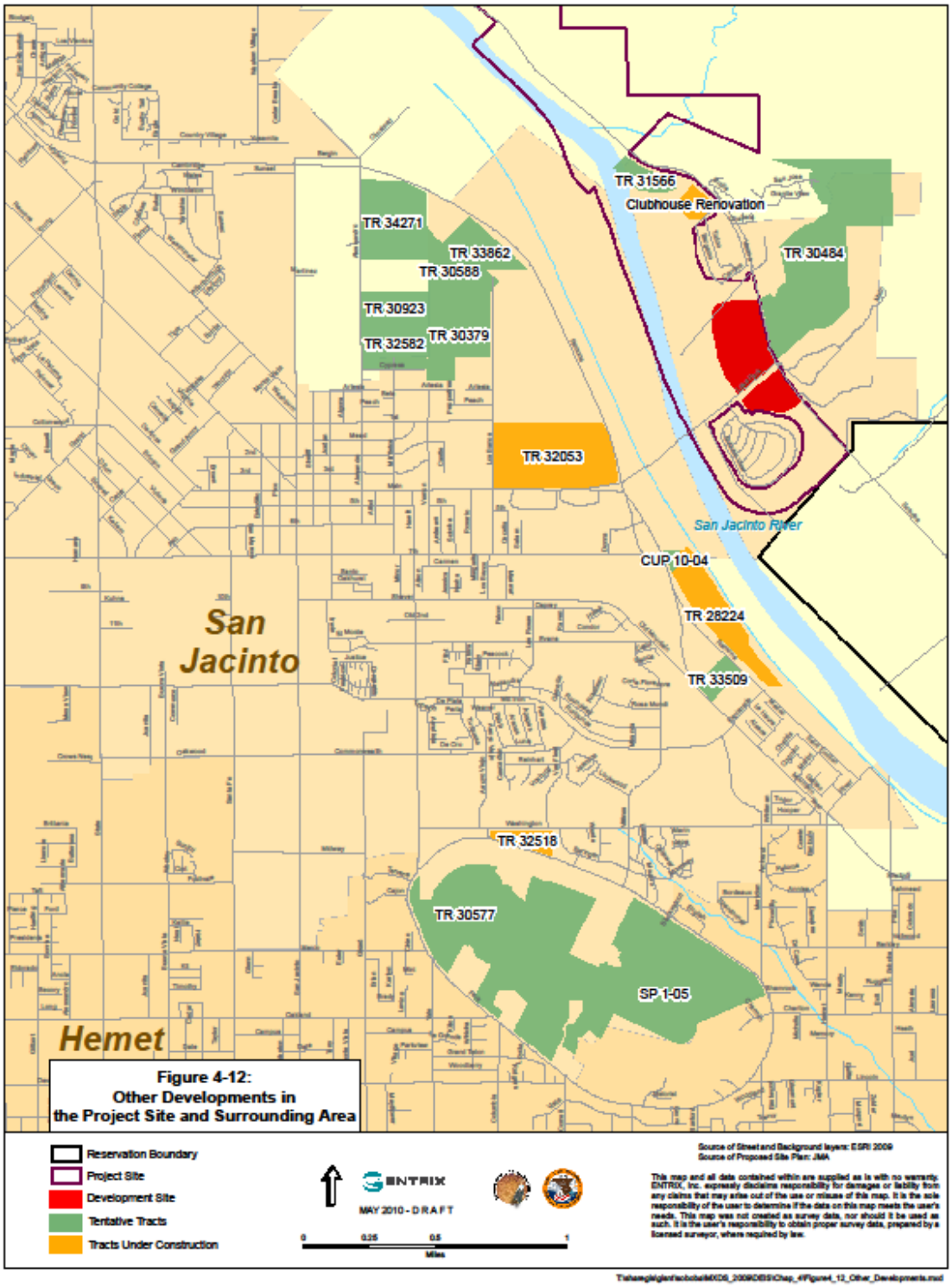
4.10.2 CUMULATIVE ENVIRONMENT

By the year 2025, substantial changes are expected to take place in Riverside County as a result of population and employment growth, as well as other projects that are anticipated to occur in the region.

REGIONAL GROWTH

The most substantial changes that are anticipated to take place in the region's environment would occur as a result of the estimated population and employment growth. The region has grown rapidly since 2000 (see **Table 4-95**). Riverside County has had an average annual population increase of 3.3 percent, significantly higher than California as a whole at 1.3 percent. The City of San Jacinto has had an even higher average growth rate of 4.5 percent per year. From

FIGURE 4-12
OTHER DEVELOPMENTS IN THE PROJECT SITE AND SURROUNDING AREA



2000 to 2010, the city's population grew by approximately 13,154 residents, an increase of over 55 percent.

TABLE 4-95
ESTIMATED REGIONAL POPULATION GROWTH (2000 TO 2010)

Area	2000	2010	Numerical Change	Percent (%) Change	Average Annual Percent (%) Change
City of San Jacinto	23,779	36,933	13,154	55.3	4.44
City of Hemet	58,812	75,820	17,008	28.9	2.89
Riverside County (total)	1,545,387	2,139,535	594,148	38.5	3.85
California	33,873,086	38,648,090	4,775,004	14.1	1.41

Source: CDOF, 2007a.

The recent growth rate in Riverside County is expected to continue in the future, but at a slower pace (see **Table 4-96**). The California Department of Finance (CDOF) projects that the average annual growth rate will be approximately 4.4 percent from 2000 to 2010, before slowing to 3.0 percent between 2010 and 2020, and 2.0 percent in the following decade (CDOF, 2007b). The SCAG attributes this high growth rate to the increase in home prices and lack of vacant land in nearby Los Angeles and Orange counties, making Riverside County more attractive for new homebuyers (SCAG, 2004).

Locally, most housing and job growth is expected to occur within or adjacent to the City of San Jacinto. In addition to the policies to manage and direct future growth listed under Land Use Goal 2 in the Land Use Element of the San Jacinto General Plan (see **Table 3-26**), the General Plan states the following:

> *"San Jacinto, as well the surrounding region, has experienced substantial growth over the past 20 years. Growth projections show that this trend is expected to continue during the next two decades. New development brings change and a changing community character. While recognizing that change is inevitable, the community can plan and guide future development that complements the existing community and protects and enhances the existing character found in San Jacinto and its neighborhoods.*[150]

150 San Jacinto General Plan Land Use Element (City of San Jacinto, 2006a).

TABLE 4-96
2000-2025 PROJECTED REGIONAL POPULATION GROWTH

Area	2000	2025	Numerical Change	Percent Change	Average Annual Change
San Jacinto					
Population	23,779	40,025	16,246	67.3	2.7
Employment	6,296	10,834	4,538	72.1	2.9
Hemet					
Population	59,007	154,392	95,385	161.7	6.5
Employment	18,105	47,942	29,837	164.8	6.6
Riverside County (total)					
Population	1,545,387*	2,900,563	1,355,176	87.7	3.5
Employment	526,541	1,070,761	544,220	103.4	4.1
California					
Population*	33,873,086	46,688,407	12,815,321	37.8	1.5

Notes: 2025 California population interpolated from 2020 and 2030 CDOF projections.

Source: SCAG, 2007; * CDOF, 2007b.

RELATED FEDERAL ACTIONS AND PROJECTS

In addition to regional growth, the following specific actions and projects have the potential to affect the cumulative environment.

Water Rights Settlement

Starting in 1995, the Tribe filed legal claims against the Eastern Municipal Water District (EMWD), the Lake Hemet Municipal Water District (LWMWD), and the Metropolitan Water District of Southern California (MWD) for infringement of their water rights. In 2004, the Tribe, the United States, EMWD, LHMWD, and MWD reached an agreement (Water Rights Settlement), subject to approval of the U.S. Congress. As stated by the Hemet/San Jacinto Groundwater Management Area Water Management Plan (WRIME, 2007):

"Under the Agreement, the Tribe has a prior and paramount right, superior to all others, to pump 9,000 acre-feet annually from the Canyon Sub-basin and the Intake portion of the Upper Pressure Sub-basin for any use on the Reservation, and on lands now owned or hereafter acquired by the Tribe contiguous to the Reservation or within the above-mentioned Sub-basins. The Tribe's right is subject to an agreement to limit its pumping according to a yearly schedule, with a maximum of 4,100 AFY, for 50 years after the effective date of the Agreement."

The Soboba Band of Luiseño Indians Settlement Act of 2007 passed the U.S. House of Representatives as House Resolution 4841 on May 21, 2008 and received U.S. Senate approval on July 24, 2008. The Water Rights Settlement was signed into law on July 31, 2008.

Oaks Retreat Property Fee-to-Trust Application

The Oaks Retreat project consists of the conveyance of two parcels located adjacent to the existing Reservation land and with a total area of 477.65± acres, into Federal trust status on behalf of the Tribal Government. An Environmental Assessment (EA) was completed in June 2007. The EA considered the environmental consequences of the fee-to-trust conveyance, and accounted for the development of a four-field softball complex, a baseball park, and supporting facilities. The Tribe uses the facilities for Tribal functions and sports tournaments.

4.10.3 PROPOSED ACTION A – HOTEL/CASINO COMPLEX WITH REALIGNMENT OF LAKE PARK DRIVE

LAND RESOURCES

The geographic boundary of the cumulative effects analysis to land resources is defined as the San Jacinto area. This boundary has been selected because potential effects of the Proposed Action, the Alternatives, and surrounding development would occur locally, and would not affect environmental trends in a wider region.

Cumulative effects to land resources that may take place as a result of Proposed Action A and surrounding development include:

- Changes to topography,
- Soil loss,
- Increased seismic hazards, and
- Loss of mineral resources.

Future development within the City of San Jacinto is not expected to result in significant effects to land resources. According to the San Jacinto General Plan Environmental Impact Report

(EIR), no significant cumulative land use effects would be created by the build-out of the city's General Plan. The geographic scope for the developmental projects contained within the San Jacinto General Plan includes the City of San Jacinto and adjacent communities, including the City of Hemet and the unincorporated communities located to the north, east, and west of the City of San Jacinto.

As discussed in **Section 4.1.1**, the planned cut and fill activities on the Development Site under Proposed Action A would cause a less than significant effect to existing topography. According to the architect, the proposed soil cut related to the construction of the casino is designed to not significantly alter the existing topography. The casino would be constructed into the sloped landscape. The soil cut would allow the casino to be accessed via the second floor on the eastern side and via the first floor on the western side. Additionally, due to the gently sloping topography, no significant alterations to existing topography would be required for the construction of the WWTP and percolation ponds. Surrounding topography adjacent to the Development Site would not be altered.

Similarly, most development in the San Jacinto area is expected to avoid the steep hillsides that surround the San Jacinto Valley. Developments that do occur on the hillsides are subject to the City of San Jacinto's Hillside Development Ordinance (Chapter 15.28). This ordinance limits the height of cut and fill slopes, and stipulates landscaping measures to reduce adverse visual impacts and ensure site stability. The Development Site does not reside on a hillside and is not subject to the ordinance. Proposed Action A would not contribute to significant cumulative effects to the region's topography.

The proposed developments, including building and roadway construction, could increase the level of soil erosion at the Project Site. The location of the Project Site is at the base of the San Jacinto Mountains. In this area, surface water erodes the steep terrain and soil present at the base of the mountains (where the Project Site is located) also undergoes erosion over time.

Natural soil erosion processes can be accelerated by removal of vegetation, changes in slope or topography, and poor construction practices; however, an erosion control plan would be implemented as part of the Stormwater Pollution Prevention Plan (SWPPP; see Soils under **Section 4.1.1** and water quality control measures discussed in **Section 5.2.3**) to reduce the potential soil erosion. Adherence to the soil erosion control plan would limit increased erosion of soils on the Project Site and areas down gradient. Cumulative effects would be less than significant.

Cumulative seismic hazards could occur as a result of Proposed Action A, since the Project Site is located in a seismically active area and the proposed developments lie on or adjacent to the active San Jacinto Fault. Development could expose residents and building occupants to physical hazards due to the presence of these active faults; however, all proposed buildings would be constructed to meet Section IV of the Uniform Building Code (UBC), which includes

earthquake design. Additionally, a geotechnical study was performed (see **Appendix L**) by a licensed geologist to ensure that proper setback distances and other design measures to mitigate these potential hazards are incorporated into the final site design. These mitigation measures are described in more detail in **Section 5.1.**

The mitigation measures described above would ensure that Proposed Action A does not contribute and create additional seismic hazards in the area.

According to the San Jacinto General Plan, the Project Site and surrounding area contains sources of sand, gravel, and limestone. Although construction of buildings, parking lots, and roadways prohibits the potential future extraction of these resources, these resources are not presently mined on the Project Site, nor are there any plans to do so in the future. Cumulative effects would be less than significant.

Because no significant effects have been identified from future development in San Jacinto, and from the completion of Proposed Action A, it is not anticipated that the completion of Proposed Action A would create any significant cumulative effects regarding land resources.

WATER RESOURCES

The geographic boundary of the analysis of cumulative effects to water resources is defined as the San Jacinto River Basin. This boundary has been selected because Proposed Action A would potentially affect water quality within the basin. Cumulative effects to water resources that may occur include the following:

- Increased sedimentation,
- Increased pollution, and
- Increased stormwater flows or flooding.

A watershed's runoff characteristics are altered when impervious surfaces replace natural vegetation. Runoff charges may increase stream volumes, increase stream velocities, increase peak discharges, shorten the time to peak flows, and lessen groundwater contributions to stream base-flows during non-precipitation periods. Urban areas also have significant sources of non-point source pollution that can affect regional water quality when examining the entire watershed contribution to receiving waters.

Development in the San Jacinto area is expected to gradually increase urban areas, thereby increasing the potential for increased runoff volumes, velocities, and pollution. Proposed Action A could contribute to changes in runoff characteristics (volume, velocity, and hydrograph) and water quality located near the Project Site as a result of the proposed developments.

Proposed Action A could contribute to changes in runoff characteristics (volume, velocity, and hydrograph) and water quality of the San Jacinto River near the Project Site as a result of the conversion of open space to developed land. However, the Tribe has made appropriate design allowances that would reduce cumulative effects to a less than significant level (see **Section 2.1.1**). These include:

- Surface water detention basins to limit post-construction runoff peak volumes to pre-construction levels.
- Stormceptor® sediment/grease traps to control and reduce the Total Suspended Solids (TSS) and other potentially environmentally polluting mineral or materials, such as oils and greases, nutrients, and metals by approximately 80 percent.
- Where feasible, vegetated swales would be utilized to filter runoff.
- Where feasible, all areas outside of buildings and roads would be kept as permeable surfaces, either as vegetation or high infiltration cover, such as mulch, gravel, or turf block.
- Rooftops would drain to either embedded cisterns or vegetated driplines to maximize infiltration prior to surface water discharge.
- Pedestrian pathways would use a permeable surface where possible, such as crushed aggregate or stone with sufficient permeable joints.
- In accordance with the requirements of the NPDES Phase II General Permit for Storm Water Discharges from Construction Activities, the Tribe would prepare a Stormwater Pollution Prevention Plan (SWPPP; see Soils under **Section 4.1.1** and water quality control measures discussed in **Section 5.2.3**) to control discharge of pollutants in stormwater.

Groundwater could be cumulatively affected by increased withdrawals for water supply. However, as described in Water Supply under Public Services in **Section 4.8**, the Tribe currently has adequate capacity to serve the domestic needs of the existing Reservation plus the Proposed Action A. The Tribe's Water Rights Settlement, passed by Congress on July 24, 2008, guarantees the Tribe paramount right to pump approximately 4,010 acre-feet in 2030, increasing to 9,000 acre-feet in 2058. The Hemet/San Jacinto Groundwater Management Area Water Management Plan (WMP; see **Section 3.2** and **Section 3.8**) accounts for future demands on the Hemet/San Jacinto Groundwater Basin and institutes artificial recharge measures to assure an adequate water supply. The WMP also states that EMWD and Lake Hemet Municipal Water District (LHMWD) will implement the WMP for the Canyon and Intake aquifers to "address the current overdraft, and recognize and take into account the Tribal Water Right" (Water Resources & Information Management Engineering, Inc., 2007). Therefore, no significant cumulative effects to the water supply system are expected from Proposed Action A.

Another way in which groundwater could be cumulatively affected is by pollution via contaminated surface water runoff that ultimately infiltrates the soils to become groundwater. However, because the design of Proposed Action A incorporates water quality protection features, including a detention basin, sediment/grease traps, and minimization of impervious surfaces to protect water quality, no significant effects to groundwater quality are expected (see **Section 2.1.1**, **Appendices O** and **P**, and **Figure 2-5)**. Therefore, the development of the Proposed Action A would not result in or contribute to a significant cumulative water resource effect.

The potential on-Reservation WWTP would utilize percolation ponds for disposal when demand for golf course irrigation and landscaping reclaimed water is lower than the WWTP flows. The water delivered to the percolation ponds will undergo secondary treatment (see **Section 2.1.1**) and will meet the standards of the Basin Plan. The quality of water being discharged into the Intake aquifer will be in compliance with the established standards and will not result in an adverse effect.

The water reclaimed by the on-Reservation WWTP would be used for golf course irrigation and landscaping would undergo tertiary treatment to comply with California Title 22 standards for reuse. The Title 22 standards are more stringent than the Basin Plan standards for discharge. Therefore, reclaimed water being used for irrigation and landscaping will not adversely affect the water quality of the Intake aquifer (see **Figure 3-11**).

AIR QUALITY

The geographic boundary for the analysis of cumulative effects to air quality is defined as the South Coast Air Basin (SCAB). This boundary has been selected because Proposed Action A would potentially affect air quality within the basin, which is regulated by the South Coast Air Quality Management District (SCAQMD) to comply with the Federal Clean Air Act (CAA) and the California Clean Air Act (CCAA).

Potential cumulative effects to air quality include the following:

- Delaying or obstructing compliance with the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), and
- Increased greenhouse gas emissions.

Resource Trends

Air Districts in California are required to monitor air pollutant levels to assure that NAAQS and CAAQS are met and, in the event that they are not, to develop strategies for meeting these standards. Depending on whether the standards are met or exceeded, the local air basin is

classified as being in "attainment" or "non-attainment". The SCAQMD is in attainment or in an unclassified area for all standards, except the following:

- Ozone (state 1-hour and 8-hour and Federal 8-hour): Non-attainment
- PM_{10} (state and Federal 24-hour): Non-attainment
- PM_{10} (state annual average): Non-attainment
- $PM_{2.5}$ (state and Federal annual average): Non-attainment
- $PM_{2.5}$ (Federal 24-hour): Non-attainment

Future air quality forecasts for the SCAB are provided in the SCAQMD *Final 2007 Air Quality Management Plan* (AQMP). **Table 4-97** provides projected emissions of volatile organic compounds (VOC), oxides of nitrogen (NO_x), and $PM_{2.5}$ for the years 2002, 2014, and 2023. Levels of VOC and NO_x, which react in the atmosphere in the presence of sunlight to form ozone, are expected to decrease due to existing controls, including new vehicle standards. Emissions of $PM^{2.5}$ are expected to increase slightly overall, although emissions from on-road vehicles are expected to decrease slightly. It should be noted that projections for PM_{10} emissions are not included in the AQMP.

TABLE 4-97
PROJECTED AVERAGE ANNUAL DAY EMISSIONS
(TONS/DAY) FOR THE SOUTH COAST AIR BASIN

	Category	VOC	NO_x	$PM_{2.5}$
2002	Stationary Sources	302	93	60
	Mobile Sources	542	1,000	39
	On-Road Vehicles	*362*	*628*	*18*
	Total	**844**	**1,093**	**99**
2014	Stationary Sources	257	76	69
	Mobile Sources	271	578	33
	On-Road Vehicles	*144*	*293*	*17*
	Total	**528**	**654**	**102**
2023	Stationary Sources	276	74	73
	Mobile Sources	219	432	32
	On-Road Vehicles	*99*	*164*	*16*
	Total	**495**	**506**	**105**

Notes: On-Road Vehicle emissions are a sub-set of Mobile Sources.

Source: SCAQMD, 2007.

Table 4-98 summarizes the expected year for attainment of the various Federal and state standards for the pollutants of concern. Compliance with the standards for all pollutants, except the eight-hour ozone and fine particulate matter standards, are expected to occur by the year 2010.

TABLE 4-98
EXPECTED YEAR OF COMPLIANCE WITH FEDERAL AND STATE STANDARDS FOR SOUTH COAST AIR BASIN

Pollutant	Standard	Threshold Concentration Level	Expected Compliance Year
PM_{10} – Particulate matter less than 10 microns in diameter	Federal 24-Hour	150 ug/m^3	2011
	State Annual	20 ug/m^3	Beyond 2010
	State 24-Hour	50 ug/m^3	Beyond 2010
$PM_{2.5}$ – Particulate matter less than 2.5 microns in diameter	Federal Annual	15 ug/m^3	2015
	Federal 24-Hour	35 ug/m^3	2015
	State Annual	12 ug/m^3	2015
CO – Carbon Monoxide (see note)	Federal 8-Hour	9 ppm	Achieved
	Federal 1-Hour	35 ppm	Achieved
	State 8-Hour	9 ppm	Achieved
	State 1-Hour	20 ppm	Achieved
NO^2 – Nitrogen Dioxide	Federal Annual	0.053 ppm	Achieved
	State Annual	0.030 ppm	Achieved
	State 1-Hour	0.18 ppm	Achieved
O^3 – Ozone	Federal 8-Hour	0.08 ppm	2024
	State 8-Hour	0.07 ppm	2024
	State 1-Hour	0.09 ppm	Beyond 2010

Notes:

ppm = parts per million

µg/m3 = micrograms per cubic meter

Although the district has attained the Federal CO NAAQS, it has not yet been designated as being in attainment by the EPA.

Source: SCAQMD, 2007.

Critical Air Pollutants

Table 4-99 compares the estimated operational emissions (including both facility and mobile source emissions) from Proposed Action A to the projected SCAB emissions. As shown, contributions from the proposed developments would make a minor addition to the total emissions for the basin. The contribution of Proposed Action A to 2023 South Coast Air Basin emissions would be approximately 0.037 percent of the total $PM_{2.5}$ emissions and 0.005 percent of total VOC and NO_x emissions.

While the proposed developments would contribute to a significant cumulative air quality effect, it is unlikely that the development of Proposed Action A will substantially affect efforts to attain the NAAQS for Ozone, PM_{10}, and $PM_{2.5}$. As a result, the development of Proposed Action A is considered to result in a less than significant contribution to this effect. Nevertheless, mitigation measures are identified in **Section 5.3** to ensure that the design and operation of the proposed developments are consistent with regional efforts to attain the NAAQS.

Greenhouse Gases

At present there is no regulatory or guidance mechanism for determining standards of significance for greenhouse gas effects, including General Conformity Thresholds. Proposed Action A would incrementally increase the significant cumulative effect of greenhouse gas emissions. These effects are cumulatively significant because they contribute to an existing cumulatively significant effect, i.e., global accumulation of greenhouse gas emissions. However, it is not possible to draw conclusions about the overall magnitude of significance of Proposed Action A on global climate change in the absence of established quantitative greenhouse gas thresholds. Mitigation measures are identified in **Section 5.3** to ensure increased energy efficiency in the design and operation of the proposed developments. These measures would ensure that the proposed developments will be consistent with efforts to reduce the emissions of greenhouse gases.

TABLE 4-99
COMPARISON OF ESTIMATED PROJECT OPERATIONAL EMISSIONS (FACILITY AND MOBILE SOURCE) TO 2023 SOUTH COAST AIR BASIN EMISSIONS (TONS PER YEAR)

	VOC		**NO_X**		**PM_{10}**		**$PM_{2.5}$**
Estimated Air Basin Emissions	180,675		184,690		n/a		38,325
Composite Operational Emissions	Project-Related Emissions	Percentage of Basin	Project-Related Emissions	Percentage of Basin	Project-Related Emissions	Project-Related Emissions	Percentage of Basin
Proposed Action A	9.6	0.005%	9.2	0.005%	14.1	<14.1	0.037%
Proposed Action B	9.5	0.005%	9.2	0.005%	14.1	<14.1	0.037%
Alternative 1	9.4	0.005%	9.0	0.005%	14.1	<14.1	0.037%
Alternative 2	9.0	0.005%	8.7	0.005%	14.1	<14.1	0.037%
Alternative 3	9.9	0.005%	8.3	0.004%	14.1	<14.1	0.037%

Notes:

Project-related emissions include both operational facility and mobile source emissions. Mobile source emissions ılations for each alternative are based on the worst-case traffic generation from Proposed Action A.

BIOLOGICAL RESOURCES

The geographic boundary of the analysis of cumulative effects to biological resources is defined as Riverside County. Cumulative effects to biological resources that may take place as a result of the Proposed Action, the Alternatives, and surrounding development include:

- Loss of habitat,
- Effects to waters of the United States, and
- Effects to special status species.

Waters of the United States

As discussed in **Section 3.4.4**, there are no waters of the United States in the Development Site; therefore, the development of the Proposed Action A would not contribute to cumulative effects to waters of the United States.

See **Section 4.11** below for information pertaining to the presence of Waters of the United States in the area where the percolation ponds for the proposed Tribal WWTP are located.

Vegetation Communities

Two vegetation communities, coastal sage scrub and southern willow scrub, were identified as occurring on the Project Site in **Section 3.4.2**. Neither of these communities will be affected by Proposed Action A; the proposed developments would occur in areas that were graded or farmed in the past and are currently barren lands. Therefore, Proposed Action A will not contribute any cumulative effects to vegetation communities (i.e., wildlife habitat).

Special Status Species

Proposed Action A could contribute to cumulative effects to special status species in the Project Site and surrounding area. Any actions that would include activities associated with the San Jacinto River would require compliance with the ESA, either through take prohibitions of a purely non-federal action or through consultation with FWS by a federal agency when there is a federal nexus (e.g., involvement of a federal agency such as BIA, or Army Corp of Engineers with issuance of a CWA permit authorizing dredge and fill activities within waters of the United States).

The following special status species potentially occur in the Project Site and surrounding area, and could be affected by future development in Riverside County:

Federally-Listed Species

- Munz's Onion (*Allium munzii*)
- Slender-horned Spineflower (*Dodecahema leptoceras* [Centrostegia l.])
- Coastal California Gnatcatcher (Polioptila californica californica)
- San Bernardino Kangaroo Rat (*Dipodomys merriami parvus*)
- Stephens' Kangaroo Rat (*Dipodomys stephensi*)
- Arroyo toad (*Bufo microscaphus californicus*)
- Riverside fairy shrimp (*Streptocephalus woottoni*)

Species included in the Western Riverside County Multi-Species Habitat Conservation Plan

- Smooth Tarplant (*Centromadia pungens ssp. laevis*)
- Parry's Spineflower (*Chorizanthe parryi var. parryi*)
- Belding's orange-throated whiptail Lizard (*Cnemidophorus hyperythra beldingi*
- Coast (San Diego) Horned Lizard (*Phrynosoma coronatum blainvillii*)
- California Horned Lark (*Eremophila alpestris actia*)
- Southern California Rufous-crowned Sparrow (*Aimophila ruficeps canescens*)
- Cooper's Hawk (*Accipiter cooperii*), and Tricolored Blackbird (*Agelaius tricolor*)
- Western Burrowing Owl (*Athene cunicularia hypugaea*)
- Ferruginous Hawk (*Buteo regalis*)
- Los Angeles Pocket Mouse (*Perognathus longimembris brevinasus*)
- Southern Grasshopper Mouse (*Onychomys torridus ramona*)
- San Diego Desert Woodrat (*Neotoma lepida intermedia*)
- Northwestern San Diego Pocket Mouse (*Chaetodipus fallax fallax*)
- American Badger (*Taxidea Taxus*)
- Tricolored blackbird (*Agelaius tricolor*)

Potential cumulative effects to special status species include increased changes in existing fire/flood regimes that alter habitat, vehicle use in unauthorized areas, increased development, and fragmentation and loss of habitat. Population growth and development in Riverside County has the potential to significantly affect these species.

However, construction activities associated with Proposed Action A are planned in an area that has been graded and/or farmed in the past. The Development Site is thus highly degraded and is not expected to provide adequate habitat for these species. Surveys of the Development Site have not identified the presence of any special status species. The mitigation measures described in **Section 5.4** would ensure that Proposed Action A would not contribute to cumulative effects to special status species and therefore result in a less than significant cumulative effect.

CULTURAL AND PALEONTOLOGICAL RESOURCES

Cultural Resources

The geographic boundary of the analysis of cumulative effects to cultural resources is defined as the Project Site and surrounding area. Cumulative effects to cultural resources could occur in the Project Site and surrounding area if urban development occurs on sites that contain cultural features or artifacts. When these resources are destroyed or displaced, important information is lost and our connection to past events, people, and cultures is diminished.

The only cultural features that have been identified on the Project Site are the foundation of a previously recorded historic-period residence (33-7313), with no indication of any associated artifact deposits, a well/pump house that probably dates to the 1940s (HR-1), a stable building which dates to the 1940s (HR-2), a late-nineteenth century lime kiln (RJ-2), a remnant of the old Soboba Road (RJ-4), a water retention basin (RJ-1), as well as water control features (RJ-3). Only the lime kiln appears to be a historic property that is eligible for the National Register of Historic Places. Proposed Action A would not affect the lime kiln as this historic property lies outside of the Development Site. Due to the avoidance of the one known potentially significant historic property, these actions would not significantly contribute to the cumulative loss of historic properties.

There is a possibility that previously unknown archaeological resources would be encountered during construction. This would be a potentially significant effect. Mitigation measures are presented in **Section 5.5** for the treatment of unanticipated archaeological discoveries.

Paleontological Resources

The geographic boundary of the analysis of cumulative effects to paleontological resources is defined as the Project Site and surrounding area. Cumulative effects to paleontological resources could occur in the Project Site and surrounding area if urban development occurs on sites that contain fossils. When these resources are destroyed or displaced, important information is lost about the history of the earth and its past ecological settings.

Riverside County's (2009) paleontological sensitivity map indicates that the Project Site is located in a region with high paleontological sensitivity. A search of the University of California Museum of Paleontology (UCMP) database indicated that 1364 paleontological specimens have been collected in Riverside County (UCMP 2009). The majority of the specimens are plants. The vast majority of specimens have been documented within the Mt. Eden formation and date to the Late Miocene epoch (UCMP 2009). None of the fossils identified by UCMP were located within the Project Site.

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. Preliminary soil borings advanced to 50 feet bgs did not encounter bedrock. Potential paleontological resources would only be expected at depths where bedrock is encountered. Soil grading and earthwork operations are not planned at depths where bedrock is present; therefore potential paleontological resources, if present, would not be disturbed. This material is sufficiently young geologically that it is very unlikely to contain fossils. Therefore, Proposed Action A would not significantly contribute to the cumulative loss of paleontological resources. In the unlikely event that paleontological resources are uncovered during ground-disturbing activities, an Unanticipated Discoveries Plan (see **Appendix AB**) has been prepared.

ECONOMIC AND SOCIOECONOMIC CONDITIONS

The geographic boundary of the analysis of cumulative effects to economic and socioeconomic conditions is defined as Riverside County. This boundary has been selected because the socioeconomic effects of Proposed Action A, including fiscal effects to local jurisdictions, would occur predominately within Riverside County.

Cumulative socioeconomic effects could occur in the Project Site and surrounding area as a result of developments that affect the lifestyle and economic well being of residents. Examples of cumulative socioeconomic effects include effects to the local labor market, housing availability, and effects to schools and governments. These effects would occur as the region's economic and demographic characteristics change, as the population grows, and specific industries expand or contract.

Employment

The City of San Jacinto and Riverside County are expected to experience a considerable increase in employment. As identified in **Table 4-96**, employment growth in Riverside County is expected to increase approximately four percent annually from 2000 to 2025. The California Department of Finance (CDOF) projects that by 2025, the City of San Jacinto will provide approximately 10,834 jobs. The city's General Plan projects that at build-out, the city will have a population of 107,086 and 31,514 jobs (City of San Jacinto, 2006). It further notes as a policy the development of a broad range of skill and wage levels through expanded commercial, office, business-park, and industrial facilities. The Land Use Element in the General Plan references the advantages of San Jacinto because of its proximity to the Reservation, and includes land use policies that support developing visitor-oriented activities and businesses that build on the opportunities afforded by the Reservation. One of the key challenges facing San Jacinto is the development of a diversified economic base that includes a broad cross-section of industries, respecting the many future industrial and commercial opportunities available in western San Jacinto. The clear message from the Land Use Element (as well as the Economic Development Program discussed below) is that San Jacinto wants, and has adequate resources to serve, many new businesses.

As identified in **Section 4.6,** Proposed Action A is expected to result in 1,1,653 direct new jobs and approximately 731 indirect and induced new jobs, for a total of approximately 2,384 new permanent jobs. Development of Proposed Action A would increase the employment in Riverside County. This would have both positive and negative effects on the labor market. The increased employment may result in a lack of available employees to fill all the jobs created by the proposed developments and existing positions in the county. Business-owners may find it difficult to fill positions, thereby adversely affecting the cost of doing business. Business-owners would likely raise wages to be more competitive with businesses in and out of the local area. However, as a result, wages would likely rise as employers compete for employees, and this will beneficially effect wages in the county as it provides workers with more employment opportunities. No significant adverse cumulative effects are expected. For additional analysis of potential employment growth, please see **Section 4.6.**

Housing

From 1997 to 2008, Riverside County has permitted nearly 200,000 single-family homes and over 31,000 multi-family structures. The City of San Jacinto has issued 5,800 housing permits for single-family homes and 182 permits for multi-family structures from 1997 to 2008. In addition, San Jacinto has a significant housing expansion plan in progress as part of the San Jacinto Gateway Project, which is estimated to consist of 3,517 new residential units upon completion (SJ Land, 2008).

The current state of the Riverside County housing market suggests any major residential development is unlikely in the near future. The County faced a staggering 50 percent decline in the median home price from 2006 to 2009 with only a slight recovery (5.8 percent) from 2009 to 2010. The stagnant nature of the current housing market within the County is blamed on the high rate of foreclosures and abundance of supply.[151] Over nine percent of Riverside County households faced default, trustee sale, or bank repossession in 2009.[152] Riverside County also led the State in foreclosure activity during the first quarter of 2010. [153] One proposed new construction development with 11,150 residential units in the County is expected to be delayed until home prices recover to the 2007 median levels.[154]

---

[151] Wolff, Eric, April 14, 2010, 'Riverside County home prices up from a year ago, flat in February,' North County News, accessed at http://www.nctimes.com/business/article_323b1dc1-ea57-56ed-82ce-c15eb8db812e.html.

[152] Berkman, Leslie, January 14, 2010, 'Foreclosures not stabilized, The Press-Enterprise, accessed online at http://www.myvalleynews.com/story/47485/.

[153] Valley News, April 30th, 2010, 'Massive Homes Project Triggers Lawsuit Over County Appproval,' Issue 17, Vol. 14, accessed online at http://www.myvalleynews.com/story/47485/.

[154] Southwest Riverside News Network, April 23, 2010, 'Lawsuit Seeks to stop Huge Development near San Jacinto wildlife preserve,' accessed online at http://www.swrnn.com/southwest-riverside/2010-04-23/environment/lawsuit-seeks-to-stop-huge-development-near-san-jacinto-wildlife-preserve.

Proposed Action A would not result in the development of additional housing in the region. However, Proposed Action A would result in additional demand for housing in the region. As discussed further in **Section 4.6,** the increase in regional demand for housing could be met in part by existing vacant housing units. The City of San Jacinto has nearly 12,000 existing housing units, of which 12.8 percent (1,536 units) were vacant in 2007. Of Riverside County's 653,000 existing housing units, 13.4 percent (87,502 units) were vacant in 2007.[155] Based on these figures alone, all of the demand for housing generated by Proposed Acton A could be accommodated by vacant units in the City of San Jacinto and Riverside County. In conclusion, given the extent of residential development currently occurring and planned for the future and vacant housing units present in Riverside County and the City of San Jacinto, Proposed Action A is not expected to have a significant cumulative effect on the availability of housing in the region.

Local Government

Cumulative effects to the local governments may occur as the result of changes in the revenues and expenses of Riverside County and the City of San Jacinto. As discussed previously in this section, the development of Proposed Action A would remove the Project Site from the county's assessed property rolls, thereby removing approximately $0.29 million from the county's annual revenue. The loss of this revenue would be partially offset by an estimated increase in local sales taxes of $0.14 million. Increases in necessary expenditures could be required by Riverside County and the City of San Jacinto to address an increase in demand for public services due to the development of Proposed Action A. Public services that could be affected include police service, schools, transportation, and fire and emergency medical services. Effects to these resources are discussed individually in this section. Where potentially significant effects to public services are identified, mitigation has been identified to reduce the effects to a less than significant level. Proposed Action A would not result in a significant cumulative effect to local governments.

RESOURCE USE PATTERNS

Transportation Networks

The geographic boundary of the analysis of cumulative effect to transportation is defined in **Figure 3-17,** which identifies the intersections and associated roadways that could be affected by traffic related to the proposed developments. Cumulative effects to the transportation network could occur in the Project Site and surrounding area as the result of developments that increase traffic without improving roadway conditions. As residential and commercial development occurs throughout the City of San Jacinto, local roadways would experience higher traffic

[155] California Department of Finance, January 2007 estimate.

volumes. Examples of effects include long delays at intersections, congestion, and unsafe driving conditions.

The following information is reproduced from a detailed traffic study conducted on behalf of the Proposed Action and Alternatives. The traffic study is included as **Appendix U** of this FEIS.

Intersection Level of Service at Year 2025

As shown in **Table 4-26**, Proposed Action A is projected to generate a total of approximately 22,525 daily vehicle trips, of which 1,253 would occur during the morning peak hour and 2,159 during the evening peak hour. Approximately 19,568 more daily vehicle trips would occur under Proposed Action A than are currently generated by the existing casino.

The Year 2025 delay and Level of Service for the traffic study area roadway network with the Proposed Action and Alternatives are shown in **Table 4-100(a)**. It should be noted that Alternative 4 (No Action) provides a baseline to compare without project conditions. **Table 4-100(a)** shows delay values based on the geometrics at the traffic study area intersections, without and with improvements that have been identified in the San Jacinto General Plan to accommodate growth. Year 2025 morning and evening peak hour intersection turning movement volumes for the Proposed Action and Alternatives are shown on Figures 65 to 76 in **Appendix U**.

For Year 2025, the following traffic study area intersections are projected to operate at unacceptable Levels of Service during the peak hours without the improvements identified in the General Plan. This analysis defines an acceptable Level of Service as D or better.[156]

- State/Gilman Springs Road at Soboba Road
- State Street at Ramona Expressway
- State Street at Florida Avenue
- San Jacinto Street at Ramona Boulevard/Main Street
- San Jacinto Street at Florida Avenue
- Ramona Expressway at Main Street/Lake Park Drive
- Ramona Expressway at 7th Street
- Mountain Avenue at Esplanade Avenue
- Soboba Street at Mountain Avenue

[156] This definition is consistent with the local threshold used by the City of San Jacinto.

- Soboba Springs Drive at Lake Park Drive
- Soboba Road at Chabella Drive
- Soboba Road at Lake Park Drive

These intersections would operate at unacceptable levels with or without Proposed Action A, except for the intersections of State Street at Florida Avenue and Soboba Road at Chabella Drive which are projected to operate at acceptable Levels of Service, without Proposed Action A. However, the contribution of additional traffic from the Proposed Action is considered to be a significant cumulative effect. **Figure 4-13** depicts the intersections that would be affected by Proposed Action A. Mitigation measures have been identified in **Section 5.7.1** that would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements to affected roadways. As shown in **Table 4-100(a)**, with the implementation of roadway improvements identified in the San Jacinto General Plan, all intersections would operate at acceptable levels of service.

Segment Level of Service at Year 2025

For Year 2025 traffic conditions under Proposed Action A, the study area roadway segments are projected to operate at acceptable LOS during the peak hours, except for the following roadway segments that are projected to operate at unacceptable LOS, without improvements:

- Gilman Springs Road, north of Soboba Road
- Soboba Road, between Gilman Springs Road and Lake Park Drive
- Ramona Expressway, between Sanderson Street and State Street
- Mountain Avenue, between 7th Street and Esplanade Avenue
- Mountain Avenue, between Esplanade Avenue and Soboba Street

These roadway segments would operate at unacceptable levels with or without Proposed Action A. Because these segments would operate at an unacceptable LOS without the development of the Proposed Action, *any* additional traffic is considered be a significant cumulative effect. However, the mitigation measures identified in **Section 5.7.1** would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements to affected roadways. As shown in **Table 4-100(b)**, with the implementation of the proposed mitigation measures, all roadway segments would operate at acceptable LOS.

FIGURE 4-13
TRAFFIC IMPACT STUDY AREAS PROPOSED ACTION A: YEAR 2025

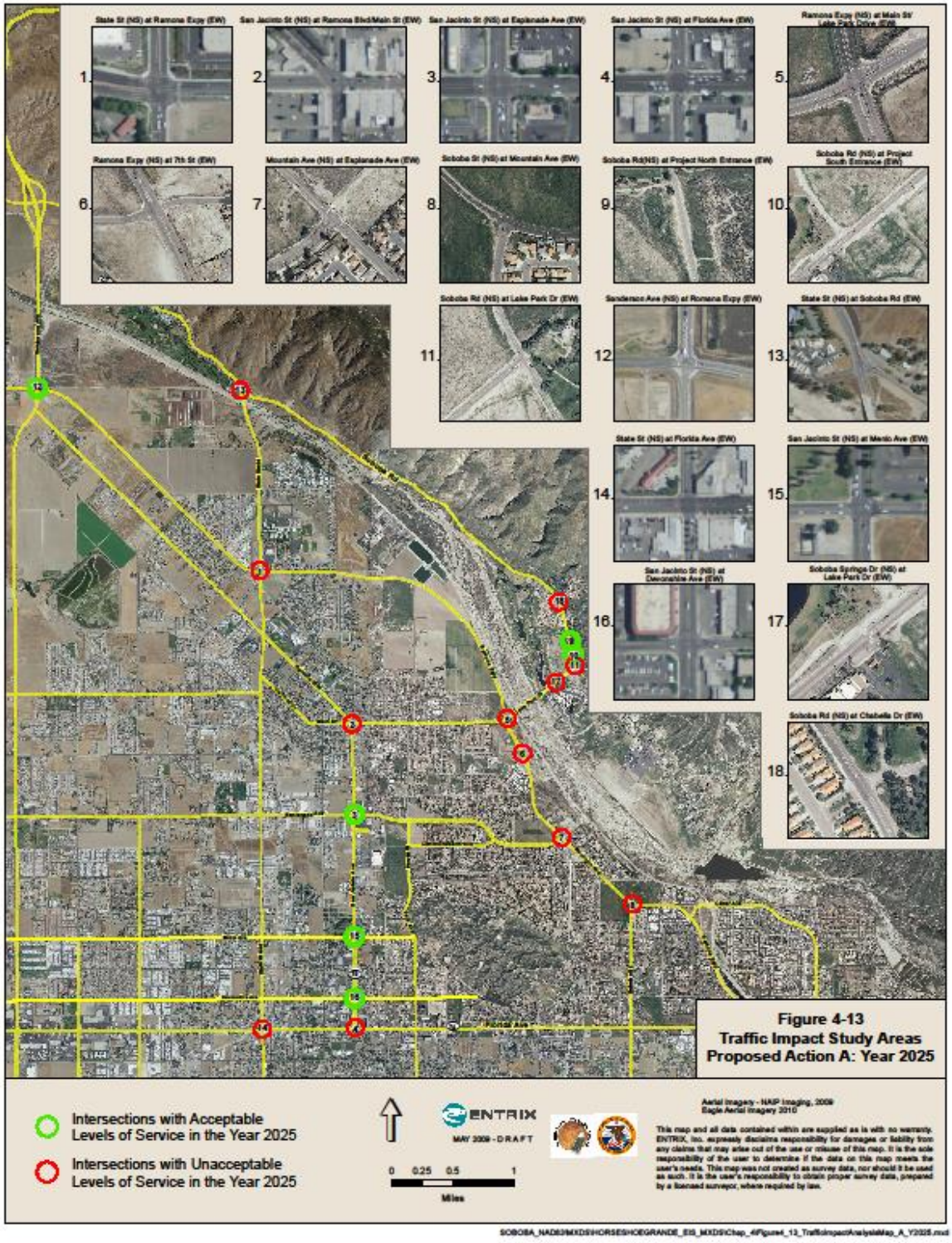


TABLE 4-100 (A)
ESTIMATED 2025 INTERSECTION DELAY AND LEVEL OF SERVICE

Intersections	Proposed Action A		Proposed Action B		Alternative 1		Alternative 2		Alternative 3		Alternative 4 No Action	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Sanderson Avenue at:												
Ramona Expressway	51.5 D	52.9 D	51.5 D	52.9 D	51.1 D	52.6 D	50.5 D	52.0 D	50.4 D	52.3 D	49.9 D	51.9 D
State Street/Gilman Road at:												
Soboba Road												
Without Improvements	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F
With Improvements	33.3 C	30.7 C	33.0 C	30.3 C	30.7 C	28.2 C	42.9 D	34.4 C	40.3 D	43.1 D	33.8 C	33.6 C
State Street at Ramona Expressway												
Without Improvements	56.0 E	99.9 F	56.0 E	99.9 F	56.1 E	99.9 F	56.3 E	99.9 F	56.3 E	99.9 F	56.4 E	99.9 F
With Improvements	42.6 D	54.4 D	42.6 D	54.3 D	42.6 D	53.5 D	42.6 D	51.4 D	42.5 D	52.3 D	42.5 D	50.7 D
Florida Avenue												
Without Improvements	32.3 C	99.9 F	32.3 C	99.9 F	31.5 C	99.9 F	30.7 C	56.2 E	30.7 C	65.7 E	30.1 C	52.8 D
With Improvements	29.5 C	49.6 D	30.8 C	49.4 D	30.4 C	47.2 D	29.7 C	43.5 D	29.7 C	45.3 D	N/A	N/A
San Jacinto St at:												
Ramona Blvd/Main St												
Without Improvements	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F
With Improvements	32.1 C	49.6 D	32.1 C	49.5 D	31.9 C	46.3 D	32.7 C	50.4 D	32.6 C	45.2 D	25.6 C	37.2 D
Esplanade Ave	31.7	53.6	31.6	53.2	31.1	50.0	30.5	44.3	30.5	46.8	30.2 C	42.8

Intersections	Proposed Action A		Proposed Action B		Alternative 1		Alternative 2		Alternative 3		Alternative 4 No Action	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
	C	D	C	D	C	D	C	C	C	D		C
Menlo Avenue	23.9	37.8	23.8	37.5	22.8	35.5	21.7	31.7	21.7	33.6	20.9	30.5
	C	D	C	D	C	D	C	C	C	C	C	C
Devonshire Avenue	26.0	32.6	25.9	32.4	24.9	30.6	23.4	27.2	23.4	28.7	22.6	26.3
	C	C	C	C	C	C	C	C	C	C	C	C
Florida Ave												
Without Improvements	99.9	99.9	99.9	99.9	99.9	99.9	83.8	99.9	79.8	99.9	79.5	99.9
	F	F	F	F	F	F	F	F	E	F	E	F
With Improvements	35.4	51.9	35.3	51.8	34.4	51.0	34.4	52.3	34.1	54.5	35.3	52.5
	D	D	D	D	C	D	C	D	C	D	D	D
Ramona Expy at:												
Main St/Lake Park Dr												
Without Improvements	44.4	99.9	44.0	99.9	41.5	99.9	38.4	99.9	37.6	99.9	36.5	66.1
	D	F	D	F	D	F	D	F	D	F	D	E
With Improvements	31.5	42.1	31.4	41.5	32.1	43.8	32.6	45.8	32.1	49.5	31.4	42.5
	C	D	D	D	C	D	C	D	C	D	C	D
7th St												
Without Improvements	99.9	99.9	99.9	99.9	99.9	99.9	99.9	99.9	99.9	99.9	99.9	99.9
	F	F	F	F	F	F	F	F	F	F	F	F
With Improvements	10.3	14.8	10.3	14.8	10.3	14.6	10.2	14.4	10.2	14.4	10.2	14.3
	B	B	B	B	B	B	B	B	B	B	B	B

Intersections	Proposed Action A		Proposed Action B		Alternative 1		Alternative 2		Alternative 3		Alternative 4 No Action	
	AM	**PM**	**AM**	**PM**	**AM**	**PM**	**AM**	**PM**	**AM**	**PM**	**AM**	**PM**
Mountain Ave at Esplanade Ave												
Without Improvements	31.7	99.9	31.5	99.9	30.1	99.9	28.1	99.9	27.6	99.9	26.6	99.9
	C	F	C	F	C	F	C	F	C	F	C	F
With Improvements	27.1	25.5	27.0	25.5	26.3	25.4	25.4	25.1	24.9	25.2	24.3	24.8
	C	C	C	C	C	C	C	C	C	C	C	C
Soboba St at Mountain Ave												
Without Improvements	99.9	99.9	99.9	99.9	99.9	99.9	99.9	99.9	99.9	99.9	99.9	99.9
	F	F	F	F	F	F	F	F	F	F	F	F
With Improvements	11.7	17.2	11.6	17.0	11.3	15.8	10.9	13.7	10.8	14.5	10.6	12.9
	B	B	B	B	B	B	B	B	B	B	B	B
Soboba Springs Dr. at Lake Park Dr.												
Without Improvements	99.9	99.9	99.9	99.9	99.9	99.9	73.2	74.4	73.2	74.4	45.4	43.4
	F	F	F	F	F	F	F	F	F	F	E	E
With Improvements	18.2	15.2	18.1	15.0	16.8	13.8	14.8	11.4	14.4	21.4	31.7	23.5
	C	C	C	C	C	B	B	B	B	C	D	C
With Improvements	5.6	5.6	5.6	5.6	5.3	5.2	5.0	4.8	5.0	4.9		
	A	A	A	A	A	A	A	A	A	A		
Project Access at Lake Park Dr	N/A	N/A	13.8	30.2	N/A	N/A	14.9	26.0	7.7	16.8	N/A	N/A
			B	D			B	D	A	B		
Soboba Road at:												
Chabella Drive												
Without Improvements	45.2	75.6	44.5	73.3	39.0	58.4	31.7	36.8	30.5	44.5	26.6	30.3
	E	F	E	F	E	F	D	E	D	E	D	D
With Improvements	24.9	30.9	24.8	30.4	23.3	26.8	21.0	20.8	20.7	23.2	N/A	N/A
	C	D	C	D	C	D	C	C	C	C		
Project North Entrance	17.3	21.1	16.6	18.8	15.8	18.5	17.4	33.5	N/A	N/A	N/A	N/A
	B	C	B	B	B	B	C	D				

Intersections	Proposed Action A		Proposed Action B		Alternative 1		Alternative 2		Alternative 3		Alternative 4 No Action	
	AM	**PM**	**AM**	**PM**	**AM**	**PM**	**AM**	**PM**	**AM**	**PM**	**AM**	**PM**
Project South Entrance	17.7	32.4	8.8	14.1	16.4	22.4	6.4	7.5	6.6	9.1	N/A	N/A
	B	C	A	B	B	C	A	A	A	A		
Lake Park Dr												
Without Improvements	99.9	99.9	99.9	99.9	99.9	99.9	26.8	99.9	27.6	99.9	20.4	99.9
	F	F	F	F	F	F	D	F	D	F	C	F
With Improvements	31.3	51.5	29.0	43.9	30.3	44.0	32.9	54.8	32.4	46.6	29.6	39.4
	C	D	C	D	C	D	C	D	C	D	C	D

Source: **Tables 26 - 31**, Kunzman Associates, Inc.,2010 (see **Appendix U** of this FEIS).

TABLE 4-100(B)

ESTIMATED 2025 ROADWAY SEGMENTS LEVEL OF SERVICE

		Year 2025					
Roadway	**Existing**	**Proposed Action A**	**Proposed Action B**	**Alternative 1**	**Alternative 2**	**Alternative 3**	**Alternative 4 No Action**
Gilman Springs Road							
North of Soboba Road							
-Without Improvements	F	F	F	F	F	F	F
-With Improvements	N/A	D	D	D	C	C	C
Soboba Road							
Between Gilman Springs Road and Lake Park Drive							
-Without Improvements	C	F	F	F	F	F	F
-With Improvements	N/A	D	D	C	C	C	C
Ramona Expressway							
West of Sanderson Street	C	C	C	C	C	C	C
Between Sanderson Street and State Street							
-Without Improvements	F	F	F	F	F	F	F
-With Improvements	N/A	C	C	D	D	D	D
Between State Street and San Jacinto Street	C	C	C	C	C	C	C
Between San Jacinto Street and Main Street	C	C	C	C	C	C	C
Mountain Avenue							
Between Main Street and 7th Street	C	C	C	C	C	C	C
Between 7th Street and Esplanade Avenue							

		Year 2025					
Roadway	**Existing**	**Proposed Action A**	**Proposed Action B**	**Alternative 1**	**Alternative 2**	**Alternative 3**	**Alternative 4 No Action**
-Without Improvements	E	F	F	F	F	F	F
-With Improvements	N/A	C	C	C	C	C	C
Between Esplanade Avenue and Soboba Street							
-Without Improvements	E	F	F	F	F	F	F
-With Improvements	N/A	C	C	C	C	C	C
East of Soboba Street	C	D	D	D	D	D	C

Source: Kunzman Associates, Inc.,2010. (see **Appendix U** of this FEIS).

Traffic Signal Warrants at Year 2025

The un-signalized intersections have been evaluated for traffic signals using the California Department of Transportation Warrant 3 Peak Hour traffic signal warrant analysis, as specified in the *Manual of Uniform Traffic Control Devices 2003 California Supplement*, dated May 20, 2004. The 2025 analysis included the Project Site and surrounding area intersections that are not currently controlled by traffic signals, and were not identified as requiring signals in the 2010 analysis presented. No additional signals warranted at any intersection under Proposed Action A.

Freeway Interchange Analysis

A freeway interchange analysis was conducted for Proposed Action A, including the following intersections:

- I-215 Freeway Southbound Ramps at Bonnie Drive
- I-215 Freeway Northbound Ramps at State Route-74
- Beaumont Avenue (State Route 79) at I-10 Freeway Ramps

Manual morning and evening peak hour intersection turning movement counts were obtained in June 2007 and January 2008. Traffic count worksheets are provided in the Traffic Study (see **Appendix U**). In order to estimate 2025 conditions, a growth rate was applied to the existing turning movement counts. The growth rate was determined by the historical growth rate covering a 20-year period from 1986 to 2006. Traffic volumes were obtained from the *1986* and *2006 Traffic Volumes on California State Highways* by the California Department of Transportation. The Year 2025 delay and Level of Service for the freeway interchanges with the Proposed Action and Alternatives are shown in **Table 4-101**. It should be noted that Alternative 4 (No Action) provides a baseline to compare without project conditions.

In 2025, the interchanges would operate at unacceptable levels with or without the Proposed Action or Alternatives. However, the contribution of additional traffic from the Proposed Action A is considered to be a significant cumulative effect. Mitigation measures have been identified in **Section 5.7.1** that would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements and the implementation of a transportation management plan (see **Appendix AC**). As shown in **Table 4-101**, with the implementation of roadway improvements identified in **Section 5.7.1** (see **Table 5-4**), all interchanges would operate at acceptable levels of service.

TABLE 4-101
ESTIMATED 2025 FREEWAY INTERCHANGE DELAY AND LEVEL OF SERVICE

Intersections	Proposed Action A		Proposed Action B		Alternative 1		Alternative 2		Alternative 3		Alternative 4 No Action	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
I-215 Freeway Southbound Ramps at Bonnie Drive												
Without Improvements	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F
With Improvements	21.2 C	18.3 B	21.2 C	18.0 B	20.6 C	17.7 B	20.0 B	17.1 B	19.9 B	17.5 B	19.6 B	17.0 B
I-215 Freeway Northbound Ramps at State Route 74												
Without Improvements	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F
With Improvements	9.3 A	18.1 B	9.2 A	18.0 B	8.9 A	17.1 B	14.8 B	32.8 C	8.3 A	16.1 B	13.5 B	30.8 C
Beaumont Avenue (State Route 79) at:												
I-10 Freeway Westbound Ramps												
Without Improvements	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F
With Improvements	27.7 C	43.8 D	27.7 C	43.5 D	27.4 C	42.0 D	26.9 C	38.8 D	26.9 C	40.3 D	26.5 C	37.7 D
I-10 Freeway Eastbound Ramps												
Without Improvements	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F	99.9 F
With Improvements	32.3 C	43.4 D	32.2 C	43.1 D	31.4 C	41.3 D	30.1 C	37.6 D	29.9 C	39.9 D	29.0 C	36.4 D

Source: **Tables 8-13**, Kunzman Associates, Inc.,2010 (see **Appendix U** of this FEIS).

Land Use

The geographic boundary of the analysis of cumulative effects to land use is defined as the City of San Jacinto area. This boundary has been selected because potential effects of the Proposed Action, the Alternatives, and surrounding development would occur locally and would not affect trends in a wider region. Cumulative land use effects that may occur in the City of San Jacinto as the result of expected growth and development include the following:

- Conflicts with existing land uses
- Preclusion of planned land uses
- Disruption of access to existing or planned land uses
- Disruption of orderly development

The City of San Jacinto, like Riverside County as a whole, is experiencing rapid growth. Current and projected population and employment figures were determined for the City of San Jacinto (see **Section 3.6**). The 2007 population of San Jacinto was estimated at 34,345 persons, and is anticipated to grow to approximately 40,025 by 2025. Significant employment growth is also anticipated to occur. In 2000, the number of jobs in San Jacinto was 6,296. By 2025, that number is expected to reach almost 11,000 jobs. Population growth is expected to increase the demand for housing, and the anticipated employment growth may indicate expanded commercial and industrial development in the area. Future development will be guided by the San Jacinto General Plan to ensure orderly growth. Specifically, adherence to the Land Use Element of the General Plan is expected to minimize land use conflicts as future growth occurs in the City of San Jacinto. In 2006, the city determined that the implementation of its General Plan would not result in significant cumulative land use effects (City of San Jacinto, 2006b).

Development of Proposed Action A would preclude the planned low-density residential land uses identified in the San Jacinto General Plan, and would result in a retail and commercial development in a rural setting. The proposed developments would substantially alter the existing character of the Project Site, and would conflict with the surrounding rural and residential area. Increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be incompatible with the nearby open space and residential communities. Mitigation measures have been identified in **Section 5.0** to reduce the significance of these effects; however, due to the scale of Proposed Action A in relation to that of the surrounding development, these changes would remain a significant change in land use. This is considered to be a significant cumulative effect to existing and proposed land uses in the Project Site and surrounding area.

Lighting and Glare

The geographic scope for the lighting and glare cumulative effect analysis includes all areas within a one-mile radius of the Development Site. There are ten projects within the Project Site and surrounding area that could have cumulative visual effects when viewed in combination with

Proposed Action A, as shown in **Figure 4-14**. There are two residential projects under construction in the City of San Jacinto, and one commercial and six residential projects are in the approval process. The tenth project is the Golf Course and Country Club renovation that is currently under construction. Three projects, two potential residential communities, and the Golf Course and Country Club renovation are located to the east and north of the Development Site along Soboba Road. The other projects are located on Ramona Expressway to the west of the Development Site. The residential projects would not create a significant source of light and glare because the City of San Jacinto municipal code requires light to be at an acceptable level for residential communities, and California's mandated energy efficiency standards (Title 24) regulates the amount and types of windows that can be designed in new homes.

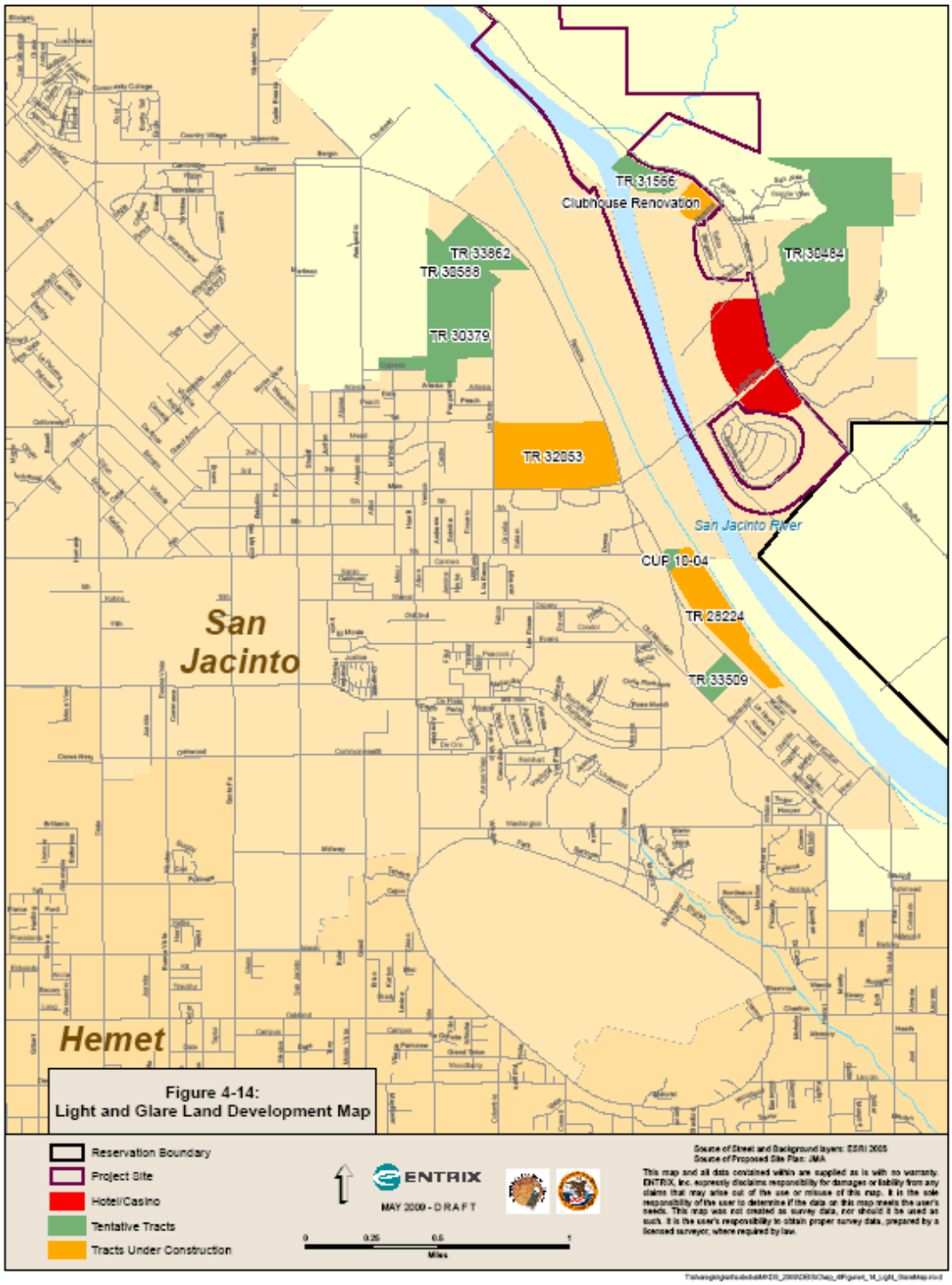
In contrast, Proposed Action A would generate light and glare effects that could be significant due to increased security and decorative lighting and numerous large windows on store fronts. Also, surface parking lots associated with the commercial developments would add glare to adjacent users from the vehicles. When viewed in combination with the ten projects in the Project Site and surrounding area, significant light and glare cumulative effects would result. Implementation of mitigation measures (see **Section 5.7**) for lighting fixtures, surface coatings and materials, and vegetative and structural screening would reduce Proposed Action A's contribution to cumulative visual effects. Additionally, the ten projects listed above would be required to comply with Title 24 local zoning and design regulations, such as lighting restrictions and window glazing, which will reduce the overall cumulative effect on visual resources to a less than significant level.

Agriculture

The geographic boundary of the analysis of cumulative effects to agriculture is defined as Riverside County. Potential cumulative effects to agriculture include the conversion of agricultural lands to urban development, and the development of conflicting land uses that restrict the practice of agriculture. As growth occurs within the City of San Jacinto and Riverside County, agricultural land is lost to urban land uses. Agricultural land in the Project Site and surrounding area is located primarily in the former floodplain of the San Jacinto River, with some agriculture occurring into the foothills of the San Jacinto Mountains. The City of San Jacinto determined that the build-out of its General Plan would convert agricultural lands to non-agricultural use, and would result in significant and unavoidable effects agricultural resources in Riverside County (City of San Jacinto, 2006b).

Development of Proposed Action A would result in minimal changes to agriculture in the Project Site and surrounding area. The Project Site is not used for agricultural purposes and is not zoned as agricultural land. Development is not expected to result in conflicts with agriculture in the Project Site and surrounding area, as no intensive agriculture occurs in proximity to the Project Site. No significant cumulative effects to agriculture are expected.

FIGURE 4-14
LIGHT AND GLARE LAND DEVELOPMENT MAP



Public Services

Water Supply

The geographic boundary for the analysis of cumulative effects to water supply is defined as the Hemet/San Jacinto Groundwater Management Area, in which the Project Site is located. As growth occurs within the Project Site and surrounding area, cumulative effects to water supply may take place as the result of the overdraft of groundwater and effects to water delivery facilities. Water supply in the Project Site and surrounding area is provided by Eastern Municipal Water District (EMWD), which utilizes groundwater from the San Jacinto River Basin and imports water from the Colorado River. The Reservation is served by its own water supply system from five wells.

Lake Hemet Municipal Water District (LHMWD), EMWD, Cities of Hemet and San Jacinto (Public Agencies), and Private Water Producers (including the Tribe) have developed a Water Management Plan (WMP) for the Hemet/San Jacinto Groundwater Management Area. The WMP was created to comply with the Superior Court of California's Stipulated Judgment to implement a Physical Solution to the overdraft of groundwater in the management area.

As described in the Stipulated Judgment, the Physical Solution is the court decreed method of managing the water supply in the Management Area to maximize the reasonable and beneficial use of the waters, eliminate overdraft, protect the prior rights of the Tribe, and provide for the substantial enjoyment of all water rights by recognizing their priorities. The Physical Solution consists of numerous water supply and conjunctive use projects, including direct and in-lieu recharge, increased use of recycled water, increased conservation, and improved monitoring. The core project in the Physical Solution is the Hemet/San Jacinto Integrated Recharge and Recovery Program (IRRP). Phase I of the IRRP has been designed, funded, the necessary environmental permits have been acquired, and construction is currently underway. Phase II is in planning stages. The IRRP is a regional recharge and recovery program to meet the following goals:

- Satisfy Prior and Paramount Soboba Tribe water rights;
- Offset the estimated 10,000 acre-feet per year overdraft in the Management Area; and
- Provide an additional 15,000 acre-feet per year to help meet the projected demand increases.

In addition to IRRP, the WMP for the Hemet/San Jacinto Groundwater Management Area identifies other projects that can potentially meet the above goals. These include direct recharge, in-lieu recharge, and recycled water projects (WRIME, 2007).

The Tribe's Water Rights Settlement, which is incorporated into the WMP, guarantees the Tribe's prior and paramount right, superior to all others, to pump approximately 8.0 MGD. Along with the Water Rights Settlement, the Tribe has agreed to limit its groundwater use for the first 50 years of the Water Rights Settlement to 3.7 MGD.

Water Demands in 2030

Water would be supplied to the Development Site by the Tribal water system through a 16-inch water line the Tribe installed on the existing reservation in 2007 (see **Figure 2-2**). The Development Site would be supplied with treated water from the Tribe's water supply system. This water meets the standards of EPA and is permitted as Public Water System No. 06000151.

The Golf Course is currently supplied by the onsite wells for irrigation purposes; however, this supply may eventually be replaced by treated wastewater from the Tribe's WWTP. The Tribe will maintain the contract with Eastern Municipal Water District (EMWD) to supply potable water for the club house facilities.[101]

In order to determine the effect of Proposed Action A on water supplies, water demand projections were established for the Reservation plus Proposed Action A in 2030. Projections for Reservation water demand were based on projected Reservation population, Tribal buildings and school water demand, and landscaping and agricultural needs for the existing citrus orchard. The casino water demand was not included in the Reservation projections because the casino would be expanded and relocated to the Project Site under Proposed Action A. The Tribe has no immediate plans to cultivate additional agriculture besides the citrus orchard. Any additional agricultural demands would be met by pumping existing or new irrigation wells, and will be unrelated to Proposed Action A except in terms of the Tribe's overall groundwater rights. Under Proposed Action A, new agricultural use would be limited in 2030 to about 2,200 acre-feet per year, which is over four times the existing agricultural use.

Water demand is based on demands of the proposed developments, casino visitation rate, hotel occupancy, and related buildings. The total projected daily domestic water demand for the existing Reservation (without the casino), 0.58 million gallons per day (MGD), plus Proposed Action A (with the expanded and relocated casino), 0.62 MGD, was calculated at 1.2 MGD. Although included in the calculation, potable water would still be supplied to the club house facilities by the EMWD, reducing the water demand on the Tribal water system by 0.03 MGD. The seasonal irrigation demand of the Golf Course (750 acre-feet per year) may eventually transition from its current groundwater supply to reclaimed water from the WWTP, and is therefore not included in this analysis.

[101] Personal communication with Bryan Addis, Senior Manager, Soboba Springs Golf Course and Country Club, on June 18, 2008.

Table 4-102 presents a component breakdown of projected water demand to the year 2030 for the uses on the Reservation plus Proposed Action A. Average instantaneous and daily usage rates are provided for categories other than irrigation, but these are not applicable to strongly seasonal uses. Existing irrigation demand is not projected to increase, and would continue to be supplied by existing wells or, in the case of the Golf Course, may eventually transition to using reclaimed water from the planned WWTP.

TABLE 4-102
PROJECTED (2030) WATER DEMAND
RESERVATION PLUS PROPOSED ACTION A

Water Use	AFY	MGD	GPM	Source
Reservation				
Reservation Residences	598	0.5	370	Domestic System
Existing Landscaping	78	0.07	48	Domestic System
Tribal Buildings and School	13	0.01	8	Domestic System
Subtotal Domestic System	689	0.58	426	Domestic System
Agriculture (Soboba Citrus)	509			Irrigation Well (Canyon Aquifer)
Subtotal Reservation	1,198			
Proposed Action A				
Service Station/Mini-Mart	1	0.001	1	Domestic System
Casino (Relocated)	523	0.5	323	Domestic System
Fire/Police Station	3	0.002	1	Domestic System
Hotel	85	0.09	53	Domestic System
Subtotal Domestic System	612	0.59	379	Domestic System
Country Club Facilities	36	0.03	22	EMWD
Subtotal Proposed Action A	648			
Total Domestic System	1,301	1.17	805	Domestic System
Total Water Demand	1,846			

Acronyms used in this table: AFY – acre-feet per year; MGD – million gallons per day; GPM – gallons per minute.

Source: Aspect Consulting, 2008.

As identified in **Table 4-102**, the total projected water demand for Proposed Action A (approximately .62 MGD) in combination with the Reservation (approximately .58 MGD) would be approximately 1.2 MGD. The water demand for Proposed Action A would not exceed the Tribe's right of 3.7 MGD as identified in the WMP. In addition, as discussed under Water

Supply in **Section 4.8** Public Services; current on-Reservation domestic wells have adequate capacity to serve the domestic needs of the existing Reservation plus Proposed Action A. As a result, development of Proposed Action A would not conflict with the management of water supply resources in the management area. Proposed Action A would not result in significant cumulative effects to the region's water supply.

Wastewater Service

The geographic boundary for the analysis of cumulative effects to wastewater service is defined as the boundaries encompassed by EMWD's Hemet/San Jacinto service area and the Reservation. Cumulative wastewater effects that may occur for EMWD and the Reservation as a result of the expected growth and development include the following:

- Exceedance of capacity to store and treat wastewater
- Exceedance of collection system infrastructure capacity

EMWD Service Option

The EMWD provides service to the cities of San Jacinto, Hemet, Moreno Valley, Perris, Murrieta, and Temecula, as well as adjacent areas of unincorporated Riverside County. As previously discussed, significant growth is expected to occur in Riverside County. As future development occurs, a significant increase in wastewater services demand is expected to occur. An option under Proposed Action A is to utilize EMWD for wastewater service. The golf course and country club facilities would continue to utilize the services of EMWD for wastewater disposal. As demonstrated in **Table 4-103**, the proposed developments under Proposed Action A are expected to generate 313,000 gdp in average daily flow. EMWD has provided a will-serve letter confirming that it has the capability and capacity to service the proposed developments (see **Appendix K**) Furthermore, the Hemet/San Jacinto RWRF has an ultimate expansion capacity of 27 million GPD and this expansion is expected to occur before 2030.[102] While demand for EMWD's services is expected to increase with regional growth, no additional wastewater service would be required from EMWD by development of Proposed Action A; therefore, no significant cumulative effects to wastewater service would occur.

[102] Eastern Municipal Water District website, Hemet/San Jacinto Regional Water Reclamation Facility brochure, this document was viewed on July 7, 2010 and available online at: http://www.emwd.org/news/Insights/insights_hemet-san_jacinto.pdf

TABLE 4-103
PROJECTED (2030) WASTEWATER GENERATION FOR RESERVATION PLUS PROPOSED ACTION A (GALLONS/DAY)

Activity	Average Daily Flow	Max Daily Flow	Min Daily Flow
PHASE 1			
Project Site			
Relocated Casino	202,500	270,000	135,000
Hotel	33,750	45,000	13,500
Hotel Restaurants	15,000	18,000	9,000
Retail Center	3,750	4,500	2,250
Office Center	5,000	6,000	3,000
Gas Station/Convenience Store	500	1,000	250
Fire Station	3,000	3,600	1,800
Event Capacity Allocation	50,000	75,000	25,000
SUBTOTAL	313,000	422,100	189,550
PHASE 2			
Soboba Road Subtotal	84,878	93,732	44,616
PHASE 3			
Extension off Soboba Road Subtotal	121,560	163,872	72,936
GRAND TOTAL	**519,438**	**679,704**	**307,102**

Source: Aspect Consulting, 2008.

On-Reservation WWTP Option

Wastewater service planning for the Reservation was assessed as part of the ongoing WWTP feasibility assessment. Wastewater generation rates were prepared based on projections for specific categories of use, such as residential, commercial, hotel, casino, and conference center development. Conservative production rates were used in the forecast to account for greater than expected population growth or unplanned future Tribal developments; therefore, no additional contingency factor is used for sizing of the WWTP beyond rounding up of the final capacities to the nearest 50,000 gallons per day. The projections considered average daily flows, minimum daily flows, and maximum daily flows being generated from the existing and proposed development areas. The design of collection, treatment, and disposal facilities associated with the WWTP also consider minimum and maximum hourly wastewater flows, which are based on diurnal flow variations over peak daily flow events. These flows are used in determining the

hydraulic design of the facilities, while average daily flows are considered in the development of process design requirements and receiving water constituent loading considerations. Maximum daily flow projections are based on projected maximum occupancy of hotel, casino, and event venue as well as use of the Oaks Conference Center during events that create opportunities for full occupancy of those facilities. Residential wastewater generation rates were based on on-Reservation population projections in 2030. These residential areas extend primarily along Soboba Road and northerly along Poppet Creek towards the Oaks Retreat property and conference center. For wastewater generation projections, a Tribal population of 1,184 people for planning year 2030 was utilized. These figures are presented above in **Table 103**.

Based upon the wastewater generation projections, the WWTP would be sized to process an average daily flow rate of 600,000 gallons per day. Influent storage at the facility would be sized to accommodate 150,000 to 200,000 gallons of maximum daily flow during event periods and days when all of the Tribal facilities are being utilized at 100 percent occupancy. Hydraulic design and process controls for the WWTP would also consider peak daily flow rates based on projected diurnal variations in wastewater production as they pertain to the areas identified above. Considering that the WWTP would be sized for 600,000 GPD after build-out of all three phases, with an expected average daily flow of 513,900 GPD, no significant cumulative effects to wastewater service would occur.

Solid Waste Service

The geographic boundary for the analysis of cumulative effects to solid waste collection services is defined as Riverside County, because the county is responsible for oversight of the solid waste recycling and disposal in the Project Site and surrounding area. Potential cumulative solid waste service effects include the exceedance of landfill capacity and solid waste handling and recycling systems. As discussed in **Section 4.8** and detailed in **Table 4-48**, estimated solid waste generation, including recyclable waste, resulting from Proposed Action A is estimated to be 2.6 tons per day. In addition to Proposed Action A, future development in the Project Site and surrounding area would contribute to an increased demand for solid waste services. Lambs Canyon Landfill serves the Project Site and surrounding area. While it is permitted to take in 3,000 tons of solid waste per day, the average daily amount going into the landfill is only between 400 and 650 tons. Its remaining capacity has been estimated at 20 years, although it is planned for further expansion (AES, 2006). Therefore, the landfill is expected to have sufficient capacity to serve both the future demands of the Project Site and surrounding area and Proposed Action A, and cumulative effects to the solid waste system would be less than significant.

Electricity, Natural Gas, and Telecommunications

As discussed in **Section 4.8**, electricity, natural gas, and telecommunications services would continue to be supplied by Southern California Edison, Southern California Gas Company, and Verizon, respectively, under Proposed Action A. Cumulative effects to electrical, natural gas,

and telecommunication services that may occur in the Project Site and surrounding area include the following:

- A service provider's inability to supply sufficient capacity to meet the needs of its customers
- Brownouts and blackouts associated with an over-taxing of the electrical distribution grid

Southern California Edison, Southern California Gas Company, and Verizon are all customer-driven service-based utility providers with the responsibility to provide sufficient capacity for their service area needs. Furthermore, pursuant to the Gaming Compact (see **Section 2.1.1** and **Appendix H**), the Tribe would make good faith efforts to mitigate any significant adverse off-Reservation environmental impacts. Therefore, the Tribe would pay for any necessary infrastructure improvements to serve the Development Site, and a less than significant effect would occur. Additionally, mitigation measures identified in **Section 5.8.4** would promote energy efficiency, thus lowering the energy demand of the proposed developments. Therefore, development of Proposed Action A would not have a significant cumulative effect on electrical, natural gas, or telecommunication needs.

Law Enforcement

The geographic boundary of the analysis of cumulative effects to law enforcement services is defined as Riverside County. This boundary has been selected because effects to law enforcement services would occur predominantly in Riverside County.

Law enforcement services are currently provided to the Project Site by Riverside County Sheriff's Department (RCSD) through a service contract with the City of San Jacinto (see **Section 3.8.4**). Upon conveyance of the property to trust status, the City of San Jacinto service contract would no longer apply to the Project Site; however, once incorporated with the boundaries of the Reservation, the Project Site would fall within the domain of Public Law 83–280 (see **Section 2.1.1** Security and Law Enforcement for a discussion of PL 280). Under PL 280, RCSD and California Highway Patrol (CHP) are responsible for responding to emergencies on the Reservation, and would be responsible for calls to the Project Site upon conveyance of the property to trust status.

Development of Proposed Action A, coupled with population growth within Riverside County, has the potential to generate cumulative effects to law enforcement services. Cumulative effects include increasing the demand for law enforcement services, which may affect the current level of service provided by the RCSD and CHP. It is recommended as a mitigation measure in **Section 5.8.6** that the Tribe fund RCSD to address staffing needs. After a funding agreement is finalized, the project would result in a less than significant effect on local law enforcement.

Furthermore, as discussed in **Section 4.8.**, no effects to the crime rate in the area would occur as a result of Proposed Action A. In addition, the casino security and Tribal security staff would continue to provide surveillance on the Reservation as needed, and this service would extend to the Project Site. Consistent with Section 5.0 of the Tribal-State Compact (**Appendix H**), the Tribe is committed to providing on-site security for casino operations to reduce and prevent criminal and civil incidents. The Tribe will also implement the measures listed below:

- All security guards will carry two-way radios so as to respond to back up and emergency related calls. This will aid in the prevention of criminal activity within gaming facilities.
- The Tribe will adopt a "Responsible Alcoholic Beverage Policy" which would include but not be limited to carding patrons and refusing service to those who have had enough to drink. This policy would be discussed with the Riverside Sheriff's Office.
- All parking areas will be well lit and monitored by parking staff, and/or roving security guards at all times during operation. This will aid in the prevention of auto theft and other related criminal activity.
- Areas surrounding the gaming facilities will have "No Loitering" signs in place, will be well lit and will be patrolled regularly by roving security guards. This will aid in the prevention of illegal loitering and all crimes that relate to, or require illegal loitering.
- The Tribe will provide traffic control with appropriate signage and the presence of peak-hour traffic control staff. This will aid in the prevention of off-site parking, which could create possible security issues.
- At the County's request, the Tribe may provide office space for a full time sheriff. The Tribe may enter into an agreement with the County to pay for this additional law enforcement service.

The Tribe and RCSD have recently finalized an agreement to improve the law enforcement conditions on the Reservation and develop a better working relationship between the two entities following the tensions raised between them due to recent law enforcement deployments on the Reservation.[103] The agreement is the result of three meetings between the Tribe and RCSD held

[103] According to information compiled by the RCSD's Information Services Bureau the rate of calls for law enforcement service to the Reservation and existing casino fell each year between 2005 and 2008, and rose slightly between 2008 and 2009. While crime rates are generally falling on the Reservation, two isolated incidents recently occurred within its boundaries: On May 8, 2008, Riverside County Sheriff's Department deputies shot and killed Eli Morillo, a 26-year-old Soboba Tribal member, after the officers reportedly had gone to investigate gunfire on a remote part of the Reservation and were fired upon. According to authorities, five deputies fired in the shooting. Four days later, deputies shot and killed Joseph Arres, 36, and Tamara Angela Hurtado, 29, again in an isolated section of the Reservation in the foothills of the San Jacinto Mountains. According to authorities, the deputies were responding to 911 callers who reported that the Tribe's security booth, which controls access to the Reservation, had been hit by gunfire. The two Tribal members were shot multiple times by SWAT officers, who said they had been fired upon by one of the two. Authorities said that nine deputies fired their weapons in that incident. Source: The Press-Enterprise (Riverside, California), May 30, 2008.

in May and June of 2008. The Community Relations Service of the United States Department of Justice facilitated the meetings, which also included representatives of the Bureau of Indian Affairs, the Riverside County Board of Supervisors, and the Office of Congressman Jerry Lewis.

The following list summarizes the objectives of the agreement:

- The agreement is to enhance the provision of public safety services to the Reservation through improving communication, coordination, and collaboration between the two parties.
- The two entities agree to establish permanent points of contact, local Departmental and Countywide Tribal liaisons, and coordinated command posts for critical incident response.
- The two parties agree to develop cultural training for Departmental personnel, as well as training in law enforcement procedures, crime prevention, and other areas for Tribal personnel.

In addition, the two parties agree to develop contingency plans for managing extended displacement of Reservation residents because of closures required in situations of disasters and critical incidents, and to coordinate with other public safety agencies that serve the Reservation to examine ways for improving delivery of other public safety services, such as fire, medical emergencies, and disaster response.

Furthermore, safety features built into the design of Proposed Action A would enhance the safety of the Project Site and surrounding area (see Law Enforcement under **Section 4.8** Public Services). Moreover, the traffic mitigation measures discussed in **Section 5.8** would increase safety, thereby reducing the amount of calls for law enforcement to mediate traffic accidents. No significant cumulative effects to law enforcement are expected; therefore, no mitigation measures are proposed.

Fire Protection and Emergency Medical Services

The geographic boundary of the analysis of cumulative effects to fire protection and emergency medical services is defined as Riverside County. This boundary has been selected because effects to fire protection and emergency medical services would occur predominantly in Riverside County.

Development of Proposed Action A, coupled with population growth within Riverside County, has the potential to generate cumulative effects to fire protection and emergency medical services. Cumulative effects include increasing the demand for fire protection and emergency medical services, which may affect the current level of service provided by the Riverside County Fire Department and California Department of Forestry and Fire Protection (CDF). However, as

discussed in **Section 2.1.1** and in the Fire Protection and Emergency Medical Services section under **Section 4.8**, primary fire protection and emergency response would be provided by the Tribal fire department under the Proposed Action A. Furthermore, 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 the projected level of service calls to the Project Site and the Reservation under Proposed Action A (see the Fire Protection and Emergency Medical Services section under **Section 4.8)**.[104]

In addition, safety features built into Proposed Action A would enhance the safety of the Project Site and surrounding area (see the Fire Protection and Emergency Medical Services section under **Section 4.8)**. Finally, the traffic mitigation measures discussed in **Section 5.8** would increase traffic safety, thereby reducing the amount of calls for emergency response to traffic accidents. No significant cumulative effects to fire protection and emergency medical services are expected; therefore, no mitigation measures are proposed.

School Services

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. This increase in demand is expected to be in addition to the growth in the student body that would occur with the general population growth of Riverside County.

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. "Lost revenues" from developer school impact fees and property taxes would, therefore, contribute a negative financial effect to San Jacinto Unified School District.

Pursuant to Government Code Section 65995 *et seq*. and Education Code Section 17620 *et seq.*, school districts are authorized to levy fees on new commercial-industrial development to fund the "construction or reconstruction of school facilities" necessary to accommodate the students from new development. Currently, the district's developer fee for development of land within the district is $0.47 per square-foot of total building area.[105]

[104] Personal communication with James Barron, Fire Chief, Soboba Fire Department, June 26, 2008.

[105] San Jacinto Unified School District website, "Developer Information," http://www.sanjacinto.k12.ca.us/districtpages/facilities/developerInfo.html (accessed December 31, 2009).

Based on the development of a 729,500 square-foot facility under the Proposed Action A, the calculated school impact fees from development would be approximately $343,000. Calculated school impact fees from development of Proposed Action B, Alternative 1, Alternative 2, and Alternative 3 would be $336,000, $270,000, $129,000, and $67,000, respectively.

Payment of in-lieu school impact fees and property taxes to the San Jacinto Unified School District would provide the district with the resources to mitigate effects that may occur from the development of Proposed Action A. With mitigation identified in **Section 5.8.8** project-related contributions to cumulative school effects would be reduced to a less than significant level.

Cumulative impacts to transportation also have the potential to impact school services in the area surrounding the Project Site. The geographic boundary of the analysis of cumulative effects to transportation (see Transportation Networks under the heading Resource Use Patterns in this section) is defined in **Figure 3-17**, which identifies 11 intersections and associated roadways that could be affected by traffic related to the proposed developments. Cumulative effects to the transportation network could occur in the Project Site and surrounding area as the result of developments that increase traffic without improving roadway conditions. As residential and commercial development occurs throughout the City of San Jacinto, local roadways would experience higher traffic volumes. Examples of effects include long delays at intersections, congestion, and unsafe driving conditions. Potential cumulative effects to school services due to transportation effects with and without the proposed developments are discussed below.

Year 2025 without Development

Without Proposed Action A, it is projected that by 2025, the following intersections are projected to operate at an unacceptable Level of Service during the peak hours, without improvements:

- State Street/Gilman Springs Road (NS) at Ramona Expressway (EW)
- State Street (NS) at Ramona Expressway (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Mountain Avenue (NS) at Esplanade Avenue (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)

- Soboba Road (NS) at Lake Park Drive (EW)

There are a handful of public schools that could be affected due to the increased traffic at these intersections. Monte Vista High School and San Jacinto Elementary could be affected by the increased traffic at the San Jacinto Street and Ramona Boulevard/Main Street intersection, as they are both within half a mile of the intersection. Hyatt Elementary is also within one mile of that intersection and could be affected. San Jacinto High, Mountain View High, and De Anza Elementary are all within one mile of the State Street and Ramona Expressway intersection, which is projected to operate at an unacceptable Level of Service, thereby potentially affecting the students of these schools. Estudillo Elementary and North Mountain Middle School are both within one mile of the Ramona Expressway and Main Street/ Lake Park Drive intersection and the Ramona Expressway and East 7th Street intersection, and could also be affected by increased traffic. Lastly, Park Hill Elementary, Estudillo Elementary, and North Mountain Middle are all within one mile of the Mountain Avenue and Esplanade Avenue intersection, so they could be affected as well by increased traffic.

Year 2025 Proposed Action A

With Proposed Action A, it is projected that by 2025, the following intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements (see **Figure 4-12**):

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- State Street (NS) at Ramona Expressway (EW)
- State Street (NS) at Florida Avenue (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Mountain Avenue (NS) at Esplanade Avenue (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Chabella Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

There are a handful of public schools that would be affected due to the increased traffic at these intersections. Monte Vista High School and San Jacinto Elementary could be affected by the increased traffic at the San Jacinto Street and Ramona Boulevard/Main Street intersection, as they are both within half a mile of the intersection. Hyatt Elementary is also within one mile of that same intersection and could be affected. San Jacinto High, Mountain View High, and De Anza Elementary are all within a mile of the State Street and Ramona Expressway intersection, which is projected to operate at an unacceptable Level of Service, thereby potentially affecting the students of those schools. Estudillo Elementary and North Mountain Middle School are both within a mile of the Ramona Expressway and Main Street/ Lake Park Drive intersection and the Ramona Expressway and East 7th Street intersection, and could also be affected by increased traffic. Lastly, Park Hill Elementary, Estudillo Elementary, and North Mountain Middle are all within a mile of the Mountain Avenue and Esplanade Avenue intersection, so they could be affected as well by increased traffic. Although some public schools are within close proximity of intersections that would increase in traffic, the traffic mitigation measures discussed in **Section 5.7.1** will ensure that all affected roads will operate at acceptable levels of service.

OTHER VALUES

Hazardous Materials

Cumulative hazardous materials involvement may occur in Riverside County as a result of:

- Releases of hazardous materials into the environment,
- Groundwater and soil contamination, or
- Exposure of residents to contaminants as a result of hazardous materials releases.

Section 3.7.5 identifies the Recognized Environmental Conditions (RECs) occurring on the Project Site in the golf course maintenance facility area. Development of Proposed Action A is not expected to pose a significant risk to human health and the environment, or increase the use of pesticides. This conclusion is based on current management practices, limited reported hazardous materials, and the minimal use of hazardous materials for the proposed developments. Proposed Action A is not expected to significantly increase the risk of a hazardous materials incident when combined with other proposed and existing facilities near the Project Site. Incorporation of mitigation measures included in **Section 5.9** would ensure a minimal cumulative effect for the construction and operation of Proposed Action A.

Noise

The geographic boundary of the analysis of cumulative effects to noise is limited to the roadway network that would serve Proposed Action A within Riverside County. The development of the Proposed Action or Alternatives, when combined with regional growth, would increase traffic

volumes to local roadways. As these traffic volumes increase, noise associated with traffic would also increase.

Some noise effects are expected during construction and operation of Proposed Action A. Residences in the near vicinity of Project Site would be exposed to noise from construction. However, the cumulative effects from construction would not be considered significant due to the temporary nature of noise increases. Mitigation measures to reduce noise effects from construction are described in **Section 5.9.2**.

As shown in **Table 100(A)**, the LOS for the intersection of Soboba Springs Drive and Lake Park Drive would be Level F, without improvements, for Year 2025 with Proposed Action A traffic conditions. Similarly, the intersection of Soboba Road at Chabella Drive would operate at LOS F, without improvements, for Year 2025 with Proposed Action A traffic conditions. The noise associated with increased traffic volumes, combined with the unmitigated noise generated by the proposed facilities, would result in a significant effect of an increase over 5 dBA from ambient noise levels (65 dBA). The unmitigated cumulative noise level would be 71 dBA L_{eq} at the Soboba Springs Mobile Estates and 70 dBA L_{eq} at the Golf Course residential community. Noise effects at the Hillside residential community would be less than significant, at 62 dBA L_{eq}.

To ensure that noise effects from operation of Proposed Action A do not contribute to cumulative noise effects, noise control measures would be implemented. With the implementation of the mitigation measures described in **Sections 5.7** and **5.9.2**, the noise effects from operation of the proposed developments may be reduced to less than significant (68 dBA L_{eq} and 69 dBA L_{eq} at the Soboba Springs Mobile Estates and the Golf Course residential community, respectively) .

Visual Resources

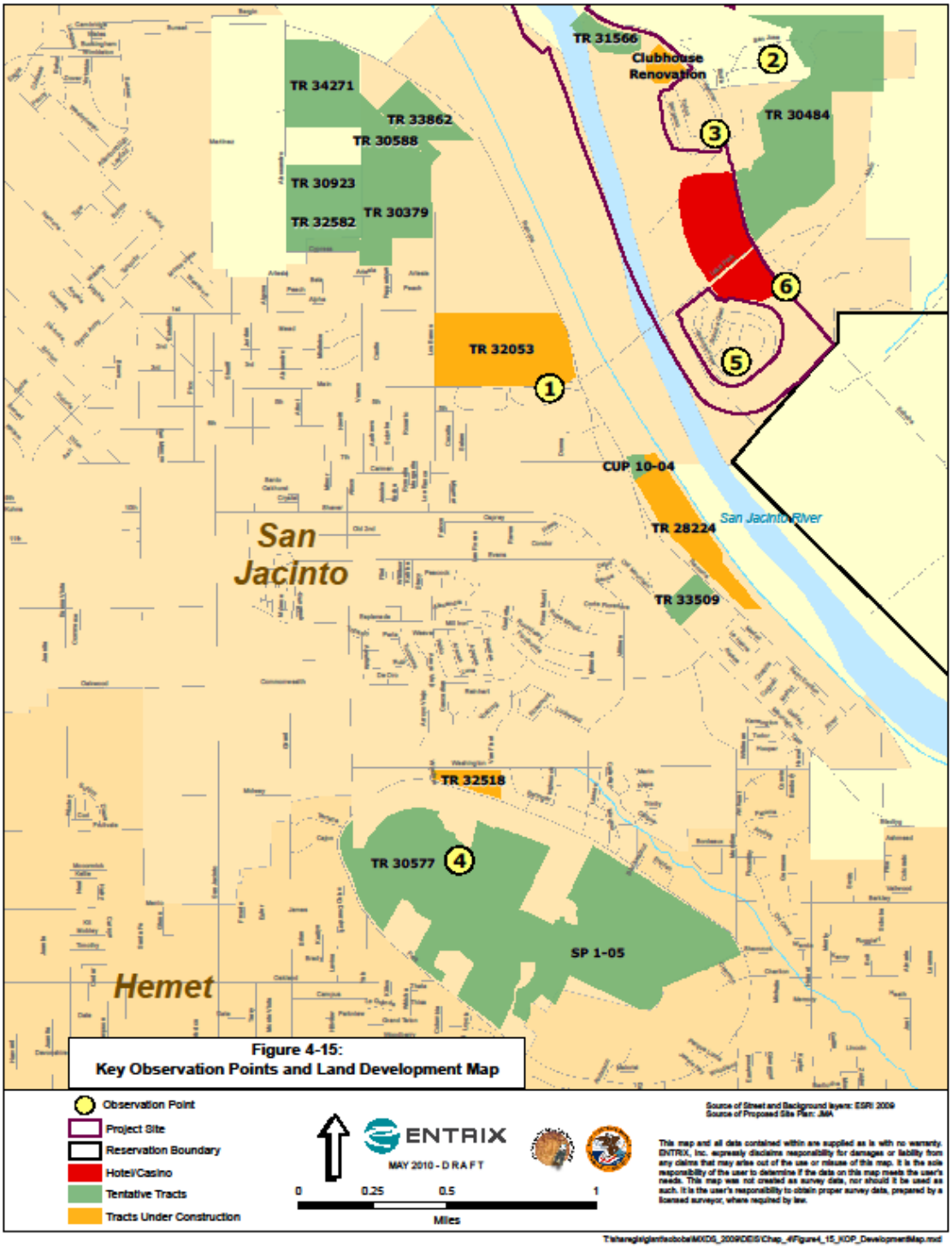
The geographic scope for the visual resources cumulative effect analysis includes all areas within a viewing distance of the Key Observation Points (KOPs). There are sixteen projects within the Project Site and surrounding area that could have cumulative visual effects when combined with the Proposed Action and Alternatives, shown in **Figure 4-15** below. The City of San Jacinto has recorded two residential projects under construction and one commercial and twelve residential projects in the approval process. The sixteenth project is the Golf Course and Country Club renovation that is currently under construction. Three projects, two potential residential communities and the Golf Course and Country Club renovation are located to the east and north of the Project Site on Soboba Road. The other projects are located on Ramona Expressway to the west of the Project Site.

Proposed Action A would contribute to a cumulatively considerable effect on visual resources from six KOPs, because the proposed permanent structures would strongly contrast with the existing setting. Other development projects would also result in changes to the visual character of the Project Site and surrounding area:

- Key Observation Point Main Street (KOP 1): Four residential and one commercial development (TR30484, TR32053, CUP10-04, TR28224, and TR33509) would be seen from this KOP.
- Key Observation Point Granite Drive (KOP 2): Eleven residential and two commercial developments (TR31566, TR30484, TR34271, TR33862, TR30588, TR30923, TR32582, TR30379, TR325053, CUP10-04, TR28224, TR33509, and the Golf Course and Country Club renovation) would be seen from this KOP.
- Key Observation Point Verona Avenue (KOP 3): One proposed residential development (TR30484) would be seen from this KOP.
- Key Observation Point Menlo Avenue (KOP 4): Seven residential and two commercial developments (TR 31566, TR30484, TR 32053, CUP10-04, TR28224, TR33509, TR32518, TR30577, and SP1-05) would result in permanent effects from new aboveground structures, which would be seen from this KOP.
- Key Observation Point Soboba Springs Drive (KOP 5): One proposed residential development (TR30484) would be seen from this KOP and will result in permanent effects from new aboveground structures.
- Key Observation Point Soboba Road (KOP 6): One proposed residential development (TR30484) would be seen from this KOP and will result in permanent effects from new aboveground structures.

When viewed in combination with these projects, significant cumulative effects on visual resources would result. The projects listed above would be required to comply with local zoning and design regulations, such as height limitations, architectural design details, and color and material requirements, which will reduce the cumulative effect on visual resources. Likewise, implementation of mitigation measures specified in **Section 5.9.3** would reduce Proposed Action A's contribution to cumulative visual effects. These measures would reduce the visual resources effect to a less than significant level at KOP Main Street (1), Granite Drive (2), Verona Avenue (3), Menlo Avenue (4), and Soboba Springs Drive (5). However, at KOP Soboba Road (6), the

FIGURE 4-15
KEY OBSERVATION POINTS AND LAND DEVELOPMENT MAP RECREATIONAL RESOURCES



effect of Proposed Action A would still be significant because of a strong contrast in form and mass with the existing setting.

The geographic boundary of the analysis of cumulative effects to recreational resources is defined as the City of San Jacinto. Cumulative effects to recreational resources that may take place as a result of the Proposed Action A and surrounding development include:

- Higher traffic volumes around recreational lands, generating long delays at intersections, congestion, and unsafe driving conditions; and
- The conversion of recreational lands for commercial, residential, or industrial development.

Potential cumulative effects to recreational resources with and without the proposed developments are discussed below.

Year 2025 Without Development

Without the proposed developments, it is projected that by 2025 the following intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements:

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- State Street (NS) at Ramona Expressway (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Mountain Avenue (NS) at Esplanade Avenue (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The increased traffic could affect the Sallee Park and Recreation Pool, Druding Park, Francisco Estudillo Heritage Park, and Hofmann Park, all of which are situated less than half a mile from the San Jacinto Street at Ramona Boulevard/Main Street intersection. Mistletoe Park is in between both the San Jacinto Street at Ramona Boulevard/Main Street and the Ramona Expressway at Main Street/Lake Park Drive intersections, and could therefore be affected by the

increase in traffic. The Golf Course and Country Club would be in close proximity to the Soboba Road at Lake Park Drive intersection and could be affected by the increased traffic.

Year 2025 Proposed Action A

With Proposed Action A, it is projected that by 2025, the following intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements (see **Figure 4-13**):

- State Street/Gilman Springs Drive (NS) at Soboba Road (EW)
- State Street (NS) at Ramona Expressway (EW)
- State Street (NS) at Florida Avenue (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Mountain Avenue (NS) at Esplanade Avenue (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Chabella Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The increased traffic could affect the Sallee Park and Recreation Pool, Druding Park, Francisco Estudillo Heritage Park, and Hofmann Park, which are all situated less than half a mile from the San Jacinto Street at Ramona Boulevard/Main Street intersection. Mistletoe Park is in between both the San Jacinto Street at Ramona Boulevard/Main Street and the Ramona Expressway at Main Street/Lake Park Drive intersections, and could therefore be affected by the increase in traffic. The Golf Course and Country Club would also be in close proximity to the Development Site and could be affected by the increased traffic. Although the Golf Course and Country Club some public parks that provide recreation activities are within close proximity of intersections that would increase in traffic, the traffic mitigation measures discussed in **Section 5.7.1** will ensure that all affected roads will operate at acceptable levels of service.

It should also be noted that Proposed Action A would not convert any of the recreational lands. Although the Project Site would be granted Federal trust status under Proposed Action A, this

will not affect any of the Golf Course and Country Club's characteristics that are described in the recreational section of **Section 3.7.8**, as it will continue to be open to the public.

4.10.4 PROPOSED ACTION B – HOTEL/CASINO COMPLEX WITHOUT REALIGNMENT OF LAKE PARK DRIVE

LAND RESOURCES

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both the Proposed Action A and the Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on land resources (see **Section 4.10.3** for a more detailed discussion of the area of analysis and cumulative effects).

There are four discussion topics that comprise land resources: topography, soil erosion, seismic hazards, and mineral resources. The following outlines the analysis that concludes Proposed Action B would create less than significant cumulative effects on land resources.

- As discussed in **Section 4.1.2**, the planned cut and fill activities on the Development Site under Proposed Action B would cause a less than significant effect to existing topography. According to the architect, the proposed soil cut related to the construction of the casino is designed to not significantly alter the existing topography. The casino would be constructed into the sloped landscape. The soil cut would allow the casino to be accessed via the second floor on the eastern side and via the first floor on the western side. Additionally, due to the gently sloping topography, no significant alterations to existing topography would be required for the construction of the WWTP and percolation ponds. Surrounding topography adjacent to the Development Site would not be altered. The Development Site does not reside on a hillside and is not subject to the city's Hillside Development Ordinance (Chapter 15.28).

- The proposed developments, including building and roadway construction, could increase the level of soil erosion at the Project Site. An erosion control plan would be implemented as part of the Stormwater Pollution Prevention Plan (SWPPP; see Soils under **Section 4.1.1** and water quality control measures discussed in **Section 5.2.3**) to reduce the potential soil erosion. Adherence to the soil erosion control plan would limit increased erosion of soils on the Project Site and areas down gradient. Therefore, under Proposed Action B cumulative effects to soil erosion would be less than significant.

- All proposed buildings would be constructed to meet Section IV of the Uniform Building Code, which includes earthquake design (see **Appendix H**). Additionally, a geotechnical study was performed by a licensed geologist (see **Appendix L**) to ensure

that proper setback distances and other design measures to mitigate these potential hazards are incorporated into the final site design. These mitigation measures are described in more detail in Section 5.1.

- No mineral resources are presently mined on the Project Site, nor are there any extraction activities planned. Although development of the proposed facilities will limit future extraction, the cumulative effects are likely to be less than significant.

WATER RESOURCES

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both the Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on water resources (see **Section 4.10.3** for a more detailed discussion of the area of analysis and cumulative effects). The following provides a summary of the cumulative effects resulting from Proposed Action B.

Proposed Action B is expected to produce less than significant effects to water resources in the area of analysis. The following provides a summary of the possible cumulative effects.

- Development in the San Jacinto area is expected to gradually increase urban areas, thereby increasing the potential for increased runoff volumes, velocities, and pollution. Proposed Action A could contribute to changes in runoff characteristics (volume, velocity, and hydrograph) and water quality of the San Jacinto River near the Project Site as a result of the conversion of open space to developed land. However, the Tribe has made appropriate design allowances that would reduce cumulative effects to a less than significant level. Please see **Appendix J** or **Section 4.10.3** above for a list of these design allowances.

- Development in the San Jacinto area, paired with development of Proposed Action B, could cumulatively affect groundwater by increased withdrawals for water supply. However, as described in Water Supply under Public Services in Section 4.8, the Tribe currently has adequate capacity to serve the domestic needs of the existing Reservation plus the Proposed Action B. The Tribe's Water Rights Settlement, passed by Congress on July 24, 2008, guarantees the Tribe paramount right to pump approximately 4,010 acre-feet in 2030, increasing to 9,000 acre-feet in 2058. The Hemet/San Jacinto Groundwater Management Area Water Management Plan (WMP; see **Section 3.2** and **Section 3.8**) accounts for future demands on the Hemet/San Jacinto Groundwater Basin and institutes artificial recharge measures to assure an adequate water supply. The WMP also states that EMWD and Lake Hemet Municipal Water District (LHMWD) will implement the WMP for the Canyon and Intake aquifers to "address the current overdraft, and recognize and take into account the Tribal Water Right" (Water Resources & Information Management Engineering,

Inc., 2007). Therefore, no significant cumulative effects to the water supply system are expected from Proposed Action B.

- The design of Proposed Action B incorporates water quality protection features, including a detention basin, sediment/grease traps, and minimization of impervious surfaces to protect water quality, no significant effects to groundwater quality are expected (see **Section 2.1.1**, **Appendices O and P**, and **Figure 2-4**). Therefore, the development of Proposed Action B would not result in or contribute to a significant cumulative water resource effect.

- The Tribal WWTP will utilize percolation ponds for disposal when demand for golf course irrigation and landscaping reclaimed water is lower than the WWTP flows. The water delivered to the percolation ponds will undergo secondary treatment (see **Section 2.1.1**) and will meet the standards of the Basin Plan. The quality of water being discharged into the Intake aquifer will be in compliance with the established standards and will not result in an adverse effect. The water used for golf course irrigation and landscaping will undergo tertiary treatment to comply with California Title 22 standards for reuse. The Title 22 standards are more stringent than the Basin Plan standards for discharge. Therefore, reclaimed water being used for irrigation and landscaping will not adversely affect the water quality of the Intake aquifer (see **Figure 3-11)**.

AIR QUALITY

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both the Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on air quality (see **Section 4.10.3** for a more detailed discussion of the area of analysis, resource trends in the region, and cumulative effects). The following provides a summary of the cumulative effects resulting from Proposed Action B.

Potential cumulative effects to air quality as result of implementing Proposed Action B include the following:

- Delaying or obstructing compliance with NAAQS and CAAQS, and
- Increased greenhouse gas emissions.

The following provides discussion of these topics.

Critical Air Pollutants

Table 4-97 compares the estimated emissions from the Proposed Action and Alternatives to the projected SCAB emissions. As shown, Proposed Action B will produce slightly less or equal emissions as Proposed Action A. **Table 4-99** shows that contributions from the proposed developments would make a minor addition to the total emissions for the basin. The contribution of Proposed Action B to 2023 South Coast Air Basin emissions would be approximately 0.037 percent of the total $PM_{2.5}$ emissions and 0.005 percent of total VOC and NO_x emissions.

While the proposed developments would contribute to a significant cumulative air quality effect, it is unlikely that the development of Proposed Action B will substantially affect efforts to attain the NAAQS for Ozone, PM_{10}, and $PM_{2.5}$. As a result, the development of Proposed Action B is considered to result in a less than significant contribution to this effect. Nevertheless, mitigation measures are identified in **Section 5.3** to ensure that the design and operation of the proposed developments are consistent with regional efforts to attain the NAAQS.

Greenhouse Gases

At present there is no regulatory or guidance mechanism for determining standards of significance for greenhouse gas effects, including General Conformity Thresholds. Proposed Action B would incrementally increase the significant cumulative effect of greenhouse gas emissions. These effects are cumulatively significant because they contribute to an existing cumulatively significant effect, i.e., global accumulation of greenhouse gas emissions. However, it is not possible to draw conclusions about the overall magnitude of significance of Proposed Action B on global climate change in the absence of established quantitative greenhouse gas thresholds. Mitigation measures are identified in **Section 5.3** to ensure increase energy efficiency in the design and operation of the proposed developments. These measures would ensure that the proposed developments will be consistent with efforts to reduce the emissions of greenhouse gases.

BIOLOGICAL RESOURCES

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both the Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on biological resources (see **Section 4.10.3** for a more detailed discussion of the area of analysis and cumulative effects). The following provides a summary of the cumulative effects resulting from Proposed Action B.

Cumulative effects to biological resources that may take place as a result of Proposed Action B and surrounding development include:

- Effects to waters of the United States,
- Loss of habitat, and
- Effects to special status species.

The following provides discussion of these topics.

Waters of the United States

As discussed in **Section 3.4.4**, there are no waters of the United States in the Development Site; therefore, the development of Proposed Action B would not contribute to cumulative effects to waters of the United States.

See **Section 4.11** below for information pertaining to the presence of Waters of the United States in the area where the percolation ponds for the proposed Tribal WWTP are located.

Vegetation Communities

Two vegetation communities, coastal sage scrub and southern willow scrub, were identified as occurring on the Project Site in **Section 3.4.2**. Neither of these communities will be affected by Proposed Action B; the proposed developments would occur in areas that were graded or farmed in the past and are currently barren lands. Therefore, Proposed Action B will not contribute any cumulative effects to vegetation communities (i.e., wildlife habitat).

Special Status Species

Proposed Action B could contribute to cumulative effects to special status species in the Project Site and surrounding area (see **Section 4.10.3** for a list of special status species that potentially reside on the Project Site and surrounding area, and could be affected by future development in Riverside County). Any actions that would include activities associated with the San Jacinto River would require compliance with the ESA, either through take prohibitions of a purely non-federal action or through consultation with FWS by a federal agency when there is a federal nexus (e.g., involvement of a federal agency such as BIA, or Army Corp of Engineers with issuance of a CWA permit authorizing dredge and fill activities within waters of the United States).

Potential cumulative effects to special status species include increased changes in existing fire/flood regimes that alter habitat, vehicle use in unauthorized areas, increased development, and fragmentation and loss of habitat. Population growth and development in Riverside County has the potential to significantly affect these species.

However, construction activities associated with Proposed Action B are planned in an area that has been graded and/or farmed in the past. The Development Site is thus highly degraded and is not expected to provide adequate habitat for these species. Therefore, less than a significant effect would occur.

CULTURAL AND PALEONTOLOGICAL RESOURCES

Cultural Resources

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on cultural resources (see **Section 4.10.3** for a more detailed discussion of the area of analysis and cumulative effects). Proposed Action B is not expected to significantly contribute to the cumulative loss of historic properties.

Applying the mitigation measures presented in **Section 5.5** would ensure that no adverse effects to historic properties or artifacts will occur as result of Proposed Action B. Therefore, no cumulative effects to cultural resources would occur as result of the development of Proposed Action B.

There is a possibility that previously unknown archaeological resources would be encountered during construction. This would be a potentially significant effect. However, the mitigation measures presented in **Section 5.5** would ensure that no adverse effects to historic properties will occur as result of Proposed Action B; these mitigation measures include procedure for the treatment of unanticipated archaeological discoveries.

Paleontological Resources

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on paleontological resources (see **Section 4.10.3** for a more detailed discussion of the area of analysis and cumulative effects).

As described in **Section 4.10.3**, soil grading and earthwork operations are not planned at depths where bedrock is present. This material is sufficiently young geologically that it is very unlikely to contain fossils. Therefore, potential paleontological resources would not be disturbed, and Proposed Action B would not significantly contribute to the cumulative loss of paleontological resources. In the unlikely event that paleontological resources are uncovered during ground-disturbing activities, an Unanticipated Discoveries Plan (see **Appendix AB**) has been prepared.

ECONOMIC AND SOCIOECONOMIC CONDITIONS

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both the Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on the region's economic and socioeconomic conditions (see **Section 4.10.3** for a more detailed discussion of the area of analysis and cumulative effects). The following provides a summary of the cumulative effects resulting from Proposed Action B.

Because Proposed Action B would create a new source of economic activity and jobs in Riverside County, would mitigate for potential public service impacts through reimbursements to affected County departments, and would not encourage urban blight, the potential cumulative socioeconomic effects of Proposed Action B are considered less than significant.

RESOURCE USE PATTERNS

Transportation

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both the Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create similar cumulative effects on transportation (see **Section 4.10.3** and **Figure 3-17** for a more detailed discussion of the area of analysis and cumulative effects).

The geographic boundary of the analysis of cumulative effect to transportation is defined in **Figure 3-17**, which identifies the intersections and associated roadways that could be affected by traffic related to the proposed developments. Cumulative effects to the transportation network could occur in the Project Site and surrounding area as the result of developments that increase traffic without improving roadway conditions. As residential and commercial development occurs throughout the City of San Jacinto, local roadways would experience higher traffic volumes. Examples of effects include long delays at intersections, congestion, and unsafe driving conditions.

The following information is reproduced from a detailed traffic study conducted on behalf of the Proposed Action and Alternatives. The traffic study is included as **Appendix U** of this FEIS.

Intersection Level of Service at Year 2025

As shown in **Table 4-30,** 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 Proposed Action B than are currently generated by the existing casino.

For Year 2025, the following traffic study area intersections are projected to operate at unacceptable Levels of Service during the peak hours without the improvements identified in the General Plan. This analysis defines an acceptable Level of Service as D or better.[106]

- State Street/Gilman Springs Road at Soboba Road
- State Street at Ramona Expressway
- State Street at Florida Avenue
- San Jacinto Street at Ramona Boulevard/Main Street
- San Jacinto Street at Florida Avenue
- Ramona Expressway at Main Street/Lake Park Drive
- Ramona Expressway at 7th Street
- Mountain Avenue at Esplanade Avenue
- Soboba Street at Mountain Avenue
- Soboba Springs Drive at Lake Park Drive
- Soboba Road at Chabella Drive
- Soboba Road at Lake Park Drive

These intersections would operate at unacceptable levels with or without Proposed Action B, except for the intersections of Soboba Road at Chabella Drive which is projected to operate at acceptable Levels of Service during the peak hours, without Proposed Action B. However, the contribution of additional traffic from Proposed Action B is considered to be a significant cumulative effect. **Figure 4-16** depicts the intersections that would be effected by Proposed Action B. Mitigation measures have been identified in **Section 5.7.1** that would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements to affected roadways. As shown in **Table 4-100(a)**, with the implementation of roadway improvements identified in the San Jacinto General Plan, all intersections would operate at acceptable levels of service.

[106] This definition is consistent with the local threshold used by the City of San Jacinto.

Intersection Level of Service at Year 2025

For Year 2025 traffic conditions under Proposed Action B, the study area roadway segments are projected to operate at acceptable LOS during the peak hours, except for the following roadway segments that are projected to operate at unacceptable LOS, without improvements:

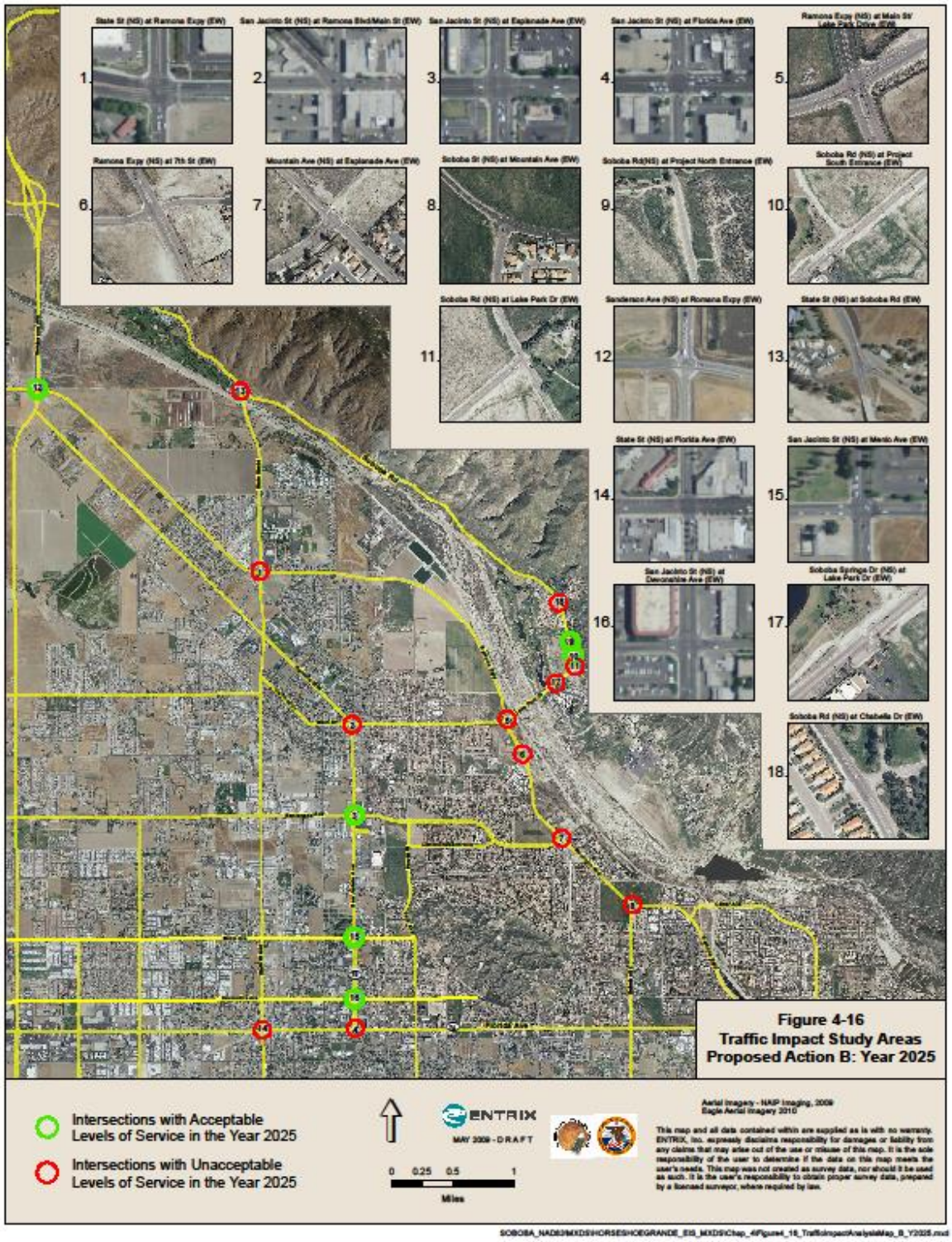
- Gilman Springs Road, north of Soboba Road
- Soboba Road, between Gilman Springs Road and Lake Park Drive
- Ramona Expressway, between Sanderson Street and State Street
- Mountain Avenue, between 7th Street and Esplanade Avenue
- Mountain Avenue, between Esplanade Avenue and Soboba Street

These roadway segments would operate at unacceptable levels with or without Proposed Action B. Because these segments would operate at an unacceptable LOS without the development of the Proposed Action, *any* additional traffic is considered be a significant cumulative effect. However, the mitigation measures identified in **Section 5.7.1** would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements to affected roadways. As shown in **Table 4-100(B)**, with the implementation of the proposed mitigation measures, all roadway segments would operate at acceptable LOS.

Traffic Signal Warrants at Year 2025

The un-signalized intersections have been evaluated for traffic signals using the California Department of Transportation Warrant 3 Peak Hour traffic signal warrant analysis, as specified in the *Manual of Uniform Traffic Control Devices 2003 California Supplement*, dated May 20, 2004. The 2025 analysis included the Project Site and surrounding area intersections that are not currently controlled by traffic signals, and were not identified as requiring signals in the 2010 analysis presented. No additional signals would be warranted at any intersection under Proposed Action B.

FIGURE 4-16
TRAFFIC IMPACT STUDY AREAS PROPOSED ACTION B: YEAR 2025



Freeway Interchange Analysis

A freeway interchange analysis was conducted for Proposed Action B, including the following intersections:

- I-215 Freeway Southbound Ramps at Bonnie Drive
- I-215 Freeway Northbound Ramps at State Route-74
- Beaumont Avenue (State Route 79) at I-10 Freeway Ramps

Manual morning and evening peak hour intersection turning movement counts were obtained in June 2007 and January 2008. Traffic count worksheets are provided in the Traffic Study (**Appendix U**). In order to estimate 2025 conditions, a growth rate was applied to the existing turning movement counts. The growth rate was determined by the historical growth rate covering a 20-year period from 1986 to 2006. Traffic volumes were obtained from the 1986 and 2006 Traffic Volumes on California State Highways by the California Department of Transportation. The Year 2025 delay and Level of Service for the freeway interchanges with Proposed Action B are shown in **Table 4-101**. It should be noted that Alternative 4 (No Action) provides a baseline to compare without project conditions.

In 2025, the interchanges would operate at unacceptable levels with or without the Proposed Action or Alternatives. However, the contribution of additional traffic from the Proposed Action B is considered to be a significant cumulative effect. Mitigation measures have been identified in **Section 5.7.1** that would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements. As shown in **Table 4-101**, with the implementation of roadway improvements identified in **Section 5.7.1** (see **Table 5-4**), all interchanges would operate at acceptable levels of service.

Land Use

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both the Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on land use (see **Section 4.10.3** for a more detailed discussion of the area of analysis, population growth, employment, and cumulative effects). The following provides a summary of the cumulative effects resulting from Proposed Action B.

Cumulative land use effects that may occur in the City of San Jacinto as the result of expected growth and development include the following:

- Conflicts with existing land uses

- Preclusion of planned land uses
- Disruption of access to existing or planned land uses
- Disruption of orderly development

Development of Proposed Action B would preclude the planned low-density residential land uses identified in the San Jacinto General Plan, and would result in a retail and commercial development in a rural setting. The proposed developments would substantially alter the existing character of the Project Site, and would conflict with the surrounding rural and residential area. Increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be incompatible with the nearby open space and residential communities. Mitigation measures have been identified in **Section 5.7.2** to reduce the significance of these effects; however, due to the scale of Proposed Action B in relation to that of the surrounding development, these changes would remain a significant change in land use. This is considered to be a significant cumulative effect to existing and proposed land uses in the Project Site and surrounding area.

Lighting and Glare

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both the Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on lighting and glare (see **Section 4.10.3** for a more detailed discussion of the area of analysis, projects occurring in the area, residential municipal code, and cumulative effects). The following provides a summary of the cumulative effects resulting from Proposed Action B.

Proposed Action B would generate light and glare effects that could be significant due to increased security and decorative lighting and numerous large windows on store fronts. Also, surface parking lots associated with the commercial developments would add glare to adjacent users from the vehicles. When viewed in combination with the ten projects in the Project Site and surrounding area, significant light and glare cumulative effects would result. Implementation of mitigation measures (see **Section 5.0**) for lighting fixtures, surface coatings and materials, and vegetative and structural screening would reduce Proposed Action B's contribution to cumulative visual effects. Additionally, the ten projects listed in **Section 4.10.3** would be required to comply with Title 24 local zoning and design regulations, such as lighting restrictions and window glazing, which will reduce the overall cumulative effect on visual resources to a less than significant level.

Agriculture

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake

Park Drive. Both the Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on agriculture; please see **Section 4.10.3** for a more detailed discussion of the area of analysis, implications of the City of San Jacinto's General Plan, and cumulative effects. The following provides a summary of the cumulative effects resulting from Proposed Action B.

Development of Proposed Action B would result in minimal changes to agriculture in the Project Site and surrounding area. The Project Site is not used for agricultural purposes and is not zoned as agricultural land. Development is not expected to result in conflicts with agriculture in the Project Site and surrounding area, as no intensive agriculture occurs in proximity to the Project Site. No significant cumulative effects to agriculture are expected.

PUBLIC SERVICES

Water Supply

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both the Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on water supply in the area; please see **Section 4.10.3** for a more detailed discussion of the area of analysis, the Water Management Plan for the Hemet/San Jacinto Groundwater Management Area, and cumulative effects. The following provides a summary of the cumulative effects resulting from Proposed Action B.

As identified in **Table 4-104**, the total projected water demand for Proposed Action B (approximately .62 MGD) in combination with the Reservation (approximately .58 MGD) would be approximately 1.2 MGD. The water demand for Proposed Action B would not exceed the Tribe's right of 3.7 MGD as identified in the Water Management Plan. In addition, as discussed under Water Supply for cumulative effects resulting from the Proposed Action A above, current on-Reservation domestic wells have adequate capacity to serve the domestic needs of the existing Reservation plus Proposed Action B. As a result, development of Proposed Action B would not conflict with the management of water supply resources in the management area. Proposed Action B would not result in significant cumulative effects to the region's water supply.

Wastewater Service

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both the Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on wastewater services in the area; please see **Section 4.10.3** for a more detailed discussion of the area of analysis, discussion

of EMWD service and the on-Reservation WWTP, and cumulative effects. The following provides a summary of the cumulative effects resulting from Proposed Action B.

Proposed Action B is not expected to generate any cumulative effects to wastewater services in the area. Discussion topics for assessing cumulative wastewater effects that may occur for EMWD and the Reservation as a result of the expected growth and development include the following:

- Exceedance of capacity to store and treat wastewater; and
- Exceedance of collection system infrastructure capacity.

EMWD Service Option

An option under Proposed Action B is to utilize EMWD for wastewater service. The Golf Course and Country Club facilities would continue to utilize the services of the EMWD for wastewater disposal. As demonstrated in **Table 4-103** above, the proposed developments under Proposed Action A are expected to generate 313,000 GPD in average daily flow. EMWD has provided a will-serve letter confirming that it has the capability and capacity to service the proposed developments. Furthermore, the Hemet/San Jacinto RWRF has an ultimate expansion capacity of 27 million GPD and this expansion is expected to occur before 2030. While demand for EMWD's services is expected to increase with regional growth, no additional wastewater service would be required from EMWD by development of Proposed Action B; therefore, no significant cumulative effects to wastewater service would occur.

On-Reservation WWTP Option

Based upon the wastewater generation projections, the WWTP would be sized to process an average daily flow rate of 600,000 gallons per day. Influent storage at the facility would be sized to accommodate 150,000 to 200,000 gallons of maximum daily flow during event periods and days when all of the Tribal facilities are being utilized at 100 percent occupancy. Hydraulic design and process controls for the WWTP would also consider peak daily flow rates based on projected diurnal variations in wastewater production as they pertain to the areas identified above. Considering that the WWTP would be sized for 600,000 GPD after build-out of all three phases, with an expected average daily flow of 513,900 GPD, no significant cumulative effects to wastewater service would occur.

TABLE 4-104
PROJECTED (2030) WATER DEMANDS
RESERVATION PLUS PROPOSED ACTION B

Water Use	AFY	MGD	GPM	Source
Reservation				
Reservation Residences	598	0.5	370	Domestic System
Existing Landscaping	78	0.07	48	Domestic System
Tribal Buildings and School	13	0.01	8	Domestic System
Subtotal Domestic System	689	0.58	426	Domestic System
Agriculture (Soboba Citrus)	509			Irrigation Well (Canyon Aquifer)
Subtotal Reservation	1,198			
Proposed Action B				
Service Station/Mini-Mart	1	0.001	1	Domestic System
Casino (Relocated)	523	0.5	323	Domestic System
Fire/Police Station	3	0.002	1	Domestic System
Hotel	85	0.09	53	Domestic System
Subtotal Domestic System	612	0.59	379	Domestic System
Country Club Facilities	36	0.03	22	EMWD
Subtotal Alternative A	648			
Total Domestic System	1,301	1.17	805	Domestic System
Total Water Demand	1,846			

Acronyms used in this table: AFY – acre-feet per year; MGD – million gallons per day; GPM – gallons per minute.
Source: Aspect Consulting, 2008.

Solid Waste Service

As provided in **Section 4.8** and detailed in **Table 4-52**, estimated solid waste generation, including recyclable waste, resulting from Proposed Action B is estimated to be approximately 2.6 tons per day tons per day, the same as Proposed Action A. Lambs Canyon Landfill serves the Project Site and surrounding area. While it is permitted to take in 3,000 tons of solid waste per day, the average daily amount going into the landfill is only between 400 and 650 tons. Its remaining capacity has been estimated at 20 years, although it is planned for further expansion (AES, 2006). Therefore, the landfill is expected to have sufficient capacity to serve both the future demands of the Project Site and surrounding area and Proposed Action B, and cumulative effects to the solid waste system would be less than significant.

Electricity, Natural Gas, Telecommunications

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both the Proposed Action A and Proposed Action B are assessed using the same

area of analysis and would create very similar cumulative effects on electricity, natural gas, or telecommunication services; please see **Section 4.10.3** for a more detailed discussion of the area of analysis and cumulative effects. The following provides a summary of the cumulative effects resulting from Proposed Action B.

Proposed Action B is not expected to have a significant effect on electrical, natural gas, and telecommunication services that may occur in the Project Site and surrounding area. The discussion topics for these services include the following:

- A service provider's inability to supply sufficient capacity to meet the needs of its customers
- Brownouts and blackouts associated with an over-taxing of the electrical distribution grid

Pursuant to the Gaming Compact (see **Section 2.1.1** and **Appendix H**), the Tribe would make good faith efforts to mitigate any significant adverse off-Reservation environmental impacts. Therefore, the Tribe would pay for any necessary infrastructure improvements to serve the Development Site, and a less than significant effect would occur. Additionally, the mitigation measures identified in **Section 5.8.4** would promote energy efficiency, thus lowering the energy demand of the proposed developments. Therefore, development of Proposed Action B would not have a significant cumulative effect on electrical, natural gas, or telecommunication needs.

Law Enforcement

The geographic boundary of the analysis of cumulative effects to law enforcement services is defined as Riverside County. This boundary has been selected because effects to law enforcement services would occur predominantly in Riverside County.

Law enforcement services are currently provided to the Project Site by Riverside County Sheriff's Department (RCSD) through a service contract with the City of San Jacinto (see **Section 3.8.4**). Upon conveyance of the property to trust status, the City of San Jacinto service contract would no longer apply to the Project Site; however, once incorporated with the boundaries of the Reservation, the Project Site would fall within the domain of Public Law 83–280 (see **Section 2.1.1** Security and Law Enforcement for a discussion of PL 280). Under PL 280, RCSD and California Highway Patrol (CHP) are responsible for responding to emergencies on the Reservation, and would be responsible for calls to the Project Site upon conveyance of the property to trust status.

Development of Proposed Action B, coupled with population growth within Riverside County, has the potential to generate cumulative effects to law enforcement services. Cumulative effects include increasing the demand for law enforcement services, which may affect the current level of service provided by the RCSD and CHP. The Tribe and RCSD are developing an MOU that

provides a funding mechanism for RCSD's staffing needs and governs the provision of law enforcements services to the Development Site. Implementation of an adopted MOU would ensure a less than significant effect on local law enforcement.

Furthermore, as discussed in **Section 4.8.**, no effects to the crime rate in the area would occur as a result of Proposed Action A. In addition, the casino security and Tribal security staff would continue to provide surveillance on the Reservation as needed, and this service would extend to the Project Site. Consistent with Section 5.0 of the Tribal-State Compact (see **Exhibit B**), the Tribe is committed to providing on-site security for casino operations to reduce and prevent criminal and civil incidents. The Tribe will also implement the measures listed below:

- All security guards will carry two-way radios so as to respond to back up and emergency related calls. This will aid in the prevention of criminal activity within gaming facilities.
- The Tribe will adopt a "Responsible Alcoholic Beverage Policy" which would include but not be limited to carding patrons and refusing service to those who have had enough to drink. This policy would be discussed with the Riverside Sheriff's Office.
- All parking areas will be well lit and monitored by parking staff, and/or roving security guards at all times during operation. This will aid in the prevention of auto theft and other related criminal activity.
- Areas surrounding the gaming facilities will have "No Loitering" signs in place, will be well lit and will be patrolled regularly by roving security guards. This will aid in the prevention of illegal loitering and all crimes that relate to, or require illegal loitering.
- The Tribe will provide traffic control with appropriate signage and the presence of peak-hour traffic control staff. This will aid in the prevention of off-site parking, which could create possible security issues.
- At the County's request, the Tribe may provide office space for a full time sheriff. The Tribe may enter into an agreement with the County to pay for this additional law enforcement service.

The Tribe and RCSD have recently finalized an agreement to improve the law enforcement conditions on the Reservation and develop a better working relationship between the two entities following the tensions raised between them due to recent law enforcement deployments on the

Reservation.[107] The agreement is the result of three meetings between the Tribe and RCSD held in May and June of 2008. The Community Relations Service of the United States Department of Justice facilitated the meetings, which also included representatives of the Bureau of Indian Affairs, the Riverside County Board of Supervisors, and the Office of Congressman Jerry Lewis.

The following list summarizes the objectives of the agreement:

- The agreement is to enhance the provision of public safety services to the Reservation through improving communication, coordination, and collaboration between the two parties.
- The two entities agree to establish permanent points of contact, local Departmental and Countywide Tribal liaisons, and coordinated command posts for critical incident response.
- The two parties agree to develop cultural training for Departmental personnel, as well as training in law enforcement procedures, crime prevention, and other areas for Tribal personnel.

In addition, the two parties agree to develop contingency plans for managing extended displacement of Reservation residents because of closures required in situations of disasters and critical incidents, and to coordinate with other public safety agencies that serve the Reservation to examine ways for improving delivery of other public safety services, such as fire, medical emergencies, and disaster response.

Furthermore, safety features built into the design of Proposed Action B would enhance the safety of the Project Site and surrounding area (see Law Enforcement under **Section 4.8** Public Services). Moreover, the traffic mitigation measures discussed in **Section 5.8** would increase safety, thereby reducing the amount of calls for law enforcement to mediate traffic accidents. No significant cumulative effects to law enforcement are expected; therefore, no mitigation measures are proposed.

[107] According to information compiled by the RCSD's Information Services Bureau, the rate of calls for law enforcement service to the Reservation and existing casino fell each year between 2005 and 2008, and rose slightly between 2008 and 2009. While crime rates are generally falling on the Reservation, two isolated incidents recently occurred within its boundaries: On May 8, 2008, Riverside County Sheriff's Department deputies shot and killed Eli Morillo, a 26-year-old Soboba Tribal member, after the officers reportedly had gone to investigate gunfire on a remote part of the Reservation and were fired upon. According to authorities, five deputies fired in the shooting. Four days later, deputies shot and killed Joseph Arres, 36, and Tamara Angela Hurtado, 29, again in an isolated section of the Reservation in the foothills of the San Jacinto Mountains. According to authorities, the deputies were responding to 911 callers who reported that the Tribe's security booth, which controls access to the Reservation, had been hit by gunfire. The two Tribal members were shot multiple times by SWAT officers, who said they had been fired upon by one of the two. Authorities said that nine deputies fired their weapons in that incident. Source: The Press-Enterprise (Riverside, California), May 30, 2008.

Fire Protection and Emergency Medical Services

The geographic boundary of the analysis of cumulative effects to fire protection and emergency medical services is defined as Riverside County. This boundary has been selected because effects to fire protection and emergency medical services would occur predominantly in Riverside County.

Development of Proposed Action B, coupled with population growth within Riverside County, has the potential to generate cumulative effects to fire protection and emergency medical services. Cumulative effects include increasing the demand for fire protection and emergency medical services, which may affect the current level of service provided by the Riverside County Fire Department and California Department of Forestry and Fire Protection (CDF). However, as discussed in **Section 2.1.1** and in the Fire Protection and Emergency Medical Services section under **Section 4.8**, primary fire protection and emergency response would be provided by the Tribal fire department under the Proposed Action B. Furthermore, 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 the projected level of service calls to the Project Site and the Reservation under Proposed Action B (see the Fire Protection and Emergency Medical Services section under **Section 4.8)**.[108]

In addition, safety features built into Proposed Action B would enhance the safety of the Project Site and surrounding area (see the Fire Protection and Emergency Medical Services section under **Section 4.8)**. Finally, the traffic mitigation measures discussed in **Section 5.8** would increase traffic safety, thereby reducing the amount of calls for emergency response to traffic accidents. No significant cumulative effects to fire protection and emergency medical services are expected; therefore, no mitigation measures are proposed.

School Services

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 B would result in additional demands on the local education system. This increase in demand is expected to be in addition to the growth in the student body that would occur with the general population growth of Riverside County.

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. "Lost

[108] Personal communication with James Barron, Fire Chief, Soboba Fire Department, June 26, 2008.

revenues" from developer school impact fees and property taxes would, therefore, contribute a negative financial effect to San Jacinto Unified School District.

Pursuant to Government Code Section 65995 *et seq*. and Education Code Section 17620 *et seq.*, school districts are authorized to levy fees on new commercial-industrial development to fund the "construction or reconstruction of school facilities" necessary to accommodate the students from new development. Currently, the district's developer fees for development of land within the district is $0.42 per square-foot of total building area.

Payment of in-lieu school impact fees and property taxes to the San Jacinto Unified School District would provide the district with the resources to mitigate effects that may occur from the development of Proposed Action B. With mitigation identified in **Section 5.8.8** project-related contributions to cumulative school effects would be reduced to a less than significant level.

Cumulative impacts to transportation also have the potential to impact school services in the area surrounding the Project Site. The geographic boundary of the analysis of cumulative effects to transportation (see Transportation Networks under the heading Resource Use Patterns in this section) is defined in **Figure 3-17**, which identifies the intersections and associated roadways that could be affected by traffic related to the proposed developments. Cumulative effects to the transportation network could occur in the Project Site and surrounding area as the result of developments that increase traffic without improving roadway conditions. As residential and commercial development occurs throughout the City of San Jacinto, local roadways would experience higher traffic volumes. Examples of effects include long delays at intersections, congestion, and unsafe driving conditions. Potential cumulative effects to school services without the proposed developments are discussed under the subheading School Services in the Public Services section for the Proposed Action A above. Potential cumulative impacts to schools services due to transportation effects under the Proposed Action B are discussed below.

With Proposed Action B, it is projected that by 2025, the following intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements (see **Figure 4-16**):

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- State Street (NS) at Ramona Expressway (EW)
- State Street (NS) at Florida Avenue (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)

- Mountain Avenue (NS) at Esplanade Avenue (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Chabella Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

There are a handful of affected public schools due to the increased traffic in these intersections. Monte Vista High School and San Jacinto Elementary could be affected by the increased traffic at the San Jacinto Street and Ramona Boulevard/Main Street intersection, as they are both within half a mile. Hyatt Elementary is also within one mile of that same intersection, and could be affected. San Jacinto High, Mountain View High, and De Anza Elementary are all within one mile of the State Street and Ramona Expressway intersection, which is projected to operate at an unacceptable LOS, thereby potentially affecting the students of those schools. Estudillo Elementary and North Mountain Middle School are both within one mile of the Ramona Expressway and Main Street/ Lake Park Drive intersection and the Ramona Expressway and East 7th Street intersection, and could also be affected by increased traffic. Lastly, Park Hill Elementary, Estudillo Elementary, and North Mountain Middle are all within one mile of the Mountain Avenue and Esplanade Avenue intersection, so they could be affected as well by increased traffic. Although some public schools are within close proximity of intersections that would increase in traffic, the traffic mitigation measures discussed in **Section 5.0** will ensure that all affected roads will operate at acceptable levels of service.

OTHER VALUES

Hazardous Materials

Cumulative hazardous materials involvement may occur in Riverside County as a result of:

- Releases of hazardous materials into the environment,
- Groundwater and soil contamination, or
- Exposure of residents to contaminants as a result of hazardous materials releases.

Section 3.7.5 identifies the Recognized Environmental Conditions (RECs) occurring on the Project Site in the golf course maintenance facility area. Development of Proposed Action B is not expected to pose a significant risk to human health and the environment. This conclusion is based on current management practices, limited reported hazardous materials, and the minimal use of hazardous materials for the proposed developments. Proposed Action B is not expected to significantly increase the risk of a hazardous materials incident when combined with other proposed and existing facilities near the Project Site. Incorporation of mitigation measures

included in **Section 5.9** would ensure a minimal cumulative effect for the construction and operation of Proposed Action B.

Noise

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake Park Drive. Both the Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on noise in the area; please see **Section 4.10.3** for a more detailed discussion of the area of analysis and cumulative effects. The following provides a summary of the cumulative effects resulting from Proposed Action B.

The development of Proposed Action B, when combined with regional growth, would increase traffic volumes to local roadways. As these traffic volumes increase, noise associated with traffic would also increase.

Some noise effects are expected during construction and operation of Proposed Action B. Residences in the near vicinity of Project Site would be exposed to noise from construction. However, the cumulative effects from construction would not be considered significant due to the temporary nature of noise increases. Mitigation measures to reduce noise effects from construction are described in **Section 5.9.2**.

As shown in **Table 100(a)**, the LOS for the intersection of Soboba Springs Drive and Lake Park Drive would be Level F, without improvements, for Year 2025 with Proposed Action B traffic conditions. Similarly, the intersection of Soboba Road at Chabella Drive would operate at LOS F, without improvements, for Year 2025 with Proposed Action B traffic conditions. The noise associated with increased traffic volumes, combined with the unmitigated noise generated by the proposed facilities, would result in a significant effect of an increase over 5 dBA from ambient noise levels (65 dBA). The unmitigated cumulative noise level would be 72 dBA L_{eq} at the Soboba Springs Mobile Estates. Noise effects at the Hillside and Golf Course residential communities would be less than significant, at 62 dBA L_{eq} and 69 dBA $L_{eq,}$ respectively.

To ensure that noise effects from operation of Proposed Action B do not contribute to cumulative noise effects, noise control measures would be implemented. With the implementation of the mitigation measures described in **Sections 5.7** and **5.9.2**, the noise effects from operation of the proposed developments may be reduced to less than significant (68 dBA L_{eq} at both the Soboba Springs Mobile Estates and the Golf Course residential community, and 62 dBA L_{eq} at the Hillside residential community).

Visual Resources

Proposed Action B contains the same composition of facilities as Proposed Action A, but with the proposed events arena and parking facility located south of the existing alignment of Lake

Park Drive. Both the Proposed Action A and Proposed Action B are assessed using the same area of analysis and would create very similar cumulative effects on noise in the area; please see **Section 4.10.3** for a more detailed discussion of the area of analysis, projects occurring within the area of analysis, and cumulative effects. The following provides a summary of the cumulative effects resulting from Proposed Action B.

Proposed Action B would contribute to a cumulatively considerable effect on visual resources from six KOPs, because the proposed permanent structures would strongly contrast with the existing setting. Other development projects would also result in changes to the visual character of the Project Site and surrounding area; see **Section 4.10.3** above for a list of these effects.

The projects listed in **Section 4.10.3** would be required to comply with local zoning and design regulations, such as height limitations, architectural design details, and color and material requirements, which will reduce the cumulative effect on visual resources. Likewise, implementation of mitigation measures specified in **Section 5.9.3** would reduce Proposed Action B's contribution to cumulative visual effects. These measures would reduce the visual resources effect to a less than significant level at KOP Main Street (KOP 1), Verona Avenue (KOP 3), Menlo Avenue (KOP 4), and Soboba Springs Drive (KOP 5). However, at KOPs Soboba Road (6) and Granite Drive (2), the effect of Proposed Action B would still be significant because of a strong contrast in form and mass with the existing setting. Therefore, the overall cumulative effect on visual resources would be significant.

Recreational Resources

The geographic boundary of the analysis of cumulative effects to recreational resources is defined as the City of San Jacinto. Cumulative effects to recreational resources that may take place as a result of the Proposed Action B and surrounding development include:

- Higher traffic volumes around recreational lands, generating long delays at intersections, congestion, and unsafe driving conditions; and
- The conversion of recreational lands for commercial, residential, or industrial development.

Potential cumulative effects to recreational resources without the proposed developments are discussed under the subheading Recreational Resources in the Other Values section for the Proposed Action A above. Potential cumulative impacts to recreational resources under the Proposed Action B are discussed below.

With Proposed Action B, it is projected that by 2025, the following intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements (see **Figure 4-16**):

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- State Street (NS) at Ramona Expressway (EW)
- State Street (NS) at Florida Avenue (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Mountain Avenue (NS) at Esplanade Avenue (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Chabella Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The increased traffic could affect the Sallee Park and Recreation Pool, Druding Park, Francisco Estudillo Heritage Park, and Hofmann Park, which are all situated less than half a mile from the San Jacinto Street at Ramona Boulevard/Main Street intersection. Mistletoe Park is in between both the San Jacinto Street at Ramona Boulevard/Main Street and the Ramona Expressway at Main Street/Lake Park Drive intersections, and could therefore be affected by the increase in traffic. The Golf Course and Country Club would also be in close proximity to the Development Site and could be affected by the increased traffic. Although the Golf Course and Country Club some public parks that provide recreation activities are within close proximity of intersections that would increase in traffic, the traffic mitigation measures discussed in **Section 5.7.1** will ensure that all affected roads will operate at acceptable levels of service.

It should also be noted that Proposed Action B would not convert any of the recreational lands. Although the Project Site would be granted Federal trust status under Proposed Action B, this will not affect any of the Golf Course and Country Club's characteristics that are described in the recreational section of **Section 3.7.8**, as it will continue to be open to the public.

4.10.5 ALTERNATIVE 1 – REDUCED HOTEL/CASINO COMPLEX

LAND RESOURCES

Alternative 1 contains the same composition of facilities as Proposed Action A, but the hotel/casino complex would be reduced by approximately 20 percent, or 154,000 square feet. These developments would occur on the same Development Site as Proposed Action A.

The geographic boundary of the cumulative effects analysis to land resources is defined as the San Jacinto area. This boundary has been selected because potential effects of Alternative 1 and surrounding development would occur locally, and will not affect environmental trends in a wider region.

There are four discussion topics that comprise land resources: topography, soil erosion, seismic hazards, and mineral resources. The following outlines the analysis that concludes Alternative 1 would create less than significant cumulative effects on land resources.

- As discussed in **Section 4.1.3**, the planned cut and fill activities on the Development Site under Alternative 1 would cause a less than significant effect to existing topography. According to the architect, the proposed soil cut related to the construction of the casino is designed to not significantly alter the existing topography. The casino would be constructed into the sloped landscape. The soil cut would allow the casino to be accessed via the second floor on the eastern side and via the first floor on the western side. Additionally, due to the gently sloping topography, no significant alterations to existing topography would be required for the construction of the WWTP and percolation ponds. Surrounding topography adjacent to the Development Site would not be altered. The Development Site does not reside on a hillside and is not subject to the city's Hillside Development Ordinance (Chapter 15.28).
- The proposed developments, including building and roadway construction, could increase the level of soil erosion at the Project Site. An erosion control plan would be implemented as part of the Stormwater Pollution Prevention Plan (SWPPP; see Soils under **Section 4.1.1** and water quality control measures discussed in **Section 5.2.3**) to reduce the potential soil erosion. Adherence to the soil erosion control plan would limit increased erosion of soils on the Project Site and areas down gradient. Therefore, under Alternative 1 cumulative effects to soil erosion would be less than significant.
- All proposed buildings would be constructed to meet Section IV of the Uniform Building Code, which includes earthquake design. Additionally, a geotechnical study (see **Appendix L**) was performed by a licensed geologist to ensure that proper setback distances and other design measures to mitigate these potential hazards are incorporated into the final site design. These mitigation measures are described in more detail in **Section 5.0**.
- No mineral resources are presently mined on the Project Site, nor are there any extraction activities planned. Although development of the proposed facilities will limit future extraction, the cumulative effects are likely to be less than significant.

WATER RESOURCES

Alternative 1 contains the same composition of facilities as Proposed Action A, but the hotel/casino complex would be reduced by approximately 20 percent, or 154,000 square-feet. These developments would occur on the same Development Site as Proposed Action A. The geographic boundary of the analysis of cumulative effects to water resources is defined as the San Jacinto River Basin. This boundary has been selected because Alternative 1 would potentially affect water quality within the basin.

Alternative 1 is expected to produce less than significant effects to water resources in the area of analysis. The following provides a summary of the possible cumulative effects.

- Development in the San Jacinto area is expected to gradually increase urban areas, thereby increasing the potential for increased runoff volumes, velocities, and pollution. Alternative 1 could contribute to changes in runoff characteristics (volume, velocity, and hydrograph) and water quality of the San Jacinto River near the Project Site as a result of the conversion of open space to developed land. However, the Tribe has made appropriate design allowances that would reduce cumulative effects to a less than significant level. Please see **Appendix J** or **Section 4.10.3** above for a list of these design allowances.

- Development in the San Jacinto area, paired with development of Alternative 1, could cumulatively affect groundwater by increased withdrawals for water supply. However, as described in Water Supply under Public Services in Section 4.8, the Tribe currently has adequate capacity to serve the domestic needs of the existing Reservation plus the Alternative 1. The Tribe's Water Rights Settlement, passed by Congress on July 24, 2008, guarantees the Tribe paramount right to pump approximately 4,010 acre-feet in 2030, increasing to 9,000 acre-feet in 2058. The Hemet/San Jacinto Groundwater Management Area Water Management Plan (WMP; see **Section 3.2** and **Section 3.8**) accounts for future demands on the Hemet/San Jacinto Groundwater Basin and institutes artificial recharge measures to assure an adequate water supply. The WMP also states that EMWD and Lake Hemet Municipal Water District (LHMWD) will implement the WMP for the Canyon and Intake aquifers to "address the current overdraft, and recognize and take into account the Tribal Water Right" (Water Resources & Information Management Engineering, Inc., 2007). Therefore, no significant cumulative effects to the water supply system are expected from Alternative 1.

- The design of Alternative 1 incorporates water quality protection features, including a detention basin, sediment/grease traps, and minimization of impervious surfaces to protect water quality, no significant effects to groundwater quality are expected (see **Section 2.1.1**, **Appendices O and P**, and **Figure 2-5**). Therefore, the development of Alternative 1 would not result in or contribute to a significant cumulative water resource effect.

- The Tribal WWTP will utilize percolation ponds for disposal when demand for golf course irrigation and landscaping reclaimed water is lower than the WWTP flows. The water delivered to the percolation ponds will undergo secondary treatment (see **Section 2.1.1**) and will meet the standards of the Basin Plan. The quality of water being discharged into the Intake aquifer will be in compliance with the established standards and will not result in an adverse effect. The water used for golf course irrigation and landscaping will undergo tertiary treatment to comply with California Title 22 standards for reuse. The Title 22 standards are more stringent than the Basin Plan standards for discharge. Therefore, reclaimed water being used for irrigation and landscaping will not adversely effect the water quality of the Intake aquifer (see **Figure 3-11**).

AIR QUALITY

Alternative 1 contains the same composition of facilities as Proposed Action A, but the hotel/casino complex would be reduced by approximately 20 percent, or 154,000 square-feet. These developments would occur on the same Development Site as Proposed Action A. The geographic boundary for the analysis of cumulative effects to air quality is defined as the SCAB. This boundary has been selected because Alternative 1 would potentially affect air quality within the basin, which is regulated by the SCAQMD to comply with the CAA and CCAA.

Potential cumulative effects to air quality as result of implementing Alternative 1 include the following:

- Delaying or obstructing compliance with NAAQS and CAAQS, and
- Increased greenhouse gas emissions.

The following provides discussion of these topics.

Critical Air Pollutants

Table 4-87 above compares the estimated emissions from the Proposed Action and Alternatives to the projected SCAB emissions. As shown, Alternative 1 will produce fewer emissions than the Proposed Action. **Table 4-99** shows that contributions from the proposed developments would make a minor addition to the total emissions for the basin. The contribution of Alternative 1 to 2023 South Coast Air Basin emissions would be approximately 0.037 percent of the total $PM_{2.5}$ emissions and 0.005 percent of total VOC and NO_x emissions.

While the proposed developments would contribute to a significant cumulative air quality effect, it is unlikely that the development of Alternative 1 will substantially affect efforts to attain the NAAQS for Ozone, PM_{10}, and $PM_{2.5}$. As a result, the development of Alternative 1 is considered to result in a less than significant contribution to this effect. Nevertheless, mitigation measures

are identified in **Section 5.3** to ensure that the design and operation of the proposed developments are consistent with regional efforts to attain the NAAQS.

Greenhouse Gases

At present there is no regulatory or guidance mechanism for determining standards of significance for greenhouse gas effects, including General Conformity Thresholds. Alternative 1 would incrementally increase the significant cumulative effect of greenhouse gas emissions. These effects are cumulatively significant because they contribute to an existing cumulatively significant effect, i.e., global accumulation of greenhouse gas emissions. However, it is not possible to draw conclusions about the overall magnitude of significance of Alternative 1 on global climate change in the absence of established quantitative greenhouse gas thresholds. Mitigation measures are identified in **Section 5.0** to ensure increase energy efficiency in the design and operation of the proposed developments. These measures would ensure that the proposed developments will be consistent with efforts to reduce the emissions of greenhouse gases.

BIOLOGICAL RESOURCES

Alternative 1 contains the same composition of facilities as Proposed Action A, but the hotel/casino complex would be reduced by approximately 20 percent, or 154,000 square-feet. These developments would occur on the same Development Site as Proposed Action A. The geographic boundary of the analysis of cumulative effects to biological resources is defined as Riverside County.

Cumulative effects to biological resources that may take place as a result of Alternative 1 and surrounding development include:

- Effects to waters of the United States,
- Loss of habitat, and
- Effects to special status species.

The following provides discussion of these topics.

Waters of the United States

As discussed in **Section 3.4.4**, there are no waters of the United States in the Development Site; therefore, the development of Alternative 1 would not contribute to cumulative effects to waters of the United States.

See **Section 4.11** below for information pertaining to the presence of Waters of the United States in the area where the percolation ponds for the proposed Tribal WWTP are located.

Vegetation Communities

Two vegetation communities, coastal sage scrub and southern willow scrub, were identified as occurring on the Project Site in **Section 3.4.2**. Neither of these communities will be affected by Alternative 1; the proposed developments would occur in areas that were graded or farmed in the past and are currently barren lands. Therefore, Alternative 1 will not contribute any cumulative effects to vegetation communities (i.e., wildlife habitat).

Special Status Species

Alternative 1 could contribute to cumulative effects to special status species in the Project Site and surrounding area. Please see **Section 4.10.3** for a list of special status species that potentially reside on the Project Site and surrounding area, and could be affected by future development in Riverside County. Any actions that would include activities associated with the San Jacinto River would require compliance with the ESA, either through take prohibitions of a purely non-federal action or through consultation with FWS by a federal agency when there is a federal nexus (e.g., involvement of a federal agency such as BIA, or Army Corp of Engineers with issuance of a CWA permit authorizing dredge and fill activities within waters of the United States).

Potential cumulative effects to special status species include increased changes in existing fire/flood regimes that alter habitat, vehicle use in unauthorized areas, increased development, and fragmentation and loss of habitat. Population growth and development in Riverside County has the potential to significantly affect these species.

However, construction activities associated with Alternative 1 are planned in an area that has been graded and/or farmed in the past. The Development Site is, thus, highly degraded and is not expected to provide adequate habitat for these species. Therefore, less than a significant effect would occur.

CULTURAL AND PALEONTOLOGICAL RESOURCES

Cultural Resources

Alternative 1 contains the same composition of facilities as Proposed Action A, but the hotel/casino complex would be reduced by approximately 20 percent, or 154,000 square-feet. These developments would occur on the same Development Site as Proposed Action A. The geographic boundary of the analysis of cumulative effects to cultural resources is defined as the Project Site and surrounding area.

Applying the mitigation measures presented in **Section 5.5** shall ensure that no adverse effects to historic properties or artifacts will occur as result of Alternative 1. Therefore, no cumulative effects to cultural resources would occur as result of the development of Alternative 1.

There is a possibility that previously unknown archaeological resources would be encountered during construction. This would be a potentially significant effect. However, the mitigation measures presented in **Section 5.5** will ensure that no adverse effects to historic properties will occur as result of Alternative 1; these mitigation measures include procedure for the treatment of unanticipated archaeological discoveries.

Paleontological Resources

Alternative 1 contains the same composition of facilities as Proposed Action A, but the hotel/casino complex would be reduced by approximately 20 percent, or 154,000 square-feet. These developments would occur on the same Development Site as Proposed Action A. The geographic boundary of the analysis of cumulative effects to paleontological resources is defined as the Project Site and surrounding area.

As described in **Section 4.10.3**, soil grading and earthwork operations are not planned at depths where bedrock is present. This material is sufficiently young geologically that it is very unlikely to contain fossils. Therefore, potential paleontological resources will not be disturbed, and Alternative 1 would not significantly contribute to the cumulative loss of paleontological resources. In the unlikely event that paleontological resources are uncovered during ground-disturbing activities, an Unanticipated Discoveries Plan (see **Appendix AB**) has been prepared.

ECONOMIC AND SOCIOECONOMIC CONDITIONS

Alternative 1 contains the same composition of facilities as Proposed Action A, but the hotel/casino complex would be reduced by approximately 20 percent, or 154,000 square-feet. These developments would occur on the same Development Site as Proposed Action A. The geographic boundary of the analysis of cumulative effects to socioeconomic conditions is defined as Riverside County. This boundary has been selected because the socioeconomic effects of Alternative 1, including fiscal effects to local jurisdictions, would occur predominately within Riverside County.

Because Alternative 1 would create a new source of economic activity and jobs in Riverside County, would mitigate for potential impacts to public services through reimbursements to affected County departments, and would not encourage urban blight, the potential cumulative socioeconomic effects of Alternative 1 are considered less than significant.

RESOURCE USE PATTERNS

Transportation

The geographic boundary of the analysis of cumulative effect to transportation is defined in **Figure 3-17**, which identifies the intersections and associated roadways that could be affected by traffic related to the proposed developments. Cumulative effects to the transportation network could occur in the Project Site and surrounding area as the result of developments that increase traffic without improving roadway conditions. As residential and commercial development occurs throughout the City of San Jacinto, local roadways would experience higher traffic volumes. Examples of effects include long delays at intersections, congestion, and unsafe driving conditions.

The following information is reproduced from a detailed traffic study conducted on behalf of the Proposed Action and Alternatives. The traffic study is included as **Appendix U** of this FEIS.

Intersection Level of Service at Year 2025

As shown in **Table 4-34**, 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.

For Year 2025, the following traffic study area intersections are projected to operate at unacceptable Levels of Service during the peak hours without the improvements identified in the General Plan. This analysis defines an acceptable Level of Service as D or better.[109]

- State Street/Gilman Springs Drive at Soboba Road
- State Street at Ramona Expressway
- State Street at Florida Avenue
- San Jacinto Street at Ramona Boulevard/Main Street
- San Jacinto Street at Florida Avenue
- Ramona Expressway at Main Street/Lake Park Drive
- Ramona Expressway at 7th Street
- Mountain Avenue at Esplanade Avenue
- Soboba Street at Mountain Avenue

[109] This definition is consistent with the local threshold used by the City of San Jacinto.

- Soboba Springs Drive at Lake Park Drive
- Soboba Road at Chabella Drive
- Soboba Road at Lake Park Drive

These intersections would operate at unacceptable levels with or without Alternative 1, except for the intersections of State Street at Florida Avenue and Soboba Road at Chabella Drive which are projected to operate at acceptable Levels of Service, without Alternative 1. However, the contribution of additional traffic from Alternative 1 is considered to be a significant cumulative effect. **Figure 4-17** depicts the intersections that would be effected by Alternative 1. Mitigation measures have been identified in **Section 5.7.1** that would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements to affected roadways. As shown in **Table 4-100(A)**, with the implementation of roadway improvements identified in the San Jacinto General Plan, all intersections would operate at acceptable levels of service.

Intersection Level of Service at Year 2025

For Year 2025 traffic conditions under Alternative 1, the study area roadway segments are projected to operate at acceptable LOS during the peak hours, except for the following roadway segments that are projected to operate at unacceptable LOS, without improvements:

- Gilman Springs Road, north of Soboba Road
- Soboba Road, between Gilman Springs Road and Lake Park Drive
- Ramona Expressway, between Sanderson Street and State Street
- Mountain Avenue, between 7th Street and Esplanade Avenue
- Mountain Avenue, between Esplanade Avenue and Soboba Street

These roadway segments would operate at unacceptable levels with or without Alternative 1. Because these segments would operate at an unacceptable LOS without the development Alternative 1, *any* additional traffic is considered be a significant cumulative effect. However, the mitigation measures identified in **Section 5.7.1** would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements to affected roadways. As shown in Table 4-100(b), with the implementation of the proposed mitigation measures, all roadway segments would operate at acceptable LOS.

Traffic Signal Warrants at Year 2025

The un-signalized intersections have been evaluated for traffic signals using the California Department of Transportation Warrant 3 Peak Hour traffic signal warrant analysis, as specified in the Manual of Uniform Traffic Control Devices 2003 California Supplement, dated May 20,

2004. The 2025 analysis included the Project Site and surrounding area intersections that are not currently controlled by traffic signals, and were not identified as requiring signals in the 2010 analysis presented. No additional signals would be warranted at any intersection under Alternative 1.

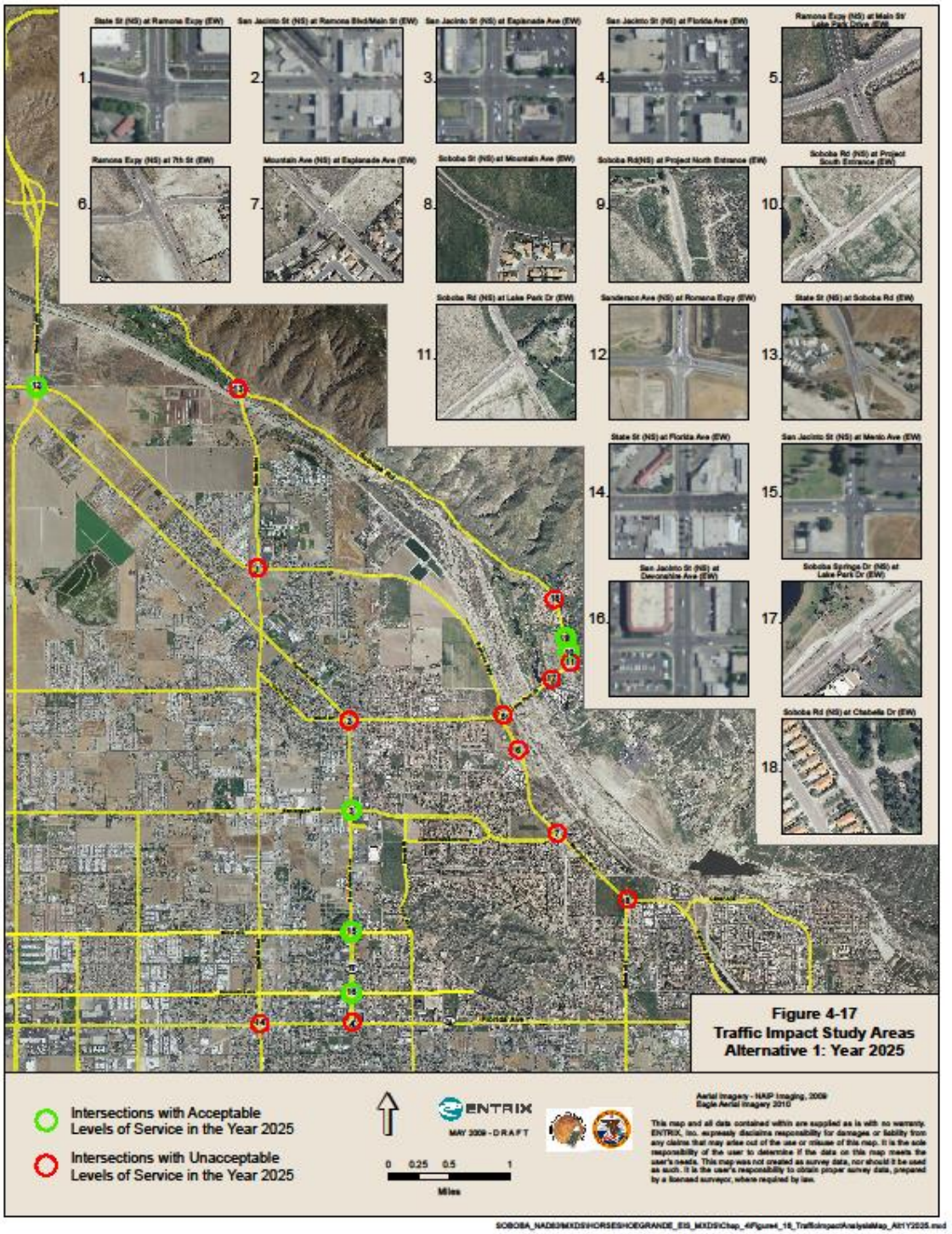
Freeway Interchange Analysis

A freeway interchange analysis was conducted for Alternative 1, including the following intersections:

- I-215 Freeway Southbound Ramps at Bonnie Drive
- I-215 Freeway Northbound Ramps at State Route-74
- Beaumont Avenue (State Route 79) at I-10 Freeway Ramps

Manual morning and evening peak hour intersection turning movement counts were obtained in June 2007 and January 2008. Traffic count worksheets are provided in the Traffic Study (**Appendix U**). In order to estimate 2025 conditions, a growth rate was applied to the existing turning movement counts. The growth rate was determined by the historical growth rate covering a 20-year period from 1986 to 2006. Traffic volumes were obtained from the *1986* and *2006 Traffic Volumes on California State Highways* by the California Department of Transportation. The Year 2025 delay and Level of Service for the freeway interchanges with Alternative 1 are shown in **Table 4-101**. It should be noted that Alternative 4 (No Action) provides a baseline to compare without project conditions.

FIGURE 4-17
TRAFFIC IMPACT STUDY AREAS ALTERNATIVE 1: YEAR 2025



In 2025, the interchanges would operate at unacceptable levels with or without the Proposed Action or Alternatives. However, the contribution of additional traffic from the Alternative 1 is considered to be a significant cumulative effect. Mitigation measures have been identified in **Section 5.7.1** that would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements. As shown in **Table 4-101,** with the implementation of roadway improvements identified in **Section 5.7.1 (see Table 5-4),** all interchanges would operate at acceptable levels of service.

Land Use

Alternative 1 contains the same composition of facilities as Proposed Action A, but the hotel/casino complex would be reduced by approximately 20 percent, or 154,000 square-feet. These developments would occur on the same Development Site as Proposed Action A. The geographic boundary of the analysis of cumulative effects to land use is defined as the City of San Jacinto area. This boundary has been selected because potential effects of the Alternative 1 and surrounding development would occur locally and would not affect trends in a wider region.

Cumulative land use effects that may occur in the City of San Jacinto as the result of expected growth and development include the following:

- Conflicts with existing land uses
- Preclusion of planned land uses
- Disruption of access to existing or planned land uses
- Disruption of orderly development

Development of Alternative 1 would preclude the planned low-density residential land uses identified in the San Jacinto General Plan, and would result in a retail and commercial development in a rural setting. The proposed developments would substantially alter the existing character of the Project Site, and would conflict with the surrounding rural and residential area. Increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be incompatible with the nearby open space and residential communities. Mitigation measures have been identified in **Section 5.7.2** to reduce the significance of these effects; however, due to the scale of Alternative 1 in relation to that of the surrounding development, these changes would remain a significant change in land use. This is considered to be a significant cumulative effect to existing and proposed land uses in the Project Site and surrounding area.

Lighting and Glare

Alternative 1 would generate light and glare effects that could be significant due to increased security and decorative lighting and numerous large windows on store fronts. Also, surface parking lots associated with the commercial developments would add glare to adjacent users

from the vehicles. When viewed in combination with the ten projects in the Project Site and surrounding area, significant light and glare cumulative effects would result. Implementation of mitigation measures (see **Section 5.7**) for lighting fixtures, surface coatings and materials, and vegetative and structural screening would reduce Alternative 1's contribution to cumulative visual effects. Additionally, the ten projects listed in **Section 4.10.3** would be required to comply with Title 24 local zoning and design regulations, such as lighting restrictions and window glazing, which would reduce the overall cumulative effect on visual resources to a less than significant level.

Agriculture

Development of Alternative 1 would result in minimal changes to agriculture in the Project Site and surrounding area. The Project Site is not used for agricultural purposes and is not zoned as agricultural land. Development is not expected to result in conflicts with agriculture in the Project Site and surrounding area, as no intensive agriculture occurs in proximity to the Project Site. No significant cumulative effects to agriculture are expected.

PUBLIC SERVICES

Water Supply

Alternative 1 contains the same composition of facilities as Proposed Action A, but the hotel/casino complex would be reduced by approximately 20 percent, or 154,000 square-feet. These developments would occur on the same Development Site as Proposed Action A. The geographic boundary for the analysis of cumulative effects to water supply is defined as the Hemet/San Jacinto Groundwater Management Area, in which the Project Site is located.

As identified in **Table 4-105**, the total projected water demand for Alternative 1 (approximately .47 MGD) in combination with the Reservation (approximately .58 MGD) would be approximately 1.05 MGD The water demand for Alternative 1 would not exceed the Tribe's right of 3.7 MGD as identified in the Water Management Plan. In addition, as discussed under Water Supply for cumulative effects resulting from the Proposed Action A above, current on-Reservation domestic wells have adequate capacity to serve the domestic needs of the existing Reservation plus Alternative 1. As a result, development of Alternative 1 would not conflict with the management of water supply resources in the management area. Alternative 1 would not result in significant cumulative effects to the region's water supply.

Wastewater Service

Alternative 1 contains the same composition of facilities as Proposed Action A, but the hotel/casino complex would be reduced by approximately 20 percent, or 154,000 square-feet. These developments would occur on the same Development Site as Proposed Action A. The

geographic boundary for the analysis of cumulative effects to wastewater service is defined as the boundaries encompassed by EMWD's Hemet/San Jacinto service area and the Reservation.

Alternative 1 is not expected to generate any cumulative effects to wastewater services in the area. Discussion topics for assessing cumulative wastewater effects that may occur for EMWD and the Reservation as a result of the expected growth and development include the following:

- Exceedance of capacity to store and treat wastewater; and
- Exceedance of collection system infrastructure capacity.

TABLE 4-105
PROJECTED (2030) WATER DEMANDS
RESERVATION PLUS ALTERNATIVE 1

Water Use	AFY	MGD	GPM	Source
Reservation				
Reservation Residences	598	0.5	370	Domestic System
Existing Landscaping	78	0.07	48	Domestic System
Tribal Buildings and School	13	0.01	8	Domestic System
Subtotal Domestic System	689	0.58	426	Domestic System
Agriculture (Soboba Citrus)	509			Irrigation Well (Canyon Aquifer)
Subtotal Reservation	1,198			
Alternative 1				
Service Station/Mini-Mart	1	0.001	1	Domestic System
Casino (Relocated/Reduced)	418	0.4	259	Domestic System
Fire/Police Station	3	0.002	1	Domestic System
Hotel (Reduced)	68	0.07	42	Domestic System
Subtotal Domestic System	490	0.47	303	Domestic System
Country Club Facilities	36	0.03	22	EMWD
Subtotal for Alternative	526			
Total Domestic System	1,179	1.05	729	Domestic System
Total Water Demand	1,724			

Acronyms used in this table: AFY – acre-feet per year; MGD – million gallons per day; GPM – gallons per minute.

Source: Aspect Consulting, 2008.

EMWD Service Option

An option under Alternative 1 is to utilize EMWD for wastewater service. The Golf Course and Country Club facilities would continue to utilize the services of the EMWD for wastewater disposal. As stated in **Section 4.8.3**, the proposed developments under Alternative 1 are expected to generate 277,700 GPD in average daily flow. EMWD has provided a will-serve letter confirming that it has the capability and capacity to service the proposed developments (see **Appendix K**). Furthermore, the Hemet/San Jacinto RWRF has an ultimate expansion capacity of 27 million GPD and this expansion is expected to occur before 2030. While demand for EMWD's services is expected to increase with regional growth, no additional wastewater service would be required from EMWD by development of Alternative 1; therefore, no significant cumulative effects to wastewater service would occur.

On-Reservation WWTP Option

Based upon the wastewater generation projections, the WWTP would be sized to process an average daily flow rate of 600,000 gallons per day. Influent storage at the facility would be sized to accommodate 150,000 to 200,000 gallons of maximum daily flow during event periods and days when all of the Tribal facilities are being utilized at 100 percent occupancy. Hydraulic design and process controls for the WWTP would also consider peak daily flow rates based on projected diurnal variations in wastewater production as they pertain to the areas identified above. Considering that the WWTP would be sized for 600,000 GPD after build-out of all three phases, with an expected average daily flow of 277,700 GPD for Alternative 1, no significant cumulative effects to wastewater service would occur.

Solid Waste Service

Alternative 1 contains the same composition of facilities as Proposed Action A, but the hotel/casino complex would be reduced by approximately 20 percent, or 154,000 square-feet. These developments would occur on the same Development Site as Proposed Action A. The geographic boundary for the analysis of cumulative effects to solid waste collection services is defined as Riverside County, because the county is responsible for oversight of the solid waste recycling and disposal in the Project Site and surrounding area.

As provided in **Section 4.8** and detailed in **Table 4-56** estimated solid waste generation, including recyclable waste, resulting from Alternative 1 is estimated to be approximately 2.2 tons per day tons per day, about 22 percent less than the Proposed Action. Lambs Canyon Landfill serves the Project Site and surrounding area. While it is permitted to take in 3,000 tons of solid waste per day, the average daily amount going into the landfill is only between 400 and 650 tons. Its remaining capacity has been estimated at 20 years, although it is planned for further expansion (AES, 2006). Therefore, the landfill is expected to have sufficient capacity to serve both the future demands of the Project Site and surrounding area and Alternative 1, and cumulative effects to the solid waste system would be less than significant.

Electricity, Natural Gas, Telecommunications

Alternative 1 is not expected to have a significant effect on electrical, natural gas, and telecommunication services that may occur in the Project Site and surrounding area. The discussion topics for these services include the following:

- A service provider's inability to supply sufficient capacity to meet the needs of its customers
- Brownouts and blackouts associated with an over-taxing of the electrical distribution grid

Pursuant to the Gaming Compact (see **Section 2.1.1** and **Appendix H**), the Tribe would make good faith efforts to mitigate any significant adverse off-Reservation environmental impacts. Therefore, the Tribe would pay for any necessary infrastructure improvements to serve the Development Site, and a less than significant effect would occur. Additionally, the mitigation measures identified in **Section 5.8.4** would promote energy efficiency, thus lowering the energy demand of the proposed developments. Therefore, development of Alternative 1 would not have a significant cumulative effect on electrical, natural gas, or telecommunication needs.

Law Enforcement

The geographic boundary of the analysis of cumulative effects to law enforcement services is defined as Riverside County. This boundary has been selected because effects to law enforcement services would occur predominantly in Riverside County.

Law enforcement services are currently provided to the Project Site by Riverside County Sheriff's Department (RCSD) through a service contract with the City of San Jacinto (see **Section 3.8.4**). Upon conveyance of the property to trust status, the City of San Jacinto service contract would no longer apply to the Project Site; however, once incorporated with the boundaries of the Reservation, the Project Site would fall within the domain of Public Law 83–280 (see **Section 2.1.1** Security and Law Enforcement for a discussion of PL 280). Under PL 280, RCSD and California Highway Patrol (CHP) are responsible for responding to emergencies on the Reservation, and would be responsible for calls to the Project Site upon conveyance of the property to trust status.

Development of Alternative 1, coupled with population growth within Riverside County, has the potential to generate cumulative effects to law enforcement services. Cumulative effects include increasing the demand for law enforcement services, which may affect the current level of service provided by the RCSD and CHP. The Tribe and RCSD are developing an MOU that provides a funding mechanism for RCSD's staffing needs and governs the provision of law enforcements services to the Development Site. Implementation of an adopted MOU would ensure a less than significant effect on local law enforcement.

Furthermore, as discussed in **Section 4.8.**, no effects to the crime rate in the area would occur as a result of Alternative 1. In addition, the casino security and Tribal security staff would continue to provide surveillance on the Reservation as needed, and this service would extend to the Project Site. Consistent with Section 5.0 of the Tribal-State Compact (**Appendix H**), the Tribe is committed to providing on-site security for casino operations to reduce and prevent criminal and civil incidents. The Tribe will also implement the measures listed below:

- All security guards will carry two-way radios so as to respond to back up and emergency related calls. This will aid in the prevention of criminal activity within gaming facilities.
- The Tribe will adopt a "Responsible Alcoholic Beverage Policy" which would include but not be limited to carding patrons and refusing service to those who have had enough to drink. This policy would be discussed with the Riverside Sheriff's Office.
- All parking areas will be well lit and monitored by parking staff, and/or roving security guards at all times during operation. This will aid in the prevention of auto theft and other related criminal activity.
- Areas surrounding the gaming facilities will have "No Loitering" signs in place, will be well lit and will be patrolled regularly by roving security guards. This will aid in the prevention of illegal loitering and all crimes that relate to, or require illegal loitering.
- The Tribe will provide traffic control with appropriate signage and the presence of peak-hour traffic control staff. This will aid in the prevention of off-site parking, which could create possible security issues.
- At the County's request, the Tribe may provide office space for a full time sheriff. The Tribe may enter into an agreement with the County to pay for this additional law enforcement service.

The Tribe and RCSD have recently finalized an agreement to improve the law enforcement conditions on the Reservation and develop a better working relationship between the two entities following the tensions raised between them due to recent law enforcement deployments on the Reservation.[110] The agreement is the result of three meetings between the Tribe and RCSD held

[110] According to information compiled by the RCSD's Information Services Bureau, the rate of calls for law enforcement service to the Reservation and existing casino fell each year between 2005 and 2008, and rose slightly between 2008 and 2009. While crime rates are generally falling on the Reservation, two isolated incidents recently occurred within its boundaries: On May 8, 2008, Riverside County Sheriff's Department deputies shot and killed Eli Morillo, a 26-year-old Soboba Tribal member, after the officers reportedly had gone to investigate gunfire on a remote part of the Reservation and were fired upon. According to authorities, five deputies fired in the shooting. Four days later, deputies shot and killed Joseph Arres, 36, and Tamara Angela Hurtado, 29, again in an isolated section of the Reservation in the foothills of the San Jacinto Mountains. According to authorities, the deputies were responding to 911 callers who reported that the Tribe's security booth, which controls access to the Reservation, had been hit by gunfire. The two Tribal members were shot multiple times by SWAT officers, who said they had been fired upon by one of the two. Authorities said that nine deputies fired their weapons in that incident. Source: The Press-Enterprise (Riverside, California), May 30, 2008.

in May and June of 2008. The Community Relations Service of the United States Department of Justice facilitated the meetings, which also included representatives of the Bureau of Indian Affairs, the Riverside County Board of Supervisors, and the Office of Congressman Jerry Lewis.

The following list summarizes the objectives of the agreement:

- The agreement is to enhance the provision of public safety services to the Reservation through improving communication, coordination, and collaboration between the two parties.
- The two entities agree to establish permanent points of contact, local Departmental and Countywide Tribal liaisons, and coordinated command posts for critical incident response.
- The two parties agree to develop cultural training for Departmental personnel, as well as training in law enforcement procedures, crime prevention, and other areas for Tribal personnel.

In addition, the two parties agree to develop contingency plans for managing extended displacement of Reservation residents because of closures required in situations of disasters and critical incidents, and to coordinate with other public safety agencies that serve the Reservation to examine ways for improving delivery of other public safety services, such as fire, medical emergencies, and disaster response.

Furthermore, safety features built into the design of Alternative 1 would enhance the safety of the Project Site and surrounding area (see Law Enforcement under **Section 4.8** Public Services). Moreover, the traffic mitigation measures discussed in **Section 5.8** would increase safety, thereby reducing the amount of calls for law enforcement to mediate traffic accidents. No significant cumulative effects to law enforcement are expected; therefore, no mitigation measures are proposed.

Fire Protection and Emergency Medical Services

The geographic boundary of the analysis of cumulative effects to fire protection and emergency medical services is defined as Riverside County. This boundary has been selected because effects to fire protection and emergency medical services would occur predominantly in Riverside County.

Development of Alternative 1, coupled with population growth within Riverside County, has the potential to generate cumulative effects to fire protection and emergency medical services. Cumulative effects include increasing the demand for fire protection and emergency medical services, which may affect the current level of service provided by the Riverside County Fire Department and California Department of Forestry and Fire Protection (CDF). However, as

discussed in **Section 2.1.1** and in the Fire Protection and Emergency Medical Services section under **Section 4.8**, primary fire protection and emergency response would be provided by the Tribal fire department under the Alternative 1. Furthermore, 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 the projected level of service calls to the Project Site and the Reservation under Alternative 1 (see the Fire Protection and Emergency Medical Services section under **Section 4.8)**.[111]

In addition, safety features built into Alternative 1 would enhance the safety of the Project Site and surrounding area (see the Fire Protection and Emergency Medical Services section under **Section 4.8)**. Finally, the traffic mitigation measures discussed in **Section 5.8** would increase traffic safety, thereby reducing the amount of calls for emergency response to traffic accidents. No significant cumulative effects to fire protection and emergency medical services are expected; therefore, no mitigation measures are proposed.

School Services

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 Alternative 1 would result in additional demands on the local education system. This increase in demand is expected to be in addition to the growth in the student body that would occur with the general population growth of Riverside County.

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. "Lost revenues" from developer school impact fees and property taxes would, therefore, contribute a negative financial effect to San Jacinto Unified School District.

Pursuant to Government Code Section 65995 *et seq*. and Education Code Section 17620 *et seq.*, school districts are authorized to levy fees on new commercial-industrial development to fund the "construction or reconstruction of school facilities" necessary to accommodate the students from new development. Currently, the district's developer fees for development of land within the district is $0.42 per square-foot of total building area.

Payment of in-lieu school impact fees and property taxes to the San Jacinto Unified School District would provide the district with the resources to mitigate effects that may occur from the

[111] Personal communication with James Barron, Fire Chief, Soboba Fire Department, June 26, 2008.

development of Alternative 1. With mitigation identified in **Section 5.8.8** project-related contributions to cumulative school effects would be reduced to a less than significant level.

Cumulative impacts to transportation also have the potential to impact school services in the area surrounding the Project Site. The geographic boundary of the analysis of cumulative effects to transportation (see Transportation Networks under the heading Resource Use Patterns in this section) is defined in **Figure 3-17,** which identifies the intersections and associated roadways that could be affected by traffic related to the proposed developments. Cumulative effects to the transportation network could occur in the Project Site and surrounding area as the result of developments that increase traffic without improving roadway conditions. As residential and commercial development occurs throughout the City of San Jacinto, local roadways would experience higher traffic volumes. Examples of effects include long delays at intersections, congestion, and unsafe driving conditions. Potential cumulative effects to school services without the proposed developments are discussed under the subheading School Services in the Public Services section for the Proposed Action A above. Potential cumulative impacts to schools services due to transportation effects under the Alternative 1 are discussed below.

With Alternative 1, it is projected that by 2025, the following intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements (see **Figure 4-17**):

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- State Street (NS) at Ramona Expressway (EW)
- State Street (NS) at Florida Avenue (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Mountain Avenue (NS) at Esplanade Avenue (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Chabella Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

There are a handful of affected public schools due to the increased traffic in these intersections. Monte Vista High School and San Jacinto Elementary could be affected by the increased traffic

at the San Jacinto Street and Ramona Boulevard/Main Street intersection, as they are both within half a mile. Hyatt Elementary is also within one mile of that same intersection and could be affected. San Jacinto High, Mountain View High, and De Anza Elementary are all within one mile of the State Street and Ramona Expressway intersection, which is projected to operate at an unacceptable Level of Service, thereby potentially affecting the students of those schools. Estudillo Elementary and North Mountain Middle School are both within one mile of the Ramona Expressway and Main Street/ Lake Park Drive intersection and the Ramona Expressway and East 7th Street intersection, and could also be affected by increased traffic. Lastly, Park Hill Elementary, Estudillo Elementary, and North Mountain Middle are all within one mile of the Mountain Avenue and Esplanade Avenue intersection, so they could be affected as well by increased traffic. Although some public schools are within close proximity of intersections that would increase in traffic, the traffic mitigation measures discussed in **Section 5.0** will ensure that all affected roads will operate at acceptable levels of service.

OTHER VALUES

Hazardous Materials

Cumulative hazardous materials involvement may occur in Riverside County as a result of:

- Releases of hazardous materials into the environment,
- Groundwater and soil contamination, or
- Exposure of residents to contaminants as a result of hazardous materials releases.

Section 3.7.5 identifies the Recognized Environmental Conditions (RECs) occurring on the Project Site in the golf course maintenance facility area. Development of Alternative 1 is not expected to pose a significant risk to human health and the environment. This conclusion is based on current management practices, limited reported hazardous materials, and the minimal use of hazardous materials for the proposed developments. Alternative 1 is not expected to significantly increase the risk of a hazardous materials incident when combined with other proposed and existing facilities near the Project Site. Incorporation of mitigation measures included in **Section 5.9** would ensure a minimal cumulative effect for the construction and operation of Alternative 1.

Noise

The development of Alternative 1, when combined with regional growth, would increase traffic volumes to local roadways. As these traffic volumes increase, noise associated with traffic would also increase.

Some noise effects are expected during construction and operation of Alternative 1. Residences in the near vicinity of Project Site would be exposed to noise from construction. However, the

cumulative effects from construction would not be considered significant due to the temporary nature of noise increases. Mitigation measures to reduce noise effects from construction are described in **Section 5.9.2**.

As shown in **Table 100(A)**, the LOS for the intersection of Soboba Springs Drive and Lake Park Drive would be Level F, without improvements, for Year 2025 with Alternative 1 traffic conditions. Similarly, the intersection of Soboba Road at Chabella Drive would operate at LOS F, without improvements, for Year 2025 with Alternative 1 traffic conditions. The noise associated with increased traffic volumes, combined with the unmitigated noise generated by the proposed facilities, would result in a significant effect of an increase over 5 dBA from ambient noise levels (65 dBA). The unmitigated cumulative noise level would be 71 dBA L_{eq} at the Soboba Springs Mobile Estates and 70 dBA L_{eq} at the Golf Course residential community. Noise effects at the Hillside residential community would be less than significant, at 62 dBA L_{eq}

To ensure that noise effects from operation of Alternative 1 do not contribute to cumulative noise effects, noise control measures would be implemented. With the implementation of the mitigation measures described in **Section 5.7** and **Section 5.9.2**, the noise effects from operation of the proposed developments may be reduced to less than significant (68 dBA L_{eq} and 69 dBA L_{eq} at the Soboba Springs Mobile Estates and the Golf Course residential community, respectively).

Visual Resources

Alternative 1 would contribute to a cumulatively considerable effect on visual resources from six KOPs, because the proposed permanent structures would strongly contrast with the existing setting. Other development projects would also result in changes to the visual character of the Project Site and surrounding area (see **Section 4.10.3** above for a list of these effects).

The projects listed in **Section 4.10.3** would be required to comply with local zoning and design regulations, such as height limitations, architectural design details, and color and material requirements, which will reduce the cumulative effect on visual resources. Likewise, implementation of mitigation measures specified in **Section 5.9.3** would reduce Alternative 1's contribution to cumulative visual effects. These measures would reduce the visual resources effect to a less than significant level at KOP Main Street (KOP 1), Verona Avenue (KOP 3), Menlo Avenue (KOP 4), and Soboba Springs Drive (KOP 5). However, at KOPs Soboba Road (6) and Granite Drive (2), the effect of Proposed Action B would still be significant because of a strong contrast in form and mass with the existing setting. Therefore, the overall cumulative effect on visual resources would be significant.

Recreational Resources

The geographic boundary of the analysis of cumulative effects to recreational resources is defined as the City of San Jacinto. Cumulative effects to recreational resources that may take place as a result of the Alternative 1 and surrounding development include:

- Higher traffic volumes around recreational lands, generating long delays at intersections, congestion, and unsafe driving conditions; and
- The conversion of recreational lands for commercial, residential, or industrial development.

Potential cumulative effects to recreational resources without the proposed developments are discussed under the subheading Recreational Resources in the Other Values section for the Proposed Action A above. Potential cumulative impacts to recreational resources under the Alternative 1 are discussed below.

With Alternative 1, it is projected that by 2025, the following intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements (see **Figure 4-17**):

State Street/Gilman Springs Drive (NS) at Soboba Road (EW)

- State Street (NS) at Ramona Expressway (EW)
- State Street (NS) at Florida Avenue (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Mountain Avenue (NS) at Esplanade Avenue (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Chabella Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The increased traffic could affect the Sallee Park and Recreation Pool, Druding Park, Francisco Estudillo Heritage Park, and Hofmann Park, which are all situated less than half a mile from the

San Jacinto Street at Ramona Boulevard/Main Street intersection. Mistletoe Park is in between both the San Jacinto Street at Ramona Boulevard/Main Street and the Ramona Expressway at Main Street/Lake Park Drive intersections, and could therefore be affected by the increase in traffic. The Golf Course and Country Club would also be in close proximity to the Development Site and could be affected by the increased traffic. Although the Golf Course and Country Club some public parks that provide recreation activities are within close proximity of intersections that would increase in traffic, the traffic mitigation measures discussed in **Section 5.7.1** will ensure that all affected roads will operate at acceptable levels of service.

It should also be noted that Alternative 1 would not convert any of the recreational lands. Although the Project Site would be granted Federal trust status under Alternative 1, this will not affect any of the Golf Course and Country Club's characteristics that are described in the recreational section of **Section 3.7.8**, as it will continue to be open to the public.

4.10.6 ALTERNATIVE 2 – HOTEL AND CONVENTION CENTER (NO CASINO RELOCATION)

LAND RESOURCES

Alternative 2 proposes the development of a hotel and convention center; the relocation of the Tribe's gaming operation is not proposed. The geographic boundary of the cumulative effects analysis to land resources is defined as the San Jacinto area. This boundary has been selected because potential effects of Alternative 2, and surrounding development would occur locally, and will not affect environmental trends in a wider region.

There are four discussion topics that comprise land resources: topography, soil erosion, seismic hazards, and mineral resources. The following outlines the analysis that concludes Alternative 2 would create less than significant cumulative effects on land resources.

- As discussed in **Section 4.1.4**, the planned cut and fill activities on the Development Site under Alternative 2 would cause a less than significant effect to existing topography. Surrounding topography adjacent to the Development Site would not be altered. The Development Site does not reside on a hillside and is not subject to the city's Hillside Development Ordinance (Chapter 15.28).
- The proposed developments, including building and roadway construction, could increase the level of soil erosion at the Project Site. An erosion control plan would be implemented as part of the Stormwater Pollution Prevention Plan (SWPPP; see Soils under **Section 4.1.1** and water quality control measures discussed in **Section 5.2.3**) to reduce the potential soil erosion. Adherence to the soil erosion control plan would limit increased erosion of soils on the Project Site and areas down gradient. Therefore, under Alternative 2 cumulative effects to soil erosion would be less than significant.

- All proposed buildings would be constructed to meet Section IV of the Uniform Building Code, which includes earthquake design. Additionally, a geotechnical study (see **Appendix L**) was performed by a licensed geologist to ensure that proper setback distances and other design measures to mitigate these potential hazards are incorporated into the final site design. These mitigation measures are described in more detail in **Section 5.1**.

- No mineral resources are presently mined on the Project Site, nor are there any extraction activities planned. Although development of the proposed facilities will limit future extraction, the cumulative effects are likely to be less than significant.

WATER RESOURCES

Alternative 2 proposes the development of a hotel and convention center; the relocation of the Tribe's gaming operation is not proposed. The geographic boundary of the analysis of cumulative effects to water resources is defined as the San Jacinto River Basin. This boundary has been selected because Alternative 1 would potentially affect water quality within the basin.

Alternative 2 is expected to produce less than significant effects to water resources in the area of analysis. The following provides a summary of the possible cumulative effects.

- Development in the San Jacinto area is expected to gradually increase urban areas, thereby increasing the potential for increased runoff volumes, velocities, and pollution. Alternative 2 could contribute to changes in runoff characteristics (volume, velocity, and hydrograph) and water quality of the San Jacinto River near the Project Site as a result of the conversion of open space to developed land. However, the Tribe has made appropriate design allowances that would reduce cumulative effects to a less than significant level. Please see **Appendix J** or **Section 4.10.3** above for a list of these design allowances.

- Development in the San Jacinto area, paired with development of Alternative 2, could cumulatively affect groundwater by increased withdrawals for water supply. However, as described in Water Supply under Public Services in Section 4.8, the Tribe currently has adequate capacity to serve the domestic needs of the existing Reservation plus the Alternative 2. The Tribe's Water Rights Settlement, passed by Congress on July 24, 2008, guarantees the Tribe paramount right to pump approximately 4,010 acre-feet in 2030, increasing to 9,000 acre-feet in 2058. The Hemet/San Jacinto Groundwater Management Area Water Management Plan (WMP; see Sections 3.2 and 3.8) accounts for future demands on the Hemet/San Jacinto Groundwater Basin and institutes artificial recharge measures to assure an adequate water supply. The WMP also states that EMWD and Lake Hemet Municipal Water District (LHMWD) will implement the WMP for the Canyon and Intake aquifers to "address the current overdraft, and recognize and take into account the Tribal Water Right" (Water Resources & Information Management Engineering, Inc., 2007).

Therefore, no significant cumulative effects to the water supply system are expected from Alternative 2.

- The design of Alternative 2 incorporates water quality protection features, including a detention basin, sediment/grease traps, and minimization of impervious surfaces to protect water quality, no significant effects to groundwater quality are expected (see Appendices O and P. Therefore, the development of Alternative 2 would not result in or contribute to a significant cumulative water resource effect.
- The Tribal WWTP will utilize percolation ponds for disposal when demand for golf course irrigation and landscaping reclaimed water is lower than the WWTP flows. The water delivered to the percolation ponds will undergo secondary treatment (see **Section 2.1.1**) and will meet the standards of the Basin Plan. The quality of water being discharged into the Intake aquifer will be in compliance with the established standards and will not result in an adverse effect. The water used for golf course irrigation and landscaping will undergo tertiary treatment to comply with California Title 22 standards for reuse. The Title 22 standards are more stringent than the Basin Plan standards for discharge. Therefore, reclaimed water being used for irrigation and landscaping will not adversely affect the water quality of the Intake aquifer (see **Figure 3-11**).

AIR QUALITY

Alternative 2 proposes the development of a hotel and convention center; the relocation of the Tribe's gaming operation is not proposed. The geographic boundary for the analysis of cumulative effects to air quality is defined as the SCAB. This boundary has been selected because Alternative 2 would potentially affect air quality within the basin, which is regulated by the SCAQMD to comply with the CAA and CCAA.

Potential cumulative effects to air quality as result of implementing Alternative 2 include the following:

- Delaying or obstructing compliance with NAAQS and CAAQS, and
- Increased greenhouse gas emissions.
- The following provides discussion of these topics.

Critical Air Pollutants

Table 4-97 compares the estimated emissions from the Proposed Action and Alternatives to the projected SCAB emissions. As shown, Alternative 2 will produce fewer emissions than Proposed Action A. **Table 4-99** shows that contributions from the proposed developments would make a minor addition to the total emissions for the basin. The contribution of Alternative

2 to 2023 South Coast Air Basin emissions would be approximately 0.037 percent of the total $PM_{2.5}$ emissions and 0.005 percent of total VOC and NO_x emissions.

While the proposed developments would contribute to a significant cumulative air quality effect, it is unlikely that the development of Alternative 2 will substantially affect efforts to attain the NAAQS for Ozone, PM_{10}, and $PM_{2.5}$. As a result, the development of Alternative 2 is considered to result in a less than significant contribution to this effect. Nevertheless, mitigation measures are identified in **Section 5.3** to ensure that the design and operation of the proposed developments are consistent with regional efforts to attain the NAAQS.

Greenhouse Gases

At present there is no regulatory or guidance mechanism for determining standards of significance for greenhouse gas effects, including General Conformity Thresholds. Alternative 2 would incrementally increase the significant cumulative effect of greenhouse gas emissions. These effects are cumulatively significant because they contribute to an existing cumulatively significant effect, i.e., global accumulation of greenhouse gas emissions. However, it is not possible to draw conclusions about the overall magnitude of significance of Alternative 2 on global climate change in the absence of established quantitative greenhouse gas thresholds. Mitigation measures are identified in **Section 5.3** to ensure increase energy efficiency in the design and operation of the proposed developments. These measures would ensure that the proposed developments will be consistent with efforts to reduce the emissions of greenhouse gases.

BIOLOGICAL RESOURCES

The geographic boundary of the analysis of cumulative effects to biological resources is defined as Riverside County. Cumulative effects to biological resources that may take place as a result of Alternative 2 and surrounding development include:

- Effects to waters of the United States,
- Loss of habitat, and
- Effects to special status species.

The following provides discussion of these topics.

Waters of the United States

As discussed in **Section 3.4.4**, there are no waters of the United States in the Development Site; therefore, the development of Alternative 2 would not contribute to cumulative effects to waters of the United States.

See **Section 4.11** below for information pertaining to the presence of Waters of the United States in the area where the percolation ponds for the proposed Tribal WWTP are located.

Vegetation Communities

Two vegetation communities, coastal sage scrub and southern willow scrub, were identified as occurring on the Project Site in **Section 3.4.2**. Neither of these communities will be affected by Alternative 2; the proposed developments would occur in areas that were graded or farmed in the past and are currently barren lands. Therefore, Alternative 2 will not contribute any cumulative effects to vegetation communities (i.e., wildlife habitat).

Special Status Species

Alternative 2 could contribute to cumulative effects to special status species in the Project Site and surrounding area. Please see **Section 4.10.3** for a list of special status species that potentially reside on the Project Site and surrounding area, and could be affected by future development in Riverside County. Any actions that would include activities associated with the San Jacinto River would require compliance with the ESA, either through take prohibitions of a purely non-federal action or through consultation with FWS by a federal agency when there is a federal nexus (e.g., involvement of a federal agency such as BIA, or Army Corp of Engineers with issuance of a CWA permit authorizing dredge and fill activities within waters of the United States).

Potential cumulative effects to special status species include increased changes in existing fire/flood regimes that alter habitat, vehicle use in unauthorized areas, increased development, and fragmentation and loss of habitat. Population growth and development in Riverside County has the potential to significantly affect these species.

However, construction activities associated with Alternative 2 are planned in an area that has been graded and/or farmed in the past. The Development Site is, thus, highly degraded and is not expected to provide adequate habitat for these species. Therefore, less than a significant effect would occur.

CULTURAL AND PALEONTOLOGICAL RESOURCES

Cultural Resources

The geographic boundary of the analysis of cumulative effects to cultural resources is defined as the Project Site and surrounding area. Applying the mitigation measures presented in **Section 5.5** shall ensure that no adverse effects to historic properties or artifacts will occur as result of Alternative 2. Therefore, no cumulative effects to cultural resources would occur as result of the development of Alternative 2.

There is a possibility that previously unknown archaeological resources would be encountered during construction. This would be a potentially significant effect. However, the mitigation measures presented in **Section 5.5** shall ensure that no adverse effects to historic properties will occur as result of Alternative 2; these mitigation measures include procedure for the treatment of unanticipated archaeological discoveries.

Paleontological Resources

The geographic boundary of the analysis of cumulative effects to paleontological resources is defined as the Project Site and surrounding area. As described in **Section 4.10.3**, soil grading and earthwork operations are not planned at depths where bedrock is present. This material is sufficiently young geologically that it is very unlikely to contain fossils. Therefore, potential paleontological resources will not be disturbed, and Alternative 2 would not significantly contribute to the cumulative loss of paleontological resources. In the unlikely event that paleontological resources are uncovered during ground-disturbing activities, an Unanticipated Discoveries Plan (see **Appendix AB**) has been prepared.

ECONOMIC AND SOCIOECONOMIC CONDITIONS

The geographic boundary of the analysis of cumulative effects to socioeconomic conditions is defined as Riverside County. This boundary has been selected because the socioeconomic effects of Alternative 2, including fiscal effects to local jurisdictions, would occur predominately within Riverside County.

Because Alternative 2 would create a new source of economic activity and jobs in Riverside County, would mitigate for potential impacts to public services through reimbursements to affected County departments, and would not encourage urban blight, the potential cumulative socioeconomic effects of Alternative 2 are considered less than significant.

RESOURCE USE PATTERNS

Transportation

The geographic boundary of the analysis of cumulative effect to transportation is defined in **Figure 3-17**, which identifies the intersections and associated roadways that could be affected by traffic related to the proposed developments. Cumulative effects to the transportation network could occur in the Project Site and surrounding area as the result of developments that increase traffic without improving roadway conditions. As residential and commercial development occurs throughout the City of San Jacinto, local roadways would experience higher traffic volumes. Examples of effects include long delays at intersections, congestion, and unsafe driving conditions.

The following information is reproduced from a detailed traffic study conducted on behalf of the Proposed Action and Alternatives. The traffic study is included as **Appendix U** of this FEIS.

Intersection Level of Service at Year 2025

As shown in **Table 4-38,** 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.

For Year 2025, the following traffic study area intersections are projected to operate at unacceptable Levels of Service during the peak hours without the improvements identified in the General Plan. This analysis defines an acceptable Level of Service as D or better.[112]

- State Street/Gilman Springs Road at Soboba Road
- State Street at Ramona Expressway
- State Street at Florida Avenue
- San Jacinto Street at Ramona Boulevard/Main Street
- San Jacinto Street at Florida Avenue
- Ramona Expressway at Main Street/Lake Park Drive
- Ramona Expressway at 7th Street
- Mountain Avenue at Esplanade Avenue
- Soboba Street at Mountain Avenue
- Soboba Springs Drive at Lake Park Drive
- Soboba Road at Chabella Drive
- Soboba Road at Lake Park Drive

These intersections would operate at unacceptable levels with or without Alternative 2, except for the intersections of State Street at Florida Avenue and Soboba Road at Chabella Drive which are projected to operate at acceptable Levels of Service, without Alternative 2.. However, the contribution of additional traffic from Alternative 2 is considered to be a significant cumulative effect. **Figure 4-18** depicts the intersections that would be effected by Alternative 2. Mitigation measures have been identified in **Section 5.7.1** that would reduce these effects to a less than

[112] This definition is consistent with the local threshold used by the City of San Jacinto.

significant level. Mitigation includes financial contributions to construct planned improvements to affected roadways. As shown in **Table 4-100(A)**, with the implementation of roadway improvements identified in the San Jacinto General Plan, all intersections would operate at acceptable levels of service.

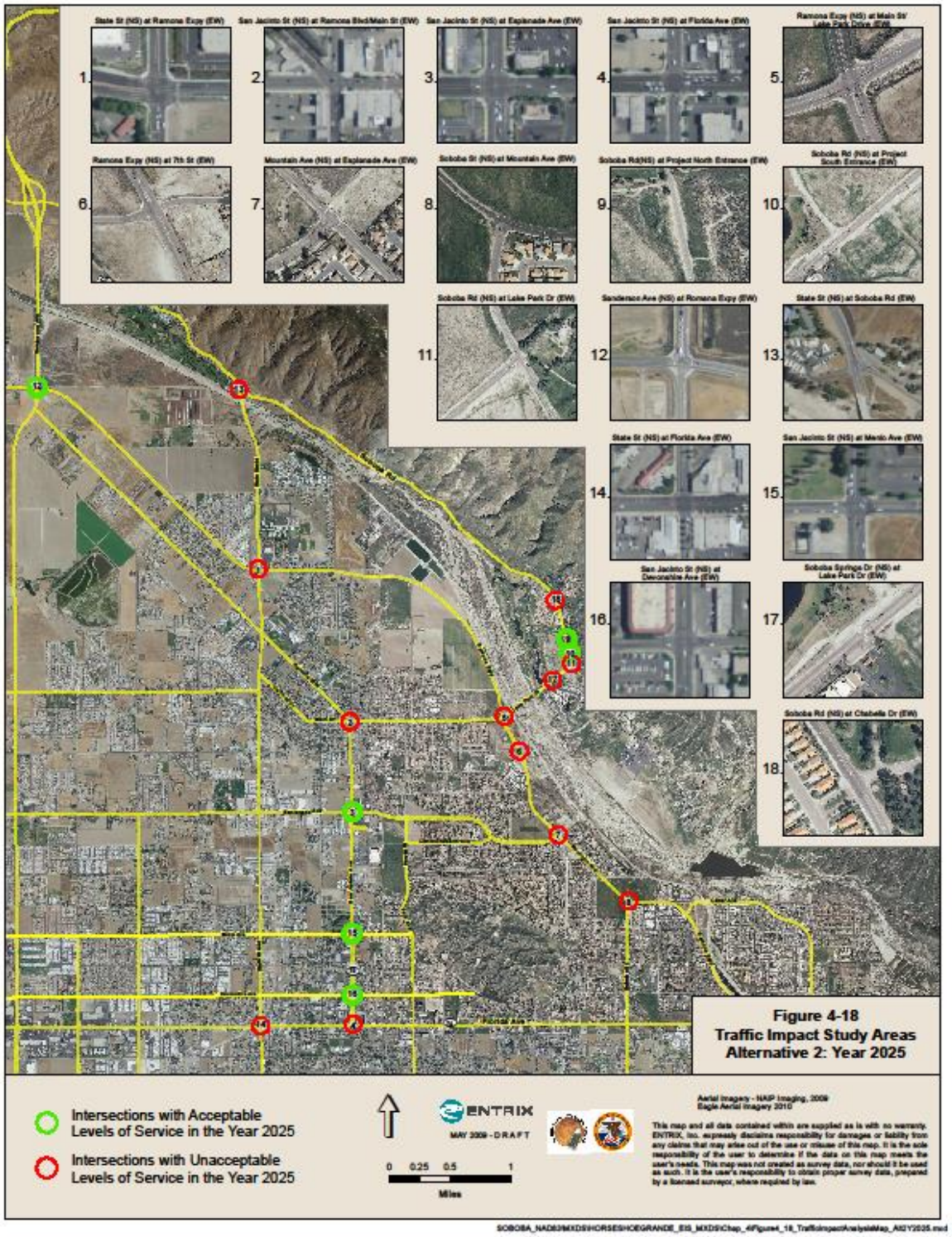
Intersection Level of Service at Year 2025

For Year 2025 traffic conditions under Alternative 2, the study area roadway segments are projected to operate at acceptable LOS during the peak hours, except for the following roadway segments that are projected to operate at unacceptable LOS, without improvements:

- Gilman Springs Road, north of Soboba Road
- Soboba Road, between Gilman Springs Road and Lake Park Drive
- Ramona Expressway, between Sanderson Street and State Street
- Mountain Avenue, between 7th Street and Esplanade Avenue
- Mountain Avenue, between Esplanade Avenue and Soboba Street

These roadway segments would operate at unacceptable levels with or without Alternative 2. Because these segments would operate at an unacceptable LOS without the development of Alternative 2, *any* additional traffic is considered be a significant cumulative effect. However, the mitigation measures identified in **Section 5.7.1** would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements to affected roadways. As shown in **Table 4-100(B)**, with the implementation of the proposed mitigation measures, all roadway segments would operate at acceptable LOS.

FIGURE 4-18
TRAFFIC IMPACT STUDY AREAS ALTERNATIVE 2: YEAR 2025



Traffic Signal Warrants at Year 2025

The un-signalized intersections have been evaluated for traffic signals using the California Department of Transportation Warrant 3 Peak Hour traffic signal warrant analysis, as specified in the *Manual of Uniform Traffic Control Devices 2003 California Supplement*, dated May 20, 2004. The 2025 analysis included the Project Site and surrounding area intersections that are not currently controlled by traffic signals, and were not identified as requiring signals in the 2010 analysis presented. No additional signals would be warranted at any intersection under Alternative 2.

Freeway Interchange Analysis

A freeway interchange analysis was conducted for Alternative 2, including the following intersections:

- I-215 Freeway Southbound Ramps at Bonnie Drive
- I-215 Freeway Northbound Ramps at State Route-74
- Beaumont Avenue (State Route 79) at I-10 Freeway Ramps

Manual morning and evening peak hour intersection turning movement counts were obtained in June 2007 and January 2008. Traffic count worksheets are provided in the Traffic Study (**Appendix U**). In order to estimate 2025 conditions, a growth rate was applied to the existing turning movement counts. The growth rate was determined by the historical growth rate covering a 20-year period from 1986 to 2006. Traffic volumes were obtained from the *1986* and *2006 Traffic Volumes on California State Highways* by the California Department of Transportation. The Year 2025 delay and Level of Service for the freeway interchanges with Alternative 2 are shown in **Table 4-101**. It should be noted that Alternative 4 (No Action) provides a baseline to compare without project conditions.

In 2025, the interchanges would operate at unacceptable levels with or without the Proposed Action or Alternatives. However, the contribution of additional traffic from the Alternative 2 is considered to be a significant cumulative effect. Mitigation measures have been identified in **Section 5.7.1** that would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements. As shown in **Table 4-101**, with the implementation of roadway improvements identified in **Section 5.7.1** (see **Table 5-4**), all interchanges would operate at acceptable levels of service.

Land Use

The geographic boundary of the analysis of cumulative effects to land use is defined as the City of San Jacinto area. This boundary has been selected because potential effects of the Proposed Action, the Alternatives, and surrounding development would occur locally and would not affect

trends in a wider region. Cumulative land use effects that may occur in the City of San Jacinto as the result of expected growth and development include the following:

- Conflicts with existing land uses
- Preclusion of planned land uses
- Disruption of access to existing or planned land uses
- Disruption of orderly development

Development of Alternative 2 would preclude the planned low-density residential land uses identified in the San Jacinto General Plan, and would result in a retail and commercial development in a rural setting. The proposed developments would substantially alter the existing character of the Project Site, and would conflict with the surrounding rural and residential area. Increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be incompatible with the nearby open space and residential communities. Mitigation measures have been identified in **Section 5.7** to reduce the significance of these effects; however, due to the scale of Alternative 2 in relation to that of the surrounding development, these changes would remain a significant change in land use. This is considered to be a significant cumulative effect to existing and proposed land uses in the Project Site and surrounding area.

Lighting and Glare

Alternative 2 would generate light and glare effects that could be significant due to increased security and decorative lighting and numerous large windows on store fronts. Also, surface parking lots associated with the commercial developments would add glare to adjacent users from the vehicles. When viewed in combination with the ten projects in the Project Site and surrounding area, significant light and glare cumulative effects would result. Implementation of mitigation measures (see **Section 5.7**) for lighting fixtures, surface coatings and materials, and vegetative and structural screening would reduce Alternative 2's contribution to cumulative visual effects. Additionally, the ten projects listed in **Section 4.10.3** would be required to comply with Title 24 local zoning and design regulations, such as lighting restrictions and window glazing, which will reduce the overall cumulative effect on visual resources to a less than significant level.

Agriculture

Development of Alternative 2 would result in minimal changes to agriculture in the Project Site and surrounding area. The Project Site is not used for agricultural purposes and is not zoned as agricultural land. Development is not expected to result in conflicts with agriculture in the Project Site and surrounding area, as no intensive agriculture occurs in proximity to the Project Site. No significant cumulative effects to agriculture are expected.

PUBLIC SERVICES

Water Supply

The geographic boundary for the analysis of cumulative effects to water supply is defined as the Hemet/San Jacinto Groundwater Management Area, in which the Project Site is located.

As identified in **Table 4-106**, the total projected water demand for the Alternative 2 (0.09 MGD) in combination with the Reservation (.88 MGD) would be approximately 0.97 MGD. The water demand for Alternative 2 would not exceed the Tribe's right of 3.7 MGD as identified in the Water Management Plan. In addition, as discussed under cumulative effects to Water Supply resulting from the Proposed Action above, current on-Reservation domestic wells have adequate capacity to serve the domestic needs of the existing Reservation plus Alternative 2. As a result, development of Alternative 2 would not conflict with the management of water supply resources in the management area. Alternative 2 would not result in significant cumulative effects to the region's water supply.

Wastewater Service

The geographic boundary for the analysis of cumulative effects to wastewater service is defined as the boundaries encompassed by EMWD and the Reservation.

Alternative 2 is not expected to generate any cumulative effects to wastewater services in the area. Discussion topics for assessing cumulative wastewater effects that may occur for EMWD and the Reservation as a result of the expected growth and development include the following:

- Exceedance of capacity to store and treat wastewater; and
- Exceedance of collection system infrastructure capacity.

TABLE 4-106
PROJECTED (2030) WATER DEMANDS
RESERVATION PLUS ALTERNATIVE 2

Water Use	AFY	MGD	GPM	Source
Reservation				
Reservation Residences	598	0.5	370	Domestic System
Casino	312	0.3	193	Domestic System
Existing Landscaping	78	0.07	48	Domestic System
Tribal Buildings and School	13	0.01	8	Domestic System
Subtotal Domestic System	1,001	0.88	619	Domestic System
Agriculture (Soboba Citrus)	509			Irrigation Well (Canyon Aquifer)
Subtotal Reservation	1,510			
Alternative 2				
Service Station/Mini-Mart	1	0.001	1	Domestic System
Fire/Police Station	3	0.002	1	Domestic System
Hotel	85	0.09	53	Domestic System
Subtotal Domestic System	89	0.09	55	Domestic System
Country Club Facilities	36	0.03	22	EMWD
Subtotal for Alternative	125			
Total Domestic System	1,090	0.97	674	Domestic System
Total Water Demand	1,635			

Acronyms used in this table: AFY – acre-feet per year; MGD – million gallons per day; GPM – gallons per minute.

Source: Aspect Consulting, 2008.

EMWD Service Option

An option under Alternative 2 is to utilize EMWD for wastewater services. The Golf Course and Country Club facilities would continue to utilize the services of the EMWD for wastewater disposal. As stated in **Section 4.8.4**, the proposed developments under Alternative 2 are expected to generate 81,913 GPD in average daily flow. EMWD has provided a will-serve letter confirming that it has the capability and capacity to service the proposed developments. Furthermore, the Hemet/San Jacinto RWRF has an ultimate expansion capacity of 27 million GPD and this expansion is expected to occur before 2030. While demand for EMWD's services is expected to increase with regional growth, no additional wastewater service would be required from EMWD by development of Alternative 2; therefore, no significant cumulative effects to wastewater service would occur.

On-Reservation WWTP Option

Based upon the wastewater generation projections, the WWTP would be sized to process an average daily flow rate of 600,000 gallons per day. Influent storage at the facility would be sized to accommodate 150,000 to 200,000 gallons of maximum daily flow during event periods and days when all of the Tribal facilities are being utilized at 100 percent occupancy. Hydraulic design and process controls for the WWTP would also consider peak daily flow rates based on projected diurnal variations in wastewater production as they pertain to the areas identified above. Considering that the WWTP would be sized for 600,000 GPD after build-out of all three phases, with an expected average daily flow of 81,913 GPD, no significant cumulative effects to wastewater service would occur.

Solid Waste Service

As provided in **Section 4.8** and detailed in **Table 4-60** estimated solid waste generation, including recyclable waste, resulting from Alternative 2 is estimated to be approximately 1.8 tons per day tons per day. Lambs Canyon Landfill serves the Project Site and surrounding area. While it is permitted to take in 3,000 tons of solid waste per day, the average daily amount going into the landfill is only between 400 and 650 tons. Its remaining capacity has been estimated at 20 years, although it is planned for further expansion (AES, 2006). Therefore, the landfill is expected to have sufficient capacity to serve both the future demands of the Project Site and surrounding area and Alternative 2, and cumulative effects to the solid waste system would be less than significant.

Electricity, Natural Gas, Telecommunications

Alternative 2 is not expected to have a significant effect on electrical, natural gas, and telecommunication services that may occur in the Project Site and surrounding area. The discussion topics for these services include the following:

- A service provider's inability to supply sufficient capacity to meet the needs of its customers
- Brownouts and blackouts associated with an over-taxing of the electrical distribution grid

Pursuant to the Gaming Compact (see **Section 2.1.1** and **Appendix H**), the Tribe would make good faith efforts to mitigate any significant adverse off-Reservation environmental impacts. Therefore, the Tribe would pay for any necessary infrastructure improvements to serve the Development Site, and a less than significant effect would occur. Additionally, the mitigation measures identified in **Section 5.8.4** would promote energy efficiency, thus lowering the energy demand of the proposed developments. Therefore, development of Alternative 2 would not have a significant cumulative effect on electrical, natural gas, or telecommunication needs.

Law Enforcement

The geographic boundary of the analysis of cumulative effects to law enforcement services is defined as Riverside County. This boundary has been selected because effects to law enforcement services would occur predominantly in Riverside County.

Law enforcement services are currently provided to the Project Site by Riverside County Sheriff's Department (RCSD) through a service contract with the City of San Jacinto (see **Section 3.8.4**). Upon conveyance of the property to trust status, the City of San Jacinto service contract would no longer apply to the Project Site; however, once incorporated with the boundaries of the Reservation, the Project Site would fall within the domain of Public Law 83–280 (see **Section 2.1.1** Security and Law Enforcement for a discussion of PL 280). Under PL 280, RCSD and California Highway Patrol (CHP) are responsible for responding to emergencies on the Reservation, and would be responsible for calls to the Project Site upon conveyance of the property to trust status.

Development of Alternative 2, coupled with population growth within Riverside County, has the potential to generate cumulative effects to law enforcement services. Cumulative effects include increasing the demand for law enforcement services, which may affect the current level of service provided by the RCSD and CHP. The Tribe and RCSD are developing an MOU that provides a funding mechanism for RCSD's staffing needs and governs the provision of law enforcements services to the Development Site. Implementation of an adopted MOU would ensure a less than significant effect on local law enforcement.

Furthermore, as discussed in **Section 4.8.**, no effects to the crime rate in the area would occur as a result of Alternative 2. In addition, the casino security and Tribal security staff would continue to provide surveillance on the Reservation as needed, and this service would extend to the Project Site. Consistent with Section 5.0 of the Tribal-State Compact (see **Exhibit B**), the Tribe is committed to providing on-site security for casino operations to reduce and prevent criminal and civil incidents. The Tribe will also implement the measures listed below:

- All security guards will carry two-way radios so as to respond to back up and emergency related calls. This will aid in the prevention of criminal activity within gaming facilities.
- The Tribe will adopt a "Responsible Alcoholic Beverage Policy" which would include but not be limited to carding patrons and refusing service to those who have had enough to drink. This policy would be discussed with the Riverside Sheriff's Office.
- All parking areas will be well lit and monitored by parking staff, and/or roving security guards at all times during operation. This will aid in the prevention of auto theft and other related criminal activity.

- Areas surrounding the gaming facilities will have "No Loitering" signs in place, will be well lit and will be patrolled regularly by roving security guards. This will aid in the prevention of illegal loitering and all crimes that relate to, or require illegal loitering.
- The Tribe will provide traffic control with appropriate signage and the presence of peak-hour traffic control staff. This will aid in the prevention of off-site parking, which could create possible security issues.
- At the County's request, the Tribe may provide office space for a full time sheriff. The Tribe may enter into an agreement with the County to pay for this additional law enforcement service.

The Tribe and RCSD have recently finalized an agreement to improve the law enforcement conditions on the Reservation and develop a better working relationship between the two entities following the tensions raised between them due to recent law enforcement deployments on the Reservation.[113] The agreement is the result of three meetings between the Tribe and RCSD held in May and June of 2008. The Community Relations Service of the United States Department of Justice facilitated the meetings, which also included representatives of the Bureau of Indian Affairs, the Riverside County Board of Supervisors, and the Office of Congressman Jerry Lewis.

The following list summarizes the objectives of the agreement:

- The agreement is to enhance the provision of public safety services to the Reservation through improving communication, coordination, and collaboration between the two parties.
- The two entities agree to establish permanent points of contact, local Departmental and Countywide Tribal liaisons, and coordinated command posts for critical incident response.
- The two parties agree to develop cultural training for Departmental personnel, as well as training in law enforcement procedures, crime prevention, and other areas for Tribal personnel.

[113] According to information compiled by the RCSD's Information Services Bureau, the rate of calls for law enforcement service to the Reservation and existing casino fell each year between 2005 and 2008, and rose slightly between 2008 and 2009. While crime rates are generally falling on the Reservation, two isolated incidents recently occurred within its boundaries: On May 8, 2008, Riverside County Sheriff's Department deputies shot and killed Eli Morillo, a 26-year-old Soboba Tribal member, after the officers reportedly had gone to investigate gunfire on a remote part of the Reservation and were fired upon. According to authorities, five deputies fired in the shooting. Four days later, deputies shot and killed Joseph Arres, 36, and Tamara Angela Hurtado, 29, again in an isolated section of the Reservation in the foothills of the San Jacinto Mountains. According to authorities, the deputies were responding to 911 callers who reported that the Tribe's security booth, which controls access to the Reservation, had been hit by gunfire. The two Tribal members were shot multiple times by SWAT officers, who said they had been fired upon by one of the two. Authorities said that nine deputies fired their weapons in that incident. Source: The Press-Enterprise (Riverside, California), May 30, 2008.

In addition, the two parties agree to develop contingency plans for managing extended displacement of Reservation residents because of closures required in situations of disasters and critical incidents, and to coordinate with other public safety agencies that serve the Reservation to examine ways for improving delivery of other public safety services, such as fire, medical emergencies, and disaster response.

Furthermore, safety features built into the design of Alternative 2 would enhance the safety of the Project Site and surrounding area (see Law Enforcement under **Section 4.8** Public Services). Moreover, the traffic mitigation measures discussed in **Section 5.8** would increase safety, thereby reducing the amount of calls for law enforcement to mediate traffic accidents. No significant cumulative effects to law enforcement are expected; therefore, no mitigation measures are proposed.

Fire Protection and Emergency Medical Services

The geographic boundary of the analysis of cumulative effects to fire protection and emergency medical services is defined as Riverside County. This boundary has been selected because effects to fire protection and emergency medical services would occur predominantly in Riverside County.

Development of Alternative 2, coupled with population growth within Riverside County, has the potential to generate cumulative effects to fire protection and emergency medical services. Cumulative effects include increasing the demand for fire protection and emergency medical services, which may affect the current level of service provided by the Riverside County Fire Department and California Department of Forestry and Fire Protection (CDF). However, as discussed in **Section 2.1.1** and in the Fire Protection and Emergency Medical Services section under **Section 4.8**, primary fire protection and emergency response would be provided by the Tribal fire department under Alternative 2. Furthermore, 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 the projected level of service calls to the Project Site and the Reservation under Alternative 2 (see the Fire Protection and Emergency Medical Services section under **Section 4.8)**.[114]

In addition, safety features built into Alternative 2 would enhance the safety of the Project Site and surrounding area (see the Fire Protection and Emergency Medical Services section under **Section 4.8)**. Finally, the traffic mitigation measures discussed in **Section 5.8** would increase traffic safety, thereby reducing the amount of calls for emergency response to traffic accidents. No significant cumulative effects to fire protection and emergency medical services are expected; therefore, no mitigation measures are proposed.

[114] Personal communication with James Barron, Fire Chief, Soboba Fire Department, June 26, 2008.

School Services

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 Alternative 2 would result in additional demands on the local education system. This increase in demand is expected to be in addition to the growth in the student body that would occur with the general population growth of Riverside County.

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. "Lost revenues" from developer school impact fees and property taxes would, therefore, contribute a negative financial effect to San Jacinto Unified School District.

Pursuant to Government Code Section 65995 *et seq*. and Education Code Section 17620 *et seq.*, school districts are authorized to levy fees on new commercial-industrial development to fund the "construction or reconstruction of school facilities" necessary to accommodate the students from new development. Currently, the district's developer fees for development of land within the district is $0.42 per square-foot of total building area.

Payment of in-lieu school impact fees and property taxes to the San Jacinto Unified School District would provide the district with the resources to mitigate effects that may occur from the development of Alternative 2. With mitigation identified in **Section 5.8.8** project-related contributions to cumulative school effects would be reduced to a less than significant level.

Cumulative impacts to transportation also have the potential to impact school services in the area surrounding the Project Site. The geographic boundary of the analysis of cumulative effects to transportation (see Transportation Networks under the heading Resource Use Patterns in this section) is defined in **Figure 3-17**, which identifies the intersections and associated roadways that could be affected by traffic related to the proposed developments. Cumulative effects to the transportation network could occur in the Project Site and surrounding area as the result of developments that increase traffic without improving roadway conditions. As residential and commercial development occurs throughout the City of San Jacinto, local roadways would experience higher traffic volumes. Examples of effects include long delays at intersections, congestion, and unsafe driving conditions. Potential cumulative effects to school services without the proposed developments are discussed under the subheading School Services in the Public Services section for the Proposed Action A above. Potential cumulative impacts to schools services due to transportation effects under the Alternative 2 are discussed below.

With Alternative 2, it is projected that by 2025, the following intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements (see **Figure 4-17**):

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- State Street (NS) at Ramona Expressway (EW)
- State Street (NS) at Florida Avenue (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Mountain Avenue (NS) at Esplanade Avenue (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Chabella Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

There are a handful of affected public schools due to the increased traffic in these intersections. Monte Vista High School and San Jacinto Elementary could be affected by the increased traffic at the San Jacinto Street and Ramona Boulevard/Main Street intersection, as they are both within half a mile. Hyatt Elementary is also within one mile of that same intersection and could be affected. San Jacinto High, Mountain View High, and De Anza Elementary are all within one mile of the State Street and Ramona Expressway intersection, which is projected to operate at an unacceptable Level of Service, thereby potentially affecting the students of those schools. Estudillo Elementary and North Mountain Middle School are both within one mile of the Ramona Expressway and Main Street/ Lake Park Drive intersection and the Ramona Expressway and East 7th Street intersection, and could also be affected by increased traffic. Lastly, Park Hill Elementary, Estudillo Elementary, and North Mountain Middle are all within one mile of the Mountain Avenue and Esplanade Avenue intersection, so they could be affected as well by increased traffic. Although some public schools are within close proximity of intersections that would increase in traffic, the traffic mitigation measures discussed in **Section 5.7.1** will ensure that all affected roads will operate at acceptable levels of service.

OTHER VALUES

Hazardous Materials

Cumulative hazardous materials involvement may occur in Riverside County as a result of:

- Releases of hazardous materials into the environment,

- Groundwater and soil contamination, or
- Exposure of residents to contaminants as a result of hazardous materials releases.

Section 3.7.5 identifies the Recognized Environmental Conditions (RECs) occurring on the Project Site in the golf course maintenance facility area. Development of Alternative 2 is not expected to pose a significant risk to human health and the environment, or increase the use of pesticides. This conclusion is based on current management practices, limited reported hazardous materials, and the minimal use of hazardous materials for the proposed developments. Alternative 2 is not expected to significantly increase the risk of a hazardous materials incident when combined with other proposed and existing facilities near the Project Site. Incorporation of mitigation measures included in **Section 5.9** would ensure a minimal cumulative effect for the construction and operation of Alternative 2.

Noise

The development of Alternative 2, when combined with regional growth, would increase traffic volumes to local roadways. As these traffic volumes increase, noise associated with traffic would also increase.

Some noise effects are expected during construction and operation of Alternative 2. Residences in the near vicinity of Project Site would be exposed to noise from construction. However, the cumulative effects from construction would not be considered significant due to the temporary nature of noise increases. Mitigation measures to reduce noise effects from construction are described in **Section 5.9.2**.

As shown in **Table 100(A)**, the LOS for the intersection of Soboba Springs Drive and Lake Park Drive would be Level F, without improvements, for Year 2025 with Alternative 2 traffic conditions. The intersection of Soboba Road at Chabella Drive would operate at LOS E, without improvements, for Year 2025 with Alternative 2 traffic conditions. The noise associated with increased traffic volumes, combined with the unmitigated noise generated by the proposed facilities, would result in a significant effect of an increase over 5 dBA from ambient noise levels (65 dBA). The unmitigated cumulative noise level would be 71 dBA L_{eq} at the Soboba Springs Mobile Estates. Unmitigated noise effects at the Golf Course and Hillside residential communities would be less than significant, at 70 dBA L_{eq} and 62 dBA $L_{eq,}$ respectively.

To ensure that noise effects from operation of Alternative 2 do not contribute to cumulative noise effects, noise control measures would be implemented. With the implementation of the mitigation measures described in **Sections 5.7** and **5.9.2**, the noise effects from operation of the proposed developments may be reduced to less than significant, (67 dBA L_{eq} and 68 dBA L_{eq} at the Soboba Springs Mobile Estates and the Golf Course residential community, respectively) .

Visual Resources

Alternative 2 would contribute to a cumulatively considerable effect on visual resources from six KOPs, because the proposed permanent structures would strongly contrast with the existing setting. Other development projects would also result in changes to the visual character of the Project Site and surrounding area (see **Section 4.10.3** above for a list of these effects).

The projects listed in **Section 4.10.3** would be required to comply with local zoning and design regulations, such as height limitations, architectural design details, and color and material requirements, which will reduce the cumulative effect on visual resources. Likewise, implementation of mitigation measures specified in **Section 5.9.3** would reduce Alternative 2's contribution to cumulative visual effects. These measures would reduce the visual resources effect to a less than significant level at Main Street (KOP 1), Verona Avenue (KOP 3), Menlo Avenue (KOP 4), and Soboba Springs Drive (KOP 5). However, at KOPs Soboba Road (6) and Granite Drive (2), the effect of Alternative 2 would still be significant because of a strong contrast in form and mass with the existing setting. Therefore, the overall cumulative effect on visual resources would be significant.

Recreational Resources

The geographic boundary of the analysis of cumulative effects to recreational resources is defined as the City of San Jacinto. Cumulative effects to recreational resources that may take place as a result of the Alternative 2 and surrounding development include:

- Higher traffic volumes around recreational lands, generating long delays at intersections, congestion, and unsafe driving conditions; and
- The conversion of recreational lands for commercial, residential, or industrial development.

Potential cumulative effects to recreational resources without the proposed developments are discussed under the subheading Recreational Resources in the Other Values section for the Proposed Action A above. Potential cumulative impacts to recreational resources under the Alternative 2 are discussed below.

With Alternative 2, it is projected that by 2025, the following intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements (see **Figure 4-18**):

State Street/Gilman Springs Road (NS) at Soboba Road (EW)

- State Street (NS) at Ramona Expressway (EW)
- State Street (NS) at Florida Avenue (EW)

- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Mountain Avenue (NS) at Esplanade Avenue (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Chabella Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The increased traffic could affect the Sallee Park and Recreation Pool, Druding Park, Francisco Estudillo Heritage Park, and Hofmann Park, which are all situated less than half a mile from the San Jacinto Street at Ramona Boulevard/Main Street intersection. Mistletoe Park is in between both the San Jacinto Street at Ramona Boulevard/Main Street and the Ramona Expressway at Main Street/Lake Park Drive intersections, and could therefore be affected by the increase in traffic. The Golf Course and Country Club would also be in close proximity to the Development Site and could be affected by the increased traffic. Although the Golf Course and Country Club some public parks that provide recreation activities are within close proximity of intersections that would increase in traffic, the traffic mitigation measures discussed in **Section 5.7.1** will ensure that all affected roads will operate at acceptable levels of service.

It should also be noted that Alternative 2 would not convert any of the recreational lands. Although the Project Site would be granted Federal trust status under Alternative 2, this will not affect any of the Golf Course and Country Club's characteristics that are described in the recreational section of **Section 3.7.8**, as it will continue to be open to the public.

4.10.7 ALTERNATIVE 3 – COMMERCIAL ENTERPRISE (NO CASINO OR HOTEL)

LAND RESOURCES

The geographic boundary of the cumulative effects analysis to land resources is defined as the San Jacinto area. This boundary has been selected because potential effects of Alternative 3, and surrounding development would occur locally, and will not affect environmental trends in a wider region.

There are four discussion topics that comprise land resources: topography, soil erosion, seismic hazards, and mineral resources. The following outlines the analysis that concludes Alternative 3 would create less than significant cumulative effects on land resources.

- As discussed in **Section 4.1.5**, the planned cut and fill activities on the Development Site under Alternative 3 would cause a less than significant effect to existing topography. Surrounding topography adjacent to the Development Site would not be altered. The Development Site does not reside on a hillside and is not subject to the city's Hillside Development Ordinance (Chapter 15.28).
- The proposed developments, including building and roadway construction, could increase the level of soil erosion at the Project Site. An erosion control plan would be implemented as part of the Stormwater Pollution Prevention Plan (see Soils under **Section 4.1.1** and water quality control measures discussed in **Section 5.2.3**) to reduce the potential soil erosion. Adherence to the soil erosion control plan would limit increased erosion of soils on the Project Site and areas down gradient. Therefore, under Alternative 3 cumulative effects to soil erosion would be less than significant.
- All proposed buildings would be constructed to meet Section IV of the Uniform Building Code, which includes earthquake design. Additionally, a geotechnical study (see **Appendix L**) was performed by a licensed geologist to ensure that proper setback distances and other design measures to mitigate these potential hazards are incorporated into the final site design. These mitigation measures are described in more detail in **Section 5.1.**
- No mineral resources are presently mined on the Project Site, nor are there any extraction activities planned. Although development of the proposed facilities will limit future extraction, the cumulative effects are likely to be less than significant.

WATER RESOURCES

The geographic boundary of the analysis of cumulative effects to water resources is defined as the San Jacinto River Basin. This boundary has been selected because Alternative 3 would potentially affect water quality within the basin.

- Alternative 3 is expected to produce less than significant effects to water resources in the area of analysis. The following provides a summary of the possible cumulative effects.
- Development in the San Jacinto area is expected to gradually increase urban areas, thereby increasing the potential for increased runoff volumes, velocities, and pollution. Proposed Action A could contribute to changes in runoff characteristics (volume, velocity, and hydrograph) and water quality of the San Jacinto River near the Project Site as a result of the conversion of open space to developed land.

However, the Tribe has made appropriate design allowances that would reduce cumulative effects to a less than significant level. Please see **Appendix J** or **Section 4.10.3** above for a list of these design allowances.

- Development in the San Jacinto area, paired with development of Alternative 3, could cumulatively affect groundwater by increased withdrawals for water supply. However, as described in Water Supply under Public Services in **Section 4.8**, the Tribe currently has adequate capacity to serve the domestic needs of the existing Reservation plus the Alternative 3. The Tribe's Water Rights Settlement, passed by Congress on July 24, 2008, guarantees the Tribe paramount right to pump approximately 4,010 acre-feet in 2030, increasing to 9,000 acre-feet in 2058. The Hemet/San Jacinto Groundwater Management Area Water Management Plan (WMP; see **Section 3.2** and **Section 3.8**) accounts for future demands on the Hemet/San Jacinto Groundwater Basin and institutes artificial recharge measures to assure an adequate water supply. The WMP also states that EMWD and Lake Hemet Municipal Water District (LHMWD) will implement the WMP for the Canyon and Intake aquifers to "address the current overdraft, and recognize and take into account the Tribal Water Right" (Water Resources & Information Management Engineering, Inc., 2007). Therefore, no significant cumulative effects to the water supply system are expected from Alternative 3.

- The design of Alternative 3 incorporates water quality protection features, including a detention basin, sediment/grease traps, and minimization of impervious surfaces to protect water quality, no significant effects to groundwater quality are expected (see **Section 2.1.1**, **Appendix J, Figure 2-5**). Therefore, the development of Alternative 3 would not result in or contribute to a significant cumulative water resource effect.

- The Tribal WWTP will utilize percolation ponds for disposal when demand for golf course irrigation and landscaping reclaimed water is lower than the WWTP flows. The water delivered to the percolation ponds will undergo secondary treatment (see **Section 2.1.1**) and will meet the standards of the Basin Plan. The quality of water being discharged into the Intake aquifer will be in compliance with the established standards and will not result in an adverse effect. The water used for golf course irrigation and landscaping will undergo tertiary treatment to comply with California Title 22 standards for reuse. The Title 22 standards are more stringent than the Basin Plan standards for discharge. Therefore, reclaimed water being used for irrigation and landscaping will not adversely affect the water quality of the Intake aquifer (see **Figure 3-11**).

AIR QUALITY

The geographic boundary for the analysis of cumulative effects to air quality is defined as the SCAB. This boundary has been selected because Alternative 3 would potentially affect air

quality within the basin, which is regulated by the SCAQMD to comply with the CAA and CCAA.

Potential cumulative effects to air quality as result of implementing Proposed Action B include the following:

- Delaying or obstructing compliance with NAAQS and CAAQS, and
- Increased greenhouse gas emissions.
- The following provides discussion of these topics.

Critical Air Pollutants

Table 4-97 compares the estimated emissions from the Proposed Action and Alternatives to the projected SCAB emissions. As shown, Alternative 3 will produce less or equal emissions as Proposed Action A. **Table 4-99** shows that contributions from the proposed developments would make a minor addition to the total emissions for the basin. The contribution of Alternative 3 to 2023 South Coast Air Basin emissions would be approximately 0.037 percent, 0.005 percent, and 0.004 percent of the total $PM_{2.5}$, VOC, and NO_x emissions, respectively.

While the proposed developments would contribute to a significant cumulative air quality effect, it is unlikely that the development of Alternative 3 will substantially affect efforts to attain the NAAQS for Ozone, PM_{10}, and $PM_{2.5}$. As a result, the development of Alternative 3 is considered to result in a less than significant contribution to this effect. Nevertheless, mitigation measures are identified in **Section 5.3** to ensure that the design and operation of the proposed developments are consistent with regional efforts to attain the NAAQS.

Greenhouse Gases

At present there is no regulatory or guidance mechanism for determining standards of significance for greenhouse gas effects, including General Conformity Thresholds. Alternative 3 would incrementally increase the significant cumulative effect of greenhouse gas emissions. These effects are cumulatively significant because they contribute to an existing cumulatively significant effect, i.e., global accumulation of greenhouse gas emissions. However, it is not possible to draw conclusions about the overall magnitude of significance of Alternative 3 on global climate change in the absence of established quantitative greenhouse gas thresholds. Mitigation measures are identified in **Section 5.3** to ensure increase energy efficiency in the design and operation of the proposed developments. These measures would ensure that the proposed developments will be consistent with efforts to reduce the emissions of greenhouse gases.

BIOLOGICAL RESOURCES

The geographic boundary of the analysis of cumulative effects to biological resources is defined as Riverside County.

Cumulative effects to biological resources that may take place as a result of Alternative 3 and surrounding development include:

- Effects to waters of the United States,
- Loss of habitat, and
- Effects to special status species.

The following provides discussion of these topics.

Waters of the United States

As discussed in **Section 3.4.4**, there are no waters of the United States in the Development Site; therefore, the development of Alternative 3 would not contribute to cumulative effects to waters of the United States.

See **Section 4.11** below for information pertaining to the presence of Waters of the United States in the area where the percolation ponds for the proposed Tribal WWTP are located.

Vegetation Communities

Two vegetation communities, coastal sage scrub and southern willow scrub, were identified as occurring on the Project Site in **Section 3.4.2**. Neither of these communities will be affected by Alternative 3; the proposed developments would occur in areas that were graded or farmed in the past and are currently barren lands. Therefore, Alternative 3 will not contribute any cumulative effects to vegetation communities (i.e., wildlife habitat).

Special Status Species

Alternative 3 could contribute to cumulative effects to special status species in the Project Site and surrounding area. Please see **Section 4.10.3** for a list of special status species that potentially reside on the Project Site and surrounding area, and could be affected by future development in Riverside County. Any actions that would include activities associated with the San Jacinto River would require compliance with the ESA, either through take prohibitions of a purely non-federal action or through consultation with FWS by a federal agency when there is a federal nexus (e.g., involvement of a federal agency such as BIA, or Army Corp of Engineers with issuance of a CWA permit authorizing dredge and fill activities within waters of the United States).

Potential cumulative effects to special status species include increased changes in existing fire/flood regimes that alter habitat, vehicle use in unauthorized areas, increased development, and fragmentation and loss of habitat. Population growth and development in Riverside County has the potential to significantly affect these species.

However, construction activities associated with Alternative 3 are planned in an area that has been graded and/or farmed in the past. The Development Site is, thus, highly degraded and is not expected to provide adequate habitat for these species. Therefore, less than a significant effect would occur.

CULTURAL AND PALEONTOLOGICAL RESOURCES

Cultural Resources

The geographic boundary of the analysis of cumulative effects to cultural resources is defined as the Project Site and surrounding area.

Applying the mitigation measures presented in **Section 5.5** will ensure that no adverse effects to historic properties or artifacts will occur as result of Alternative 3. Therefore, no cumulative effects to cultural resources would occur as result of the development of Alternative 3.

There is a possibility that previously unknown archaeological resources would be encountered during construction. This would be a potentially significant effect. However, the mitigation measures presented in **Section 5.5** will ensure that no adverse effects to historic properties will occur as result of Alternative 3; these mitigation measures include procedure for the treatment of unanticipated archaeological discoveries.

Paleontological Resources

The geographic boundary of the analysis of cumulative effects to paleontological resources is defined as the Project Site and surrounding area. As described in **Section 4.10.3**, soil grading and earthwork operations are not planned at depths where bedrock is present. This material is sufficiently young geologically that it is very unlikely to contain fossils. Therefore, potential paleontological resources will not be disturbed, and Alternative 3 would not significantly contribute to the cumulative loss of paleontological resources. In the unlikely event that paleontological resources are uncovered during ground-disturbing activities, an Unanticipated Discoveries Plan (see **Appendix AB**) has been prepared.

ECONOMIC AND SOCIOECONOMIC CONDITIONS

The geographic boundary of the analysis of cumulative effects to socioeconomic conditions is defined as Riverside County. This boundary has been selected because the socioeconomic

effects of Alternative 3, including fiscal effects to local jurisdictions, would occur predominately within Riverside County.

Because Alternative 3 would create a new source of economic activity and jobs in Riverside County, would mitigate for potential impacts to public services through reimbursements to affected County departments, and would not encourage urban blight, the potential cumulative socioeconomic effects of Alternative 3 are considered less than significant.

RESOURCE USE PATTERNS

Transportation

The geographic boundary of the analysis of cumulative effect to transportation is defined in **Figure 3-16**, which identifies the intersections and associated roadways that could be affected by traffic related to the proposed developments. Cumulative effects to the transportation network could occur in the Project Site and surrounding area as the result of developments that increase traffic without improving roadway conditions. As residential and commercial development occurs throughout the City of San Jacinto, local roadways would experience higher traffic volumes. Examples of effects include long delays at intersections, congestion, and unsafe driving conditions.

The following information is reproduced from a detailed traffic study conducted on behalf of the Proposed Action and Alternatives. The traffic study is included as **Appendix U** of this FEIS.

Intersection Level of Service at Year 2025

As shown in **Table 4-42**, 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.

For Year 2025, the following traffic study area intersections are projected to operate at unacceptable Levels of Service during the peak hours without the improvements identified in the General Plan. This analysis defines an acceptable Level of Service as D or better.[115]

- State Street/Gilman Springs Road at Soboba Road
- State Street at Ramona Expressway
- State Street at Florida Avenue

[115] This definition is consistent with the local threshold used by the City of San Jacinto.

- San Jacinto Street at Ramona Boulevard/Main Street
- San Jacinto Street at Florida Avenue
- Ramona Expressway at Main Street/Lake Park Drive
- Ramona Expressway at 7th Street
- Mountain Avenue at Esplanade Avenue
- Soboba Street at Mountain Avenue
- Soboba Springs Drive at Lake Park Drive
- Soboba Road at Chabella Drive
- Soboba Road at Lake Park Drive

These intersections would operate at unacceptable levels with or without Alternative 3, except for the intersections of State Street at Florida Avenue and Soboba Road at Chabella Drive which are projected to operate at acceptable Levels of Service, without Alternative 3. However, the contribution of additional traffic from Alternative 3 is considered to be a significant cumulative effect. **Figure 4-19** depicts the intersections that would be effected by Alternative 3. Mitigation measures have been identified in **Section 5.7.1** that would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements to affected roadways. As shown in **Table 4-100(A)**, with the implementation of roadway improvements identified in the San Jacinto General Plan, all intersections would operate at acceptable levels of service.

Intersection Level of Service at Year 2025

For Year 2025 traffic conditions under Alternative 3, the study area roadway segments are projected to operate at acceptable LOS during the peak hours, except for the following roadway segments that are projected to operate at unacceptable LOS, without improvements:

- Gilman Springs Road, north of Soboba Road
- Soboba Road, between Gilman Springs Road and Lake Park Drive
- Ramona Expressway, between Sanderson Street and State Street
- Mountain Avenue, between 7th Street and Esplanade Avenue
- Mountain Avenue, between Esplanade Avenue and Soboba Street

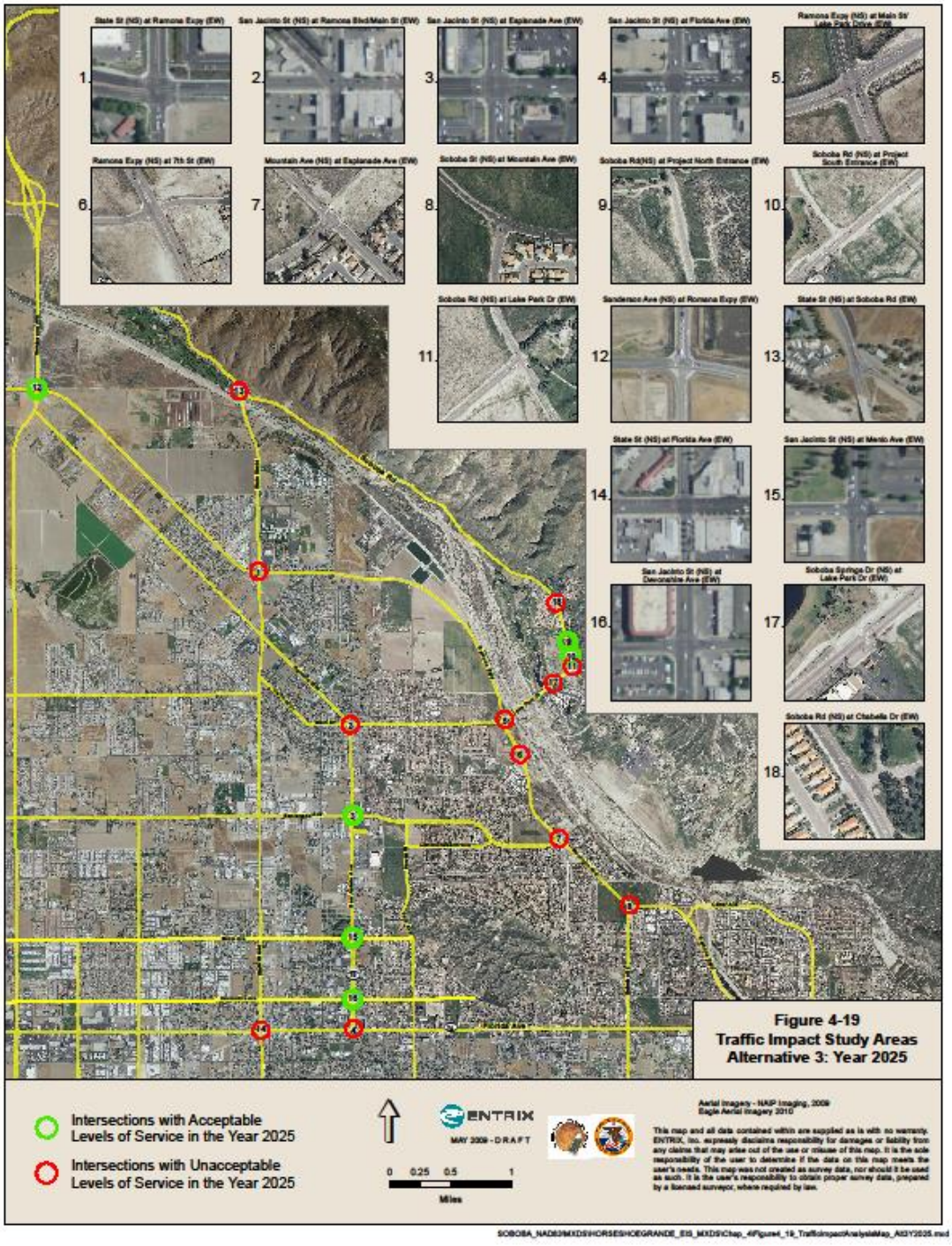
These roadway segments would operate at unacceptable levels with or without Alternative 3. Because these segments would operate at an unacceptable LOS without the development of Alternative 3, *any* additional traffic is considered be a significant cumulative effect. However,

the mitigation measures identified in **Section 5.7.1** would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements to affected roadways. As shown in **Table 4-100(B)**, with the implementation of the proposed mitigation measures, all roadway segments would operate at acceptable LOS.

Traffic Signal Warrants at Year 2025

The un-signalized intersections have been evaluated for traffic signals using the California Department of Transportation Warrant 3 Peak Hour traffic signal warrant analysis, as specified in the *Manual of Uniform Traffic Control Devices 2003 California Supplement*, dated May 20, 2004. The 2025 analysis included the Project Site and surrounding area intersections that are not currently controlled by traffic signals, and were not identified as requiring signals in the 2010 analysis presented. The 2025 analysis identified that under Alternative 3, a signal would be warranted at the intersection of south project access roadway with Soboba Road. As shown in **Table 4-100(a)**, with the implementation of roadway improvements identified in **Section 5.7.1** (see **Table 5-4**), all interchanges would operate at acceptable levels of service.

Figure 4-19
Traffic Impact Study Areas Alternative 3: Year 2025



Freeway Interchange Analysis

A freeway interchange analysis was conducted for Alternative 2, including the following intersections:

- I-215 Freeway Southbound Ramps at Bonnie Drive
- I-215 Freeway Northbound Ramps at State Route-74
- Beaumont Avenue (State Route 79) at I-10 Freeway Ramps

Manual morning and evening peak hour intersection turning movement counts were obtained in June 2007 and January 2008. Traffic count worksheets are provided in the Traffic Study (**Appendix U**). In order to estimate 2025 conditions, a growth rate was applied to the existing turning movement counts. The growth rate was determined by the historical growth rate covering a 20-year period from 1986 to 2006. Traffic volumes were obtained from the *1986* and *2006 Traffic Volumes on California State Highways* by the California Department of Transportation. The Year 2025 delay and Level of Service for the freeway interchanges with Alternative 3 are shown in **Table 4-101**. It should be noted that Alternative 4 (No Action) provides a baseline to compare without project conditions.

In 2025, the interchanges would operate at unacceptable levels with or without the Proposed Action or Alternatives. However, the contribution of additional traffic from the Alternative 3 is considered to be a significant cumulative effect. Mitigation measures have been identified in **Section 5.7.1** that would reduce these effects to a less than significant level. Mitigation includes financial contributions to construct planned improvements. As shown in **Table 4-101**, with the implementation of roadway improvements identified in **Section 5.7.1** (see **Table 5-4**), all interchanges would operate at acceptable levels of service.

Land Use

The geographic boundary of the analysis of cumulative effects to land use is defined as the City of San Jacinto area. This boundary has been selected because potential effects of the Alternative 3 and surrounding development would occur locally and would not affect trends in a wider region.

Cumulative land use effects that may occur in the City of San Jacinto as the result of expected growth and development include the following:

- Conflicts with existing land uses
- Preclusion of planned land uses

- Disruption of access to existing or planned land uses
- Disruption of orderly development

Development of Alternative 3 would preclude the planned low-density residential land uses identified in the San Jacinto General Plan, and would result in a retail and commercial development in a rural setting. The proposed developments would substantially alter the existing character of the Project Site, and would conflict with the surrounding rural and residential area. Increased traffic, noise, air emissions, and artificial lighting and glare generated by the commercial environment would be incompatible with the nearby open space and residential communities. Mitigation measures have been identified in **Section 5.7** to reduce the significance of these effects; however, due to the scale of Alternative 3 in relation to that of the surrounding development, these changes would remain a significant change in land use. This is considered to be a significant cumulative effect to existing and proposed land uses in the Project Site and surrounding area.

Lighting and Glare

Alternative 3 would generate light and glare effects that could be significant due to increased security and decorative lighting and numerous large windows on store fronts. Also, surface parking lots associated with the commercial developments would add glare to adjacent users from the vehicles. When viewed in combination with the ten projects in the Project Site and surrounding area, significant light and glare cumulative effects would result. Implementation of mitigation measures (see **Section 5.7**) for lighting fixtures, surface coatings and materials, and vegetative and structural screening would reduce Alternative 3's contribution to cumulative visual effects. Additionally, the ten projects listed in **Section 4.10.3** would be required to comply with Title 24 local zoning and design regulations, such as lighting restrictions and window glazing, which would reduce the overall cumulative effect on visual resources to a less than significant level.

Agriculture

Development of Alternative 3 would result in minimal changes to agriculture in the Project Site and surrounding area. The Project Site is not used for agricultural purposes and is not zoned as agricultural land. Development is not expected to result in conflicts with agriculture in the Project Site and surrounding area, as no intensive agriculture occurs in proximity to the Project Site. No significant cumulative effects to agriculture are expected.

PUBLIC SERVICES

Water Supply

The geographic boundary for the analysis of cumulative effects to water supply is defined as the Hemet/San Jacinto Groundwater Management Area, in which the Project Site is located.

As identified in **Table 4-107**, the total projected water demand for the Alternative 3 (0.2 MGD) in combination with the Reservation (0.88 MGD) would be approximately 0.9 MGD. The water demand for Alternative 3 would not exceed the Tribe's right of 3.7 MGD as identified in the Water Management Plan. In addition, as discussed under cumulative effects to Water Supply from the Proposed Action A above, current on-Reservation domestic wells have adequate capacity to serve the domestic needs of the existing Reservation plus Alternative 3. As a result, development of Alternative 3 would not conflict with the management of water supply resources in the management area. Alternative 3 would not result in significant cumulative effects to the region's water supply.

Wastewater Service

The geographic boundary for the analysis of cumulative effects to wastewater service is defined as the boundaries encompassed by EMWD and the Reservation.

Alternative 3 is not expected to generate any cumulative effects to wastewater services in the area. Discussion topics for assessing cumulative wastewater effects that may occur for EMWD and the Reservation as a result of the expected growth and development include the following:

- Exceedance of capacity to store and treat wastewater; and
- Exceedance of collection system infrastructure capacity.

EMWD Service Option

Under Alternative 3, the Golf Course and Country Club facilities would retain the services of the EMWD for wastewater disposal. As stated in **Section 4.8.5**, the proposed developments under Alternative 3 are expected to generate 28,813 GPD in average daily flow. EMWD has provided a will-serve letter confirming that it has the capability and capacity to service the proposed developments. Furthermore, the Hemet/San Jacinto RWRF has an ultimate expansion capacity

TABLE 4-107
PROJECTED (2030) WATER DEMANDS
RESERVATION PLUS ALTERNATIVE 3

Water Use	AFY	MGD	GPM	SOURCE
Reservation				
Reservation Residences	598	0.5	370	Domestic System
Casino	312	0.3	193	Domestic System
Existing Landscaping	78	0.07	48	Domestic System
Tribal Buildings and School	13	0.01	8	Domestic System
Subtotal Domestic System	1,001	0.88	619	Domestic System
Agriculture (Soboba Citrus)	509			Irrigation Well(Canyon Aquifer)
Subtotal Reservation	1,510			
Alternative 3				
Retail and Office Center	16	0.01	10	Domestic System
Service Station/Mini-Mart	1	0.001	1	Domestic System
Fire Station	3	0.002	1	Domestic System
RV Park	13	0.01	8	Domestic System
Subtotal Domestic System	33	0.02	20	Domestic System
Golf Club Facilities	36	0.03	22	EMWD
Subtotal for Alternative	66			
Total Domestic System	1,034	0.90	639	Domestic System
Total Water Demand	1,576			

Acronyms used in this table: AFY – acre-feet per year; MGD – million gallons per day; GPM – gallons per minute.

Source: Aspect Consulting, 2008.

of 27 million GPD and this expansion is expected to occur before 2030.[116] While demand for EMWD's services is expected to increase with regional growth, no additional wastewater service would be required from EMWD by development of Proposed Action B; therefore, no significant cumulative effects to wastewater service would occur.

[116] Eastern Municipal Water District website, Hemet/San Jacinto Regional Water Reclamation Facility brochure, this document was viewed on July 7, 2010 and available online at: http://www.emwd.org/news/Insights/insights_hemet-san_jacinto.pdf

On-Reservation WWTP Option

Based upon the wastewater generation projections, the WWTP would be sized to process an average daily flow rate of 600,000 gallons per day. Influent storage at the facility would be sized to accommodate 150,000 to 200,000 gallons of maximum daily flow during event periods and days when all of the Tribal facilities are being utilized at 100 percent occupancy. Hydraulic design and process controls for the WWTP would also consider peak daily flow rates based on projected diurnal variations in wastewater production as they pertain to the areas identified above. Considering that the WWTP would be sized for 600,000 GPD after build-out of all three phases, with an expected average daily flow of 28,813 GPD, no significant cumulative effects to wastewater service would occur.

Solid Waste Service

As provided in **Section 4.8** and detailed in **Table 4-64** estimated solid waste generation, including recyclable waste, resulting from Alternative 3 is estimated to be approximately 3.5 tons per day tons per day. Lambs Canyon Landfill serves the Project Site and surrounding area. While it is permitted to take in 3,000 tons of solid waste per day, the average daily amount going into the landfill is only between 400 and 650 tons. Its remaining capacity has been estimated at 20 years, although it is planned for further expansion (AES, 2006). Therefore, the landfill is expected to have sufficient capacity to serve both the future demands of the Project Site and surrounding area and Alternative 3, and cumulative effects to the solid waste system would be less than significant.

Electricity, Natural Gas, Telecommunications

Alternative 3 is not expected to have a significant effect on electrical, natural gas, and telecommunication services that may occur in the Project Site and surrounding area. The discussion topics for these services include the following:

- A service provider's inability to supply sufficient capacity to meet the needs of its customers
- Brownouts and blackouts associated with an over-taxing of the electrical distribution grid

Furthermore, pursuant to the Gaming Compact (see **Section 2.1.1** and **Appendix H**), the Tribe would make good faith efforts to mitigate any significant adverse off-Reservation environmental impacts. Therefore, the Tribe would pay for any necessary infrastructure improvements to serve the Development Site, and a less than significant effect would occur. Additionally, the mitigation measures identified in **Section 5.8.4** would promote energy efficiency, thus lowering the energy demand of the proposed developments. Therefore, development of Proposed Alternative 3 would not have a significant cumulative effect on electrical, natural gas, or telecommunication needs.

Law Enforcement

The geographic boundary of the analysis of cumulative effects to law enforcement services is defined as Riverside County. This boundary has been selected because effects to law enforcement services would occur predominantly in Riverside County.

Law enforcement services are currently provided to the Project Site by Riverside County Sheriff's Department (RCSD) through a service contract with the City of San Jacinto (see **Section 3.8.4**). Upon conveyance of the property to trust status, the City of San Jacinto service contract would no longer apply to the Project Site; however, once incorporated with the boundaries of the Reservation, the Project Site would fall within the domain of Public Law 83–280 (see **Section 2.1.1** Security and Law Enforcement for a discussion of PL 280). Under PL 280, RCSD and California Highway Patrol (CHP) are responsible for responding to emergencies on the Reservation, and would be responsible for calls to the Project Site upon conveyance of the property to trust status.

Development of Alternative 3, coupled with population growth within Riverside County, has the potential to generate cumulative effects to law enforcement services. Cumulative effects include increasing the demand for law enforcement services, which may affect the current level of service provided by the RCSD and CHP. The Tribe and RCSD are developing an MOU that provides a funding mechanism for RCSD's staffing needs and governs the provision of law enforcements services to the Development Site. Implementation of an adopted MOU would ensure a less than significant effect on local law enforcement.

Furthermore, as discussed in **Section 4.8.**, no effects to the crime rate in the area would occur as a result of Alternative 3. In addition, the casino security and Tribal security staff would continue to provide surveillance on the Reservation as needed, and this service would extend to the Project Site. Consistent with Section 5.0 of the Tribal-State Compact (**Appendix H**), the Tribe is committed to providing on-site security for casino operations to reduce and prevent criminal and civil incidents. The Tribe will also implement the measures listed below:

- All security guards will carry two-way radios so as to respond to back up and emergency related calls. This will aid in the prevention of criminal activity within gaming facilities.
- The Tribe will adopt a "Responsible Alcoholic Beverage Policy" which would include but not be limited to carding patrons and refusing service to those who have had enough to drink. This policy would be discussed with the Riverside Sheriff's Office.
- All parking areas will be well lit and monitored by parking staff, and/or roving security guards at all times during operation. This will aid in the prevention of auto theft and other related criminal activity.

- Areas surrounding the gaming facilities will have "No Loitering" signs in place, will be well lit and will be patrolled regularly by roving security guards. This will aid in the prevention of illegal loitering and all crimes that relate to, or require illegal loitering.
- The Tribe will provide traffic control with appropriate signage and the presence of peak-hour traffic control staff. This will aid in the prevention of off-site parking, which could create possible security issues.
- At the County's request, the Tribe may provide office space for a full time sheriff. The Tribe may enter into an agreement with the County to pay for this additional law enforcement service.

The Tribe and RCSD have recently finalized an agreement to improve the law enforcement conditions on the Reservation and develop a better working relationship between the two entities following the tensions raised between them due to recent law enforcement deployments on the Reservation.[117] The agreement is the result of three meetings between the Tribe and RCSD held in May and June of 2008. The Community Relations Service of the United States Department of Justice facilitated the meetings, which also included representatives of the Bureau of Indian Affairs, the Riverside County Board of Supervisors, and the Office of Congressman Jerry Lewis.

The following list summarizes the objectives of the agreement:

- The agreement is to enhance the provision of public safety services to the Reservation through improving communication, coordination, and collaboration between the two parties.
- The two entities agree to establish permanent points of contact, local Departmental and Countywide Tribal liaisons, and coordinated command posts for critical incident response.
- The two parties agree to develop cultural training for Departmental personnel, as well as training in law enforcement procedures, crime prevention, and other areas for Tribal personnel.

[117] According to information compiled by the RCSD's Information Services Bureau, the rate of calls for law enforcement service to the Reservation and existing casino fell each year between 2005 and 2008, and rose slightly between 2008 and 2009. While crime rates are generally falling on the Reservation, two isolated incidents recently occurred within its boundaries: On May 8, 2008, Riverside County Sheriff's Department deputies shot and killed Eli Morillo, a 26-year-old Soboba Tribal member, after the officers reportedly had gone to investigate gunfire on a remote part of the Reservation and were fired upon. According to authorities, five deputies fired in the shooting. Four days later, deputies shot and killed Joseph Arres, 36, and Tamara Angela Hurtado, 29, again in an isolated section of the Reservation in the foothills of the San Jacinto Mountains. According to authorities, the deputies were responding to 911 callers who reported that the Tribe's security booth, which controls access to the Reservation, had been hit by gunfire. The two Tribal members were shot multiple times by SWAT officers, who said they had been fired upon by one of the two. Authorities said that nine deputies fired their weapons in that incident. Source: The Press-Enterprise (Riverside, California), May 30, 2008.

In addition, the two parties agree to develop contingency plans for managing extended displacement of Reservation residents because of closures required in situations of disasters and critical incidents, and to coordinate with other public safety agencies that serve the Reservation to examine ways for improving delivery of other public safety services, such as fire, medical emergencies, and disaster response.

Furthermore, safety features built into the design of Alternative 3 would enhance the safety of the Project Site and surrounding area (see Law Enforcement under **Section 4.8** Public Services). Moreover, the traffic mitigation measures discussed in **Section 5.8** would increase safety, thereby reducing the amount of calls for law enforcement to mediate traffic accidents. No significant cumulative effects to law enforcement are expected; therefore, no mitigation measures are proposed.

Fire Protection and Emergency Medical Services

The geographic boundary of the analysis of cumulative effects to fire protection and emergency medical services is defined as Riverside County. This boundary has been selected because effects to fire protection and emergency medical services would occur predominantly in Riverside County.

Development of Alternative 3, coupled with population growth within Riverside County, has the potential to generate cumulative effects to fire protection and emergency medical services. Cumulative effects include increasing the demand for fire protection and emergency medical services, which may affect the current level of service provided by the Riverside County Fire Department and California Department of Forestry and Fire Protection (CDF). However, as discussed in **Section 2.1.1** and in the Fire Protection and Emergency Medical Services section under **Section 4.8**, primary fire protection and emergency response would be provided by the Tribal fire department under Alternative 3. Furthermore, 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 the projected level of service calls to the Project Site and the Reservation under Alternative 3 (see the Fire Protection and Emergency Medical Services section under **Section 4.8)**.[118]

In addition, safety features built into Alternative 3 would enhance the safety of the Project Site and surrounding area (see the Fire Protection and Emergency Medical Services section under **Section 4.8)**. Finally, the traffic mitigation measures discussed in **Section 5.8** would increase traffic safety, thereby reducing the amount of calls for emergency response to traffic accidents. No significant cumulative effects to fire protection and emergency medical services are expected; therefore, no mitigation measures are proposed.

[118] Personal communication with James Barron, Fire Chief, Soboba Fire Department, June 26, 2008.

School Services

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 Alternative 3 would result in additional demands on the local education system. This increase in demand is expected to be in addition to the growth in the student body that would occur with the general population growth of Riverside County.

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. "Lost revenues" from developer school impact fees and property taxes would, therefore, contribute a negative financial effect to San Jacinto Unified School District.

Pursuant to Government Code Section 65995 *et seq*. and Education Code Section 17620 *et seq.*, school districts are authorized to levy fees on new commercial-industrial development to fund the "construction or reconstruction of school facilities" necessary to accommodate the students from new development. Currently, the district's developer fees for development of land within the district is $0.42 per square-foot of total building area.

Payment of in-lieu school impact fees and property taxes to the San Jacinto Unified School District would provide the district with the resources to mitigate effects that may occur from the development of Alternative 3. With mitigation identified in **Section 5.8.8** project-related contributions to cumulative school effects would be reduced to a less than significant level.

Cumulative impacts to transportation also have the potential to impact school services in the area surrounding the Project Site. The geographic boundary of the analysis of cumulative effects to transportation (see Transportation Networks under the heading Resource Use Patterns in this section) is defined in **Figure 3-17**, which identifies the intersections and associated roadways that could be affected by traffic related to the proposed developments. Cumulative effects to the transportation network could occur in the Project Site and surrounding area as the result of developments that increase traffic without improving roadway conditions. As residential and commercial development occurs throughout the City of San Jacinto, local roadways would experience higher traffic volumes. Examples of effects include long delays at intersections, congestion, and unsafe driving conditions. Potential cumulative effects to school services without the proposed developments are discussed under the subheading School Services in the Public Services section for the Proposed Action A above. Potential cumulative impacts to schools services due to transportation effects under the Alternative 3 are discussed below.

With Alternative 3, it is projected that by 2025, the following intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements (see **Figure 4-19**):

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- State Street (NS) at Ramona Expressway (EW)
- State Street (NS) at Florida Avenue (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)
- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Mountain Avenue (NS) at Esplanade Avenue (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Chabella Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

There are a handful of affected public schools due to the increased traffic in these intersections. Monte Vista High School and San Jacinto Elementary could be affected by the increased traffic at the San Jacinto Street and Ramona Boulevard/Main Street intersection, as they are both within half a mile. Hyatt Elementary is also within one mile of that same intersection and could be affected. San Jacinto High, Mountain View High, and De Anza Elementary are all within one mile of the State Street and Ramona Expressway intersection, which is projected to operate at an unacceptable Level of service, thereby potentially affecting the students of those schools. Estudillo Elementary and North Mountain Middle School are both within one mile of the Ramona Expressway and Main Street/ Lake Park Drive intersection and the Ramona Expressway and East 7th Street intersection, and could also be affected by increased traffic. Lastly, Park Hill Elementary, Estudillo Elementary, and North Mountain Middle are all within one mile of the Mountain Avenue and Esplanade Avenue intersection, so they could be affected as well by increased traffic. Although some public schools are within close proximity of intersections that would increase in traffic, the traffic mitigation measures discussed in **Section 5.0** will ensure that all affected roads will operate at acceptable levels of service.

OTHER VALUES

Hazardous Materials

Cumulative hazardous materials involvement may occur in Riverside County as a result of:

- Releases of hazardous materials into the environment,

- Groundwater and soil contamination, or
- Exposure of residents to contaminants as a result of hazardous materials releases.

Section 3.7.5 identifies the Recognized Environmental Conditions (RECs) occurring on the Project Site in the golf course maintenance facility area. Development of Alternative 3 is not expected to pose a significant risk to human health and the environment, or increase the use of pesticides. This conclusion is based on current management practices, limited reported hazardous materials, and the minimal use of hazardous materials for the proposed developments. Alternative 3 is not expected to significantly increase the risk of a hazardous materials incident when combined with other proposed and existing facilities near the Project Site. Incorporation of mitigation measures included in **Section 5.9** would ensure a minimal cumulative effect for the construction and operation of Alternative 3.

Noise

The development of Alternative 3, when combined with regional growth, would increase traffic volumes to local roadways. As these traffic volumes increase, noise associated with traffic would also increase.

Some noise effects are expected during construction and operation of Alternative 3. Residences in the near vicinity of Project Site would be exposed to noise from construction. However, the cumulative effects from construction would not be considered significant due to the temporary nature of noise increases. Mitigation measures to reduce noise effects from construction are described in **Section 5.9.2**.

As shown in **Table 100(A)**, the LOS for the intersection of Soboba Springs Drive and Lake Park Drive would be Level F, without improvements, for Year 2025 with Alternative 3 traffic conditions. The intersection of Soboba Road at Chabella Drive would operate at LOS E, without improvements, for Year 2025 with Alternative 3 traffic conditions. The noise associated with increased traffic volumes, combined with the unmitigated noise generated by the proposed facilities, would result in a significant effect of an increase over 5 dBA from ambient noise levels (65 dBA). The unmitigated cumulative noise level would be 76 dBA L_{eq} at the Soboba Springs Mobile Estates. Unmitigated noise effects at the Golf Course and Hillside residential communities would be less than significant, at 70 dBA L_{eq} and 62 dBA L_{eq}, respectively.

To reduce cumulative noise effects from operation of Alternative 3, noise control measures would be implemented. However, even with the implementation of the mitigation measures described in **Sections 5.7** and **5.9.2**, the noise effects from operation of the proposed developments would remain significant. The mitigated cumulative noise level would be 73 dBA L_{eq} at the Soboba Springs Mobile Estates. Mitigated noise effects at the Golf Course and Hillside residential communities would be less than significant, at 66 dBA L_{eq} and 62 dBA L_{eq}, respectively.

Visual Resources

Alternative 3 would contribute to a cumulatively considerable effect on visual resources from six KOPs, because the proposed permanent structures would strongly contrast with the existing setting. Other development projects would also result in changes to the visual character of the Project Site and surrounding area (see **Section 4.10.3** above for a list of these effects).

The projects listed in **Section 4.10.3** would be required to comply with local zoning and design regulations, such as height limitations, architectural design details, and color and material requirements, which will reduce the cumulative effect on visual resources. Likewise, implementation of mitigation measures specified in **Section 5.9.3** would reduce Alternative 3's contribution to cumulative visual effects. These measures would reduce the visual resources effect to a less than significant level at Main Street (KOP 1), Granite View Drive (KOP 2), Verona Avenue (KOP 3), Menlo Avenue (KOP 4), Soboba Springs Drive (KOP 5), and Soboba Road (KOP 6).

Recreational Resources

The geographic boundary of the analysis of cumulative effects to recreational resources is defined as the City of San Jacinto. Cumulative effects to recreational resources that may take place as a result of the Alternative 3 and surrounding development include:

- Higher traffic volumes around recreational lands, generating long delays at intersections, congestion, and unsafe driving conditions; and
- The conversion of recreational lands for commercial, residential, or industrial development.

Potential cumulative effects to recreational resources without the proposed developments are discussed under the subheading Recreational Resources in the Other Values section for the Proposed Action A above. Potential cumulative impacts to recreational resources under the Alternative 3 are discussed below.

With Alternative 3, it is projected that by 2025, the following intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements (see **Figure 4-19**):

- State Street/Gilman Springs Road (NS) at Soboba Road (EW)
- State Street (NS) at Ramona Expressway (EW)
- State Street (NS) at Florida Avenue (EW)
- San Jacinto Street (NS) at Ramona Boulevard/Main Street (EW)

- San Jacinto Street (NS) at Florida Avenue (EW)
- Ramona Expressway (NS) at Main Street/Lake Park Drive (EW)
- Ramona Expressway (NS) at 7th Street (EW)
- Mountain Avenue (NS) at Esplanade Avenue (EW)
- Soboba Street (NS) at Mountain Avenue (EW)
- Soboba Springs Drive (NS) at Lake Park Drive (EW)
- Soboba Road (NS) at Chabella Drive (EW)
- Soboba Road (NS) at Lake Park Drive (EW)

The increased traffic could affect the Sallee Park and Recreation Pool, Druding Park, Francisco Estudillo Heritage Park, and Hofmann Park, which are all situated less than half a mile from the San Jacinto Street at Ramona Boulevard/Main Street intersection. Mistletoe Park is in between both the San Jacinto Street at Ramona Boulevard/Main Street and the Ramona Expressway at Main Street/Lake Park Drive intersections, and could therefore be affected by the increase in traffic. The Golf Course and Country Club would also be in close proximity to the Development Site and could be affected by the increased traffic. Although the Golf Course and Country Club some public parks that provide recreation activities are within close proximity of intersections that would increase in traffic, the traffic mitigation measures discussed in **Section 5.7.1** will ensure that all affected roads will operate at acceptable levels of service.

It should also be noted that Alternative 3 would not convert any of the recreational lands. Although the Project Site would be granted Federal trust status under Alternative 3, this will not affect any of the Golf Course and Country Club's characteristics that are described in the recreational section of **Section 3.7.8**, as it will continue to be open to the public.

4.10.8 ALTERNATIVE 4 – NO ACTION

Under Alternative 4, none of the proposed 34 parcels, 534.91± acres would be transferred to Federal trust status and no project related activities would occur in these areas. Therefore, the No Action alternative would not result in cumulative effects.

4.11 INDIRECT EFFECTS

The CEQ Regulations for implementing NEPA require the analysis of indirect effects (40 C.F.R §1502.16). The CEQ Regulations define indirect effects as effects that "are caused by the action and are later in time or farther removed in distance, but still reasonably foreseeable" (40 C.F.R. §1508.8(b)). **Section 4.11.1** provides discussion on the indirect effects of project implementation for the Proposed Action, the Alternatives, and No Action. **Section 4.11.2**

assesses indirect effects caused by the recommended traffic mitigation, while **Section 4.11.3** examines indirect effects due to the off-site construction of pipelines. Potential effects caused by the treatment and disposal of wastewater at the on-Reservation WWTP (see **Section 2.1.1**) are addressed in **Section 4.8**. The indirect effects of off-site traffic mitigation and pipeline construction are discussed separately in this section because they are separate projects (indirectly resulting at least in part from the Proposed Action or an Alternative) that affect most issue areas. Therefore, in an attempt to improve clarity, these effects have been analyzed below (including all affected issue areas) rather than throughout the FEIS within each issue area.

4.11.1 INDIRECT EFFECTS FROM PROJECT IMPLEMENTATION

PROPOSED ACTION A – HOTEL/CASINO COMPLEX WITH REALIGNMENT OF LAKE PARK DRIVE

Potential indirect effects have been identified for the development of the Proposed Action A. The three areas of potential effect are water resources, biological resources, and economic resources; these topics are discussed below.

Water Resources

Proposed Action A could result in indirect effects to water quality if runoff from the Project Site impairs water quality or impacts beneficial uses downstream. As discussed in **Sections 2.1.1** and **4.2**, Proposed Action A has been designed to incorporate structural and non-structural BMPs and a system of water quality control features, including detention basins, channels, roadway improvements, and culverts (see **Figure 2-5**). This system would be installed prior to any discharge point to assure that runoff from paved or impervious surfaces is filtered before release to the surface runoff drainage system. The purpose of the structural water quality control features is to control and reduce by approximately 80 percent the total suspended solids (TSS) and other potentially environmentally polluting minerals or materials such as oils, greases, nutrients, and metals.

Due to the incorporation of these features, runoff from the Project Site is expected to exceed applicable water quality objectives for all of the pollutants of concern for the protection of beneficial uses. Reduction goals for nutrient levels will be ensured through source control measures. Specifically, 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, the proposed on-Reservation WWTP. Fertilizers will not be applied prior to a rain event and irrigation amounts will be reduced or eliminated during the wet season to prevent excessive runoff. The combination of structural water quality control features and non-structural water quality practices will reduce pollutants in stormwater to the maximum extent practicable. Proposed Action A is expected to result in less than significant indirect effects to surface water quality.

Biological Resources

Proposed Action A could result in indirect effects occurring to wildlife and its use of the area surrounding the Project Site. The Project Site is bordered by two residential communities, the existing Reservation, the San Jacinto River, and the San Jacinto Mountains. Along with other mitigation measures prescribed in **Section 5.4** the designated areas will be completely avoided during construction. While activity in the area of the Development Site would noticeably increase with the construction of Proposed Action A, due to the limited quality of surrounding habitat and the presence of other disturbing activities, indirect effects are considered to be less than significant.

Setting of On-Reservation Wastewater Treatment Plant Percolation Ponds

The percolation ponds site will be potentially located in the foothills on the west side of the San Jacinto Mountains that separate the San Jacinto River Basin to the west from the Coachella Valley to the east, and adjacent to the San Jacinto River. The percolation ponds site ranges in elevation from approximately 515 meters (1,695 feet) to 540 meters (1,770 feet) above mean sea level. Characteristic vegetation communities occurring within the regional vicinity include coastal sage scrub. The percolation ponds site is located on the Reservation and is within

approximately 1.6 to 4.8 kilometers (one to three miles) of major urban and agricultural developments (i.e., the city of San Jacinto and the San Jacinto River valley). The climate of the area is temperate and arid. The mean temperature is 11.1 degrees Centigrade (52 degrees Fahrenheit) in the winter and 26.7 degrees Centigrade (80 degrees Fahrenheit) in the summer with an average precipitation of approximately 31.8 centimeters (12.5 inches) per year (City-data.com, 2007).

The San Jacinto River is located less that a mile southwest of the percolation ponds site. Land use within and surrounding the percolation pond site and surrounding area includes dirt roads, small residential areas, and undeveloped land. The undeveloped land consists of natural vegetation. There is evidence of off-road vehicle use throughout portions of the percolation pond site and surrounding area, and a wide dirt road is present within the percolation pond site and surrounding area up into the hills.

Present Vegetation Communities

Vegetation within the percolation ponds site includes mostly non-native grasses and forbs and highly disturbed barren areas (i.e., dirt roads) with very minimal and highly disturbed sage scrub. The vegetation communities provide the basis for habitats used by a diversity of wildlife. Coastal sage scrub is an upland plant community composition varies substantially depending on physical circumstances and the successional status of the site. Characteristic species include California sagebrush (Artemisia californica), California buckwheat (Eriogonum fasciculatum), laurel sumac (Malosma laurina), California encelia (Encelia californica), and several species of

sage (Salvia spp.) (Holland, 1986; Sawyer and Keeler-Wolf, 1995). As a result of fires in recent years this habitat is highly disturbed with mostly non-native grasses and forbs comprising the majority of the vegetation.

Regulatory Framework

The following section summarizes the Federal regulations applicable to biological resources on the percolation ponds site. It is worth noting that since the percolation pond site is proposed on the existing Reservation, the Western Riverside County MSHCP does not apply as the Tribe is not a signatory to the MSHCP. However, all federal regulations are applicable to this potential project.

Endangered Species Act of 1973 (16 USC §1531 *et seq.*; 50 CFR Parts 17 and 222)

The Endangered Species Act (ESA) includes provisions for protection and management of species that are Federally-listed as threatened or endangered, as well as designated critical habitat for these species. Endangered species are species that are in danger of extinction throughout all or a significant portion of their range. Threatened species are species that are likely to become endangered species throughout all or a significant portion of their range. A proposed species is

any species that is proposed in the Federal Register to be listed as a threatened or endangered species under the ESA. A candidate species has been identified by the USFWS to be proposed for ESA listing at some time in the near future. Section 7 of the ESA directs Federal departments and agencies to ensure that actions authorized, funded, or carried out by them are not likely to jeopardize the continued existence of any threatened, endangered, or proposed species, or result in the destruction or adverse modification of their critical habitat. Proposed non-Federal (e.g., private or state) actions that may result in the take of a threatened or endangered wildlife species are required to apply for a Section 10(a)(1)(B) permit following the development of a Habitat Conservation Plan (HCP). The USFWS is the administering agency under this authority for non-marine species.

Migratory Bird Treaty Act of 1918 (16 USC §703-711; 50 CFR Subchapter B)

This law includes provisions for protection from injury or death of designated migratory birds (50 CFR 10.13) and their nests and eggs, including basic prohibitions against any take not authorized by Federal regulation. The administering agency is USFWS.

Federal Water Pollution Control Act of 1972 (Clean Water Act; 33 USC. § 1251-1387)

Popularly known as the Clean Water Act (CWA), this statute aims to restore and maintain the chemical, physical, and biological integrity of the nation's waters. Any project that involves working in navigable waters of the United States, including the discharge of dredge or fill

material, must first obtain authorization from ACOE, under Section 404 of the CWA. State Water Quality Certification (CWA Section 401 Permit) may be required by the Regional Water Quality Control Board before other permits are issued, and may involve implementation of a storm water pollution prevention plan. The administering agencies are ACOE and EPA.

Drainage Patterns and Waters of the United States

The percolation pond is located less than a mile northeast of the San Jacinto River. The San Jacinto River's headwaters originate in the San Jacinto National Forest, and the river and its watershed encompass 765 square-miles. The river flows for about ten miles from its source to Lake Hemet, which is dammed. Downstream from the dam, the river continues northeast until it discharges into Mystic Lake. Overflow from Mystic Lake then flows southwest to the Railroad Canyon Reservoir, which eventually drains into Lake Elsinore.

Federal regulation through the CWA requires the determination of presence of Waters of the United States for any action that may result in the alteration or degradation of navigable waters, including the discharge and/or fill of material. If Waters of the United States are present, a jurisdictional determination and CWA Section 404 permit application should be completed and submitted to ACOE. The CWA Section 404 permit should be obtained prior to implementation of any action that would result in alteration or degradation of Waters of the United States.

After completing a site delineation to the percolation pond site, it was determined that the three washes within the project area are not jurisdictional (see **Figure 4-20**). The three washes did not show any of the key indicators (i.e., cut banks, changes in soils characteristics, etc.) necessary to consider it a jurisdictional waterway. Along with the lack of key indicators, it was determined that the water that moves from the percolation pond area does not make it to the San Jacinto River or any other tributary to the San Jacinto, rather it passes under Soboba Road and becomes a sheet flow, which then percolates in to the ground.

Economic Resources

Proposed Action A could result in indirect effects to employment, labor income, and output during both the construction and operation phases of the proposed developments. As discussed in **Section 4.6**, during construction of the proposed developments, a large portion of the construction expenditures would be captured in the Riverside County economy and generate additional economic benefits in the form of indirect effects. Overall, the indirect economic effects associated with the construction of the proposed developments under Proposed Action A include $68.5 million in local economic production (output) in Riverside County (see **Table 4-23**). In addition, Proposed Action A is expected to generate $27.0 million in indirect labor payments (accounting for inter-industry linkages and household spending). Lastly, the short-term employment benefits under Proposed Action A include 297 indirect jobs over the two-year construction period. Because no construction would occur under the No Action alternative, the

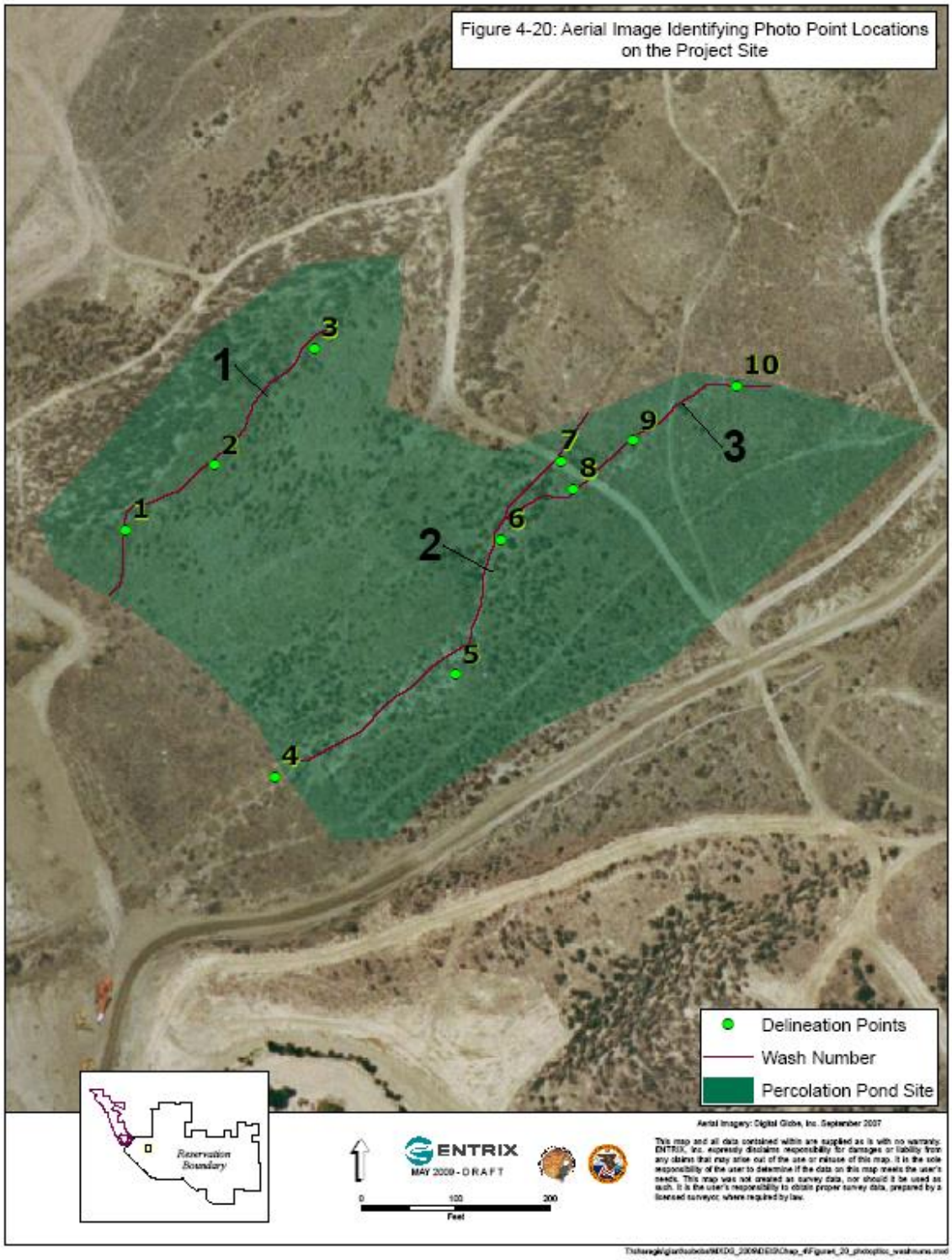
construction-related economic effects described here represent new economic benefits to the region.

Once the proposed casino/hotel facility is developed, operations of Proposed Action A would generate long-term economic benefits within Riverside County (see **Section 4.6** for details). The economic benefits of the operations of the proposed developments are associated with casino gaming activity and operation of the various retail and other businesses that comprise the facility. The indirect economic output of operations under Proposed Action A is estimated to total $72.2 million in additional economic production in the region per year (see **Table 4-24**). The indirect income benefits of Proposed Action A (accounting for inter-industry linkages and household spending) is estimated to be $24.1 million per year. In terms of employment, in addition to the new direct jobs at the casino/hotel facility, an additional 610 new jobs would be created in Riverside County as a result of the indirect effects of Proposed Action A operations.

Wastewater Service

The Tribal WWTP is a separate, but related project to the Proposed Action and Alternatives. The Tribe may opt to have EMWD provide wastewater service to the proposed developments and not construct an on-Reservation WWTP. However, for purposes of this environmental review, both options are assessed. To tie-in the proposed developments to EMWD infrastructure would not require off-site ground disturbance, which would preclude an indirect effect. Therefore, only the on-Reservation WWTP was analyzed for indirect effects.

FIGURE 4-20
JURISDICTIONAL DELINEATIONS MAP



The percolation ponds and treatment facility will be located within the boundaries of the existing Reservation, where only federal law is applicable. The proposed percolation ponds are located in an area where jurisdictional waters may be present. If the location of the percolation ponds contains jurisdictional waters, a National Pollutant Discharge Elimination System (NPDES) Section 404 permit would need to be issued before the construction of these facilities. The EPA is the permitting authority for discharge projects occurring on tribal trust lands. However, if the percolation pond area is not determined to be jurisdictional and does not require a NPDES permit, EPA does not regulate wastewater discharge when it occurs via land disposal. The preliminary assessment provided below has been developed on the assumption that EPA will be required to issue a NPDES permit for the on-Reservation WWTP option. .

Percolation Pond Effluent Disposal

The proposed WWTP system will utilize percolation ponds for failsafe disposal of treated effluent during periods when reuse demand may be less than plant effluent flow. The percolation ponds will also be used when the tertiary treatment system is bypassed due to upset of temporary shutdown. Subsurface disposal (i.e. injection wells) will not take place as part of the proposed WWTP system. Therefore, the EPA is not likely to review the use of the percolation ponds based on the existing regulatory policies. [119]

Percolation pond discharge would follow secondary treatment standards with other constituents of concern limited to concentrations that are consistent with non-degradation of the receiving aquifer based on the beneficial uses of the receiving waters identified in the Basin Plan.

Reclaimed Water Usage

Effluent from the WWTP would meet the State of California Title 22 requirements for landscape irrigation and unrestricted reuse. The effluent may also be used for numerous types of agricultural irrigation and other beneficial uses under the state and Federal guidelines. The Reservation has significant agricultural lands where reuse can be implemented, as well as the potential for Golf Course irrigation. Over 2,000 acres of land are suitable for irrigated agriculture on the Reservation. Reuse guidelines and restrictions are discussed further in *Water Recycling Specifications* below. Additional reuse areas that are available to the Tribe under state and Federal guidelines include:

- Fire sprinklers
- Architectural features (fountains)
- Landscape Irrigation

[119] Personal Communication with Ms. Karen Vitulano of EPA Region 9 Environmental Review Office on September 25, 2008.

- Surface cleaning (ex. parking lots)
- Gray water for toilet flushing.

Wastewater from Proposed Action A would be treated by the WWTP on the Reservation as further described herein; therefore, Proposed Action A would have a less than significant effect on wastewater service or the environment.

Discharge Prohibitions

The following discharge prohibitions would be established for the operation of the WWTP and discharge of reclaimed water:

- Discharge of wastes to surface waters or surface water drainage courses would be prohibited.
- Bypass or overflow of untreated or partially treated waste would be prohibited.
- Discharge of treated wastewater other than at the designated golf course irrigation, designated landscape irrigation areas or other approved use of the tertiary effluent produced at the WWTP would be prohibited.
- Discharge of waste classified as 'hazardous' under Section 2521, Chapter 15 of Title 23 or 'designated', as defined in Section 13173 of California Water Code would be prohibited.
- Application of recycled water in a manner other than that described in the WWTP discharge permit would be prohibited.
- The use of reclaimed wastewater for purposes other than irrigation, filling of decorative water features and fire control, Report of Waste Discharge and/or engineer's report would be prohibited.

Discharge Specifications

The following discharge specifications would be established for the operation of the WWTP and discharge of reclaimed water:

- The use of recycled water shall not cause pollution or a nuisance as defined by Section 13050 of the California Water Code (CWC).
- No waste constituent shall be released or discharged, or placed where it will be released or discharged, in a concentration or in a mass that causes violation of the Basin Plan groundwater limitations.

- Objectionable odors originating at the WWTP shall not be perceivable beyond the limits of the property owned by the Tribe.
- The dissolved oxygen content in the upper portions of reclaimed water holding ponds and/or golf course impoundments containing reclaimed water shall not be less than 1.0 mg/l.
- The Tribe would be required to operate all systems and equipment to maximize treatment of wastewater and optimize the quality of the discharge.
- The Tribe would be required to treat wastewater such that it complies with Title 22 CCR, Section 60301.230 ("Disinfected Tertiary Recycled Water").
- All reclaimed water storage structures/facilities would need to be designed, constructed, operated, and maintained to prevent inundation or washout due to floods with a 100-year return frequency. Portions of the areas irrigated with reclaimed water that are within the 100-year flood plain could not be irrigated with recycled effluent during periods of flooding or imminent flooding.
- All ponds and water features that contain reclaimed water would have to be managed to prevent breeding of mosquitoes.
- Freeboard in any pond and/or impoundment containing reclaimed wastewater would need to be at least two feet as measured from the water surface to the lowest point of overflow.
- The Tribe would need to provide either failsafe discharge on the Reservation, as in the use of suitably designed percolation ponds, or provide sufficient effluent storage capacity to accommodate actual wastewater flow, all infiltration and inflow, agronomic use of reclaimed water, and design seasonal precipitation to ensure complete containment of the waste at all times. The Wastewater Facility Plan being prepared for the Tribe identifies failsafe disposal to percolation ponds as the recommended option.

Water Recycling Specifications

The following water recycling specifications will also be established for the operation of the WWTP and discharge of reclaimed water:

- Public contact with recycled wastewater at Golf Course and other landscape-irrigated areas would be controlled through use of fences and cautionary signs, and/or other appropriate means. Perimeter warning signs indicating that recycled water is in use would be posted at adequate intervals along the property boundary and at each access road entrance to the irrigation area, including golf cart paths. The size and contents of these signs shall be as described in Section 60310 of Title 22.

- There would be a minimum setback distance of 50 feet between the edges of the irrigated area to any domestic well.
- Recycled water controllers, valves, and similar appurtenances would need to be affixed with recycled water warning signs, and be equipped with removable handles or locking mechanisms to prevent public access or tampering. The contents of the signs would need to conform to Section 60310 of Title 22. Each sign would have to be in both English and Spanish.
- Quick couplers and sprinkler heads, if used, would need to be of a type, or secured in a manner, that permits operation only by authorized personnel. Hose bibs and other unlocked valves could not be accessible to the public.
- Any connection between the recycled water conveyance system and any potable water conveyance system, groundwater supply well, or surface water supply source for the purpose of supplementing recycled water must be equipped with an approved backflow prevention device.
- Direct or windblown spray of recycled water would have to be confined to the designated land application area and be prevented from entering outdoor eating areas, dwellings, drinking water facilities, food handling facilities, and other locations where the public may be present. In addition, direct or windblown spray of recycled water could not enter surface watercourses.
- Spray irrigation with recycled water would not be allowed when wind velocities exceed 30 mph.
- Recycled water use would comply with Title 22, Article 3 ("Uses of Recycled Water").
- The Tribe would need to develop and implement an irrigation and runoff management plan, which would be submitted with the Report of Waste Discharge.
- Irrigation runoff would need to be completely contained within the designated irrigation area(s), and not discharged to any surface water.
- Irrigation with recycled water could not be performed within 24 hours of a forecasted storm, during or within 24 hours after any precipitation event, nor when the ground is saturated.
- Application rates for recycled water would conform to agronomic rates considering the turf type, soil, climate, and irrigation management systems in place for the maintenance of lands receiving reclaimed water.

Treatment and Control Practices

It is anticipated that the Tribe would be required to provide treatment and control of the treated wastewater discharge that incorporates:

- Treatment structures that provide complete containment during wastewater treatment and storage;
- Alarm and automatic flow diversion systems to prevent system bypass or overflow;
- Odor abatement systems;
- Tertiary treatment;
- Denitrification;
- Disinfection of treated effluent;
- Recycling of wastewater using agronomic application rates;
- Appropriate biosolids storage and disposal practices; and
- Certified operators to assure proper operation and maintenance.

Relative to the Golf Course irrigation associated with Proposed Action A, the reclaimed water discharge requirements for the WWTP would typically establish groundwater limitations for the Golf Course that will not unreasonably threaten present and anticipated beneficial uses or result in groundwater quality that exceeds water quality objectives identified in the RWQCB Basin Plan. The WWTP's discharge would also need to be consistent with the EPA's requirements for protection of groundwater resources as identified in the Basin Plan.

Effluent Limitations

Based on discussions with representatives of the EPA, it is anticipated that the following range associated with effluent limitations provided in **Table 4-108** may be established for the operation of the WWTP and discharge of reclaimed water or treated water to percolation ponds (failsafe) on the Reservation.[120] Other limits may be established based on the findings of the Report of Waste Discharge and review of the Basin Plan requirements by the EPA.

[120] DHK Engineering, personal communication with Karen Vitulano, EPA Carlsbad Office, October 7, 2008.

TABLE 4-108
EFFLUENT LIMITATIONS

Constituent	Failsafe	Reclamation
Suspended Solids (mg/L)	30	0.1 (30 day average); 0.2 (daily maximum)
BOD5 (mg/L)	30	10 (30 day average); 20 (daily maximum)
TKN-NO3 (mg/L)	10 (30 day average) 20 (daily maximum)	10 (30 day average) 20 (daily maximum)

Source: DHK Engineering, personal communication with Karen Vitulano, EPA Carlsbad Office, October 7, 2008.

Reclaimed water discharged to the Golf Course irrigation system would not exceed the interim effluent limits for salinity presented in **Table 4-109** below (note effluent concentration limits are typically based on 30-day weighted averages).

TABLE 4-109
INTERIM EFFLUENT LIMITS

Constituent	Effluent Concentration Limit
Total dissolved solids (mg/L)	900-1,300
Chloride (mg/L)	250-450
Sodium (mg/L)	150-350

Source: DHK Engineering, personal communication with Karen Vitulano, EPA Carlsbad Office, October 7, 2008.

Reclaimed water discharged for irrigation would likely need to comply with the following limits for total coliform organisms:

- The median concentration of total coliform bacteria shall not exceed an MPN of 2.2 per 100 milliliters utilizing the bacteriological results of the last seven days for which analyses have been completed.
- The number of total coliform bacteria shall not exceed an MPN of 23 per 100 milliliters in more than one sample in any 30-day period.
- The number of total coliform bacteria shall never exceed an MPN of 240 total coliform bacteria per 100 milliliters.
- The turbidity of the WWTF filter effluent shall not exceed 2.0 NTU as a daily average; shall not exceed 5 NTU more than 5 percent of the time during a 24 hour period; and shall never exceed 10 NTU.
- No reclaimed water discharged for irrigation shall have a pH less than 6.5 or greater than 8.5.

The Tribe would monitor the treatment and disposal of wastewater in accordance with EPA guidelines and will meet State of California Title 22 requirements for landscape irrigation and unrestricted reuse. Therefore, there will be a less than significant effect on area water quality. Wastewater from Proposed Action A would be treated by the WWTP on the Reservation; therefore, Proposed Action A would have a less than significant effect on wastewater service.

PROPOSED ACTION B – HOTEL/CASINO COMPLEX WITHOUT REALIGNMENT OF LAKE PARK DRIVE

Potential indirect effects have been identified for the development of the Proposed Action B. The three areas of potential effect are water resources, biological resources, and economic resources; these topics are discussed below.

Water Resources

Proposed Action B could result in indirect effects to water quality if runoff from the Project Site impairs water quality or impacts beneficial uses downstream. As discussed in **Sections 2.1.1** and **4.2**, Proposed Action B has been designed to incorporate structural and non-structural BMPs and a system of water quality control features, including detention basins, channels, roadway improvements, and culverts (see **Figure 2-5**). This system will be installed prior to any discharge point to assure that runoff from paved or impervious surfaces is filtered prior to release to the surface runoff drainage system. The purpose of the structural water quality control features is to control and reduce by approximately 80 percent the TSS and other potentially environmentally polluting minerals or materials such as oils, greases, nutrients, and metals.

Due to the incorporation of these features, runoff from the Project Site is expected to exceed applicable water quality objectives for all of the pollutants of concern for the protection of beneficial uses. Reduction goals for nutrient levels will be ensured through source control measures. Specifically, 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, the proposed Tribal WWTP. Fertilizers will not be applied prior to a rain event and irrigation amounts will be reduced or eliminated during the wet season to prevent excessive runoff. The combination of structural water quality control features and non-structural water quality practices will reduce pollutants in stormwater to the maximum extent practicable. Proposed Action B is expected to result in less than significant indirect effects to surface water quality.

Biological Resources

Proposed Action B could result in indirect effects occurring to wildlife and its use of the area surrounding the Project Site. The Project Site is bordered by two residential communities, the existing Reservation, the San Jacinto River, and the San Jacinto Mountains. Along with other mitigation measures prescribed in **Section 5.4** the designated areas will be completely avoided during construction. While activity in the area of the Development Site would noticeably

increase with the construction of Proposed Action B, due to the limited quality of surrounding habitat and the presence of other disturbing activities, indirect effects are considered to be less than significant.

Economic Resources

Proposed Action B could result in indirect effects to employment, labor income, and output during both the construction and operation phases of the proposed developments. As discussed in **Section 4.6**, during construction of the proposed developments, a large portion of the construction expenditures would be captured in the Riverside County economy and generate additional economic benefits in the form of indirect effects. Overall, the indirect economic effects associated with the construction of the proposed developments under Proposed Action B include $63.5 million in local economic production (output) in Riverside County (see **Table 4-23**). In addition, Proposed Action B is expected to generate $25.0 million in indirect labor payments (accounting for inter-industry linkages and household spending). Lastly, the short-term employment benefits under Proposed Action B include 276 indirect jobs over the two-year construction period. Because no construction would occur under the No Action alternative, the construction-related economic effects described here represent new economic benefits to the region.

Once the proposed casino/hotel facility is developed, operations of Proposed Action B would generate long-term economic benefits within Riverside County (see **Section 4.6** for details). The economic benefits of the operations of the proposed developments are associated with casino gaming activity and operation of the various retail and other businesses that comprise the facility. The indirect economic output of operations under Proposed Action B is estimated to total $72.2 million in additional economic production in the region per year (see **Table 4-24**). The indirect income benefits of Proposed Action B (accounting for inter-industry linkages and household spending) is estimated to be $24.1 million per year. In terms of employment, in addition to the new direct jobs at the casino/hotel facility, an additional 610 new jobs would be created in Riverside County as a result of the indirect effects of Proposed Action B operations.

Wastewater Service

The Tribal WWTP is a separate, but related project to the Proposed Action and Alternatives. The Tribe may opt to have EMWD provide wastewater service to the proposed developments and not construct an on-Reservation WWTP. However, for purposes of this environmental review, both options are assessed. To tie-in the proposed developments to EMWD infrastructure would not require off-site ground disturbance, which would preclude an indirect effect. Therefore, only the on-Reservation WWTP was analyzed for indirect effects.

The percolation ponds and treatment facility will be located within the boundaries of the existing Reservation, where only federal law is applicable. The proposed percolation ponds are located in an area where jurisdictional waters may be present. If the location of the percolation ponds

contains jurisdictional waters, a National Pollutant Discharge Elimination System (NPDES) Section 404 permit would need to be issued before the construction of these facilities. The EPA is the permitting authority for discharge projects occurring on tribal trust lands.

The same standards for the WWTP would occur under the Proposed Action and Alternatives. The section "Wastewater Service" under Proposed Action A in **Section 4.11.1** discusses the treatment, reuse, and disposal standards for the WWTP that will be followed for the Proposed Action and Alternatives. The Tribe would monitor the treatment and disposal of wastewater in accordance with EPA guidelines. Wastewater from Proposed Action B would be treated by the WWTP on the Reservation as further described therein; therefore, Proposed Action B would have a less than significant indirect effect on wastewater service or the environment.

ALTERNATIVE 1 – REDUCED HOTEL/CASINO COMPLEX

Potential indirect effects have been identified for the development of the Alternative 1. The three areas of potential effect are water resources, biological resources, and economic resources; these topics are discussed below.

Water Resources

Alternative 1 could result in indirect effects to water quality if runoff from the Project Site impairs water quality or impacts beneficial uses downstream. As discussed in **Sections 2.1.1** and **4.2**, Alternative 1 has been designed to incorporate structural and non-structural BMPs and a system of water quality control features, including detention basins, channels, roadway improvements, and culverts (see **Figure 2-5**). This system will be installed prior to any discharge point to assure that runoff from paved or impervious surfaces is filtered prior to release to the surface runoff drainage system. The purpose of the structural water quality control features is to control and reduce by approximately 80 percent the TSS and other potentially environmentally polluting minerals or materials such as oils, greases, nutrients, and metals.

Due to the incorporation of these features, runoff from the Project Site is expected to exceed applicable water quality objectives for all of the pollutants of concern for the protection of beneficial uses. Reduction goals for nutrient levels will be ensured through source control measures. Specifically, 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, the proposed Tribal WWTP. Fertilizers will not be applied prior to a rain event and irrigation amounts will be reduced or eliminated during the wet season to prevent excessive runoff. The combination of structural water quality control features and non-structural water quality practices will reduce pollutants in stormwater to the maximum extent practicable. Alternative 1 is expected to result in less than significant indirect effects to surface water quality.

Biological Resources

Alternative 1 could result in indirect effects occurring to wildlife and its use of the area surrounding the Project Site. The Project Site is bordered by two residential communities, the existing Reservation, the San Jacinto River, and the San Jacinto Mountains. Along with other mitigation measures prescribed in **Section 5.4** the designated areas will be completely avoided during construction. While activity in the area of the Development Site would noticeably increase with the construction of Alternative 1, due to the limited quality of surrounding habitat and the presence of other disturbing activities, indirect effects are considered to be less than significant.

Economic Resources

Alternative 1 could result in indirect effects to employment, labor income, and output during both the construction and operation phases of the proposed developments. As discussed in **Section 4.6**, during construction of the proposed developments, a large portion of the construction expenditures would be captured in the Riverside County economy and generate additional economic benefits in the form of indirect effects. Overall, the indirect economic effects associated with the construction of the proposed developments under Alternative 1 include $50.8 million in local economic production (output) in Riverside County (see **Table 4-23**). In addition, Alternative 1 is expected to generate $20.0 million in indirect labor payments (accounting for inter-industry linkages and household spending). Lastly, the short-term employment benefits under Alternative 1 include 220 indirect jobs over the two-year construction period. Because no construction would occur under the No Action alternative, the construction-related economic effects described here represent new economic benefits to the region.

Once the proposed casino/hotel facility is developed, operations of Alternative 1 would generate long-term economic benefits within Riverside County (see **Section 4.6** for details). The economic benefits of the operations of the proposed developments are associated with casino gaming activity and operation of the various retail and other businesses that comprise the facility. The indirect economic output of operations under Alternative 1 is estimated to total $70.0 million in additional economic production in the region per year (see **Table 4-24**). The indirect income benefits of Alternative 1 (accounting for inter-industry linkages and household spending) is estimated to be $23.4 million per year. In terms of employment, in addition to the new direct jobs at the casino/hotel facility, an additional 594 new jobs would be created in Riverside County as a result of the indirect effects of Alternative 1 operations.

Wastewater Service

The Tribal WWTP is a separate, but related project to the Proposed Action and Alternatives. The Tribe may opt to have EMWD provide wastewater service to the proposed developments and not construct an on-Reservation WWTP. However, for purposes of this environmental review,

both options are assessed. To tie-in the proposed developments to EMWD infrastructure would not require off-site ground disturbance, which would preclude an indirect effect. Therefore, only the on-Reservation WWTP was analyzed for indirect effects.

The percolation ponds and treatment facility will be located within the boundaries of the existing Reservation, where only federal law is applicable. The proposed percolation ponds are located in an area where jurisdictional waters may be present. If the location of the percolation ponds contains jurisdictional waters, a National Pollutant Discharge Elimination System (NPDES) Section 404 permit would need to be issued before the construction of these facilities. The EPA is the permitting authority for discharge projects occurring on tribal trust lands.

The same standards for the WWTP would occur under the Proposed Action and Alternatives. The section "Wastewater Service" under Proposed Action A in **Section 4.11.1** discusses the treatment, reuse, and disposal standards for the WWTP that will be followed for the Proposed Action and Alternatives. The Tribe would monitor the treatment and disposal of wastewater in accordance with EPA guidelines. Wastewater from Alternative 1 would be treated by the WWTP on the Reservation as further described therein; therefore, Alternative 1 would have a less than significant indirect effect on wastewater service or the environment.

ALTERNATIVE 2 – HOTEL AND CONVENTION CENTER (NO CASINO RELOCATION)

Potential indirect effects have been identified for the development of the Alternative 2. The three areas of potential effect are water resources, biological resources, and economic resources; these topics are discussed below.

Water Resources

Alternative 2 could result in indirect effects to water quality if runoff from the Project Site impairs water quality or impacts beneficial uses downstream. As discussed in **Sections 2.1.1** and **4.2**, Alternative 2 has been designed to incorporate structural and non-structural BMPs and a system of water quality control features, including detention basins, channels, roadway improvements, and culverts (see **Figure 2-5**). This system will be installed prior to any discharge point to assure that runoff from paved or impervious surfaces is filtered prior to release to the surface runoff drainage system. The purpose of the structural water quality control features is to control and reduce by approximately 80 percent the TSS and other potentially environmentally polluting minerals or materials such as oils, greases, nutrients, and metals.

Due to the incorporation of these features, runoff from the Project Site is expected to exceed applicable water quality objectives for all of the pollutants of concern for the protection of beneficial uses. Reduction goals for nutrient levels will be ensured through source control measures. Specifically, 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, the proposed Tribal

WWTP. Fertilizers will not be applied prior to a rain event and irrigation amounts will be reduced or eliminated during the wet season to prevent excessive runoff. The combination of structural water quality control features and non-structural water quality practices will reduce pollutants in stormwater to the maximum extent practicable. Alternative 2 is expected to result in less than significant indirect effects to surface water quality.

Biological Resources

Alternative 2 could result in indirect effects occurring to wildlife and its use of the area surrounding the Project Site. The Project Site is bordered by two residential communities, the existing Reservation, the San Jacinto River, and the San Jacinto Mountains. Along with other mitigation measures prescribed in **Section 5.4** the designated areas will be completely avoided during construction. While activity in the area of the Development Site would noticeably increase with the construction of Alternative 2, due to the limited quality of surrounding habitat and the presence of other disturbing activities, indirect effects are considered to be less than significant.

Economic Resources

Alternative 2 could result in indirect effects to employment, labor income, and output during both the construction and operation phases of the proposed developments. As discussed in **Section 4.6**, during construction of the proposed developments, a large portion of the construction expenditures would be captured in the Riverside County economy and generate additional economic benefits in the form of indirect effects. Overall, the indirect economic effects associated with the construction of the proposed developments under Alternative 2 include $23.4 million in local economic production (output) in Riverside County (see **Table 4-23**). In addition, Alternative 2 is expected to generate $9.2 million in indirect labor payments (accounting for inter-industry linkages and household spending). Lastly, the short-term employment benefits under Alternative 2 include 101 indirect jobs over the two-year construction period. Because no construction would occur under the No Action alternative, the construction-related economic effects described here represent new economic benefits to the region.

Once the proposed developments are constructed, operations of Alternative 2 would generate long-term economic benefits within Riverside County (see **Section 4.6** for details). The indirect economic output of operations under Alternative 2 is estimated to total $59.6 million in additional economic production in the region per year (see **Table 4-24**). The indirect income benefits of Alternative 2 (accounting for inter-industry linkages and household spending) is estimated to be $20.0 million per year. In terms of employment, in addition to the new direct jobs at the proposed developments, an additional 507 new jobs would be created in Riverside County as a result of the indirect effects of Alternative 2 operations.

Wastewater Service

The Tribal WWTP is a separate, but related project to the Proposed Action and Alternatives. The Tribe may opt to have EMWD provide wastewater service to the proposed developments and not construct an on-Reservation WWTP. However, for purposes of this environmental review, both options are assessed. To tie-in the proposed developments to EMWD infrastructure would not require off-site ground disturbance, which would preclude an indirect effect. Therefore, only the on-Reservation WWTP was analyzed for indirect effects.

The percolation ponds and treatment facility will be located within the boundaries of the existing Reservation, where only federal law is applicable. The proposed percolation ponds are located in an area where jurisdictional waters may be present. If the location of the percolation ponds contains jurisdictional waters, a National Pollutant Discharge Elimination System (NPDES) Section 404 permit would need to be issued before the construction of these facilities. The EPA is the permitting authority for discharge projects occurring on tribal trust lands.

The same standards for the WWTP would occur under the Proposed Action and Alternatives. The section "Wastewater Service" under Proposed Action A in **Section 4.11.1** discusses the treatment, reuse, and disposal standards for the WWTP that will be followed for the Proposed Action and Alternatives. The Tribe would monitor the treatment and disposal of wastewater in accordance with EPA guidelines. Wastewater from Alternative 2 would be treated by the WWTP on the Reservation as further described therein; therefore, Alternative 2 would have a less than significant indirect effect on wastewater service or the environment.

ALTERNATIVE 3 – COMMERCIAL ENTERPRISE (NO CASINO OR HOTEL)

Potential indirect effects have been identified for the development of the Alternative 3. The three areas of potential effect are water resources, biological resources, and economic resources; these topics are discussed below.

Water Resources

Alternative 3 could result in indirect effects to water quality if runoff from the Project Site impairs water quality or impacts beneficial uses downstream. As discussed in **Sections 2.1.1** and **4.2**, Alternative 3 has been designed to incorporate structural and non-structural BMPs and a system of water quality control features, including detention basins, channels, roadway improvements, and culverts (see **Figure 2-5**). This system will be installed prior to any discharge point to assure that runoff from paved or impervious surfaces are filtered prior to release to the surface runoff drainage system. The purpose of the structural water quality control features is to control and reduce by approximately 80 percent the TSS and other potentially environmentally polluting minerals or materials such as oils, greases, nutrients, and metals.

Due to the incorporation of these features, runoff from the Project Site is expected to exceed applicable water quality objectives for all of the pollutants of concern for the protection of beneficial uses. Reduction goals for nutrient levels will be ensured through source control measures. Specifically, 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, the proposed Tribal WWTP. Fertilizers will not be applied prior to a rain event and irrigation amounts will be reduced or eliminated during the wet season to prevent excessive runoff. The combination of structural water quality control features and non-structural water quality practices will reduce pollutants in stormwater to the maximum extent practicable. Alternative 3 is expected to result in less than significant indirect effects to surface water quality.

Biological Resources

Alternative 3 could result in indirect effects occurring to wildlife and its use of the area surrounding the Project Site. The Project Site is bordered by two residential communities, the existing Reservation, the San Jacinto River, and the San Jacinto Mountains. Along with other mitigation measures prescribed in **Section 5.4** the designated areas will be completely avoided during construction. While activity in the area of the Development Site would noticeably increase with the construction of Alternative 3, due to the limited quality of surrounding habitat and the presence of other disturbing activities, indirect effects are considered to be less than significant.

Economic Resources

Alternative 3 could result in indirect effects to employment, labor income, and output during both the construction and operation phases of the proposed developments. As discussed in **Section 4.6**, during construction of the proposed developments, a large portion of the construction expenditures would be captured in the Riverside County economy and generate additional economic benefits in the form of indirect effects. Overall, the indirect economic effects associated with the construction of the proposed developments under Alternative 3 include $15.0 million in local economic production (output) in Riverside County (see **Table 4-23**). In addition, Alternative 3 is expected to generate $5.9 million in indirect labor payments (accounting for inter-industry linkages and household spending). Lastly, the short-term employment benefits under Alternative 3 include 65 indirect jobs over the two-year construction period. Because no construction would occur under the No Action alternative, the construction-related economic effects described here represent new economic benefits to the region.

Once the proposed developments are constructed, operations of Alternative 3 would generate long-term economic benefits within Riverside County (see **Section 4.6** for details). The indirect economic output of operations under Alternative 3 is estimated to total $66.9 million in additional economic production in the region per year (see **Table 4-24**). The indirect income benefits of Alternative 3 (accounting for inter-industry linkages and household spending) is estimated to be $22.3 million per year. In terms of employment, in addition to the new direct

jobs at the proposed developments, an additional 565 new jobs would be created in Riverside County as a result of the indirect effects of Alternative 3 operations.

Wastewater Service

The Tribal WWTP is a separate, but related project to the Proposed Action and Alternatives. The Tribe may opt to have EMWD provide wastewater service to the proposed developments and not construct an on-Reservation WWTP. However, for purposes of this environmental review, both options are assessed. To tie-in the proposed developments to EMWD infrastructure would not require off-site ground disturbance, which would preclude an indirect effect. Therefore, only the on-Reservation WWTP was analyzed for indirect effects.

The percolation ponds and treatment facility will be located within the boundaries of the existing Reservation, where only federal law is applicable. The proposed percolation ponds are located in an area where jurisdictional waters may be present. If the location of the percolation ponds contains jurisdictional waters, a National Pollutant Discharge Elimination System (NPDES) Section 404 permit would need to be issued before the construction of these facilities. The EPA is the permitting authority for discharge projects occurring on tribal trust lands.

The same standards for the WWTP would occur under the Proposed Action and Alternatives. The section "Wastewater Service" under Proposed Action A in **Section 4.11.1** discusses the treatment, reuse, and disposal standards for the WWTP that will be followed for the Proposed Action and Alternatives. The Tribe would monitor the treatment and disposal of wastewater in accordance with EPA guidelines. Wastewater from Alternative 3 would be treated by the WWTP on the Reservation as further described therein; therefore, Alternative 3 would have a less than significant indirect effect on wastewater service or the environment.

ALTERNATIVE 4 – NO ACTION

Water Resources

No change in existing land uses would occur under the No Action alternative. Therefore, no indirect effects to water resources have been identified or are expected.

Biological Resources

No change in existing land uses would occur under the No Action alternative. Therefore, no indirect effects to biological resources have been identified or are expected.

Economic Resources

There would be no new construction activity under the No Action alternative; therefore no construction-related indirect economic benefits will be generated. During operations, the

existing casino facility would continue to operate at its current location and is assumed to continue supporting the existing level of economic activity as it does under current conditions, i.e., no new economic activity is expected. As shown in **Table 4-24** in **Section 4.6**, the indirect economic output of operations under the No Action alternative is estimated to total $53.4 million annually. In addition, indirect income benefits of No Action are estimated to be $18.1 million per year and indirect employment benefits include 461 existing jobs. No changes in economic output, income, and jobs are anticipated under the No Action alternative.

Wastewater Service

Under the No Action alternative, the golf club facilities would retain the services of the EMWD for wastewater disposal. Wastewater generated by the existing Reservation, which is currently managed by on-site septic systems, would be treated by construction of an on-Reservation wastewater treatment system. The same standards for the WWTP would occur under the Proposed Action and Alternatives. The section "Wastewater Service" under Proposed Action A in **Section 4.11.1** discusses the treatment, reuse, and disposal standards for the WWTP that will be followed for the Proposed Action and Alternatives. The Tribe would monitor the treatment and disposal of wastewater in accordance with EPA guidelines. Wastewater from the Reservation would be treated by the WWTP on the Reservation as further described therein, and no additional wastewater service would be required from EMWD; therefore, the No Action alternative would have a less than significant indirect effect on wastewater service or the environment.

4.11.2 INDIRECT EFFECTS FROM OFF-SITE TRAFFIC MITIGATION

This section analyzes the effects resulting from construction of traffic mitigation measures and off-site pipeline installation. The effects of pipeline installation and implementing traffic improvements are treated within this document as indirect effects due to the distance of the improvement sites from the Project Site. These improvements have been identified for effects discussed in **Sections 4.7** and **4.8**.

IMPROVEMENTS

Roadway intersection improvements recommended under the Proposed Action and each Alternative are listed in **Table 5-4** in **Section 5.7** of this FEIS. Mitigation measures for each intersection are identified in the first year of need.

The location of intersection mitigation measures for the Proposed Action and Alternatives are identified in **Table 5-4** and also presented in **Figures 5-1** through **5-5**.

ENVIRONMENTAL CONSEQUENCES

This section identifies the potential indirect environmental effects related to construction of the intersection improvements. Because most of the identified improvements are common to the Proposed Action and all the Alternatives, and because the nature and scope of effects are expected to be similar, the following analysis is provided for the Proposed Action and all the Alternatives, thereby avoiding redundant discussion under each of these.

Land Resources

The construction of roadway improvements would require grading and introduction of fill material in order to extend the existing shoulders and roadbed. The increase of impervious surfaces and additional earthwork could result in erosion of soils. Local jurisdictions would require the use of stable fill material, engineered embankments, and erosion control features to reduce the potential for slope instability, subsidence, and erosion. In accordance with the Federal Clean Water Act, construction of roadway improvements over a one acre area would be required to comply with NPDES General Construction Permit Program. To comply with the program, a Stormwater Pollution Prevention Plan (SWPPP; see Soils under **Section 4.1.1** and water quality control measures discussed in **Section 5.2.3**) would be developed that would include soil erosion and sediment control practices for reducing the amount of exposed soil, preventing runoff from flowing across disturbed areas, slowing runoff from the site, and removing sediment from the runoff. With 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. The roadway improvements would not significantly affect the ability to extract minerals.

Water Resources

Development of roadway improvements at the locations identified could affect water resources due to grading and construction activities and an increase in impervious surfaces. 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.

As discussed previously, a SWPPP (see Soils under **Section 4.1.1** and water quality control measures discussed in **Section 5.2.3**) would be developed to comply with the NPDES General Construction Permit Program, which includes soil erosion and sediment control practices. The effects to runoff volumes resulting from the increase in impervious roadways are expected to be minimal due to the limited extent of the improvements in comparison to the existing roadways. Some existing curbs and gutters, as well as stormwater drain inlets would be demolished and relocated along portions of the roadways to provide space for improvements. Curb and gutters, inlets, and other drainage facilities would be reconstructed to provide adequate facilities to direct stormwater runoff. With the incorporation of these 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.

Air Quality

Development of roadway improvements would result in short-term construction-related air pollution emissions. 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. Exhaust emissions from construction activities include those associated with the transport of workers and machinery to the Development Site, as well as those produced onsite as the equipment is used. Construction of improvements would be limited in scope and duration. Thus, a less than significant indirect effect would result. In addition, mitigation measures are required by local jurisdictions to reduce construction emissions. These include watering the exposed soil to reduce dust, limiting speeds on all unpaved roads, and maintaining equipment properly.

Long-term effects of roadway improvements could result if the roadway improvements resulted in localized increases in carbon monoxide (CO) concentrations, and/or if the improvements contributed to traffic congestion at large intersections. The construction of improvements would not result in adverse changes or redistribution in traffic volumes and vehicle trips. Conversely, it is expected that the improvements would reduce congestion and improve traffic flow. This would reduce emissions from idling vehicles at these intersections. Long-term adverse effects would, therefore, be less than significant.

Biological Resources

Each road improvement was analyzed for its potential to result in effects to waters of the U.S. or other sensitive biological resources. Three sources of information were used to determine the potential for these effects: National Wetlands Inventory maps; USGS quadrangle maps; and Project Site inspections.

Based on a review of the resources described above, no significant wetland features or habitats were identified in the vicinity of the intersection improvement sites. All of the sites are either in an urban setting or are adjacent to major roadways. The habitat that exists in the areas of roadway improvements is highly disturbed roadside. Due to the degraded condition of the roadside areas, habitat quality is generally low, and it is unlikely that expansion of the existing facilities would result in a significant effect to sensitive species.

No precise plans are yet in existence for these road improvements. Plans and construction will be completed by the appropriate city, state, or county jurisdiction. A jurisdictional determination and permits would need to be obtained by the applicable lead agency at the time of decision for building each roadway improvement. Wetland mitigation would be in accordance with the

ACOE guidelines, and is expected to be 1:1 replacement of effected wetland acreage and, in the case of effects to roadside ditches, will usually be through construction of additional roadside ditches. Mitigation would be developed by the lead agencies for each individual road improvement project and submitted to the ACOE for final approval and acceptance consistent with the guidelines.

Cultural and Paleontological Resources

Cultural Resources

The construction of the roadway improvements has the potential to disturb or destroy historical features and archaeological resources. Grading roadsides to add traffic lanes may disturb previously unknown sites. 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, thus diminishing the significance of the remaining resources.

To address potential effects to cultural resources, cultural resource surveys may be required to comply with the CEQA. The lead agency under CEQA would be required to mitigate potential effects to a less than significant level or to issue a finding of fact and statement of overriding considerations if significant effects could not be mitigated. Mitigation may include the avoidance of resources, the preservation of key historical features, or the removal, documentation, and curation of cultural resources. Therefore, a less than significant indirect effect to cultural resources would result.

Paleontological Resources

The construction of the roadway improvements is unlikely to disturb or destroy paleontological resources. As discussed in **Section 4.10.3**, a search of the University of California Museum of Paleontology (UCMP) database indicated that 1364 paleontological specimens have been collected in Riverside County (UCMP 2009); however, none of the fossils identified by UCMP were located within the Project Site. Furthermore, as described in **Section 4.10.3**, construction activities are not planned at depths where bedrock is present; therefore potential paleontological resources will not be disturbed. In the unlikely event that paleontological resources are uncovered during ground-disturbing activities, an Unanticipated Discoveries Plan (see **Appendix AB**) has been prepared. Therefore, a less than significant indirect effect to paleontological resources would result.

Socioeconomic Conditions

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.

The realignment and expansion of roadways would result in effects to surrounding properties. In order to implement some improvements, land acquisition may be required. In most cases no additional property will be required (e.g. intersection signalization) or the amount of additional property required will be minimal. 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. According to mitigation described in **Section 5.7**, the Tribe would pay a proportionate cost of traffic mitigation, including the cost of any required land acquisition. Therefore, a less than significant indirect socioeconomic effect would result.

Public Services

Construction of the roadway improvements may require the relocation of utilities located within and near the existing roadways. These utilities include overhead electricity and telecommunication lines and underground water, stormwater, wastewater and other utility lines. Relocation of these lines could result in a temporary break in service to some homes and businesses in the area. However, because these effects are common when upgrading and maintaining utility services, and because potential service breaks would be temporary, these effects would be less than significant. No effects to fire or emergency medical services are expected as access to adjacent homes and businesses would be maintained during construction of the improvements.

Other Values

Construction of the proposed improvements could potentially result in noise, hazardous materials, and visual effects. Construction activities would result in short-term increases in the local ambient noise environments. However, because construction activities would be temporary in nature and are expected to occur during normal daytime hours, a less than significant effect is expected.

The accidental release of hazardous materials used during grading and construction activities could pose a hazard to construction employees and the environment. Additionally, equipment used during grading and construction activities could ignite dry grasses and weeds in the Development Site. However, these hazards, which are common to construction activities, would be minimized with adherence to standard operating procedures, such as refueling in designated areas, storing hazardous materials in approved containers, and clearing dried vegetation. These potential hazards are therefore considered to be less than significant.

Visual effects would occur as the result of modification and expansion of existing roadways. However, because the intersections are expected to conform to modern design standards and are expected to be landscaped to suit the settings, a less than significant effect would occur.

4.11.3 INDIRECT EFFECTS FROM OFF-SITE PIPELINE CONSTRUCTION

This section analyzes the effects resulting from the construction of off-site water and wastewater pipelines, as described in **Section 2.1.1**, and summarized below.

IMPROVEMENTS

Pipelines for water and wastewater would be constructed to connect the Project Site to Tribal water/wastewater facilities. As identified in **Section 2.1.1**, the water supply for the proposed developments would be provided, in part, by connection to the Tribal water supply system. This would require the construction of additional water lines from the project site, along Lake Park Drive and Soboba Road to existing supply lines on the Reservation. The location of the water supply pipelines are shown in **Figure 2-3**.

Wastewater lines would also be constructed along Soboba Road, from the Project Site to a proposed Tribal WWTP to be located near the eastern terminus of Soboba Road.

ENVIRONMENTAL CONSEQUENCES

This section identifies the potential indirect environmental effects related to construction of the infrastructure improvements. Because most of the identified improvements are common to the Proposed Action and all the Alternatives, and because the nature and scope of effects are expected to be similar, the following analysis is provided for the Proposed Action and all the Alternatives, thereby avoiding redundant discussion under each of these.

Land Resources

The construction of off-site pipelines would occur primarily along or within Soboba Road and Lake Park Drive and would require trenching and backfilling/re-paving in order to install the pipelines within the roadway. Therefore, effects to land resources would be similar to those discussed above under off-site roadway improvements, except the effects would be somewhat lessened because the roadways/intersections would not be extended. Construction would occur largely within currently disturbed roadways. A less than significant indirect effect to land resources would result.

Water Resources

Effects to water resources would be similar to those discussed above under off-site roadway improvements, except the effects would be lessened because the roadways/intersections would not be extended. Instead, disturbances would occur largely within currently disturbed roadways. New impervious surfaces and therefore additional pollutant runoff would not occur. Thus, a less than significant indirect effect to water resources would result.

Air Quality

Installation of water and wastewater pipelines would result in short-term construction-related air pollution emissions. 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. Exhaust emissions from construction activities include those associated with the transport of workers and machinery to the site, as well as those produced on site as the equipment is used. Construction of improvements would be limited in scope and duration. Thus a less than significant indirect effect would result.

Biological Resources

Construction of the pipelines has the potential to effect vegetation communities and unidentified waters of the U.S. Removal of sensitive native vegetation and vegetation that provides habitat for special-status species or supports migratory birds could result in potentially significant effects. The modifications of potential waters of the U.S. and the direct loss or harm to sensitive animal species are also considered potentially significant effects.

Most of the habitat that exists in the areas of the pipeline alignment is highly disturbed roadsides or totally disturbed roadways. Due to the limited nature of the pipeline alignment along existing roadways, and the degraded condition of existing habitat, the effects of pipeline construction would be less than significant.

Cultural and Paleontological Resources

Cultural Resources

The construction of pipelines has the potential to disturb or destroy historical features and archaeological resources. Grading roadways/roadsides and trenching to place pipelines may disturb previously unknown sites. Due to prior grading of the existing roadways and roadsides, it is likely that resources remaining in these areas are highly disturbed and lack integrity, thus diminishing the significance of the remaining resources. A less than significant indirect effect to cultural resources would result.

Paleontological Resources

The construction of pipelines is unlikely to disturb or destroy paleontological resources. As discussed in **Section 4.10.3**, a search of the University of California Museum of Paleontology (UCMP) database indicated that 1364 paleontological specimens have been collected in Riverside County (UCMP 2009); however, none of the fossils identified by UCMP were located within the Project Site. Furthermore, as described in **Section 4.10.3**, construction activities are not planned at depths where bedrock is present; therefore potential paleontological resources will not be disturbed. In the unlikely event that paleontological resources are uncovered during ground-disturbing activities, an Unanticipated Discoveries Plan (see **Appendix AB**) has been

prepared. Therefore, a less than significant indirect effect to paleontological resources would result.

Socioeconomic Conditions

Effects to socioeconomic conditions from construction of pipelines would be very similar to the effects noted above to construction of roadway improvements. These effects are primarily limited to temporary inconvenience due to construction and would not result in a significant indirect effect to socioeconomic conditions.

Resource Use Patterns

Land Use

Construction of the pipelines may require utility easements, which would limit future construction. An easement is a right, privilege or interest limited to a specific purpose which one party has in the land of another. Underground utility easements are typically laid out as corridors of sufficient width to give some latitude in locating the actual utility line, and to permit sufficient room for periodic inspection, repair and maintenance. Underground utility easements typically prohibit the construction of building improvements, but may permit the construction of non-structural improvements, such as paved surface parking or landscaping. The pipelines would be constructed to follow public roads and would not be in an area where a building would normally be built or where an agricultural field would be plowed. Therefore, less than significant indirect effects to land uses would occur.

Agriculture

As discussed under the subheading Land Use above, the pipelines would be placed within or in close proximity to public roads. No agriculture occurs in proximity to the pipeline corridor. Therefore, no significant indirect effect to agriculture would occur.

Public Services

As with traffic improvements, the extension of water and wastewater lines could result in a temporary break in public services to some homes and businesses in the area. However, because these effects are common when upgrading and maintaining utility services, and because potential service breaks would be temporary, these effects are considered to be less than significant. No significant effects to police, fire, or emergency medical services are expected as access to homes and businesses would be maintained during the construction period.

Other Values

As with off-site traffic improvements, construction of the proposed pipelines could potentially result in noise and hazardous materials effects. Construction activities would result in short-term

increases in the local ambient noise environments. However, because construction activities would be temporary in nature and are expected to occur during normal daytime hours, a less than significant effect would occur.

The accidental release of hazardous materials used during construction activities could pose a hazard to construction employees and the environment. Additionally, equipment used during construction activities could ignite dry grasses and weeds in the Development Site. However, these hazards, which are common to construction activities, would be minimized with adherence to standard operating procedures, such as refueling in designated areas, storing hazardous materials in approved containers, and clearing dried vegetation. These potential hazards are therefore considered to be less than significant.

Because the proposed water and wastewater lines would be constructed below ground, visual indirect effects would be less than significant.

4.12 GROWTH-INDUCING EFFECTS

NEPA requires that an EIS analyze "growth-inducing" effects of a project [40 CFR § 1502.16 (b), 40 CFR § 1508.8 (b)]. Under NEPA, growth-inducing effects are considered indirect effects of a project. For this analysis, they are defined as effects that foster economic or population growth, resulting in new residential and/or non-residential development in the Project Site and surrounding area. Growth inducement could be directly attributable to a project if it involved the construction of new housing. Conversely, indirect growth inducement could result if a project established substantial new permanent employment opportunities (e.g., new commercial, industrial, or government enterprises) or if it would remove obstacles to population growth.

The growth-inducing effects of the Proposed Action and Alternatives are presented below. The analysis is based on the proposed developments' potential influence on and relationship between regional employment, housing, and commercial and industrial development.

4.12.1 POTENTIAL HOUSING GROWTH

As indicated above, potential housing growth could be directly or indirectly generated by the proposed developments. The Proposed Action and Alternatives do not include any type of residential development; therefore, there would be no direct growth-inducing effects of the Proposed Action and Alternatives as these relate to new housing. However, the proposed developments are expected to generate new employment opportunities in the region, which in turn could indirectly induce growth. The focus of this section is on the potential housing growth associated with new jobs created by the Proposed Action and Alternatives.

The primary tool used to estimate employment generated by the Proposed Action and Alternatives was the input-output model IMPLAN (IMpact Analysis for PLANning). This model, originally developed in cooperation with several Federal agencies to assist in land and resource management planning, uses regional economic data and project assumptions to calculate how changes in the demand for goods and services and household income affect the regional economy. Employment is one of the key economic parameters estimated by IMPLAN.

A comprehensive economic analysis of the Proposed Action and Alternatives was completed and presented in **Section 4.6** of this FEIS. As part of the economic effect analysis, the direct and potential indirect and induced employment resulting from the Proposed Action, the Alternatives, and No Action were estimated; the results are provided in **Table 4-110.** Direct employment consists of jobs that are a direct result of the Proposed Action or Alternatives.[121] Indirect employment stems from the iteration of industries buying from other industries resulting from the changes in demand caused by the Proposed Action or Alternatives. Induced employment represents the impacts on local industries caused by the expenditure of new household income generated by the indirect effects of the changes in demand. Under the Proposed Action and Alternatives, total employment is expected to range from 415 temporary new jobs (Alternative 3) to 1,893 jobs (Proposed Action A) during the two-year construction phase of the proposed developments. During operations, total new employment (relative to No Action[122]) is estimated to range from 268 annual jobs (Alternative 2) to 874 jobs (Proposed Action A).

The growth-inducing effects of the Proposed Action and Alternatives would vary by phase, i.e., construction and operations. During construction, the employment generated by the Proposed Action and Alternatives would be temporary, lasting as long as the construction necessitates (up to approximately two years). Such a temporary increase would increase the demand for short-term housing, including hotels/motels and rental properties, but would not significantly affect long-term population growth and demand for permanent housing. Accordingly, the remainder of this section focuses on the long-term growth-inducing effects of operations of the proposed developments.

In order to reasonably determine potential foreseeable housing growth over the long-term, the likely residence location of new project employees must first be determined. While many new jobs would be filled by employees that are expected to move into the surrounding area (including the City of San Jacinto and Riverside County), it is likely that some jobs created by the Proposed

[121] For construction, direct employment effects were estimated by IMPLAN, while for project operations, direct employment effects were estimated outside the model using industry information and personal communication with casino staff.

[122] Under No Action, the existing casino operations would continue under its current form and location.

TABLE 4-110
EMPLOYMENT GENERATED BY THE PROPOSED ACTION, THE ALTERNATIVES, AND NO ACTION

Phase / Alternative	Number of Annual Jobs					Number of New Jobs Absorbed by Riverside County Residents
	Direct	Indirect	Induced	Total	Net Increase [1]	
Construction [2]						
No Action (Alternative 4)	0	0	0	0	--	--
Proposed Action A	1,161	297	435	1,893	1,893	1,581
Proposed Action B	1,076	276	403	1,754	1,754	1,465
Alternative 1	861	220	322	1,403	1,403	1,172
Alternative 2	396	101	148	646	646	540
Alternative 3	254	65	95	415	415	347
Operations						
No Action (Alternative 4)	1,000	461	293	1,753	--	--
Proposed Action A	1,624	610	393	2,627	874	730
Proposed Action B	1,616	610	393	2,618	865	722
Alternative 1	1,522	594	379	2,495	741	619
Alternative 2	1,191	507	324	2,022	268	224
Alternative 3	1,345	565	342	2,251	498	416

[1] Number of jobs less the number of jobs provided by the No Action alternative.

[2] Number of annual jobs supported over a two-year period.

Source: ENTRIX, 2008.

Action and Alternatives would also be filled by people living outside Riverside County that would commute to work. In addition, it is also plausible that unemployed local workers and some local residents who were previously in the labor force would take the new jobs created by the proposed developments.

Employment location patterns could indicate economic opportunities and trade-offs within Riverside County and within the City of San Jacinto. According to commuting patterns tracked in U.S. Census data, approximately 83.5 percent of jobs in Riverside County are filled by

residents that live inside the County, and the remaining 16.5 percent of employment goes to residents from outside Riverside County who commute.[123] Under the assumption that the same commuting patterns will hold under the Proposed Action and Alternatives, it is estimated that the number of jobs that would be absorbed by Riverside County residents range from 224 (Alternative 2) to 730 (Proposed Action A) during operations (see **Table 4-111)**. These jobs represent opportunities for unemployed people within the City of San Jacinto and Riverside County and/or new people moving into the region. It is difficult to ascertain the extent of new jobs filled by existing versus new residents to the County; therefore, this analysis looks at these factors independently.

Existing residents of Riverside County and the City of San Jacinto could potentially fill some of the jobs created by the Proposed Action and Alternatives. In 2007, Riverside County had a population of 2,031,625, a civilian labor force of over 909,800, and approximately 56,000 unemployed workers (6.2 percent unemployment rate). In the City of San Jacinto, the population was 34,345, the civilian labor force was 11,900, and roughly 1,100 residents were unemployed (9.6 percent unemployment rate).[124, 125] See **Table 4-111** for a summary of population and labor force data in San Jacinto and surrounding area (including Riverside County). Based on these data, the existing unemployed labor force in Riverside County (56,000 workers) and San Jacinto (1,100 workers) could theoretically accommodate the increase in employment generated by the Proposed Action and Alternatives (up to about 874 new jobs). However, it is not plausible that the characteristics of the unemployed labor force would necessarily match the requirements of employment opportunities at the proposed developments, either from an experience and/or technical expertise perspective. As such, it is more likely that many of the new employees would consist of new workers moving into the region, resulting in new population growth and an increase in the demand for housing.

[123] These figures are calculated by dividing the number of local residents living and working in Riverside County (417,137) by the total number of people working in jobs within the County (499,304). Source: U.S. Census 2000 (Residence County to Workplace County Flows for California).

[124] California Employment Development Department.

[125] California Department of Finance.

TABLE 4-111
POPULATION AND LABOR FORCE PARTICIPATION, 2007

	Riverside County	City of San Jacinto
Population	2,031,625	34,345
Civilian Labor Force	909,800	11,900
Employed	853,800	10,800
Unemployed	56,000	1,100
Unemployment Rate	6.2 %	9.6 %

Source: California Employment Development Department, 2008; California State Department of Finance, 2008.

Based on a conservative (worst-case) scenario of growth-inducing impacts, one can assume that all of the new employment opportunities generated directly and indirectly the Proposed Action and Alternatives that would be filled by residents of Riverside County will be by new people moving into the region, most likely residing in the San Jacinto area. Under this scenario, the estimated 224 to 730 new jobs filled by people moving into the region would result in a comparable demand for housing (roughly 200 to 750 housing units). The related population growth associated with new households is estimated at approximately 685 to 2,230 (based on average persons per household in Riverside County of 3.05).[126]

Based on the demand for regional housing, the potential for population increase to lead to an increase in residential development is dependent upon the amount of residential development occurring and planned for the future, as well as existing housing vacancy rates. Over the last decade, the number of housing unit permits has increased for both Riverside County and San Jacinto. From 1997 to 2006, Riverside County has permitted over 188,000 single-family homes and nearly 27,000 multi-family structures (see **Table 4-112**). The City of San Jacinto has also issued an increasing number of housing permits; 5,600 single-family homes and 102 multi-family structures from 1997 to 2006. In addition, San Jacinto has a significant housing expansion plan in progress as part of the San Jacinto Gateway Project, which is estimated to consist of 74,000 new residential units upon completion.[127]

In addition to planned new housing developments, the increase in regional demand for housing could be met in part by existing vacant housing units (see **Table 4-113**). San Jacinto has nearly 12,000 existing housing units, of which 12.8 percent (1,517 units) were vacant in 2007. Of Riverside County's 653,000 existing housing units, 13.4 percent (87,518 units) were vacant in

[126] Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark. Sacramento, California, May 2007.

[127] http://www.sanjacintogateway.com/project_features.html

2007.[128] Based on these figures alone, all of the demand for housing generated by the Proposed Acton and Alternatives could be accommodated by vacant units in San Jacinto and Riverside County.

TABLE 4-112
HOUSING UNIT BUILDING PERMITS

Year	Riverside County		City of San Jacinto	
	Single-Family Homes	Multi-Family Structures	Single-Family Homes	Multi-Family Structures
1997	8,770	977	65	-
1998	10,643	1,884	183	-
1999	12,490	1,664	346	-
2000	13,323	1,702	153	-
2001	16,778	2,234	229	-
2002	20,912	1,343	342	-
2003	25,424	4,929	431	-
2004	29,182	4,264	857	52
2005	30,350	4,023	1,968	12
2006	20,958	3,885	1,026	38
Total	188,830	26,905	5,600	102

Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems.

In conclusion, given the extent of residential development currently occurring and planned for the future and vacant housing units present in Riverside County and the City of San Jacinto, the Proposed Action or Alternatives are not be expected to have a significant growth-inducing impact or create demand for new housing developments.

[128] California Department of Finance, January estimate.

TABLE 4-113
HOUSING UNIT DATA, 2007

	Riverside County	City of San Jacinto
Total Housing Units	653,123	11,848
Occupancy Rates	86.6%	87.2%
Persons Per Occupied	3.05	2.88
Vacancy Rates	13.4%	12.8%
Vacant Housing Units	87,518	1,517

Source: California State Department of Finance.

4.12.2 POTENTIAL COMMERCIAL AND INDUSTRIAL GROWTH

This section examines potential commercial and industrial development generated by the Proposed Action and Alternatives, which includes hotel, retail, office, manufacturing, and industrial spaces. The proposed hotel and retail outlets included in the Proposed Action and Alternatives would directly generate growth in these industries. More pertinent to the growth-inducing analysis, however, is the potential for additional commercial and industrial growth to be generated as a result of the Proposed Action and Alternatives. In order to analyze potential commercial and industrial growth, it is important to understand the regional economic climate as it relates to these sectors.

In addition to strong residential development underway, the commercial and industrial sectors have recently grown, or are planned for growth, in the region. In San Jacinto, two local manufacturers have significantly expanded their facilities, three new retail centers have opened their doors, one new medical center has opened, and another medical center is under construction.[129]

Insight on the future growth in the economy of San Jacinto can be derived from "Land Use Element" of the General Plan (2006). The Land Use Element guides land use planning and specifies the types and locations of future land uses. The goals include, among others, a balanced land use pattern, directing future growth to enhance and protect the community and neighborhoods, and targeting various local and regional economic development opportunities. The Land Use Element references the advantages of San Jacinto because of its proximity to the Reservation, and includes as a land use policy that support developing visitor-oriented activities and businesses that build on the opportunities afforded by the Reservation. It further notes as a policy the development of a broad range of skill and wage levels through expanded commercial, office, business park, and industrial facilities. One of the key challenges facing San Jacinto is

[129] The City of San Jacinto, November Newsletter 2007.

the development of a diversified economic base that includes a broad cross-section of industries, respecting the many future industrial and commercial opportunities available in western San Jacinto. The clear message from the Land Use Element (as well as the Economic Development Program discussed below) is that San Jacinto wants, and has adequate resources to serve, many new businesses.

In addition, the City of San Jacinto Economic Development Program notes several of the resource areas in which San Jacinto has clear opportunities and capacity for business expansion, while concurrently meeting the goals of balanced development and enhancement of the community and neighborhoods. The City offers abundant affordable housing, a growing resident labor force, competitive labor costs, and available semi-skilled and unskilled workers. Non-residential development, however, has not kept pace with population growth. Retail sales leakage from Hemet alone is estimated at $300 million per year – sales that, because of unavailable stores, are made in other areas.

Consequently, San Jacinto is trying to attract businesses in many different industries. The most notable economic development effort is the San Jacinto Gateway, which includes 1,700 acres of retail, office, business-park, healthcare, residential, civic, and mixed-use development.[130] Included in the San Jacinto Gateway are the Festival at San Jacinto, Gateway Plaza, and San Jacinto Ranch. The Festival at San Jacinto is a proposed 812,000 square-foot community shopping center development on 85 acres served by Target and several junior anchor stores; it is scheduled to open in the fall of 2009. Gateway Plaza is a proposed 707,000 square-foot community shopping center on 65 acres approved for retail. Lastly, San Jacinto Ranch is a 512-acre master planned community with single-family and multiple-family residences and parks, offices, restaurants, retail shops, and entertainment facilities; the first phase of this project is scheduled for completion in 2010.[131] At full build-out of these developments, several thousand new jobs will be created in a variety of industries and at different skill levels.

Based on the recent economic expansion in the City of San Jacinto, as described above, as well as other economic development occurring throughout Riverside County, it is clear that the regional economy could absorb the increase in commercial and industrial demand generated by the population growth anticipated under the Proposed Action and Alternatives.

[130] http://www.sanjacintogateway.com/index.html

[131] The San Jacinto Gateway Project.

SECTION 5.0
MITIGATION MEASURES

5.0 MITIGATION MEASURES

The CEQ NEPA regulations require that mitigation measures be developed for all of a project's effects on the environment where it is feasible to do so (CEQ 46 Fed. Reg. 18026, 19a; 40 CFR Sections 1502.14(j) and 1502.16(h)). This section discusses the measures that are recommended to be implemented to mitigate effects that may arise as a result of the Proposed Action and Alternatives.

5.1 LAND RESOURCES

5.1.1 TOPOGRAPHY

No mitigation measures are required.

5.1.2 GEOLOGY

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

Implement measures presented in Appendix L: Preliminary Fault Hazard Evaluation Report and Preliminary Geotechnical Investigation, which present recommendations related to the following:

1. Site Preparation,
2. Foundations and Settlements,
3. Deep Foundations,
4. Slabs-On-Grade,
5. Concrete Mixes and Corrosivity,
6. Excavations,
7. Lateral Earth Pressures, and
8. Pavements.

No Action (Alternative 4)

No mitigation measures are required for the No Action alternative.

5.1.3 SOILS

No mitigation measures are required. In accordance with standard engineering practices, Development Site soils should be tested prior to construction activities to confirm their suitability for use as fill.

5.1.4 SEISMIC HAZARDS

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

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. These mitigation measures would reduce these potentially significant effects to less than significant.

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.

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.

No Action (Alternative 4)

No mitigation measures are required for the No Action alternative.

5.1.5 MINERAL RESOURCES

No mitigation measures are required.

5.2 WATER RESOURCES

5.2.1 SURFACE WATER

FLOODING

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

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.

No Action (Alternative 4)

No mitigation measures are required for the No Action alternative.

5.2.2 GROUNDWATER

No mitigation measures are required.

5.2.3 WATER QUALITY

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

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 5-1** would be applied to manage water quality.

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 5-1**) 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**.

TABLE 5-1
PRESCRIBED BEST MANAGEMENT PRACTICES

Non-Structural Source Control BMPs
Education for Property Owners, Operators, Tenants, Occupants or Employees
Activity Restrictions
Irrigation System and Landscape Maintenance
Common Area Litter Control
Street Sweeping Private Streets and Parking Lots
Drainage Facility Inspection and Maintenance
Structure Source Control BMPs
MS4 Stenciling and Signage
Landscape and Irrigation System Design
Protect Slopes and Channels
Provide Wash Water Control for Food Preparation Areas
Property Design Criteria:
Fueling Area
Air/Water Supply Area Drainage
Trash Storage Areas
Loading Docks
Maintenance Bays
Vehicle and Equipment Wash Areas
Outdoor Material Storage Areas
Outdoor Work Areas or Processing Areas
Treatment Control BMPs
Vegetated Filter Strips
Vegetated Swales/bioswale
Water Quality Inlets
Extended Detention Basin
Sand Filter
Porous Pavement Detention
Fossil Catch Basin Filter
Infiltration Basin
Infiltration Trench

Source: DHK Engineering, 2008.

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:

- Identify and stabilize key access points prior to commencement of construction.
- Direct most construction traffic to stabilized roadways within the Development Site.
- 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.
- Sediment retained onsite by a system of sediment basins, traps, or other appropriate measures.
- 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.
- Minimize the impact of dust by anticipating the direction of prevailing winds.
- 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.
- Topsoil removed during construction stored and treated as an important resource. Berms placed around topsoil stockpiles to prevent runoff during storm events.
- Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.

No Action (Alternative 4)

No mitigation measures are required for the No Action alternative.

5.3 AIR QUALITY

5.3.1 CONSTRUCTION EFFECTS

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

Best management practices would be implemented to ensure that fugitive dust emissions do not affect adjacent land users, and that VOC emissions are minimized utilizing the following mitigation measures:

- Apply soil stabilizers to inactive areas

- Equipment loading/unloading controls
- Replace ground cover in disturbed areas quickly
- Water exposed surfaces
- Use of low-VOC exterior and interior paints and coatings

No Action (Alternative 4)

The No Action alternative results in no construction and, therefore, requires no mitigation measures.

5.3.2 OPERATIONAL EFFECTS

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

The following measures would be implemented to ensure that the design and operation of the proposed developments will be consistent with regional efforts to attain the National Ambient Air Quality Standards, as well as the federal and state goals for reduction of greenhouse gases. Specifically, these measures are identified to reduce the emissions of VOC, NO_x, fine particulate matter, and CO_2e.

- Incorporate into the project economically feasible green energy design elements, such as solar panels on the parking garage roofs, as well as seeking LEED certification for the structures.
- Design the facilities to be at least 10% greater efficiency to that of Title 24 (2005) standards. Verification calculations shall be provided to the tribe in a letter format by the project developer/designer identifying steps taken to achieve this additional efficiency over Title 24 (2005). The installation of solar would be an option to achieve this requirement.
- Install Low-Flow Toilets, Urinals, Shower Nozzles, and Faucets having a WaterSense emblem or meeting the EPA standards under the WaterSense specifications.
- Install LED lighting on all existing slot machines or purchase new slot machines equipped with LED lighting.
- 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.
- 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.

- The following measures should be incorporated into the site design and operation; these measures will also lower greenhouse gas emissions:
    - Utilize vapor recovery equipment in the gas station fuel pumps.
    - Incorporate features to lower ambient temperatures such as lighter roofing and building materials and tree plantings.
    - 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.
    - Regularly sweep roadways and paved areas.
    - 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.

No Action (Alternative 4)

The No Action alternative would result in no environmental effects and, therefore, requires no mitigation measures.

5.4 BIOLOGICAL RESOURCES

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

Transfer of the Project Site from fee to trust status is purely an administrative action that would have no on-the-ground impact and, thus, no impact to special status species. Proposed construction activities could have direct and indirect effects to various special status species. Therefore, the following mitigation measures are recommended:

- Conduct preconstruction surveys according to approved FWS survey protocols, where applicable, for the following special status species: Munz's onion, slender-horned spineflower, coastal California gnatcatcher, San Bernardino kangaroo rat, Stephens' kangaroo rat, smooth tarplant, Parry's spineflower, Belding's orange-throated whiptail, coast horned lizard, California horned lark, Southern California rufous-crowned sparrow, Arroyo toad, Cooper's hawk, tricolored blackbird, western burrowing owl, ferruginous hawk, Los Angeles pocket mouse, southern grasshopper mouse, San Diego desert woodrat, northwestern San Diego pocket mouse, and American badger.
- Construction will be monitored by a qualified biologist(s) or their designee for the duration of the project to ensure that practicable measures are being employed to

avoid incidental disturbance of habitat and species of concern outside the project footprint;

- Grading, trenching, and associated activities are restricted to daylight hours;
- 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).
- Provide on-the-ground training to educate construction workers about the special status species potentially present in the Project 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.
- 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.
- Install silt fencing.
- Avoid and/or minimize the use and storage of hazardous materials on the Project Site. Store hazardous materials on the previously disturbed areas (Development Site) and out of suitable habitat for special status species. Ensure hazardous materials are properly contained.
- Staging areas for vehicles and heavy equipment should be in previously disturbed locations (Development Site) and out of suitable habitat for special status species.

To mitigate potential effects to MSHCP sensitive species and habitat, the Tribe and WRCRCA have developed the following set of mitigation and conservation measures to render the Proposed Action consistent with the MSHCP.

- The Tribe will convey the northwesterly 124.68 acres of the Project Site 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.
- 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.
- 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.

As a result of these mitigation and conservation measures, WRCRCA agrees and acknowledges that the Proposed Action is consistent with the MSHCP and that any future development within the Project Site will be consistent with the Reserve Assembly portion of the MSHCP. The USFWS has concluded that, with the land conveyance and preservation mitigation above together with the USFWS Biological Opinion Measures listed below, the proposed development would not be located in designated critical habitat boundaries and no construction related impacts would be expected to designated critical habitat (see Appendix O, page 2).

USFWS BIOLOGICAL OPINION MEASURES

Measures listed below are reproduced from those identified in the USFWS Biological Opinion (Appendix O).

1. The BIA and/or Tribe shall monitor and report on compliance with the Biological Opinion's established take thresholds for SBKR. To implement reasonable and prudent measure number 1 (monitor and report on compliance with established SBKR take thresholds), the BIA and/or Tribe shall:

    1.1 Implement the conservation measures described in the project description and evaluated in this biological opinion. If the biological monitor detects impacts to SBKR from project related activities in excess of that described in the above incidental take statement, the BIA and/or Tribe, their agents, or biological monitor will contact the PSFWO immediately.

    1.2 Ensure the biological monitor (and any project biologists who will trap or handle SBKR or their burrows) has a valid section 10(a)(1)(A) permit. In addition to the conservation measures outlined in this biological opinion, when trapping, collecting, and releasing any SBKR found in the construction area or vicinity during the course of work, the biological monitor/biologist will implement the following measures:

        a. Locate all traps in areas that best typify SBKR habitat, and place them in sufficient numbers to provide adequate coverage of suitable habitat. Mark all trap locations with flagging, reflective tape, or other technique that is visible under day and night conditions, and at a distance of at least 16.3 feet.

        b. Use only 12-in Sherman or wire-mesh live traps; 9-in models may be used only if obtained before March 13, 1990. Ensure all trap models

are modified to eliminate or substantially reduce the risk of SBKR injury (e.g., tail lacerations or excisions). Do not place any batting in the traps.

c. Sterilize traps previously used outside of Riverside County.

d. Conduct trapping only if the nightly low temperature is forecast to be 50 degrees Fahrenheit or above, and if no extended periods of wind, rain, fog, or other inclement weather will occur to make conditions unsuitable for trapping or will unduly imperil the lives of the animals.

e. Adjust traps by hand each time they are placed, set, and baited, at a sensitivity level appropriate for capturing SBKR. Visually inspect all traps before closing, and close them by hand.

f. Check all traps at least twice each night, once near midnight and again at sunrise.

g. Identify all trap locations with a unique identification code on a log sheet, note the date and time each trap is checked, and periodically review the log sheet to ensure no traps are inadvertently missed. Field documentation shall be available to Service personnel upon request.

h. Hold individual SBKR for no longer than 1 hour before release, and relocate as quickly as possible. Do not place the animal in a plastic bag; transfer it in a clean, structurally sound, breathable container with adequate ventilation. Do not allow the animal to become stressed due to temperature extremes (either hot or cold).

2. The BIA and/or Tribe shall monitor and report on compliance with, and the effectiveness of, the conservation measures,

2.1 Submit a quarterly report to PSFWO covering results of the biological monitor's visits to the project site during all phases of project construction, until construction is complete.

2.2 Ensure Service personnel have the right to access and inspect the project site during project implementation (with prior notification from us) for compliance with the project description, conservation measures, and terms and conditions of this biological opinion.

3. Disposition of Sick, Injured, or Dead Specimens

The BIA and/or Tribe shall notify PSFWO (see address and phone number below) within 3 work days if any endangered species are found dead or injured as a direct or indirect result of project implementation. Notification must include the date, time, and location of the injured animal or carcass, and any other pertinent information. In addition, mark dead animals appropriately, photograph, and leave the carcass on site; transport injured animals to a qualified veterinarian; and contact the PSFWO regarding the final disposition of any treated animals that survive.

MIGRATORY BIRDS

- 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).

No Action (Alternative 4)

No mitigation measures are required for the No Action alternative.

5.5 CULTURAL AND PALEONTOLOGICAL RESOURCES

5.5.1 CULTURAL RESOURCES

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

The following mitigation measures are recommended:

- Development of the proposed facilities will adhere to the regulations presented in 36 CFR Part 800.13 for post-review discoveries;
- 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.

- 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.
- 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 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.
- The Unanticipated Discoveries Plan (see **Appendix AB**) shall be followed.

No Action (Alternative 4)

No mitigation measures are required.

5.5.2 PALEONTOLOGICAL RESOURCES

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, Alternative 3, and No Action (Alternative 4)

No mitigation measures are required.

5.6 SOCIOECONOMICS AND ENVIRONMENTAL JUSTICE

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, Alternative 3, and No Action Alternative

No mitigation measures are required.

5.7 RESOURCE USE PATTERNS

5.7.1 TRANSPORTATION NETWORKS

ON-SITE ROADWAY IMPROVEMENTS

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

To ensure that effects are less than significant, the following mitigation measures are recommended:

- 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.
- 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.
- Traffic signals shall be installed when warranted at the Development Site entrances/Soboba Road intersections.
- Off-street parking shall be provided at the Development Site to meet City of San Jacinto parking code requirements.
- On-site traffic signing/striping shall be implemented in conjunction with detailed construction plans for the Development Site.
- Sight distance at each Development Site 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.
- The proposed development shall participate in the adopted TUMF (Transportation Uniform Mitigation Fee) program and pay required development impact fees.

Site-specific circulation and access recommendations for the Proposed Action and Alternatives are depicted on **Figures 5-1a** through **Figure 5-5b.**

No Action (Alternative 4)

Sections 3.7.1 and **5.7.1** discuss existing, opening year (2010), and year 2025 traffic conditions without the Proposed Action and Alternatives. On-site roadway improvements would be carried out as needed by the City of San Jacinto.

OFF-SITE ROADWAY IMPROVEMENTS

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 U**) and summarized in **Table 5-2**. 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.

SPECIAL EVENTS

Proposed Action A, Proposed Action B, Alternative 1

To ensure that effects are less than significant during special events at the events arena, the following mitigation measures are recommended. Please see the attached Transportation Management Plan (**Appendix AC**) for mitigation related to the following:

- Pre-event advertising,
- Notification of property owners,
- Use of traffic cones,
- Manual traffic control points,
- Drop-off/pick-up policies,
- Temporary "No Event Parking" signs, and
- Pedestrian crossings.

FIGURE 5-1(A)
PRESCRIBED MITIGATION MEASURES FOR PROPOSED ACTION A: YEAR 2010

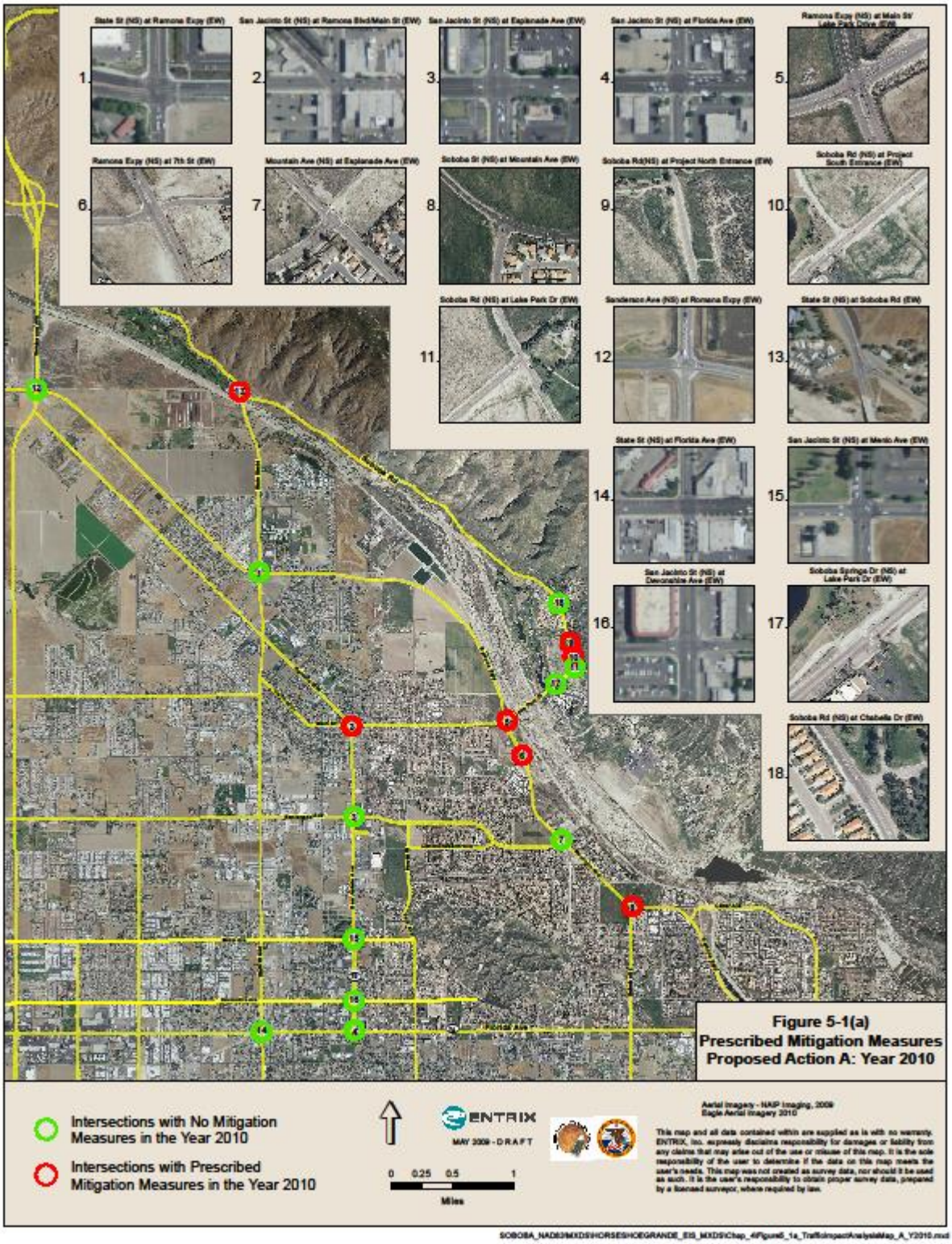


FIGURE 5-1(B)
PRESCRIBED MITIGATION MEASURES FOR PROPOSED ACTION A: YEAR 2025

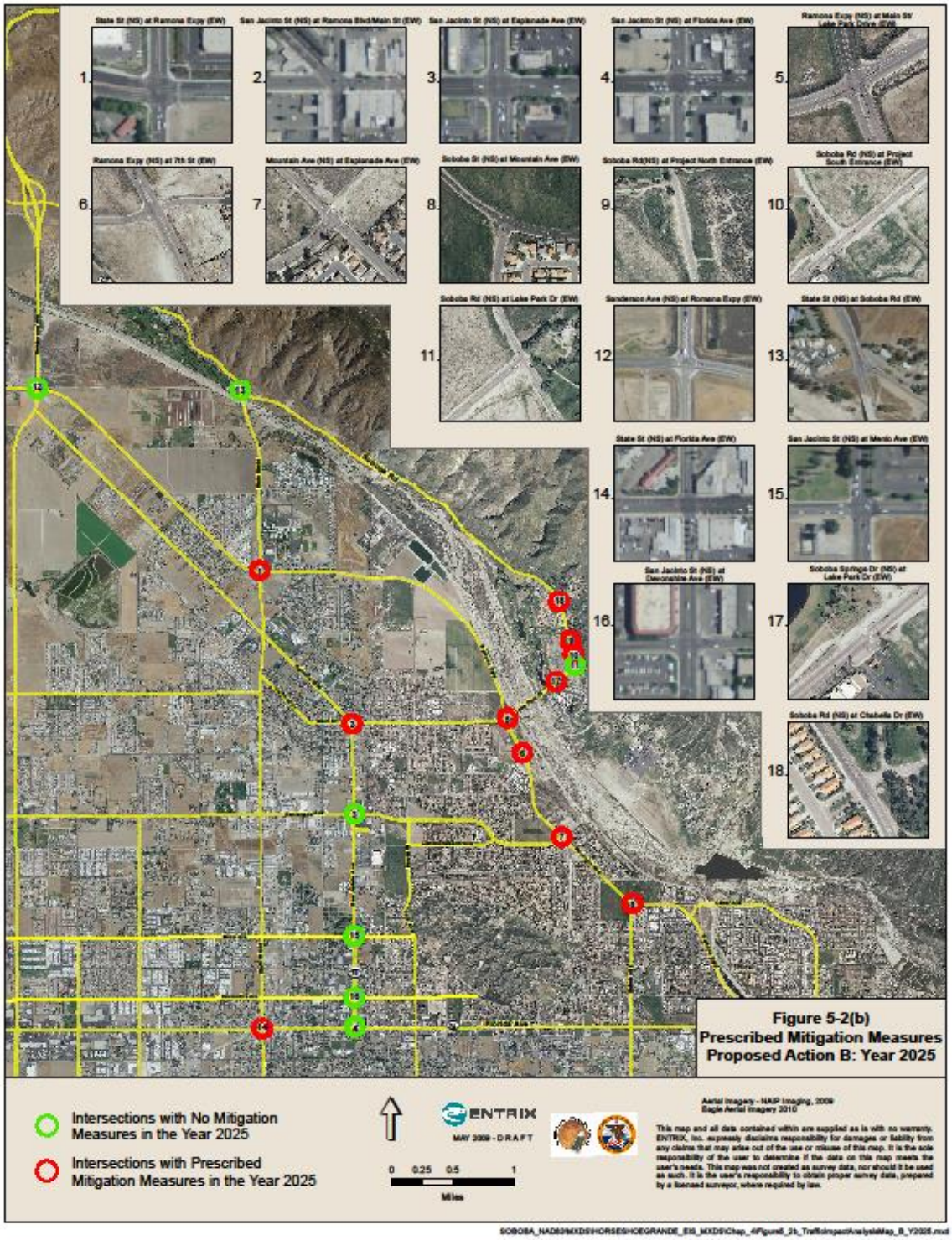


FIGURE 5-2(A)
PRESCRIBED MITIGATION MEASURES FOR PROPOSED ACTION B: YEAR 2010

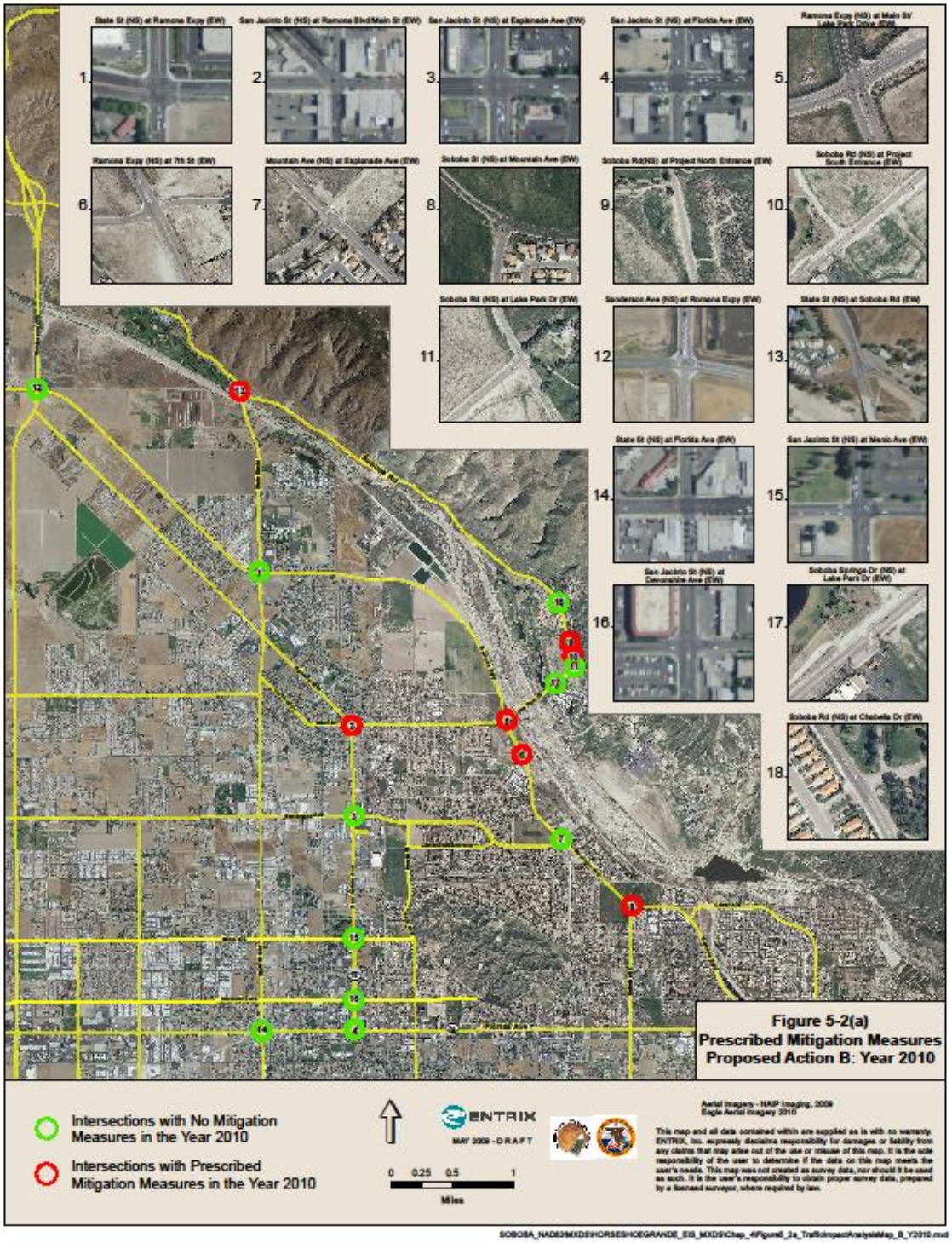


FIGURE 5-2(B)
PRESCRIBED MITIGATION MEASURES FOR PROPOSED ACTION B: YEAR 2025

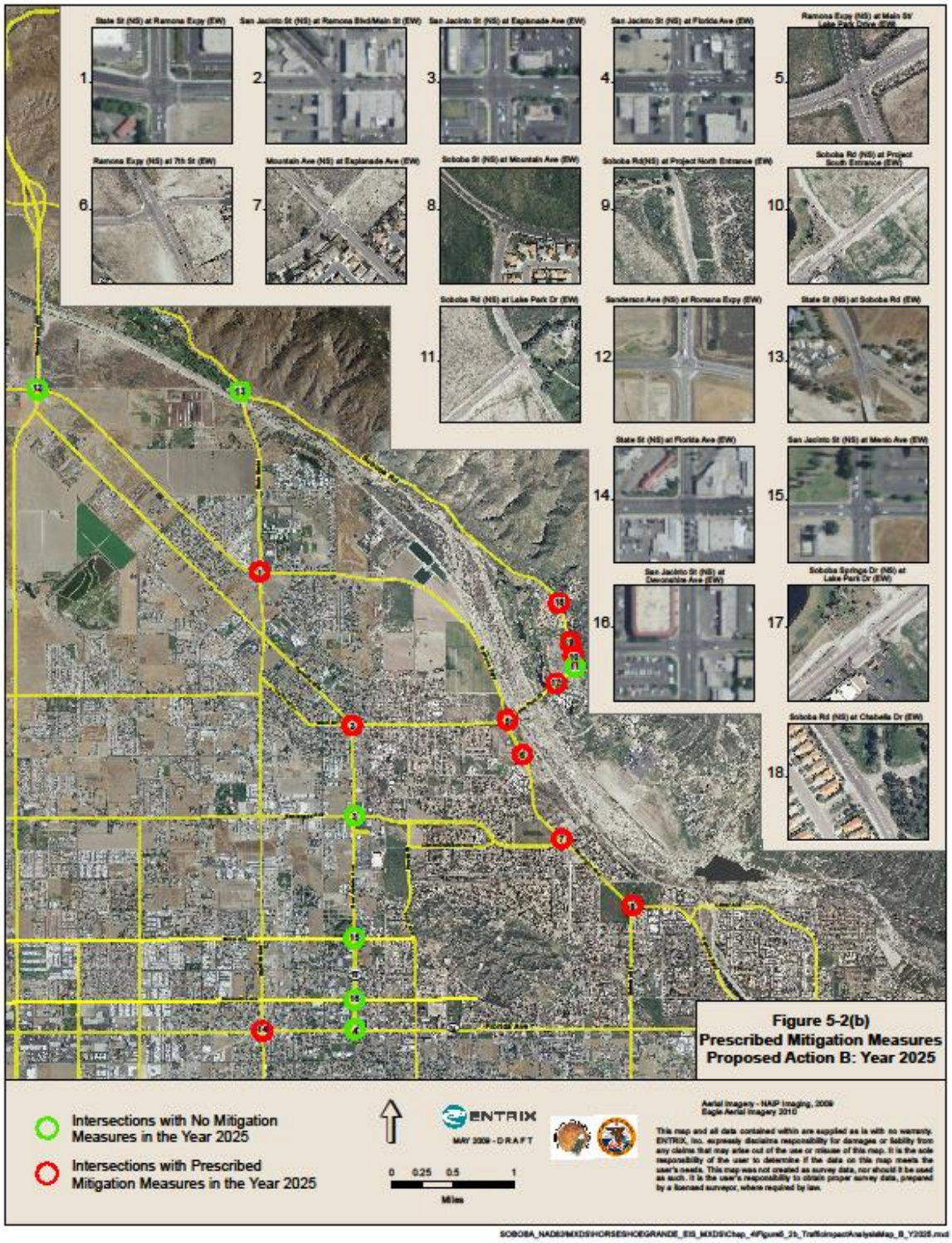


FIGURE 5-3(A)
PRESCRIBED MITIGATION MEASURES FOR ALTERNATIVE 1: YEAR 2010

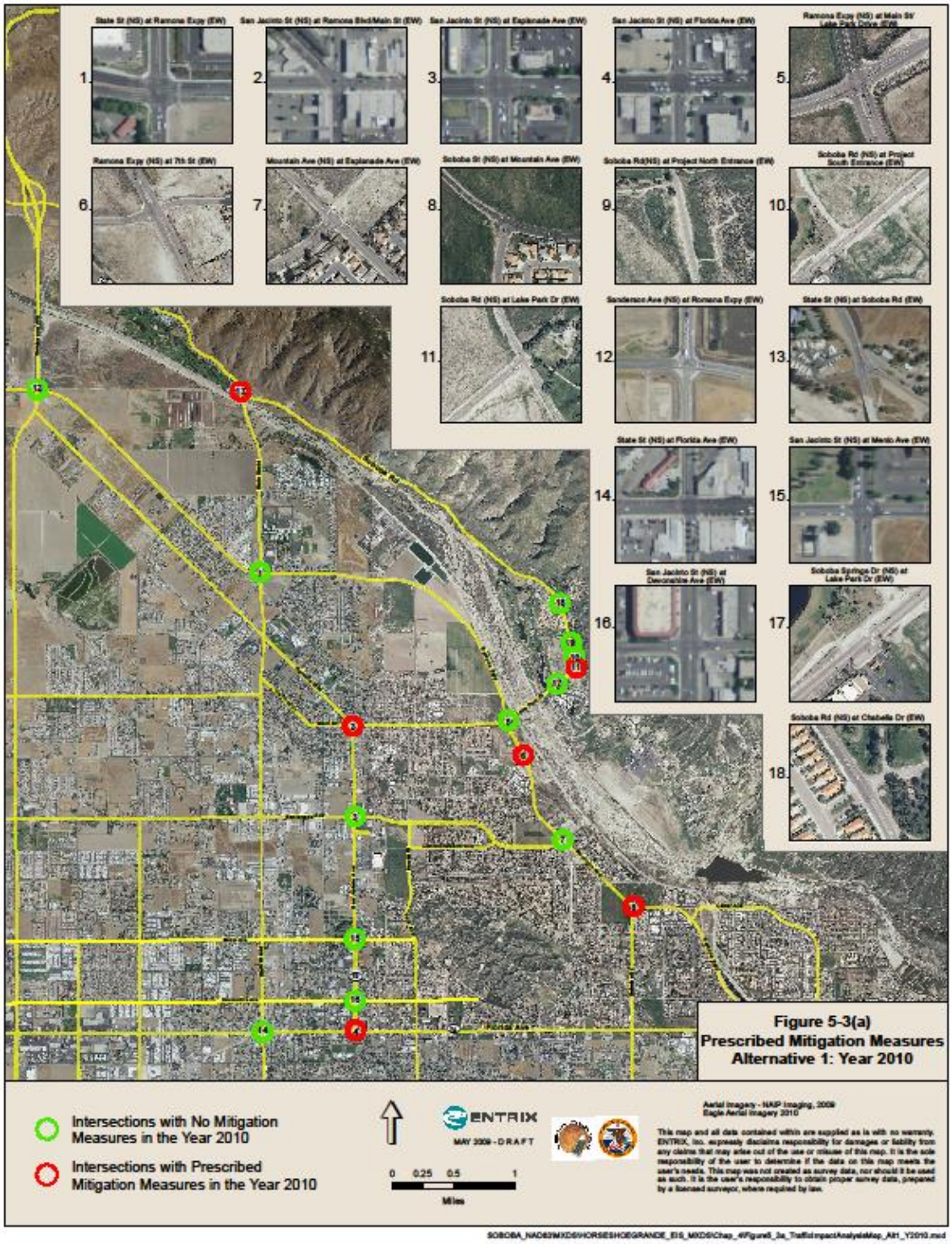


FIGURE 5-3(B)
PRESCRIBED MITIGATION MEASURES FOR ALTERNATIVE 1: YEAR 2025

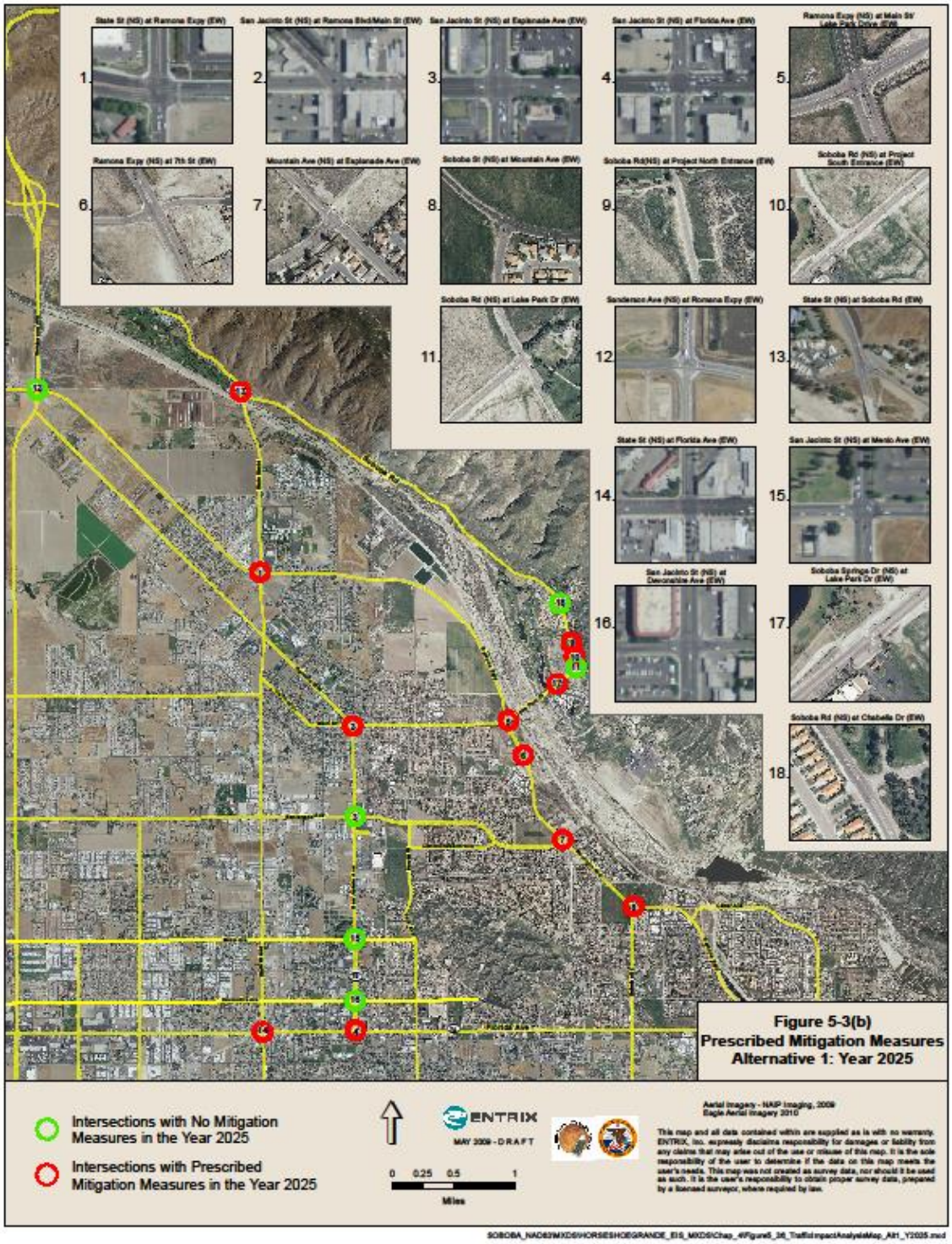


FIGURE 5-4(A)
PRESCRIBED MITIGATION MEASURES FOR ALTERNATIVE 2: YEAR 2010

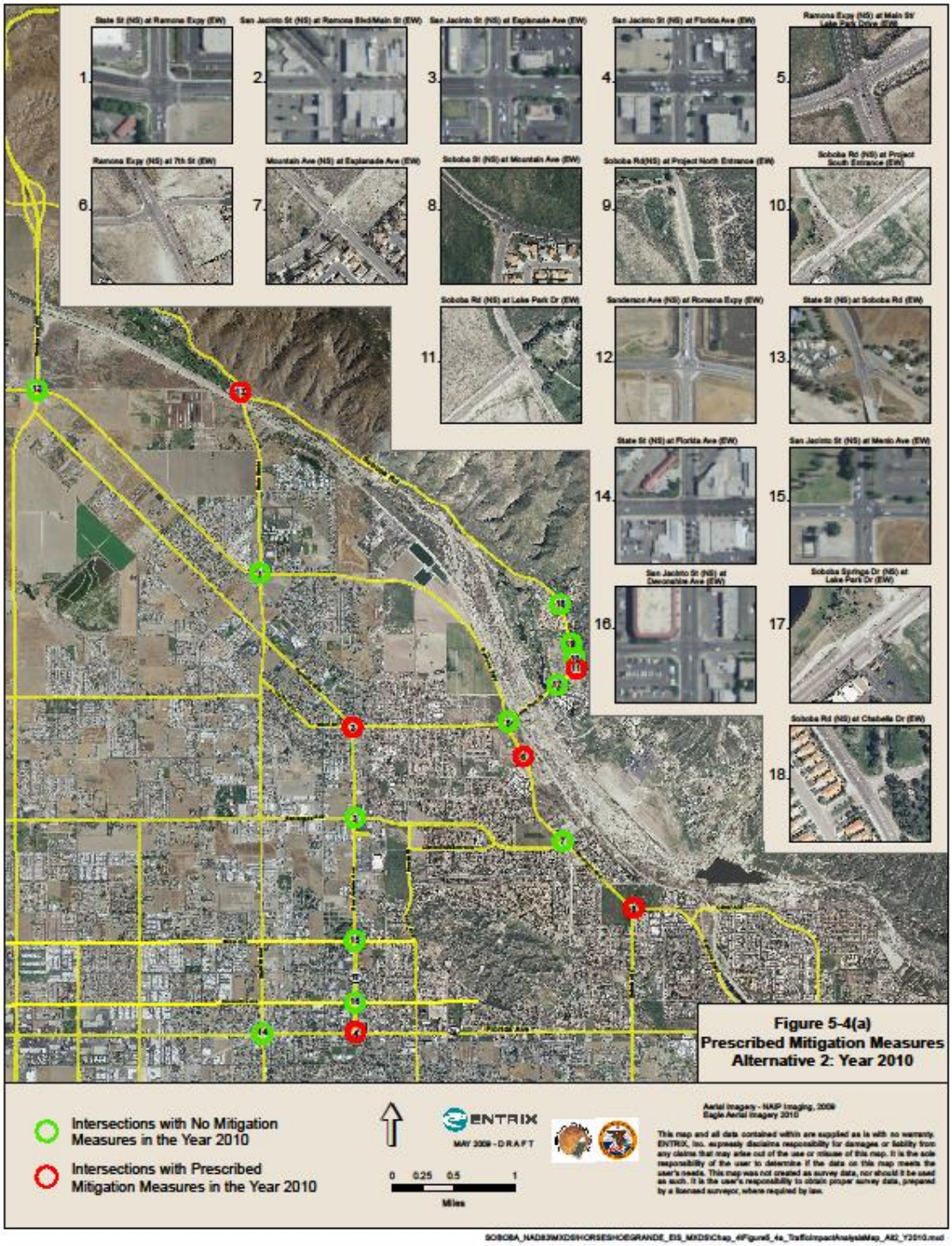


FIGURE 5-4(B)
PRESCRIBED MITIGATION MEASURES FOR ALTERNATIVE 2: YEAR 2025

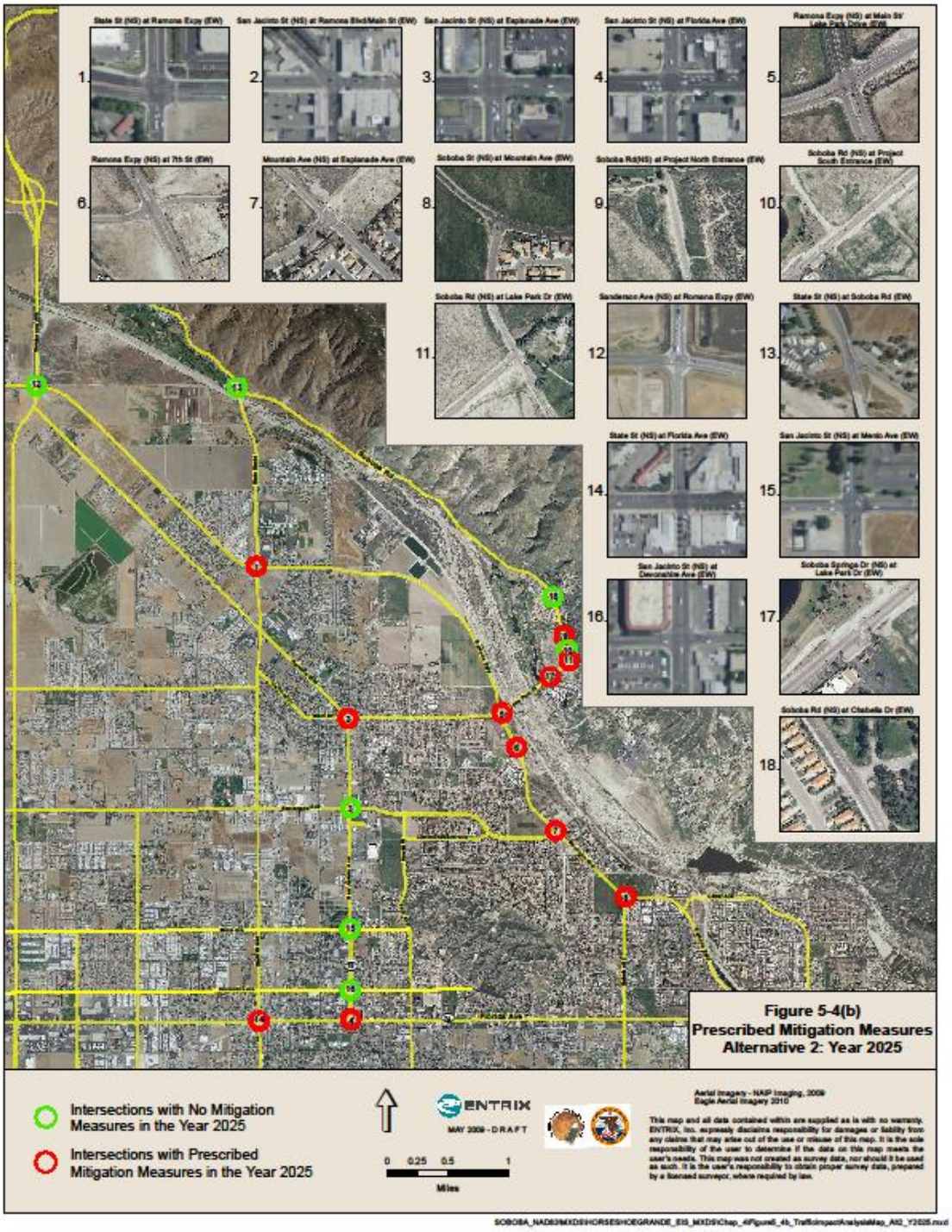


FIGURE 5-5(A)
PRESCRIBED MITIGATION MEASURES FOR ALTERNATIVE 3: YEAR 2010

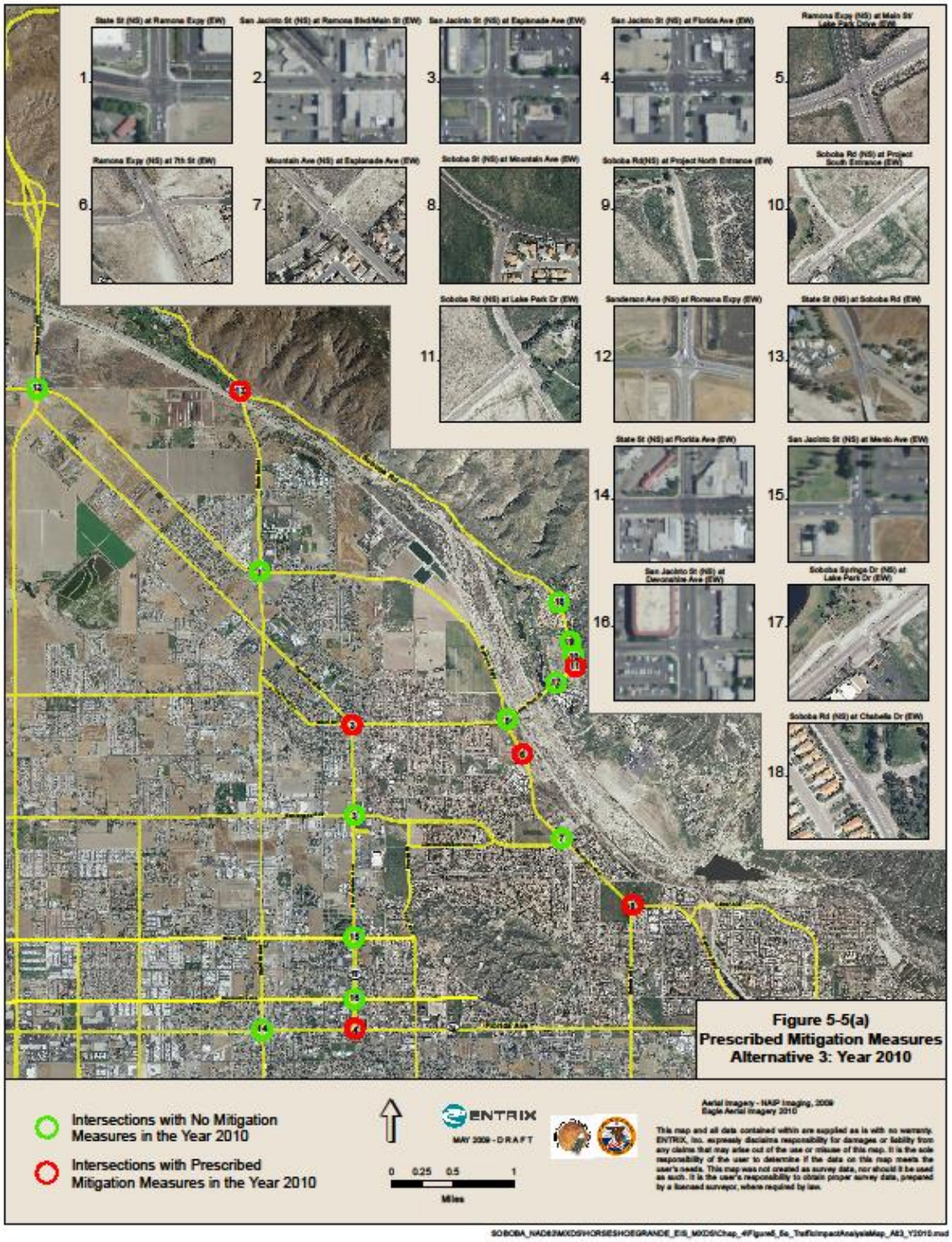


FIGURE 5-5(B)
PRESCRIBED MITIGATION MEASURES FOR ALTERNATIVE 3: YEAR 2025

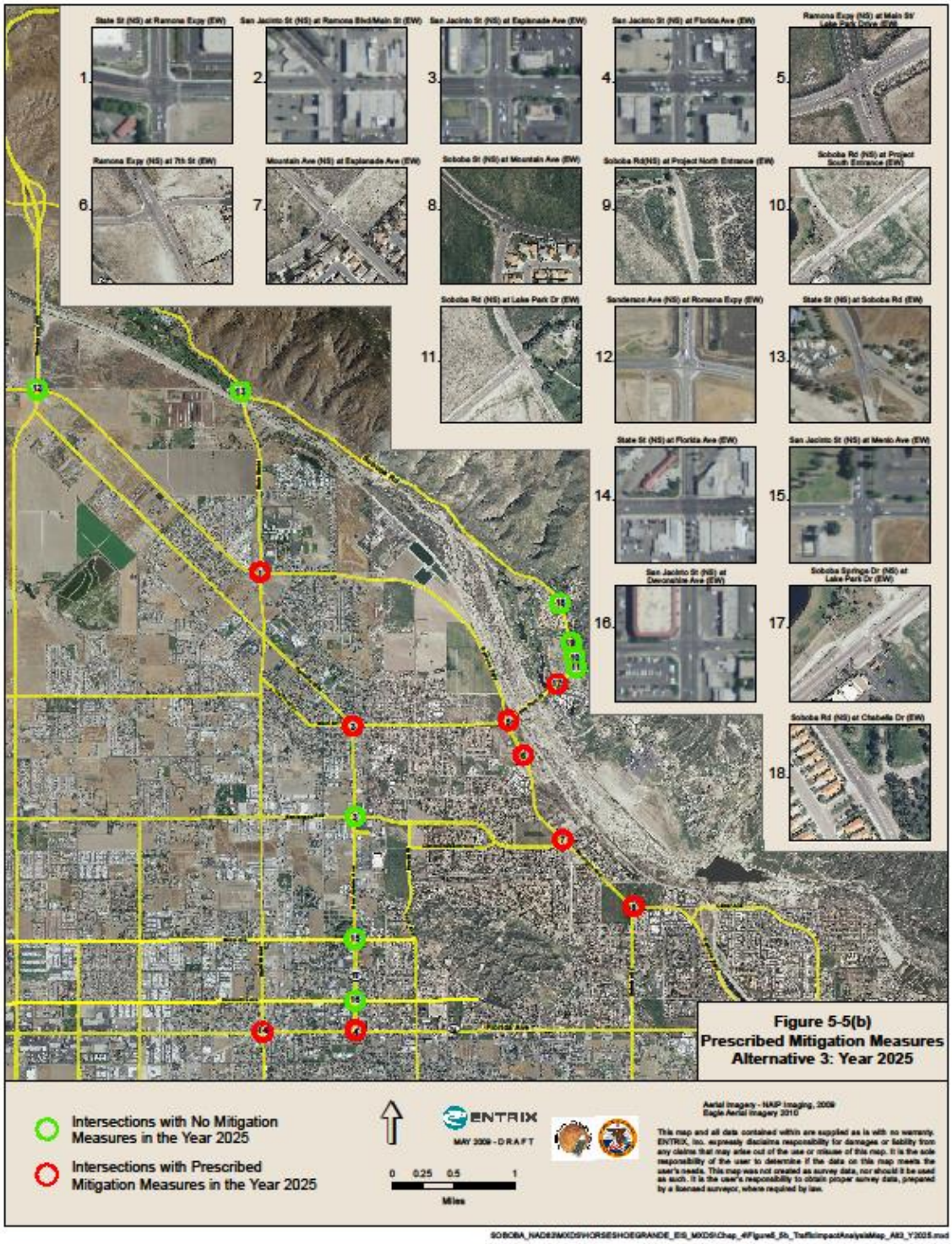


TABLE 5-2
INTERSECTION AND ROADWAY SEGMENT IMPROVEMENTS – PROPOSED ACTION AND ALTERNATIVES

Intersection Improvements	2010						2025					
	PA-A	PA-B	Alt 1	Alt 2	Alt 3	Alt 4*	PA A	PA B	Alt 1	Alt 2	Alt 3	Alt 4*
Sanderson Avenue at Ramona Expressway												
• None Identified												
State Street/Gilman Springs Road at Soboba Road												
• WB Right Turn Overlap	X	X							X			
• Traffic Signal	X	X	X	X	X	X						
State Street at Ramona Expressway												
• NB Right Turn Lane							X	X	X	X		X
• EB Right Turn Overlap							X	X	X	X	X	X
State Street at Florida Avenue												
• Additional EB Through Lane							X					
• WB Right Turn Lane							X	X	X	X	X	
San Jacinto St at Ramona Blvd/Main St												
• NB Right Turn Lane	X	X	X		X					X	X	X
• NB Right Turn Overlap							X	X	X			
• Additional SB Through Lane	X	X							X	X	X	X
• EB Left Turn Lane							X	X	X	X	X	
• EB Right Turn Overlap							X	X	X	X	X	
• WB Left Turn Lanes	2	2	1	1	1				2		2	1
San Jacinto St at Esplanade Ave												
• None Identified												
San Jacinto at Menlo Avenue												
• None Identified												
San Jacinto at Devonshire Avenue												
• None Identified												
San Jacinto St at Florida Ave												
• SB Right Turn Overlap	X	X							X	X	X	
• Additional SB Left Turn Lane	X	X	X	X	X	X						
• Additional EB Left Turn Lane							X	X	X	X	X	
• Additional WB Through Lane	X	X	X									X
Ramona Expy at Main St/Lake Park Dr												
• Additional SB Left Turn Lane	X	X										
• NB Right Turn Overlap							X	X	X			
• Additional WB Left Turn							X	X	X	X	X	X

Intersection Improvements	2010						2025					
	PA-A	**PA-B**	**Alt 1**	**Alt 2**	**Alt 3**	**Alt 4***	**PA A**	**PA B**	**Alt 1**	**Alt 2**	**Alt 3**	**Alt 4***
Lane												
Ramona Expy at 7th St												
• Traffic Signal	X	X	X	X	X	X						
Mountain Ave at Esplanade Ave												
• Additional SB Through Lane							X	X	X	X	X	X
Soboba St at Mountain Ave												
• Traffic Signal	X	X	X	X	X	X						
Soboba Springs Drive at Lake Park Drive												
• Additonal EB Through Lane	X	X	X	X	X	X						
• Additional WB Through Lane	X	X	X	X	X	X						
Soboba Road at Chabella Drive												
• Additional SB Through Lane							X	X	X	X	X	
Soboba Rd at Lake Park Dr												
• NB Left Turn Lanes	1	1	1	1	1			2				1
• SB Left Turn Lane		X					X			X	X	X
• SB Right Turn Lanes	2	2	2							1	1	1
• SB Right Turn Overlap							X	X	X	X	X	X
• Additional EB Left Turn Lane	X	X	X								X	X
• EB Right Turn Overlap							X	X	X	X	X	X
• Traffic Signal	X	X	X	X	X	X						
Project Access												
Soboba Road – North Entrance												
• NB Left Turn Lane	1	2	1	1								
• SB Additional Through Lane							X	X	X	X		
• SB Right Turn Lane	X	X	X									
• Traffic Signal	X	X	X									
Soboba Road – South Entrance												
• NB Left Turn Lane	X	X	X	X	X							
• SB Additional Through Lane							X		X			
• SB Right Turn Lane	X		X									
• Traffic Signal	X	X	X		X							
Lake Park Dr												
• WB Left Turn Lane					X							
• Additional WB Lane		X										
• Additional EB Lane		X										
• EB Right Turn Lane					X							
• Traffic Signal											X	
I-215 Freeway Southbound												

Intersection Improvements	2010						2025					
	PA-A	**PA-B**	**Alt 1**	**Alt 2**	**Alt 3**	**Alt 4***	**PA A**	**PA B**	**Alt 1**	**Alt 2**	**Alt 3**	**Alt 4***
Ramps at Bonnie Drive												
• Additional NB Left Turn Lane							X	X	X	X	X	X
• Additional SB Through Lane							X	X	X	X	X	X
• Traffic Signal	X	X	X	X	X	X						
I-215 Freeway Northbound Ramps at State Route 74												
• SB Left Turn Lane							2	2	2	1	2	1
• SB Right Turn Lane							X	X	X	X	X	X
• Traffic Signal	X	X	X	X	X	X						
Beaumont Avenue (State Route 79) at I-10 Freeway Westbound Ramps												
• WB Left Turn Lane	X	X	X	X	X							X
Beaumont Avenue (State Route 79) at I-10 Freeway Eastbound Ramps												
• NB Right Turn Lane							X	X	X	X	X	X
• SB Left Turn Lane							X	X	X	X	X	X
• EB Right Turn Lane							X	X	X	X	X	X
• EB Restriping							X	X	X	X	X	X
Gilman Springs Road												
North of Soboba Road												
• 4 Lane Secondary	X	X	X	X	X	X						
• 4 Lane Major							X	X	X	X	X	X
Soboba Road												
Between Gilman Springs Road and Lake Park Drive												
• 4 Lane Secondary	X	X	X							X	X	X
Ramona Expressway												
West of Sanderson Street												
• None Identified												
Between Sanderson Street and State Street												
• 4 Lane Urban Arterial	X	X	X	X	X	X						
• 6 Lane Urban Arterial							X	X				
Between State Street and San Jacinto Street												
• None Identified												
Between San Jacinto Street and Main Street												
• None Identified												
Mountain Avenue												
Between Main Street and 7th Street												
• None Identified												
Between 7th Street and Esplanade Avenue												

Intersection Improvements	2010						2025					
	PA-A	**PA-B**	**Alt 1**	**Alt 2**	**Alt 3**	**Alt 4***	**PA A**	**PA B**	**Alt 1**	**Alt 2**	**Alt 3**	**Alt 4***
• 4 Lane Major Between Esplanade Avenue and Soboba Street	X	X	X	X	X	X						
• 4 Lane Major East of Soboba Street	X	X	X	X	X	X						
• None Identified												

Notes: NB = Northbound, SB = Southbound, EB = Eastbound, WB = Westbound; * Alternative 4 represents the No Action alternative – no mitigation would be required with this alternative, improvements noted would be required without any project development to provide an adequate level of service for without-project conditions.

Source: Kunzman Associates, Inc., 2010 (see **Appendix U** of the FEIS).

Alternative 2, Alternative 3, and No Action

No mitigation measures are required.

5.7.2 LAND USE

Land Use impacts necessitate mitigation for traffic, noise, air emissions and artificial lighting and glare. Please refer to Section 5.7.1 *Transportation Networks*, Section 5.9.2 *Noise*, Section 5.3 *Air Quality* for mitigation to those impacts. The mitigation provided below is for lighting and glare effects.

Lighting and Glare

The detailed design phase of the proposed developments will incorporate low-glare materials to minimize the anticipated lighting and glare effects.

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

Lighting Fixtures

As stated in **Section 2.1.1**, all permanent lighting that could increase exterior lighting levels will have the International Dark-Sky Society's Fixture Seal of Approval for dark sky friendly fixtures. All permanent exterior lighting will incorporate cutoff shields and non-glare fixture design and 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.

The lighting fixture mitigation measures described above would reduce lighting effects on sensitive receptors, when combined with the structural lighting mitigation measures described

below. Therefore, parking lot lighting and windshield glare would have a less than significant light and glare effect with implementation of these measures.

Exterior Signage 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.

Surface Coatings and Materials 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.

The surface coating and material mitigation measures described above would reduce building and fixture reflectance effects to sensitive receptors; therefore, glare from reflectance would have a less than significant effect with implementation of these measures.

Vegetative Screening Vegetation selected for landscaping will be selected, placed and maintained to minimize offsite light and glare in surrounding areas.

The vegetative screening mitigation measure described above would reduce vehicle headlight and windshield glare at-grade effects to sensitive receptors to a less than significant level.

Structural Screening 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 effects on the surrounding communities. Parking structures will have both external screening and a solid three-foot high barrier contiguous from the floor to shield the surrounding communities from vehicle headlights.

The structural screening mitigation measures described above would reduce parking lighting and windshield glare effects on sensitive receptors when combined with the lighting fixture mitigation measures described above. Therefore, parking lot lighting and windshield glare would have a less than significant light and glare effect with implementation of these measures.

Lighting Professional Review As stated in **Section 2.1.1**, all light and glare reduction plans will be reviewed by a qualified third-party lighting professional who will ensure that light and glare effects will be compliant with the goals of the City of San Jacinto 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.

Alternative 3

In addition to those mitigation measures discussed above, Alternative 3 requires two additional mitigation measures:

Time Restrictions. 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.

The time restriction mitigation measure described above would ensure that light effects would have a less than significant effect with implementation of this measure.

RV Park Lighting Restrictions. Permanent lighting will follow design requirements described above. In addition, exterior area lighting without cutoff shielding shall be prohibited for campers.

The RV park lighting restrictions mitigation measure described above would ensure that light effects would have a less than significant effect with implementation of this measure.

No Action (Alternative 4)

No mitigation measures are required.

5.7.3 AGRICULTURE

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, Alternative 3, and No Action (Alternative 4)

No mitigation measures are required.

5.8 PUBLIC SERVICES

5.8.1 WATER SUPPLY

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, Alternative 3, and No Action (Alternative 4)

No mitigation measures are required. All reclaimed water that would be used for irrigation of the Golf Course and Country Club would be treated to the State of California's Title 22 requirements. The Tribe and EMWD intend to maintain the existing contract for water supply services to the Country Club.

5.8.2 WASTEWATER SERVICE

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, Alternative 3, and No Action (Alternative 4)

The potential Tribal wastewater facilities and system would likely 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.

5.8.3 SOLID WASTE SERVICE

No mitigation measures are required.

5.8.4 ELECTRICITY AND NATURAL GAS

CONSTRUCTION

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, Alternative 3

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.

No Action (Alternative 4)

No mitigation measures are required.

OPERATION

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, Alternative 3

The Proposed Action and Alternatives will have a less than significant effect on electricity and natural gas services. However, the following energy conservation features will be incorporated into the proposed facilities:

- 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.
- For heating systems, filters on furnaces shall be cleaned or changed once a month or as needed. Energy-efficient equipment, such as appliances bearing the ENERGY STAR® logo, shall be selected for purchase and installation.
- 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.
- 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.

- 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.
- Non-aerating, low-flow faucets and showerheads shall be installed in the hotel rooms.
- New, energy-efficient water heaters shall be installed, and shall be evaluated for replacement every seven years.
- Water tanks shall be maintained and cleaned every three months to remove sediment in order to maintain the heat transfer efficiency of water heaters.

No Action (Alternative 4)

No mitigation measures are required.

5.8.5 TELEPHONE SERVICES

No mitigation measures are required.

5.8.6 LAW ENFORCEMENT

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

The following mitigation measure is recommended:

1) The Tribe will compensate RCSD for the cost of 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.

5.8.7 FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

CONSTRUCTION

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, Alternative 3

In the event that the second on-Reservation fire station is constructed, all required permitting will be obtained prior to construction.

Construction plans and specifications shall include the following notes:

- All construction equipment shall include spark arresters in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.
- 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.

No Action (Alternative 4)

No mitigation measures are required.

OPERATION

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, Alternative 3

No mitigation measures are required.

No Action (Alternative 4)

No mitigation measures are required.

5.8.8 SCHOOL SERVICES

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.

5.9 OTHER VALUES

5.9.1 HAZARDOUS MATERIALS

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

The following mitigation measures are recommended:

- Pollution control and prevention equipment, such as an oil-water separator and washrack, is needed for the golf course maintenance wash area. This system may eventually discharge water to the proposed WWTP for treatment and reuse.

- 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.
- 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:
- Refueling shall be conducted only with approved pumps, hoses, and nozzles.
- Catch-pans shall be placed under equipment to catch potential spills during servicing.
- All disconnected hoses shall be placed in containers to collect residual fuel from the hose.
- Vehicle engines shall be shut down during refueling.
- No smoking, open flames, or welding shall be allowed in refueling or service areas.
- Refueling shall be performed away from bodies of water to prevent contamination of water in the event of a leak or spill.
- Service trucks shall be provided with fire extinguishers and spill containment equipment, such as absorbents.
- Should a spill contaminate soil, the soil shall be put into containers and disposed of in accordance with local, state, and Federal regulations.
- 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.
- The amount of hazardous materials used in project construction and operation shall be consistently kept at the lowest volumes needed.
- During construction and operation of the proposed facilities, the least toxic material capable of achieving the intended result shall consistently be used to the extent practicable.
- 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 construction and operation of the Proposed Action and Alternatives.

- The contractor shall be requested to avoid and minimize the use of hazardous materials during the construction of the proposed developments to the fullest extent practicable.
- The use of pesticides and toxic chemicals shall be minimized or less toxic alternatives shall be used to the greatest extent feasible in the Golf Course management and landscaping.
- 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.
- 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.

No Action (Alternative 4)

No mitigation measures are required.

5.9.2 NOISE

CONSTRUCTION EFFECTS

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

To reduce noise effects on noise sensitive receptors, the following mitigation measures are recommended during construction:

- Restrict construction to the hours of 7:00 AM to 7:00 PM, Monday through Saturday (consistent with the City of San Jacinto noise ordinances found in Section 8.40.040).
- Use machinery that is properly fitted with muffling equipment.
- 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.
- Locate stationary equipment as far as possible from residences.
- Turn off equipment when not in use, including idling truck engines.

- Restrict the use of amplified sources (e.g., stereos) in the vicinity of residences.
- Post signs advising construction personnel of noise mitigation measures.
- 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.

A final noise study should be performed during the design and construction phase of the project to ensure compliance with the above mitigation measures.

No Action (Alternative 4)

No mitigation measures are required.

OPERATIONAL

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

Parking Structures

To reduce noise effects from parking structures to a level of less than significant, the following mitigation measures are recommended:

- Post signs in parking areas advising visitors that due to the presence of nearby residences, unnecessary noise is strongly discouraged.
- 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.
- Treat pavement of the parking structures to reduce tire squeals.
- Install external screening to reduce noise from the parking structures, such as car alarms.

Loading Docks and Maintenance Equipment

To ensure that effects are less than significant from the loading docks as well as from loud maintenance equipment, the following mitigation measures are recommended:

- 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.
- Place refuse collection in areas that will reduce noise exposure to nearby noise-sensitive receptors.

- Restrict noise producing maintenance activities (lawn mowing, leaf blowing, etc.) to the hours of 7:00 AM to 7:00 PM.

HVAC Equipment and Emergency Generator

To ensure that effects from HVAC equipment and emergency generator operation are less than significant, the following mitigation measure is recommended:

- Place fixed equipment, such as air conditioning condensers, emergency generators, and cooling towers, inside enclosures and/or on rooftops of buildings.

Additional Measures

An additional noise control measure will be implemented to further reduce noise effects on the mobile home park. Construct a higher sound wall to be 6-7 feet tall, without gaps, between Lake Park Drive and the Soboba Springs Mobile Estates prior to commencing major construction. This measure will lower received noise levels by an additional 3 dBA. The barrier material would have to be solid and massive, with no significant gaps in construction.

Alternative 3

- Mitigation measures for Alternative 3 include the recommended measures for the Proposed Action A, Alternative 1, and Alternative 2 listed above, in addition to the following:
- Place the RV-park access road as far away from the mobile home park as practicable.
- 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.
- Limit the speed on the access road and within the park to 15 miles per hour.
- Post signs in the park advising visitors that due to the presence of nearby residences, unnecessary noise is strongly discouraged.

No Action (Alternative 4)

No mitigation measures are required.

5.9.3 VISUAL RESOURCES

Proposed Action A, Proposed Action B, Alternative 1, Alternative 2, and Alternative 3

The following mitigations measures are recommended to reduce the amount of contrast that the proposed developments would have with the existing setting. These mitigations measures should be used in conjunction with each other and where appropriate in order to reduce the amount of contrast from strong to moderate or less. By reducing the contrast rating to moderate or less, the Proposed Action and Alternatives would have a less than significant visual effect on the existing setting.

Vegetative Screening. A variety of landscape vegetation appropriate to the region's climate shall be placed throughout the Development Site in a way to screen the strong contrast of the form, line, color and texture of the proposed facilities with the existing vegetation. To break up or hide the geometric forms, strong horizontal and vertical lines, and smooth texture of the structures, the following mitigation measures shall be used. 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. In addition, 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.

The structures' roofs would be seen from any location in the adjacent foothills and would contribute to the strong contrast rating for form, line, color and texture. The roof 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[93] is recommended to further reduce contrast.

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. These structures shall not only reduce the color and texture contrast with the existing setting, but would also reduce the glare from the vehicles and light-colored roofing materials. This would also reduce the ambient lighting effects at night to the surrounding communities.

[93] Extensive green roof systems are constructed of a lightweight soil medium and are underlain by a drainage layer and a high quality impermeable membrane that protects the building structure. These roofs are designed to be self-sustaining with minimal maintenance and usually support a drought tolerant ground cover.

For Alternatives 3 and 4, the vegetation mitigation measures described above would reduce the form, line and texture contrast to moderate or less at all KOPs and thus would have a less than significant visual effect. In addition, for the Proposed Action and Alternatives 1 and 2 at KOPs 1, 2, 3, 4, and 5, these mitigation measures would reduce the form, line and texture contrast to moderate or less and would have a less than significant visual effect at those locations. However, at KOP 6, the form contrast would remain strong due to the structures' massing proximate to sensitive receptors (including the homes along the retirement community's eastern and northern border). Therefore, the Proposed Action and Alternative 1 would continue to have a significant visual effect after mitigation measure implementation.

Earth Tone Color Choices. Structures shall be painted in earth tone colors that closely match the existing setting's colors, including beige, tan, and brown. From all KOPs for all alternatives, this would reduce any strong color contrast from buildings to moderate or less, and thus would have a less than significant visual effect.

Parking and Roof Materials. 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. From all KOPs for all alternatives, this would reduce any strong color and texture contrast from the parking lots and roofs to moderate or less, when used in conjunction with the trellis structures described above, and thus would have a less that significant visual effect.

No Action (Alternative 4)

No mitigation measures are required.

SECTION 6.0
LIST OF COORDINATION AND CONSULTATION

6.0 LIST OF COORDINATION AND CONSULTATION

6.1 LEAD AGENCY

BUREAU OF INDIAN AFFAIRS (LEAD FEDERAL AGENCY)

Pacific Region

- Amy Dutschke, Regional Director
- John P. Rydzik, Chief, Division of Environmental and Cultural Resources Management, and Safety
- Pat O'Mallan, Environmental Protection Specialist
- Chad Broussard, Environmental Protection Specialist
- Dan Hall, Regional Archaeologist
- Terisa Draper, Realty Specialist

SOBOBA BAND OF LUISEÑO INDIANS

- Cultural Resources Assistant: Harold Arres
- Cultural Resources Assistant: Bennae Calac
- Soboba Water Resources Manager: Dan Mudrovich
- Soboba Environmental Director: Erica Helms
- Fire Chief: Jim Barron
- Existing Casino Director: Richard Kline
- Tribal Administrator: Tobin White

SECTION 7.0
LIST OF PREPARERS

7.0 LIST OF PREPARERS

7.1 LEAD AGENCY

BUREAU OF INDIAN AFFAIRS

Pacific Region

- Amy Dutschke, Regional Director
- John P. Rydzik, Chief, Division of Environmental and Cultural Resources Management, and Safety
- Pat O'Mallan, Environmental Protection Specialist
- Chad Broussard, Environmental Protection Specialist
- Dan Hall, Regional Archaeologist
- Terisa Draper, Realty Specialist

7.2 ENVIRONMENTAL CONSULTANTS

CARDNO ENTRIX, INC.

- Principal In-Charge: Robert McKusick, Ph.D.
- Project Manager: Benjamin Pogue, M.P.A.
- Project Assistant: Katherine Clifford

TECHNICAL STAFF

- Duane Paul, Ph.D
- Steve Pavich
- Rabia Ahmed
- Bruce Palmer
- Rebecca Kipp
- Kay Nicholson
- Paul Wisherrop
- Kimberly Demuth
- Megan Herkelrath
- Lisa Meoli
- Matt Loxterman

- Jeanette Brena
- Brad Boyes
- Chelsea Ayala
- Jeremy Bunn
- Ryan Shatt
- GIS:
  - Kyla Larson
  - Lora McKusick
  - Stephani Onisko
  - Sarah Jenniges

ENVIRONMENTAL DATA SYSTEMS

- FEIS Project Manager: Joe Broadhead

KUNZMAN ASSOCIATES

- Bryan Crawford
- Carl Ballard
- William Kunzman, P.E.

ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA

- Moe Ahmadi

ASPECT CONSULTING

- Mark Shaffer

SECTION 8.0
BIBLIOGRAPHY

8.0 BIBLIOGRAPHY

[Clean Air Act 42 U.S.C. §7401, et seq..], water quality [Clean Water Act – 33 U.S.C. §§1251-1387], and safe drinking water standards [Safe Drinking Water Act 42 U.S.C. §300 et seq];

16 USC §1531 et seq. – *Endangered Species Act: United States Fish and Wildlife Service*, United States Code, Title 16, Chapter 35, §1531.

16 USC §703-711 – *Migratory Bird Treaty Act of 1918*, United States Code, Title 16, Chapter 128.

18 U.S.C. §1162 - State jurisdiction over offenses committed by or against Indians in the Indian country, United States Code, Title 18, Part I, Chapter 53, §1162.

23 C.F.R. Part 772 – *Procedures for abatement of highway traffic noise and construction noise*, Code of Federal Regulations, Title 23, Part 772.

25 C.F.R Part 151 - *Acquisition of Title To Land In Trust*, Code of Federal Regulations, Title 25, Chapter 1, Part 151.

25 U.S.C. § 177 – *Purchases or grants of lands from Indians*, United States Code, Title 25, Chapter 5, § 177.

25 U.S.C. §465 - Acquisition of lands, water rights or surface rights; appropriation; title to lands; tax exemption, United States Code, Title 25, Chapter 14, Subchapter V, §465.

25 U.S.C. §2719(b)(1) – *Gaming on lands acquired after October 17, 1988*, United States Code, Title 25, Chapter 29, §2719.

28 U.S.C. §1360 – *State civil jurisdiction in actions to which Indians are parties*, United States Code, Title 28, Part IV, Chapter 85, §1360.

33 USC §§1251-1387, Clean Water Act, United States Code, Chapter 33, §§1251-1387.

40 C.F.R. Parts 51 and 92 – *$PM_{2.5}$ de minimis emission levels for General Conformity applicability*, Code of Federal Regulations Part 51 and 92.

40 C.F.R. Part 86 – Control of Air Pollution from New Motor Vehicles and New Motor Vehicle Engines; Interim Regulations for Cold Temperature Carbon

Monoxide Emissions from 1994 and Later Model Year Gasoline-fueled Light-Duty Vehicles and Light-Duty Trucks, Code of Federal Regulations, Part 86.

40 C.F.R Parts 1501.1-1501.8 - *Council of Environmental Quality Regulations for Implementing NEPA*, Code of Federal Regulations, Title 40, Chapter 8, Parts 1500-1508.

42 U.S.C. §12101, et seq. - Federal Amercians with Disabilities Act, United States Code, Title 42, Chapter 126, §12101.

42 U.S.C. 4321, *et seq*.- National Environmental Policy (NEPA), United States Code, Title 42, Chapter 55, §4321.

42 USC §7401 et seq., as amended in 1977 and 1990, Clean Air Act Regulations, *Congressional findings and declaration of purpose*, United States Code, Title 42, Chapter 85, Subchapter I, Part A, §7401.

50 CFR Part 1501.7, CEQ - *Regulations for implementing NEPA*, Code of Federal Regulations, Title 50, Part 1501.7.

50 CFR Part 17 – *Endangered and threatened wildlife and plants*, Code of Federal Regulations, Title 50, Volume 1, Part 17.

50 CFR Part 222- *General endangered and threatened marine species*, Code of Federal Regulations, Title 50, Volume 3, Part 222.

50 CFR Subchapter B, Taking, possession, transportation, sale, purchase, barter, exportation, and importation of wildlife and plants, Code of Federal Regulations, Title 50, Chapter 1, Subchapter B.

American Ornithologists' Union (AOU), 1957, *The A.O.U. Check-list of North American Birds*, 5th ed., Port City Press, Inc., Baltimore, MD., 691 pp.

AMI, 1980 Aerial Photograph.

Analytical Environmental Services (AES), April 2006, Environmental Assessment: Soboba Band of Luiseno Indians Horseshoe Grande Fee-to-Trust Project.

Analytical Environmental Services (AES), April 2006, Environmental Assessment: Soboba Band of Luiseno Indians Horseshoe Grande Fee-to-Trust Project.

Analytical Environmental Services (AES), April 2006, Environmental Assessment: Soboba Band of Luiseno Indians Horseshoe Grande Fee-to-Trust Project.

Analytical Environmental Services (AES), April 2006, Environmental Assessment: Soboba Band of Luiseno Indians Horseshoe Grande Fee-to-Trust Project.

Analytical Environmental Services (AES), March, 2006, *Phase I ESA: Horseshoe Grande Property*.

Archaeological Associates, Ltd., 1980, *Archaeological Survey Report: A 190+/- Acre Parcel Located in San Jacinto in the County of Riverside, California,* on file at the Eastern Information Center, University of California, Riverside.

Archaeological Resource Management Corporation, 1992, *Final Report of Test, Salvage, and Monitoring Phases at CA-RIV-102, Tract 24714, City of Hemet, Riverside County, California,* prepared by C.R. Demcak, K.L. Holanda, C.S. Jones, L.E. Christenson, S.R. Van Wormer, K.C. Allen, L. Scott-Cummings, M.A. Pritchard-Parker, M.R. Julien, and S.M. Conrad, prepared for UDC Holmes, Corona, CA.

Aspect Consulting LLC., 2004, *Water Quality Assessment Report, Clean Water Act, Section 305(b),* unpublished Report for Soboba Band of Luiseño Indians.

ASTM, Practice E 1527-05, "Guidance for Conducting Phase I Environmental Site Assessments".

Atwood, J., 1980, "The United States distribution of the California black-tailed gnatcatcher," *Western Birds,* Vol. 11, pp.65–78.

Atwood, J., 1990, *Status review of the California gnatcatcher (Polioptila californica),* Manomet Bird Observatory, Manomet, Massachusetts.

Axelrod, D., 1966, "The Pleistocene Soboba Flora of Southern California," *California University Publications in the Geological Sciences*, Vol. 60, 79 p.

Bailey, V., C. C. Sperry, 1929, "Life history and habits of the grasshopper mice, genus *Onychomys*," *U.S. Department of Agriculture Technical Bulletin*, No. 145, 19 pp.

Barrows, D.P., 1900, *The Ethno-Botany of the Coahuilla Indians of Southern California,* Chicago Press, (reprinted 1976 by Malki Museum, Banning).

Bay Area Economic Forum, January 2004, Supercenters and the Transformation of the Bay Area Grocery Market Industry: Issues, Trends, and Impacts.

Bean, L.J. F. Shipek, 1984, "Luiseño," in *Handbook of North American Indians*, Vol. 8: California, pp. 500-504, vol. ed. Robert F. Heizer, Washington, D.C., Smithsonian Institution.

Beedy, E. C., W. J. Hamilton, 1997, *Tricolored blackbird: status update and management guidelines*, Jones & Stokes Associates, Inc. 97-099, Sacramento, CA, prepared for U.S. Fish and Wildlife Service, Portland, OR and California Department of Fish and Game, Sacramento, CA.

Bent, A.C., 1940, "Life histories of North American cuckoos, goatsuckers, hummingbirds, and their allies," *U.S. National Museum Bulletin*, No. 176: 506 pp.

Berkman, Leslie, January 14, 2010, 'Foreclosures not stabilized, The Press-Enterprise, accessed online at http://www.myvalleynews.com/story/47485/.

Bettinger, R.L., R.E. Taylor, 1974, "Suggested revisions in archaeological sequences of the Great Basin in interior Southern California," *Nevada Archaeological Survey Research Papers*, No. 5, pp. 1-16, Reno.

Bleich, V. C., 1973, Ecology of rodents at the United States Naval Weapons Station Seal Beach, Fallbrook Naval Weapons Annex, San Diego County, California, California State University, Long Beach, M.A. Thesis.

Bleich, V.C., O. A. Schwartz, 1974, "Western range extension of Stephens' kangaroo rat (*Dipodomys stephensi*), a threatened species," *California Department of Fish and Game*, Vol. 60, pp. 208–210.

Bolger D.T., 2002, "Habitat fragmentation effects on birds in southern California: contrast to the "top-down" paradigm," in *Studies in Avian Biology*, Vol. 25, pp. 141-157, eds. T. L. George and D. S. Dobkin.

Borror, D. J., 1971, "Songs of Airnophila sparrows occurring in the United States," *Wilson Bulletin*, Vol. 83, pp.132–151.

Bostic, D.L., 1965, "Home range of the teiid lizard, *Cnemidophorus hyperythrus beldingi*," *Southwestern Naturalist*, Vol. 10, pp. 278–281.

Brendale v. Confederated Tribes & Bands of Yakima Indian Nation, 492 U.S. 408 (1989).

Bruel & Kjaer, 1971, *Acoustic Noise Measurements*, Figure 2-10, p. 20.

Bureau of Economic Analysis, 2005, "CA30: Regional economic profiles," http://www.bea.gov/regional/reis/default.cfm?catable=CA30.

Bureau of Land Management (BLM), 2007a, Manual H-8410-1, Visual Resource Inventory.

Bureau of Land Management (BLM), 2007b, Manual 8431, Visual Resource Contrast Rating.

Bureau of Land Management (BLM), 2007c, Visual Resource Management System, www.blm.gov/nstc/VRM/8410.html (accessed July 2007).

Bureau of Land Management (BLM), 2007d, Visual Resource Management System, www.blm.gov/nstc/VRM/8410a.html (accessed July 2007).

Bureau of Land Management (BLM), 2007e, Visual Resource Management System, www.blm.gov/nstc/VRM/8410f.html (accessed July 2007).

Bureau of Land Management (BLM), 2007f, Visual Resource Management System, www.blm.gov/nstc/VRM/index.html (accessed July 2007).

Bureau of Land Management (BLM), 2007g, Visual Resource Management System, www.blm.gov/nstc/VRM/respon.html (accessed July 2007).

Bureau of Land Management (BLM), 2007h, Visual Resource Management System, www.blm.gov/nstc/VRM/vrmsys.html (accessed July 2007).

Bureau of Land Management (BLM), 2007h, Visual Resource Management System, www.blm.gov/nstc/VRM/vrmsys.html (accessed July 2007).

Bureau of Land Management (BLM), Manual 8431, Visual Resource Contrast Rating.

Bureau of Land Management (BLM), Manual H-8410-1, Visual Resource Inventory.

Byrne v. Alas et al, Supreme Court of California (74 Cal.628; 16P.523; January 31, 1888).

California Air Resources Board, 2009 "California Ambient Air Quality Standards (CAAQS)," http://www.arb.ca.gov/research/aaqs/caaqs/caaqs.htm.

California Department of Education, 2008, "School Staffing," http://www.cde.ca.gov/ds/ss/.

California Department of Fish and Game (CDFG), 2005, State of California Resources Agency, Department of Fish and Game, Habitat Conservation Division, Wildlife and Habitat Data Analysis Branch, California Natural Diversity Database, "Special Animals," July 2005, http://www.dfg.ca.gov/whdab/html/ cawildlife.html (accessed August 2007).

California Department of Fish and Game (CDGF), California Natural Diversity Database, 2006, Wildlife and Habitat Data Analysis Branch, Commercial database version dated January 4, 2006.

California Department of Housing and Community Development, May 2000, "Raising the Roof: California Housing Development Projections and Constraints 1997-2020," Sacramento, CA.

California Department of Water Resources, 1959, "Geology of San Jacinto and Elsinore units in Santa Ana River investigation," Bulletin 15, 207 p.

California Integrated Waste Management Board (CIWMB), 2006, "Solid Waste Information System," http://www.ciwmb.ca.gov/SWIS/, accessed March 19, 2006.

California Integrated Waste Management Board (CIWMB), 2007, "Estimated Solid Waste Generation rates for Service Establishments," http://www.ciwmb.ca.gov/WasteChar/WasteGenRates/default.htm (accessed September 10, 2007).

California Native Plant Society (CNPS), 2001, Inventory of rare and endangered plants of California (6th edition, electronic version), Rare Plant Scientific Advisory Committee, David P. Tibor, convening editor, California Native Plant Society, Sacramento.

California Native Plant Society (CNPS), 2001, Inventory of rare and endangered plants of California (6th edition, electronic version), Rare Plant Scientific Advisory Committee, David P. Tibor, convening editor, California Native Plant Society, Sacramento.

California Native Plant Society (CNPS), 2001, Inventory of rare and endangered plants of California (6th edition, electronic version), Rare Plant Scientific Advisory Committee, David P. Tibor, convening editor, California Native Plant Society, Sacramento.

California State Board of Equalization, 2006, *State Board of Equalization 2005-2006 Annual Report*, http://www.boe.ca.gov/annual/annualrpts.htm#06.

California State Controller's Office, Fiscal Year 2008-2009, 'Proposed Allocation from the Special Distribution Fund,' http://www.sco.ca.gov/ard_payments_indiangaming_sd.html (accessed April 10, 2010).

California, State of, 1996, California Historical Landmarks.

California, State of 1992, California Points of Historical Interest.

California, State of, "About Us", http://www.parks.ca.gov/?page_id=91 (accessed August 8, 2007).

California, State of, 1976, California Inventory of Historical Resources.

California, State of, 1980, San Jacinto Quadrangle. *State of California Special Studies Zones Map*

California, State of, 2002, California Register of Historical Resources.

Cameron, G.N., 1973, "Effect of litter size on postnatal growth and survival in the desert woodrat," *Journal of Mammalogy*, Vol. 54, pp. 489–493.

Cameron, G.N., D.G. Rainey, 1972, "Habitat utilization by *Neotoma lepida* in the Mohave Desert," *Journal of Mammalogy*, Vol. 53, pp. 251–266.

Chartkoff, J.L., K.K. Chartkoff, 1984, *The Archaeology of California*, Stanford University Press, Stanford, California.

Chiricos, Ted, October 1994, "Casinos and Crime: An Assessment of the Evidence," Special Collections, University of Nevada, Las Vegas.

City of Hemet, May 2006, Hemet Now, "Hemet Retail Demand Tops $1 Billion."

City of Hemet, 1992, *City of Hemet General Plan*, City of Hemet, California.

City of Pasadena, California, 2002, *Arroyo Seco Master Plan Environmental Impact Report*, Section 3.9 Noise.

City of San Jacinto, 2007, http://www.ci.san-jacinto.ca.us/about_us.html (accessed July 2007).

City of San Jacinto, January 2006a, *City of San Jacinto General Plan*.

City of San Jacinto, January 2006b, City of San Jacinto General Plan Environmental Impact Report.

City of Santa Clarita, June 2008, Henry Mayo Newhall Memorial Hospital Master Plan Environmental Impact Report.

City-data.com, 2007, San Jacinto, California, http://www.city-data.com/city/San-Jacinto-California.html.

The Climate Registry, 2008, Emission factors for Grid 2006 Subregion CAMX.

Collins, P.W., 1999, "Rufous-crowned Sparrow", in *Birds of North America*, Vol. 472, pp. 1 – 27A, eds. Poole and F. Gill.

Coulombe, N.H., 1971, "Behavior and population ecology of the Burrowing Owl, *Speotyto cunicularia*, in the Imperial Valley of California," *Condor*, Vol. 73, pp. 162-176.

County of Monterey Resource Management Agency Planning Department, 2004, *Rancho San Juan Specific Plan and HYH Property Project Environmental Impact Report*, Section 5.6 Noise.

County of Riverside, 2006, "Parks, Recreation, and Travel," http://www.countyofriverside.us/portal/page?_pageid=133,160882&_dad=portal&_schema=PORTAL.

County of Riverside, Transportation and Land Management Agency, Riverside County Projections-2006 (RCP06), by Partial Census Tract, http://www.tlma.co.riverside.ca.us/rcd/projections/RCP06_Cities.pdf, accessed July 12, 2007.

CRM Tech, Identification and Evaluation of Historic Properties: The "Horseshoe" Property, near the Soboba Indian Reservation, City of San Jacinto, Riverside County, California, report prepared by Bruce Love, Bai Tang, and Daniel Ballester, report submitted to Joe Broadhead, Analytical Environmental Services.

CRM Tech, Identification and Evaluation of Historic Properties: The "Horseshoe Grande" Project, near the Soboba Indian Reservation, City of San Jacinto, Riverside County, California, report prepared by Michael Hogan, Bai Tang, Josh Smallwood, and Daniel Ballester, report submitted to Josh Ferris, Analytical Environmental Services.

Department of the Interior, Bureau of Indian Affairs, National Environmental Policy Action, Handbook 59, IAM 3-H (May 5, 2005)

Department of the Interior, Departmental Manual, Environmental Quality, Part 516 of National Environmental Policy Act of 1969, Chapters 1-7.

Department of Transportation (DOT), 2007, California Scenic Highway Mapping System, http://www.dot.ca.gov/hq/LandArch/scenic_highways (accessed July 2007).

Department of Transportation, Federal Highway Administration (DOT FHWA), 2006, *Roadway Construction Noise Model User's Guide*, DOT John A. Volpe National Transportation Systems Center for FHWA Office of Natural and Human Environment, Washington, DC.

DeSante, D.E, G.G. Geupel, 1987, "Landbird productivity in central coastal California: The relationship to annual rainfall, and a reproductive failure in 1986," *Condor*, Vol. 89, pp. 636-653.

Dibblee, T.W., 1970, "Regional Geologic Map of San Andreas and Related Faults in Eastern San Gabriel Mountains, San Bernardino Mountains, Western San Jacinto Mountains, and Vicinity, Los Angeles, San Bernardino, and Riverside Counties," *U.S. Geological Survey Open-File Report* 71-88.

Dibblee, T.W., 1982, "Geologic Map of the Banning (15-Minute) Quadrangle, California," in Geologic Maps of the San Jacinto Mountains and Vicinity, California: South Coast Geological Society, Geologic Map SCGS 2, ed. A.R. Brown.

Drover, C.E., 1988, An Archaeological Assessment of the North Mountain Project, Riverside County, California.

Drover, C.E., 1989, An Archaeological Assessment of the Castillo Canyon Project, Riverside County, California.

Eastern Municipal Water District, Hemet/San Jacinto Regional Water Reclamation Facility brochure, http://www.emwd.org/news/Insights/insights_hemet-san_jacinto.pdf (accessed July 7, 2010)

Eastern Municipal Water District (EMWD), 2008, http://www.emwd.org/ (accessed June 11, 2008).

Edwards, K. L., 1980, Failure of the San Jacinto River Levees near San Jacinto, California, from the floods of February, 1980 in Storms, floods, and debris flows in southern California and Arizona, 1978 and 1980: Proceedings of a symposium, National Academy Press, p.347-356.

Egoscue, H.J., 1957, "The desert woodrat: a laboratory colony," *Journal of Mammalogy*, Vol. 38, pp. 472–481.

Environmental Data Resources, *Radius Map with Geocheck Report,* Horseshoe Grande Property, July 31, 2007.

Environmental Protection Agency, "Monitor Values Report," 2006, http://www.epa.gov/air/data/reports.html.

The Eureka Group, 2010, "California Retail Survey – 2010 Edition."

Federal Register, "Indian Entities Recognized and Eligible to Receive Services from the United States Bureau of Indian Affairs," Vol. 70, No. 226, p. 71194, November 25, 2005.

Federal Interagency Committee on Noise (FICON), August 1992, Federal Agency Review of Selected Airport Noise Analysis Issues.

Fraser, D.M., 1931, "Geology of the San Jacinto Quadrangle South of San Gorgonio Pass, California," *California Journal of Mines and Geology*, Vol. 27, No. 4, pp. 494-540.

Frick, C., 1921, "Extinct Vertebrate Faunas of the Badlands of Bautista Creek and San Timoteo Canyon, Southern California," University of California Publications, *Bulletin of the Department of Geology*, Vol. 12, No. 9, pp. 277-409.

General Land Office, 1867, Report *of the Commissioner of General Land Office, for the Year 1867,* abridged and published by order of the Senate of the United States, Washington: Government Printing Office.

Grenda, D., *Archaeological Treatment Plan for CA-RIV-2798/H, Lake Elsinore, Riverside County, California,* report prepared for the U.S. Army Corps of Engineers, Los Angeles District, by Statistical Research, Inc., Tuscon, Arizona, on file, Eastern Information Center, University of California Riverside.

Grinlos, Earl L. and David B. Mustard, February 2006, "Casinos, Crime, and Community Costs," The Review of Economics and Statistics, 88(1): 000-000.

Grinnell J., A. H. Miller, 1944, "The distribution of the birds of California," *Pacific Coast Avifauna,* Vol. 27, pp. 1– 610.

Grinnell, J., 1933, "Review of the recent mammal fauna of California," *University of California Publications in Zoology,* Vol. 40, pp. 71–284.

Hall, Dan, 2006a, personal communication with Megan Herkelrath, November 9.

Hall, Dan, 2006b, personal communication with Marcia Montgomery, November 14.

Hamlin, S.N., K. Belitz, S. Kraja, B., Dawson, 2002, *Ground-water quality in the Santa Ana watershed, California*, overview and data summary, United States Geological Survey (USGS), Water Resources Investigations Report 02-4243.

Hammond, S, The Proposed Juaro Canyon Quarry Development: Report of Expected Impact on Archaeological Resources, Archaeological Research Unit, U.C. Riverside.

Harvey, H., March 15, 1978, *Economic History of the Soboba Reservation: 1774-1946*, submitted in the United States Court of Claims as Defendant's Exhibit No. H-119, Docket No. 80-A-1, on file at the Soboba Indian Reservation.

Hayden, P., J.J. Gambino, R.G. Lindberg, 1966, "Laboratory breeding of the little pocket mouse, *Perognathus longimembris*," *Journal of Mammalogy*, Vol. 47, pp. 412–423.

Helix Environmental Planning, Inc., 2007, Final Supplemental Environmental Impact Report for Hemet/San Jacinto Water Management Plan, prepared for Eastern Municipal Water District.

Hemet Valley Medical Center (HVMC), 2006, "Hemet Valley Medical Center," http://www.valleyhealthsystem.com/hemmain.htm.

Hemet-San Jacinto Genealogical Society, 1989, *San Jacinto Valley: Past and Present*, second edition, Hemet: Hemet-San Jacinto Genealogical Society.

Historical Commission Press, 1992, History and Directory of Riverside County, 1893-4, by A.A. Bynon & Son (reprint), Riverside: Historical Commission Press.

Hogan, M., B. Tang, J. Smallwood, and D. Ballester, 2004, Identification and Evaluation of Historic Properties: The "Horseshoe Grande" Project, near the Soboba Indian Reservation, city of San Jacinto, Riverside County, California, submitted to Josh Ferris, Analytical Environmental Services, March 26, 2004.

Homstad, C., D.F. Gallacher, *Water Development in the San Jacinto River Basin*, prepared by Historical Research Associates, Inc. for the United States Department of Justice, submitted August 8, 1997, on file at the Soboba Indian Reservation.

Horner, B.E., 1961, "Paternal care of the young and convulsive seizures in the grasshopper mouse," *American Zoologist*, Vol. 1, p.360.

Horner, B.E., J.M. Taylor, H.A. Padykula, 1964, "Food habits and gastric morphology of the grasshopper mouse," *Journal of Mammalogy*, Vol. 45, pp. 513–535.

Hunt, Kevin, Alex Wesson, 2005, Cultural Resources Survey for the Ramona Expressway Widening Project; State Street to Lake Park Drive, San Jacinto, Riverside County, California.

Indian Entities Recognized and Eligible to Receive Services from the United States Bureau of Indian Affairs, Federal Register, Vol. 70, No. 226, p. 71194, November 25, 2005.

Jenkins, R., Cultural Resource Narrative for the Soboba Fire Riverside County, CA-RRU-052091, CDF Northern Region Operations Center, Redding.

Jennings, M.R., 1987, "Impact of the curio trade for San Diego Horned Lizards (*Phrynosoma coronatum blainvillii*) in the Los Angeles Basin, California: 1885-1930," *J. Herpetol.*, Vol. 21, No. 4, pp.356–358.

Jennings, M.R., 1988, "Phrynosoma coronatum," Catalog of American Amphibians and Reptiles, Vol. 428, pp. 1–5.

Jennings, M.R., M.P. Hayes, 1994, *Amphibian and reptile Species of Special Concern in California*, California Department of Fish and Game, Rancho Cordova, California.

Jennings, M.R., M.P. Hayes, 1994, *Amphibian and reptile Species of Special Concern in California*, California Department of Fish and Game, Rancho Cordova, California.

Johnsgard, P. A. 1990. *Hawks, eagles, and falcons of North America*. Smithsonian Institution Press. Washington and London.

Jones and Stokes, 2004, *Phase I Cultural Resources Study for the North San Jacinto Sewer Project*, City of San Jacinto, Riverside County, California.

Jones, C. and R. Ramirez. 1995. 1995 sighting of the California gnatcatcher in Ventura County. Poster presented at the Symposium on the Biology of the California Gnatcatcher held 15–16 September 1995, University of California, Riverside.

Keller, J.S., D.F. McCarthy, "Data Recovery at the Cole Canyon Site (CA-Riv-1139), Riverside County, California", *Pacific Coast Archaeological Society Quarterly*, Vol. 24, No. 1, pp. 1-89.

Krakoff, S., 2004, "A Narrative of Sovereignty: Illuminating the paradox of the domestic dependent nation," *Oregon Law Review*, Vol. 83, No. 4, p. 1109.

Kroeber, A., *Handbook of Indians of California*, Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C.

Lackey, J.A., 1967, "Biosystematics of *heermanni* group kangaroo rats in southern California," *Transactions of the San Diego Society of Natural History*, Vol. 14, pp. 313–344.

Larsen, E.S., 1948, "Batholith and Associated Rocks of Corona, Elsinore, and San Luis Rey Quadrangles, Southern California," Geological *Society of America Memoir 29*.

Laval, 1938 Aerial Photograph.

Lech, S., Along the Old Roads: A History of the Portion of Southern California that became Riverside County, published by the author.

Lee, A.K., 1963, "The adaptations to arid environments in woodrats of the genus *Neotoma*," *University of California Publications in Zoology*, Vol. 64, pp. 57–96.

Love, B., B. Tang, D. Ballester, 2001, Identification and Evaluation of Historic Properties: The "Horseshoe" Property, near the Soboba Indian Reservation, city of San Jacinto, Riverside County, California, Submitted to Joe Broadhead, Analytical Environmental Services, August 27, 2001.

MacMillen, R.E., 1964, "Population ecology, water relations, and social behavior of a southern California semidesert rodent fauna," *University of California Publications in Zoology*, Vol. 71, pp. 1–59.

McCarthy, D.F., Environmental Impact Evaluation: An Archaeological Assessment of the Canyon Hills Development, Gavilan Hills Area of Riverside County, California, on File, Eastern Information Center, University of California, Riverside.

McCarty, R., 1975, "*Onychomys torridus*," *Mammalian Species*, No. 59, pp 1–5.

Medlin and Associates, 2004, Noise Analysis: Soboba Project.

Meighan, C.W., "A Late Complex in Southern California Prehistory," Southwestern *Journal of Anthropology*, Vol. 10, pp. 215-277.

Meserve, P.L., 1974, "Ecological relationships of two sympatric woodrats in a California coastal sage scrub community," *Journal of Mammalogy*, Vol. 55, pp. 442–447.

Metropolitan Water District of Southern California, 2008, "Eastern Municipal Water District," http://www.mwdh2o.com/mwdh2o/pages/memberag/agencies/eastern.htm (accessed June 11, 2008).

Miller, A.H., R.C. Stebbins, 1964, *The lives of desert animals in Joshua Tree National Monument*, Univ. California Press, Berkeley, 452 pp.

Montana v. United States, 450 US 544 (1981).

Moratto, M., 1984, *California Archaeology*, Academic Press, Inc., San Diego.

Morongo Casino, Resort, & Spa website, http://www.morongocasinoresort.com/

Morrison, S.A., D.T. Bolger, T.S. Stillett, 2004, "Annual survivorship of the sedentary Rufous-crowned Sparrow (*Aimophila ruficeps*): no detectable effects of edge or rainfall in southern California," *Auk*, Vol. 121, No. 3, pp. 904–916.

Napton, K.L., E.A. Greathouse, *Archaeological Reconnaissance on the Soboba Indian Reservation, Riverside County, California* (supplemental report), Institute for Archaeological Research.

NatureServe, 2007, NatureServe Explorer: An online encyclopedia of life [web application], Version 5.0, NatureServe, Arlington, Virginia, http://www.natureserve.org/explorer.

NatureServe, 2007, NatureServe Explorer: An online encyclopedia of life [web application], Version 5.0, NatureServe, Arlington, Virginia, http://www.natureserve.org/explorer.

O'Connell, J.F., P.J. Wilke, T.F. King, C.L. Mix (eds.), *Perris Reservoir Archaeology: Late Prehistoric Demographic Change in Southeastern California*, Sacramento: Department of Parks and Recreation Archaeological Reports 14.

O'Farrell, M.J., 1990, "Stephens' kangaroo rat: natural history, distribution, and current status," in *Memoirs of the Natural History Foundation of Orange County*, Vol. 3, pp. 77–84, eds. P.J. Bryant and J. Remington.

O'Farrell, M.J., C.E. Uptain, 1987, "Distribution and aspects of the natural history of Stephens' kangaroo rat (*Dipodomys stephensi*) on the Warner Ranch, San Diego County, California," *Wassman Journal of Biology*, Vol. 45, pp. 34–48.

O'Farrell, M.J., C.E. Uptain, 1989, "Assessment of population and habitat status of the Stephens' kangaroo rat (*Dipodomys stephensi*)," *California Department of Fish and Game Nongame Bird and Mammal Section*, Report 72.

Onderdonk, N.W., 1998, "The Tectonic Structure of the Hot Springs Fault Zone, Riverside County, California," M.A. thesis, University of California, Santa Barbara, 75 p.

OSHA – 29 U.S.C. §§651-678

Pacific Air, 1953 Aerial Photograph.

Pechanga Resort & Casino website, http://www.pechanga.com/home.asp.

Perry, Frank A., et al., 2007, *Lime Kiln Legacieis: The History of the Lime Industry in Santa Cruz County*, The Museum of Art and History, Santa Cruz, CA.

Personal Communication with Anne Zacovic, Executive Director of Community Relations, San Gorgonio Memorial Hospital, June 26, 2008.

Personal communication with Bryan Addis, Senior Manager, Soboba Springs Golf Course and Country Club, on June 18, 2008.

Personal communication with Brian MacGavin, Senior EMS Specialist, Riverside County EMS Agency, April 8, 2004.

Personal communication with David Clayton, City Planner, City of San Jacinto Planning Department, March 10 and 11, 2004.

Personal communication with Ed McOrmond, Fire Chief, Pechanga Fire Department, June 24, 2008.

Personal communication with James Barron, Interim Fire Chief, Soboba Fire Department, June 26, 2008.

Personal communication with Karl Johnson, esq., Soboba Tribal Attorney with Luebben, Johnson, & Barnhouse LLP on June 25, 2010.

Personal communication with Leslie Liken, County of Riverside Waste Management, 2006.

Personal communication with Mike Hasapas, Planning Technician, City of San Jacinto, California, May 25, 2010

Personal communication with Phil Kelleher, Fire Chief, Morongo Fire Department, June 18, 2008.

Personal communication with Robert S. Hewitt, District Conservationist, Natural Resource Conservation Service on June 18, 2010.

Personal communication with Scott Shira, Assistant Superintendent of Facilities, San Jacinto Unified School District, June 11, 2008.

Personal communication with Riverside County Fire Department Station 25, July 20, 2007.

Personal communication with Tom Prill, General Accounting Manager, City of San Jacinto, June 11, 2008.

Personal communication with Chief Tracy Hobday and Captain Jason Neuman, Riverside County Fire Department, May 26, 2010.

Personal communication with Tracy Hobday, Battalion Chief of Strategic Planning, Riverside County Fire Department, June 24, 2008.

Pinter, A.J., 1970, "Reproduction and growth of two species of grasshopper mice (*Onychomys*) in the laboratory," *Journal of Mammalogy*, Vol. 51, pp. 236–243.

Piwarzyk, Robert W., David R. Hoch, 2002, *The History of the Rockland Lime and Lumber Company, 1887-1890,* Lime Kiln State Park, Monterey County, California.

Price, M.V., P.R. Endo, 1989, "Estimating the distribution and abundance of a cryptic species, *Dipodomys stephensi* (Rodentia: Heteromyidae), and implications for management," *Conservation Biology*, Vol. 3, pp. 293–301.

Psomas, 2003, Hemet/San Jacinto recharge and recovery program feasibility report, prepared for Eastern Municipal Water District.

Public Law 100-497, 25 USC §2701 et seq., *The Indian Gaming Regulatory Act [IGRA]*, United States Code, Title 25, Chapter 29, §2701.

Public Law 110-297, *Soboba Band of Luiseno Indians Settlement Act*, H.R. 4841, July 31, 2008.

Ramljak, Michael, 2007, personal communication with David Harvey, Inc., Richland, WA, telephone interview, July 19, 2007.

Reichman, O.J., M.V. Price, 1993, "Ecological aspects of heteromyid foraging," in *Biology of the Heteromyidae*, Special Publication No. 10 of the American Society of Mammalogists, pp. 539–574, eds. H.H. Genoways and J.H. Brown.

Reveal, J.L., C.B. Hardham, 1989, "A revision of the annual species of *Chorizanthe* (Polygonaceae: Eriogonoideae)," *Phytologia*, Vol. 66, pp. 98-198.

Rising, J.D., 1996, A guide to the identification and natural history of the sparrows of the United States and Canada, Academic Press, San Diego, CA, 365 pp.

Riverside County Assessor Online Data, All property records for Project Site and adjoining properties, http://riverside.asrclkrec.com/.

Riverside County Assessor, County Clerk, Recorder's website, http://riverside.asrclkrec.com/ACR/OS.asp

Riverside County Center for Demographic Research, May 2007, 2007 Riverside County Progress Report, http://www.rctlma.org, accessed July 11, 2007

Riverside County Center for Demographic Research, September 2009, *2009 Riverside County Progress Report*, http://www.rctlma.org, accessed May 18, 2010.

Riverside County Environmental Health Department, http://www.rivcoeh.org/opencms/index.html.

Riverside County Fire Department web site, http://www.rvcfire.org/opencms/facilities/FireStations/ (accessed May 21, 2008.)

Riverside County Flood Control and Water Conservation District (RCFCWCD), 2004, *Riverside County Water Quality Management Plan for Urban Runoff*.

Riverside County Local Agency Formation Commission, September 2006, "Draft Municipal Service Review for the Central Valleys, the Pass Area, and Southwestern Riverside County Areas," prepared by LSA Associates, Inc., Irvine, California.

Riverside County Sheriff's Department, Information Services Bureau, March 29, 2010, "Calls for Service to the Soboba Indian Reservation, 2004 through 2009, Sorted by Call Priority."

Riverside County Sheriff's Department, Information Services Bureau, March 29, 2010, "Calls for Service to Soboba Casino, 2004 through 2009, Sorted by Call Priority."

Riverside County, Paleontological Sensitivity Map, http://www.rctlma.org/genplan/content/gp/chapter05.html#TOC2_7 (accessed December 2009).

Riverside County, "Parks, Recreation and Travel", http://www.countyofriverside.us/portal/page?_pageid=133,160882&_dad=portal&_schema=PORTAL (accessed August 8, 2007).

Riverside County, 2000, *Western Riverside County Multiple Species Habitat Conservation Plan* (including the Riverside County Integrated Project).

Riverside County, 2000, *Western Riverside County Multiple Species Habitat Conservation Plan* (including the Riverside County Integrated Project).

Riverside County, 2000, *Western Riverside County Multiple Species Habitat Conservation Plan* (including the Riverside County Integrated Project).

Riverside County, 2008, "Land Information System," http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html (accessed May 8, 2008).

Riverside Local Agency Formation Commission (LAFCO), 2006, *Final Draft for Central Valley/Pass/Southwestern Riverside County*, http://www.lafco.org/opencms/MSR/MSR-CentralValley_Pass_Southwestern_Final/index.html.

Riverside County Local Agency Formation Commission, September 2006, *Draft Municipal Service Review for the Central Valleys, the Pass Area, and Southwestern Riverside County Areas*, prepared by LSA Associates, Inc., Irvine, California.

Riverside Water Quality Control Board (RWQCB) Santa Ana Region, 2006, "Impaired Waters 303d List," http://www.swrcb.ca.gov/rwqcb8/.

Riverside Water Quality Control Board (RWQCB) Santa Ana Region, February 3, 2005, Order No. R8-2005-0038: Amending Order No. 01-34, NPDES No. CAG 618005, Watershed-wide Waste Discharge Requirements for

Discharges of Storm Water Runoff Associated with New Developments in the San Jacinto Watershed. http://www.waterboards.ca.gov/santaana/pdf/05-38.pdf.

Robertson, J., 1929, "Some observations on feeding habits of the burrowing owl," *Condor*, Vol. 31, pp. 38–39.

Robinson, W.W., 1957, *The story of Riverside County,* Los Angeles: Title Insurance and Trust Company.

Rogers, T.H., 1965, *Geologic Map of California*, Olaf P. Jenkins Edition, Santa Ana Sheet, State of California, Division of Mines and Geology.

Rosser, E., 2008, "Customary Law: The way things were, codified," *Tribal Law Journal*, Vol. 8, pp. 18-33.

San Gorgonio Memorial Hospital (SGMH), 2006, "Patient Care Services and Standards," http://sgmhf.org/getpage.php?name=patientcare.

San Jacinto Unified School District website, "Developer Information," http://www.sanjacinto.k12.ca.us/districtpages/facilities/developerInfo.html (accessed December 31, 2009).

Santa Ana Regional Water Control Board, http://www.waterboards.ca.gov/santaana/.

Santa Clara Pueblo v. Martinez, 436 U.S. 49 (1978).

Saul, R.B., C.H. Gray, and J.R. Evans, 1968, "Map of Riverside County, California Showing Locations of Mines and Mineral Resources," Caifornia Division of Mines and Geology, Open-File Report 68-7.

SCEDC, 2007, Southern California Earthquake Data Center, www.data.scec.org.

Schlehuber, M.J., T.C. Lee, and B.S. Hall, 1989, "Groundwater levels and hydrochemistry in the San Jacinto Basin, Riverside County, California," *Journal of Hydrology*, v. 106, p. 79-98.

Shaffer, M.E., 1981, *Water Resources of the Soboba Indian Reservation, Riverside County, California*, Applied Earth Sciences, Bainbridge Island, Washington, unpublished report for Soboba Band of Mission Indians.

Shaffer, M.E., 1994, Soboba Indian Reservation, Water quality assessment report, Clean Water Act, Section 305(b), Bainbridge Island, Washington, unpublished report for Soboba Band of Mission Indians.

Shaffer, M.E., 2006, Soboba Indian Reservation, Mineral Assessment Program, Final Report, unpublished report for the United States Dept. of Interior, Bureau of Indian Affairs.

Sherrill v. Oneida Indian Nation of New York, 544 U.S. (2005).

Soboba Band of Luiseno Indians v. United States, 37 Ind. Cl. Comm. 326, 425 (1976).

Solem v. Bartlett, 465 U.S. 463 (1984).

Southern California Edison (SCE), 2008a, "Company Overview," http://www.sce.com/AboutSCE/CompanyOverview.

Southern California Edison (SCE), 2008b, "Power Generation," http://www.sce.com/PowerandEnvironment/PowerGeneration/.

Southern California Gas Company (SCGC), 2006, "Company Profile," http://www.socalgas.com/about/profile.

Southwest Riverside News Network, April 23, 2010, 'Lawsuit Seeks to stop Huge Development near San Jacinto wildlife preserve,' accessed online at http://www.swrnn.com/southwest-riverside/2010-04-23/environment/lawsuit-seeks-to-stop-huge-development-near-san-jacinto-wildlife-preserve.

Sparkman, P.S., "Culture of the Luiseno Indians," Berkeley: University of California Publications in *American Archaeology and Ethnography,* Vol. 8, pp. 147-234.

State of California, Department of Finance, California County Race/Ethnic Population Estimates and Components of Change by Year, July 1, 2000-2007, Sacramento, California, April 2009.

State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark, http://www.dof.ca.gov/research/demographic/reports/estimates/e-4/2001-10/documents/E-4_2010.xls, accessed May 25, 2010

State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2007, with 2000 Benchmark. Sacramento, California, May 2007.

State of California, Department of Finance, January 2007 Cities/Counties Ranked by Size, Numeric, and Percent Change. Sacramento, California, May 2006.

State of California, Department of Finance, Population Projections for California and Its Counties, 2000-2050, Sacramento, California, July 2007.

State of California, Department of Finance, Revised Historical City, County, and State Population Estimates, 1991-2000, with 1990 and 2000 Census Counts. Sacramento, California, March 2002.

Stebbins, R.C., 1954, *Amphibians of western North America,* McGraw-Hill, New York, 536 pp.

Stebbins, R.C., 2003, *A Field Guide to Western Reptiles and Amphibians*, Third Edition, Houghton Mifflin Company, Boston, 533 pp.

Stebbins, R.C., 2003, *A Field Guide to Western Reptiles and Amphibians*, Third Edition, Houghton Mifflin Company, Boston, 533 pp.

Stephens, F., 1906, *California mammals,* West Coast Publishing Company, San Diego, CA, 351 pp.

Stones, R.C., C.L. Hayward, 1968, "Natural history of the desert woodrat, *Neotoma lepida*," *American Midland Naturalist*, Vol. 80, pp. 458–476.

Strate v. A-1 Contractors (95-1872), 520 U.S. 438 (1997).

Summers, Joy, "Historic Resources Inventory Record Form, Site 33-7313: 41980 E. Main Street, San Jacinto," on file at the Eastern Information Center, University of California, Riverside.

Tang, Bai; Michael Hogan; Josh Smallwood; Laura Hensley Shaker; Daniel Ballester, 2003, Identification and Evaluation of Historic Properties, San Jacinto River Levee Project, in and near the City of San Jacinto, Riverside County, CA.

Tapper, V., N. Lolmaugh, 1971, The Friendliest Valley: Memories of the San Jacinto-Hemet Area, Hemet: Hungry Eye Books.

Thomas, S.R., 1973, "Stephens' kangaroo rat survey", California Department of Fish and Game, Special Wildlife Investigation, Job II-5.6 (final report), 10 pp.

Tsosie, R., 2001, "Land, Culture, and Community: Reflections on Native sovereignty and property in America," *Indiana Law Review,* Vol. 34, pp. 1291-1312.

True, D. L., 1954, "Pictographs of the San Luis Rey Basin, California," *American Antiquity* , Vol. 20, No. 1, pp. 291-296.

True, D. L., 1958, "An Early Complex in San Diego County, California," *American Antiquity*,Vol. 23, No. 3, pp. 255-263.

U.S. Census Bureau, 1990 Census of Population and Housing – Public Law 94-171 Data (Official), Age by Race and Hispanic Origin, http://censtats.census.gov/pl94/pl94.shtml, accessed July 18, 2007.

U.S. Census Bureau, 1990 Census of Population and Housing, Selected Population Characteristics for American Indian and Alaska Native Areas: 1990, http://www.census.gov/prod/1/90dec/cph4/tables/cph4tb06/table-06.pdf, accessed July 18, 2007.

U.S. Census Bureau, Population Estimates for the 100 Fastest-Growing U.S. Counties with Populations Over 10,000 by Percentage Growth from April 1, 2000 to July 1, 2006, http://www.census.gov/Press-Release/www/releases/archives/cb07-42tbl3.xls, accessed July 11, 2007.

U.S. Census Bureau, Population Estimates for the 100 U.S. Counties with the Largest Numerical Increase from April 1, 2000 to July 1, 2006, http://www.census.gov/Press-Release/www/releases/archives/cb07-42tbl1.xls, accessed July 11, 2007.

U.S. Census Bureau, 2002, *2002 Economic Census*, http://www.census.gov/econ/census02/.

U.S. Census Bureau, 2000, Table SF-3.

U.S. Department of Justice, Federal Bureau of Investigation, Uniform Crime Reporting Program, "Crime in the United States 2005 – Tables 4, 8, and 10," http://www.fbi.gov/ucr/05cius/about/index.html, accessed August 1, 2007

U.S. Department of the Interior, Bureau of Indian Affairs, "American Indian Population and Labor Force Report, 2005," http://www.bia.gov/idc/groups/public/documents/text/idc-001719.pdf, accessed May 25, 2010,.

United States Department of Agriculture (USDA), 2007, Western Riverside Area, California, Soil Map, www.usda.gov.

United States Department of Agriculture, National Agricultural Statistics Service, 2005, "Crop Production."

United States Department of Energy, Council on Environmental Quality, February 18, 2010, "Memorandum for Heads of Federal Departments and Agencies: Draft NEPA Guidance on Consideration of the Effects of Climate Change and Greenhouse Gas Emissions."

United States Department of Energy, Council on Environmental Quality, January 1997, *Considering Cumulative Effects under the National Environmental Policy Act*.

United States Department of Energy, Energy Information Administration, 2001, Electricity Shortage in California: Issues for Petroleum and Natural Gas Supply.

United States Department of Justice, Office of Justice Programs, National Institute of Justice, December 2005, "Public Law 280 and Law Enforcement in Indian Country- Research Priorities," Washington, D.C.

United States Department of the Interior, National Park Service, 1998, National Register of Historic Places.

United States Environmental Protection Agency. 1971. *Noise from Construction Equipment and Operations, US Building Equipment, and Home Appliances*. Prepared by Bolt Beranek and Newman for USEPA Office of Noise Abatement and Control, Washington, DC.

United States Fish & Wildlife Service (USFWS), 2002b, "2001 National Survey of Fishing, Hunting, and Wildlife-Associated Recreation", http://www.census.gov/prod/2002pubs/FHW01.pdf (accessed August 8, 2007).

United States Fish and Wildlife Service (USFWS), 1998a, "Endangered and Threatened Wildlife and Plants; Final Rule to list the Munz's onion as Endangered," *Federal Register* 63(197), pp. 54975–54994.

United States Fish and Wildlife Service (USFWS), 1998b, "Endangered and Threatened Wildlife and Plants; Final Rule to list the San Bernardino Kangaroo Rat as Endangered", *Federal Register* 63(185), pp. 51005–51017.

United States Fish and Wildlife Service (USFWS), 2002, "Endangered and Threatened Wildlife and Plants; Final Designation of Critical Habitat for the San Bernardino kangaroo rat," *Federal Register* 67(78), pp.19812–19845.

United States Fish and Wildlife Service (USFWS), 2002a, "Endangered and Threatened Wildlife and Plants; Final Designation of Critical Habitat for the San Bernardino kangaroo rat," *Federal Register* 67(78), pp.19812–19845.

United States Fish and Wildlife Service (USFWS), 2003, "Endangered and Threatened Wildlife and Plants; Final Designation of Critical Habitat for the Coastal California Gnatcatcher (*Polioptila californica californica*) and Determination of Distinct Vertebrate Population Segment for the California Gnatcatcher (*Polioptila californica*); Proposed Rule," *Federal Register* 68(79), pp. 20228–20312.

United States Fish and Wildlife Service (USFWS), 2007, "Endangered and Threatened Wildlife and Plants; Revised Critical Habitat for the San Bernardino Kangaroo Rat (*Dipodomys merriami parvus*); Proposed Rule," *Federal Register* 72(117), pp. 33808–33842.

United States Fish and Wildlife Service, 1997, *Draft Recovery Plan for the Stephens' Kangaroo Rat,* Region 1, U.S. Fish and Wildlife Service, Portland, OR, 71 pp.

United States Geological Service (USGS), 1989, 1996 & 2002 Aerial Photographs. Verts, B.J., L.N. Carraway, 2002, "*Neotoma lepida*," *Mammalian Species*, Vol. 699, No. 1–12.

United States Geological Service, 2002, "Peak Acceleration (%g) with 10% Probability of Exceedance in 50 years", www.earthquake.usgs.gov.

United States Geological Survey, 1929, *San Jacinto Quadrangle*, U.S. Government Printing Office, Washington D.C.

United States Supreme Court, *Duro v. Reina*, 495 U.S. 676, 691 (1990).

University of California Museum of Paleontology (UCMP), 2009, Inventory of Riverside County, http://ucmpdb.berkeley.edu/cgi /ucmp_query2 (accessed December 2009).

Valley News, April 30th, 2010, 'Massive Homes Project Triggers Lawsuit over County Approval,' Issue 17, Vol. 14, accessed online at http://www.myvalleynews.com/story/47485/.

Van Luven, 1982, Historic Property Inventory form "Indian Row" houses (33-7324), on file at the Eastern California Historic Resource Information System office.

Verts, B. J., and L. N. Carraway. 2002. Neotoma lepida. Mammalian Species 699:1–12.

Ward, Larry, Riverside County Assessor-County Clerk-Recorder, '2009-2010 Annual Report.'

Ward, Larry, Riverside County Assessor-County Clerk-Recorder, '2007 – 2008 Annual Report,' http://riverside.asrclkrec.com/acr/docs/2008-2009%20Annual%20Report%20Final.pdf

Water Resources & Information Management Engineering, Inc., November 7, 2007, *Hemet/San Jacinto Groundwater Management Area Water Management Plan*, prepared for Eastern Municipal Water Distrct, Lake Hemet Municipal Water District, City of Hemet, and the City of San Jacinto, http://project.wrime.com/Hemet/Documents/HSJ_WMP_final.pdf

Wesson, Gail, "The Sewage Treatment Plant Serving San Jacinto Valley Will Be Upgraded," July 1, 2010, *The Press Enterprise*, http://www.pe.com/localnews/hemet/stories/PE_News_Local_D_eexpand02.20723d1.html.

Western, 1967 Aerial Photograph.

Wheeler, Thomas, 1998, *Limekilns and Ranching Features of Gray Whale Ranch*, Sacramento, CA, California Department of Parks and Recreation.

White, R.C., 1963, "Luiseño Social Organization," University of California Publications in *American Archaeology and Ethnology* , Vol. 48, No. 2.

Williams, D.F., 1986, *Mammalian Species of Special Concern in California*, California Department of Fish and Game, Turlock, California.

Wolff, Eric, April 14, 2010, 'Riverside County home prices up from a year ago, flat in February,' North County News, accessed at http://www.nctimes.com/business/article_323b1dc1-ea57-56ed-82ce-c15eb8db812e.html.

www.terraserver-usa.com, 2002 USGS Aerial Photographs.

Yost, N.C., May 1996, The Environmental Impact Statement Process (Corporate Practice Service, No. 27), 2nd ed., Bureau of National Affairs, Washington, D.C.

Zeiner, D.C., W.F. Laudenslayer, Jr., K. Mayer, M. White, 1990, *California's wildlife: Volume II. Birds*, Sacramento, CA, California Department of Fish and Game.