

- Socioeconomic Conditions;
- Transportation and Circulation,
- Land use and Agriculture);
- Public Services (water supply, wastewater service, solid waste service, electricity/natural gas/telecommunications, law enforcement, fire protection, and emergency medical services);
- Noise;
- Hazardous Materials; and
- Visual Resources.

#### **1.4.2 REGULATORY REQUIREMENTS AND APPROVALS**

The following direct and indirect federal approvals and actions may occur as a result of the Proposed Development:

- issuance of National Pollutant Discharge Elimination System (NPDES) general permit for stormwater discharges by the U.S. Environmental Protection Agency as required by the Clean Water Act (pursuant to Section 402);
- U.S. Fish and Wildlife Service consultation under the Endangered Species Act, if endangered species may be affected by the project;
- American Indian Religious Freedom Act consultation under applicable regulation 43 CFR 7, Archeological Resources Protection Act (ARPA) Permitting; and
- Section 106, National Historic Preservation Act consultation (36 CFR).

# ***SECTION 2.0***

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## ***PROPOSED ACTION AND ALTERNATIVES***

# SECTION 2.0

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## PROPOSED ACTION AND ALTERNATIVES

### 2.1 ALTERNATIVE A - PROPOSED ACTION

The Proposed Action consists of the BIA consideration of the proposed Tribal fee-to-trust request for 90.53± acres of land in San Diego, California. A foreseeable consequence of BIA approval of the Proposed Action would be the construction and operation of the Pala Gateway Project. The discussion provided below addresses the components of the fee-to-trust proposal, as well as the Pala Gateway Project that would be constructed if the fee-to-trust request were approved.

#### 2.1.1 PROPOSED FEE-TO-TRUST REQUEST

The Tribe is requesting the BIA, pursuant to 25 C.F.R. Part 151, to consider taking 90.53± acres of property in San Diego County, California into federal trust status on behalf of the Tribe. Unrestricted land owned by a tribe can be conveyed into trust status (Section 151.4) following submittal of a written request to the Secretary of the Interior (Section 151.9). For off-reservation acquisitions, which is the case with the Pala Gateway site, the Secretary of Interior is required to consider issues such as the need of the tribe for additional land, the purpose for which the land will be used, the impact on the State, jurisdictional problems, and other considerations listed in 25 C.F.R., Part 151, Section 151.10. The Tribe has prepared a separate application to ensure that all Part 151 requirements have been met. That application is hereby incorporated into Section 2 of this EA by reference.

#### 2.1.2 PROPOSED GATEWAY PROJECT

The foreseeable consequence of the approved fee-to-trust request would be the construction of the Pala Gateway project, which would include the development and operation of a mix of uses on approximately 25 acres (27% of the 90.53 acre site) including a cultural center, cultural village complex, trail and associated facilities. The permanent structures and surfaces (Areas 1 and 2 - cultural resource building and surface parking) occupy approximately 3.5 acres of the project site (approximately 4% of the project site). A schematic site plan for the Gateway Project is shown in **Figure 2-1**.