

CULTURAL CENTER

A 4,000+/- square foot cultural center and associated surface parking would be constructed in Areas 1 and 2 encompassing approximately 3.5 acres. The cultural center would be connected to the interpretive village complex via a pedestrian pathway. The one-level, 15-foot high cultural center would include a lobby for greeting visitors and a main room that would include display cases showcasing historical artifacts and interpretive displays. An average day is expected to attract a total of 10 patrons (Gaughen, Shasta, 2009a.). The cultural center would also include a men/women restroom facility and would be plumbed for wastewater, potable water and wired for electricity. Outdoor lighting would include downcast security lighting on the building. The cultural center would employ approximately 2 full time and 1 part time employees.

In addition to the cultural center, Areas 1 and 2 would include an un-paved surface parking lot on 3+/- acres in an area immediately adjacent to the cultural center. Vehicles would access the lot via an extension from Pankey Road. The parking lot will consist of no more than 100 spaces for passenger cars, and up to five parking spaces for tour/school buses or RVs. No lighting is proposed for the parking lot.

The cultural center would operate during daylight hours typically between 8 and 5 pm during the weekdays and between 12pm and 4pm during Saturday. The facility would be closed on Sundays. There will be a few occasions throughout the year where “open house” style event would take place during evening hours. These rare occasions are not expected to number more than 5 per year and would be designed to conform with building occupancy standards.

TRAIL

Visitors leaving the cultural center would have the opportunity to walk from the building to a traditional interpretive village, which could be accessed via an earthen trail designed to be consistent with the Americans with Disability Act (ADA) of 1990. The trail will remain free of hindrances that would deter wheelchair usage. The design standards used for the trail will be consistent with ADA compliant standards published by San Diego County. These standards are shown in the table below for “Rural” trails. **Figure 2-2** shows the trail standards graphically.

This trail is designed to extend approximately 1,000 feet from the surface parking lot to the traditional village. The route of the trail will generally follow an existing trail on the project site; however, some new grading will be required to ensure the above standards are met for the entire length of the trail. The main part of the trail will contain interpretive turnouts that allow the visitor to turn off the main trail and enjoy sights/read interpretive signs without impeding other visitors that wish to continue along the trail. The first interpretive area encountered along the trail

is the Oak Grove Interpretive Station (Area 3). The trail system splits into two trails approximately 750 feet west of the surface parking lot. One trail continues north and services the Village, Traditional Field Games, Native Plant and Agricultural Crop areas, while the second trail continues in a southwesterly direction passing by through the Hunting/Fishing Interpretive site (Area 4) and then continues to the southwestern boundary of the property, where it terminates.

TABLE 2-1
GATEWAY PROJECT TRAIL STANDARDS

Trail Guidelines	
Trail Width	6'-8'
Function	Recreation/Transportation
Grade	<1.5%
Cross Slope	5-8%
Surface	DG/Binding Agent or Suitable Native Soil
Anticipated User Volume	Medium
Horizontal Clearance	2' beyond trail edge
Vertical Clearance	10'

SOURCE: San Diego County, 2005.

INTERPRETIVE VILLAGE COMPLEX

The Interpretive Village Complex consists of Areas 5-10 located on **Figure 2-1**. These areas include the following:

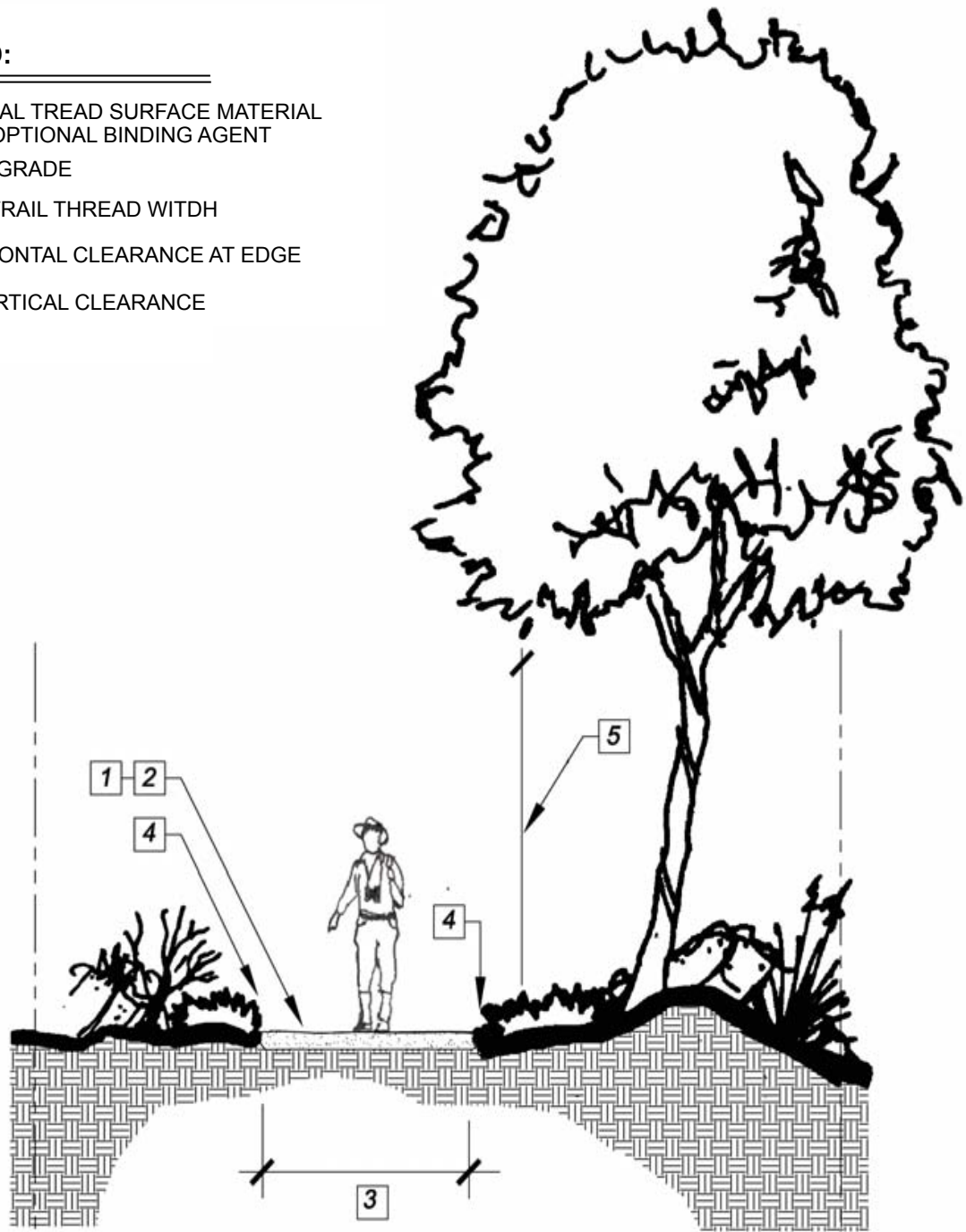
- Meeting Area,
- Dance Area,
- Traditional Field Games,
- Village,
- Agricultural Crop Garden, and
- Native Plants Garden.

The total area covered by the interpretive village complex is approximately 21 acres and would be designed to accommodate current topography so that little-to-no grading would be required. No permanent structures are planned for the interpretive village site. Below is a description of each area contained in the Interpretive Village Complex:

Area 5 - Meeting Area: Part of Tribal traditional culture includes dedicated meeting areas for ritual and ceremonial use. When in use, willow-brush ramadas, or shade houses, will be erected. These structures are constructed for temporary use and then taken down when the occasion for which they were built has passed.

LEGEND:

- 1** NATURAL TREAD SURFACE MATERIAL WITH OPTIONAL BINDING AGENT
- 2** <1.5% GRADE
- 3** 6' - 8' TRAIL THREAD WIDTH
- 4** HORIZONTAL CLEARANCE AT EDGE
- 5** 10' VERTICAL CLEARANCE



Area 6 - Dance Arena: A dance arena is an integral part of the traditional meeting space. The arena, similar to the meeting area, is delineated by willow-brush shades or fencing, which is taken down at the end of the event. This area would be put to use for traditional bird-song gatherings, fiestas, and powwows. No tree clearing, equipment grading or permanent development is proposed for this area.

Area 7 –Traditional Field Games: The traditional field games area is another aspect of traditional gatherings. This includes the traditional peon and hand games practiced throughout southern California. No gathering is complete without these games, and a space is always dedicated for their use. As is the case with the Dance Arena, no tree clearing, equipment grading or development is proposed for this area.

Area 8 - Village: The Village is the centerpiece of the complex and will consist of 8-10 traditional, domed, semi-subterranean willow-brush huts, arranged in two facing semi-circles around a round central plaza. This area will be key for interpretive tours and living history re-enactments.

Area 9 – Agricultural Crop Garden: European modes of agriculture were introduced to the local people during Mission colonization, and quickly became an alternative mode of subsistence. This area will demonstrate the type of village garden that became common in the years after the mission system arrived, and persisted after it collapsed. Common crops include fruit trees, corn, squash, and beans.

Area 10 – Native Plants Garden: Acorn subsistence was supplemented with a wide variety of native plants. Additionally, the native pharmacopeia came exclusively from local plants. This garden will feature some of the most significant native plants, such as sage, buckwheat, elderberry, yerba santa, lemonade berry, chokecherry, and wild cucumber. Interpretive signs will explain how these plants were used.

Night lighting would not be included at the Interpretive Village Complex. Bathroom facilities would consist of portable bathrooms that would be maintained on a regular basis. No other electrical connections to the village site are assumed. Maintenance access would be used via the pedestrian trail with electrical carts.

2.1.3 EXISTING ORCHARDS

The Tribe will continue to operate some of the existing orchards currently located on the property. These existing orchards are located in the central portion of the site as shown in **Figure 2-3** and include avocados and oranges. In total, the 17.5 acres of orchards constitutes

approximately 19% of the project site. Assuming approximately 4-acre feet of water per acre (use of micro sprinkler irrigation), the total water use for the orchards is 70-acre feet per year.

DEVELOPMENT STANDARDS

The cultural center, and associated development features, would be constructed in compliance with applicable provisions of the following building codes:

- Uniform Building Code (UBC),
- Uniform Fire Code (UFC), and
- Plumbing, electrical, mechanical, and related codes in effect at the time of construction.

The Tribal Government will also meet standards identical to those established by the following ordinances/laws when constructing and operating the proposed facility:

- San Diego County Outdoor Lighting Ordinance,
- San Diego County Grading, Erosion and Sediment Control Ordinance, and
- Federal Americans with Disabilities Act, P.L. 101-336, as amended, 42 U.S.C. Section 12101 *et seq.*

WASTEWATER TREATMENT REUSE AND DISPOSAL

A septic system will be constructed to the west of the proposed cultural center to service the bathrooms within the facility. No wastewater facilities are proposed for the village complex. The location of the septic system will be a combination of a septic tank connected to leach lines (with gravel and pipe or plastic chambers). The septic system will be designed to meet the regional Water Quality Control Board's requirement of at least 5 feet of separation between anticipated high groundwater levels and the bottom of the disposal system. The system will also have at least a 100-foot setback from a well and year-round streams (50-foot for seasonal streams). The leach lines will be placed in trenches that are 3-5 feet deep with 1-2 inches of rock under and around a 4 inch perforated pipe. All sewage effluent will remain underground. Any failures to the system will be repaired within 30-days. During construction, all sediment will be controlled and maintained on site via the use of sediment basins, berms and/or silt fences. The Tribe will also designate a "reserve area" where no structures or hardscape will be placed. The leach field will be developed outside of the floodplain/riparian zone. All construction activities and equipment staging will be located outside of the riparian and flood zone. Staging and construction activities will be conducted outside of tree drip lines. If trees need to be removed for leach field production, pre-construction surveys will be conducted for nesting birds and special status species. The Tribe will hire a licensed C-36, C-42, Class A, or Class B contractor to install the septic system.

WATER DELIVERY

The Tribe will utilize existing wells on the project site for potable water for the cultural resources building. At this time, it is assumed that the Tribe would use Well #1 shown in **Figure 2-1**. The Tribe will install a water tank on the west side of the building that will be used to accommodate demand within the cultural center. The development of the water pipe from the well to the cultural center will occur outside of the riparian and flood zone. All construction activities will be conducted outside of drip lines of existing trees.

2.2 ALTERNATIVES CONSIDERED WITHIN THIS EA

2.2.1 ALTERNATIVE B – CULTURAL CENTER ALTERNATIVE

Under Alternative B, the cultural center and associated parking would be constructed as identified for Alternative A (**Figure 2-1 and 2-2**). No development would occur west of the center. The trail and interpretive village complex proposed under Alternative A would not be developed in Alternative B. As is the case for Alternative A, the total square footage for the cultural center would be 4,000 square feet. A total of 100 parking stalls would also be provided under this alternative with surface parking located adjacent to the cultural center.

Approximately 3.5 acres of land would be disturbed under this alternative. The existing, shown in **Figure 2-3**, would remain and continue to be farmed as in Alternative A. The development would be constructed to comply with all building, plumbing, fire, and electrical codes as identified under Alternative A.

2.3.2 ALTERNATIVE C – NO ACTION ALTERNATIVE

Under the No Action Alternative, no fee-to-trust or development would occur, and as such, no cultural center, trail or traditional village would be developed. The property would remain in its current state and continue to be used for avocado and orange orchards. The No Action Alternative would not allow the Tribe to exercise sovereign control over the property.

The No Action Alternative would avoid all environmental effects associated with the implementation of the Proposed Action. However, selection of the No Action Alternative would be less preferable than the Proposed Action since no added sovereign control benefit to the Tribal Government would occur.

2.3 COMPARISON OF PROPOSED ALTERNATIVES

No significant unmitigable effects would result from implementation of Alternative A - Proposed Action. No effects beyond existing baseline would occur under Alternative C - No Action Alternative due to the fact that none of the development proposed under Alternative A would occur. Under Alternative B – Cultural Center, effects associated with water quality, drainage, biological resources, wastewater generation, and water demand would be reduced when compared with Alternative A - Proposed Action due to the fact that the trail system and interpretive village site would not be developed. Socioeconomic benefits to the Tribal Government and members would be greater under Alternative A than that identified for Alternative B. This is due to the use of the property for educational purposes, which will have a long term benefit of ensuring that artifacts are adequately preserved and displayed, and due to the continuing education of the broader community about the Pala Band and their heritage.



SOURCE: i-cubed, March 2009; Pala GIS, 2010

Pala Gateway Project: Environmental Assessment ■

Figure 2-3
Future Orchard Activity