

Soboba Horseshoe Grande

Record of Decision Mitigation Monitoring and Reporting Plan

Prepared for:

Bureau of Indian Affairs, Pacific Region
2800 Cottage Way, Room W-2820
Sacramento, California 95825-1846

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ATTACHMENTS

1. Best Management Practices

***MITIGATION MONITORING
AND REPORTING PLAN***

Mitigation Measure	Timing	Implementing Entity (IE)/ Monitoring Entity (ME)	Compliance	
			Date/Initials	Action Taken

LAND RESOURCES

Geology				
<p>Implement measures presented in Appendix L of the Final EIS: Preliminary Fault Hazard Evaluation Report and Preliminary Geotechnical Investigation, which present recommendations related to the following:</p> <ol style="list-style-type: none"> 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. 	<p>Prior to commencement of construction activities, notes shall be placed on Final Plans regarding identified specifications.</p> <p>The specifications shall be implemented throughout the construction process.</p>	IE/ME: Prime Construction Contractor		
Seismic Hazards				
<p>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.</p> <p>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 (BOR) based on the Bureau of Reclamation standard design guidelines. Based on the EPA’s downstream hazard classification, an Operation and Maintenance Program may</p>	<p>The storage/percolation ponds shall be submitted to EPA prior to the commencement of construction activities.</p> <p>Prior to commencement of construction activities, notes (including EPA/BOR conditions) shall be placed on Final Plans regarding</p>	IE/ME: Tribe through its Prime Construction Contractor		

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<p>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.</p> <p>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 of the Final EIS). A qualified geologist should inspect any excavations (foundation, utility, etc.) on the Development Site during construction for possible indications of faulting.</p>	<p>identified specifications.</p> <p>The specifications shall be implemented throughout the construction process.</p>			
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WATER RESOURCES

Flooding				
<p>In the event that the levee is not formally certified by Army Corps of Engineers (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.</p>	<p>In the event that the levee is not formally certified, the floodplain study shall be conducted prior to commencement of construction activities. The study shall be submitted to ACOE for review and comment. Identified specifications from the floodplain study shall be noted on the Final Plans prior to commencement of construction activities.</p> <p>Identified specifications shall be implemented throughout the construction process.</p>	<p>IE/ME: Prime Construction Contractor</p>		

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<p>Water Quality</p>				
<p>The use of detention basins will control the quality of runoff from the Project Site. Also, the BMPs provided in Attachment 1 would be applied to manage water quality.</p> <p>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 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.</p> <p>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:</p> <ul style="list-style-type: none"> - 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. 	<p>Prior to commencement of construction activities, The WQMP and SWPPP shall be completed and the NOI shall be filed with the EPA. The SWPPP shall remain updated throughout the construction process.</p> <p>Identified measures shall be implemented throughout the construction process.</p>	<p>IE/ME: Prime Construction Contractor</p>		

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<ul style="list-style-type: none"> - 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. 				
AIR QUALITY				
Construction Effects				
<ul style="list-style-type: none"> - 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 	<p>Prior to commencement of construction activities, a note shall be placed on the Final Plans regarding the identified measures.</p> <p>Identified measures shall be implemented throughout the construction process.</p>	IE/ME: Prime Construction Contractor		
Operational Effects				
<ul style="list-style-type: none"> - 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 	<p>Prior to final plan development, agreed upon input from the South Coast AQMD shall be identified.</p> <p>Prior to commencement of construction activities, a note shall be placed on the Final Plans regarding the identified measures (including input from the South Coast</p>	IE/ME: Prime Construction Contractor, Facility Operator		

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<p>emblem or meeting the EPA standards under the WaterSense specifications.</p> <ul style="list-style-type: none"> - 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 (AQMD) 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: <ul style="list-style-type: none"> (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. 	<p>AQMD).</p> <p>Identified measures shall be implemented throughout the construction and operational processes.</p>			
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BIOLOGICAL RESOURCES

Construction Measures				
<ul style="list-style-type: none"> - Conduct preconstruction surveys according to approved United Fish and Wildlife Service (USFWS) 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. 	<p>The qualified biologist shall be under contract prior to grading activities. Prior to commencement of construction activities, notes shall be placed on Final Plans for identified measures.</p> <p>Identified measures shall be implemented prior to (e.g., preconstruction surveys), and throughout construction activities (e.g., construction monitoring).</p> <p>The conveyance and preservation of identified land shall occur prior to commencement of construction activities.</p>	<p>IE/ME: Tribe and Prime Construction Contractor</p>		

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<ul style="list-style-type: none"> - 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. <p>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.</p> <ul style="list-style-type: none"> - 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. 				
USFWS Biological Opinion Measures				
<ol style="list-style-type: none"> 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: 	Prior to the commencement of construction activities, the Tribe through its Prime Construction Contractor shall contract with a qualified	IE/ME: Prime Construction Contractor		

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<p>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 Palm Springs Fish and Wildlife Service Office (PSFWO) immediately.</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<p>biological consultant to implement the identified measures.</p> <p>The identified measures shall be implemented prior to and throughout the construction process as dictated by the individual measures.</p>			
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<p>f. Check all traps at least twice each night, once near midnight and again at sunrise.</p> <p>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.</p> <p>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).</p> <p>2. The BIA and/or Tribe shall monitor and report on compliance with, and the effectiveness of, the conservation measures,</p> <p> 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.</p> <p> 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.</p> <p>3. Disposition of Sick, Injured, or Dead Specimens</p> <p>The BIA and/or Tribe shall notify PSFWO 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.</p>				
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Mitigation Measure	Timing	Implementing Entity (IE)/ Monitoring Entity (ME)	Compliance	
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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).	Prior to the commencement of construction activities, the Tribe through its Prime Construction Contractor shall contract with a qualified biological consultant to implement the identified measure, which shall occur prior to commencement of construction activities.	IE/ME: Prime Construction Contractor		
CULTURAL AND PALEONTOLOGICAL RESOURCES				
<ul style="list-style-type: none"> - 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 	<p>The qualified archaeologist shall be under contract prior to grading activities. The Unanticipated Discoveries Plan shall be developed by the qualified archaeologist prior to commencement of grading activities.</p> <p>Identified measures shall be implemented by the qualified archaeologist and his/her assignee throughout grading activities.</p>	IE/ME: Prime Construction Contractor		

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<p>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;</p> <ul style="list-style-type: none"> - 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; and - The Unanticipated Discoveries Plan shall be followed. 				
RESOURCE USE PATTERNS				
Transportation Networks				
<ul style="list-style-type: none"> - 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/stripping shall be implemented in conjunction with detailed 	<p>Identified traffic improvements that are 100% the responsibility of the Horseshoe Grande Project shall be constructed and made operational prior to operation of gaming/ commercial facilities. Prior to operation of the gaming/commercial facilities, the payment of the Project’s fair share contribution to mitigation shall be placed in an escrow account. Special event mitigation shall be implemented throughout</p>	<p>IE/ME: Tribe, Prime Construction Contractor and Facility Operator</p>		

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<p>construction plans for the Development Site.</p> <ul style="list-style-type: none"> - 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. <p><i>Off-Site Improvements:</i></p> <p>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. 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.</p> <p><i>Special Events:</i></p> <p>To ensure that effects are less than significant during special events at the events arena, the following mitigation measures are required. Please see Appendix AC of the FEIS for mitigation related to the following:</p> <ul style="list-style-type: none"> - 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. 	<p>operation of the special event facility(ies).</p>			
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<p>Land Use</p> <p><i>Lighting and Glare:</i></p> <ul style="list-style-type: none"> - As stated in FEIS 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. - <u>Exterior Signage</u> 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. - <u>Surface Coatings and Materials</u> 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. - <u>Vegetative Screening</u> 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 	<p>Prior to commencement of construction activities, notes shall be placed on Final Plans for identified measures.</p> <p>Identified measures shall be implemented prior to and during operation of the gaming/commercial facilities.</p>	<p>IE/ME: Prime Construction Contractor and Facility Operator</p>		

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<p>windshield glare at-grade effects to sensitive receptors to a less than significant level.</p> <ul style="list-style-type: none"> - <u>Structural Screening</u> 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. - <u>Lighting Professional Review</u> As stated in FEIS 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. 				
PUBLIC SERVICES				
Electricity and Natural Gas				
<p><i>Construction:</i></p> <p>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.</p>	<p>Prior to commencement of construction activities, notes shall be placed on Final Plans for identified measures.</p> <p>Identified measures shall be implemented prior to construction, during construction and during operation of the</p>	<p>IE/ME: Prime Construction Contractor and Facility Operator</p>		

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<p><i>Operation:</i></p> <ul style="list-style-type: none"> - 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. 	<p>gaming/commercial facilities.</p>			
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<ul style="list-style-type: none"> - 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. 				
Law Enforcement				
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.	Agreement with RCSD shall be entered into prior to operation of the gaming/commercial facilities. Compensation shall be made per the Agreement.	IE/ME: Tribe		
Fire Protection and Emergency Medical Services				
<p>Construction plans and specifications shall include the following notes:</p> <ul style="list-style-type: none"> - 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. 	<p>Prior to commencement of construction activities, notes shall be placed on Final Plans for identified measures.</p> <p>Identified measures shall be implemented during construction activities.</p>	IE/ME: Prime Construction Contractor		

Mitigation Measure	Timing	Implementing Entity (IE)/ Monitoring Entity (ME)	Compliance	
			Date/Initials	Action Taken

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.	Agreement with San Jacinto Unified School District shall be entered into prior to operation of the gaming/commercial facilities. Compensation shall be made per the Agreement.	IE/ME: Tribe		
OTHER VALUES				
Hazardous Materials				
<ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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. 	<p>Prior to commencement of construction activities, notes shall be placed on Final Plans for identified measures.</p> <p>Identified measures shall be implemented during construction activities.</p>	IE/ME: Prime Construction Contractor, Facility Operator		

Mitigation Measure	Timing	Implementing Entity (IE)/ Monitoring Entity (ME)	Compliance	
			Date/Initials	Action Taken
<ul style="list-style-type: none"> - 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. - 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 				

Mitigation Measure	Timing	Implementing Entity (IE)/ Monitoring Entity (ME)	Compliance	
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<p>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.</p> <ul style="list-style-type: none"> - 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. 				
<p>Noise</p> <ul style="list-style-type: none"> - 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. <p>A final noise study should be performed during the design and construction phase of the project to ensure compliance with the above mitigation measures.</p> <p>To reduce noise effects from parking structures to a level of less than significant, the following</p>	<p>Prior to commencement of construction activities, notes shall be placed on Final Plans for identified measures.</p> <p>Identified measures shall be implemented during construction and operation activities.</p>	<p>IE/ME: Prime Construction Contractor, Facility Operator</p>		

Mitigation Measure	Timing	Implementing Entity (IE)/ Monitoring Entity (ME)	Compliance	
			Date/Initials	Action Taken
<p>mitigation measures are required:</p> <ul style="list-style-type: none"> - 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. <p>To ensure that effects are less than significant from the loading docks as well as from loud maintenance equipment, the following mitigation measures are required:</p> <ul style="list-style-type: none"> - 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. <p>To ensure that effects from HVAC equipment and emergency generator operation are less than significant, the following mitigation measure is required:</p> <ul style="list-style-type: none"> - Place fixed equipment, such as air conditioning condensers, emergency generators, and cooling towers, inside enclosures and/or on rooftops of buildings. <p>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.</p>				

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Visual Resources				
<p><i>Vegetative Screening</i></p> <p>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.</p> <p>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 system¹ is required to further reduce contrast.</p> <p>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.</p> <p><i>Earth Tone Color Choices</i></p> <p>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</p>	<p>Prior to commencement of construction activities, notes shall be placed on Final Plans for identified measures.</p> <p>Identified measures shall be implemented during construction and gaming operation activities.</p>	<p>IE/ME: Prime Construction Contractor and Facility Operator</p>		

¹ / 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.

Mitigation Measure	Timing	Implementing Entity (IE)/ Monitoring Entity (ME)	Compliance	
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<p>color contrast from buildings to moderate or less, and thus would have a less than significant visual effect.</p> <p><i>Parking and Roof Materials</i></p> <p>Light colored materials with a sandy texture, such as concrete with a mixed-in earth tone pigment, are required 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.</p>				

ATTACHMENT 1:
BEST MANAGEMENT PRACTICES

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
