

OFF-RESERVATION ENVIRONMENTAL IMPACT ANALYSIS

CHECKLIST AND DISCUSSION

1. Lead agency name and address:
Viejas Band of Kumeyaay Indians
Viejas Enterprises
5000 Willows Road
Alpine, CA 91901

2. a. Contact: Mr. Robert Scannell
b. Phone number: (619) 659-1931

3. Project location:
5000 Willows Road in the San Diego County Community of Alpine.
Thomas Brothers Coordinates: Page 1234, Grid J/5
Project name:
Viejas Casino & Resort – Phase 3

4. Project sponsor's name and address:
Viejas Enterprises
5000 Willows Road
Alpine, CA 91901

5. Tribal Plan Designation
Land Use Designation: Commercial

6. Description of project (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation):

Project Location

The proposed project is located at 5000 Willows Road, Alpine to the west of the existing Casino, north of Willows Road and south of Viejas Creek (Figures 1, 2 and 3).

Project Description

The proposed project is for the construction and operation of a third hotel, the demolition and reconstruction of a portion of the existing Casino and some interior renovations of the existing Casino (Figure 4). There is no net change in gaming space as a result of construction, reconstruction or renovations.

The proposed five-story hotel will accommodate up to 170 all-suite rooms plus one basement level for back of house functions including service kitchens and offices. Amenities include a full service spa with private pool located at the main level of the hotel and an outside hotel pool with bar service.

A portion of the existing Casino will be demolished and reconstructed in place and a portion will be renovated. Amenities include three restaurant/bar venues. Figure 5 is a first floor site plan showing the location of amenities for the hotel and Casino.

A new bus terminal and bus drop off area will be constructed near the existing Casino's northwest entry and a new casino walk will provide access to the proposed hotel. The valet will be relocated to the new hotel porte cochère.

The total project building area is approximately 215,000 sq ft consisting of: 165,000 sq ft of hotel including a 9,000 sq ft spa; 20,000 sq ft of demolished and replaced in kind Casino; 20,000 sq ft of existing Casino renovation; 9,750 sq ft of restaurants/kitchen; and, a 1,900 sq ft bus depot. The total project landscaped area is approximately 200,000 sq ft.

All new construction work, renovation and landscaping will occur on existing developed land (existing parking lot and existing Casino) within an approximately 280,000 sq ft project footprint area.

Project Access

I-8 and Willows Road (with two interchanges to I-8) provide access to the site.

Surrounding land uses and setting (Briefly describe the project's surroundings):

The proposed project area is located west of the existing Casino, north of Willows Road and south of Viejas Creek. It is currently developed with an existing parking lot and existing Casino structure. Immediately surrounding the project area is development with commercial uses. The Viejas Outlet Center is located south of Willows Road. Interstate 8 (I-8) lies to the south of the Outlet Center, with residential areas of the community of Alpine south of I-8. Residential areas also are found along Willows Road both to the east and west of the Viejas Indian Reservation (Reservation).

Viejas Creek is a restored perennial stream that provides native riparian habitat. North of Viejas Creek is the Tribal residential area and land used for cattle grazing. Coast live oak trees are common throughout this area. Further beyond the Reservation to the north, east, and west is the Cleveland National Forest. There are residential in-holdings between the Reservation and the Cleveland National Forest.

7. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

There are no other public agencies with approval authority over the project.

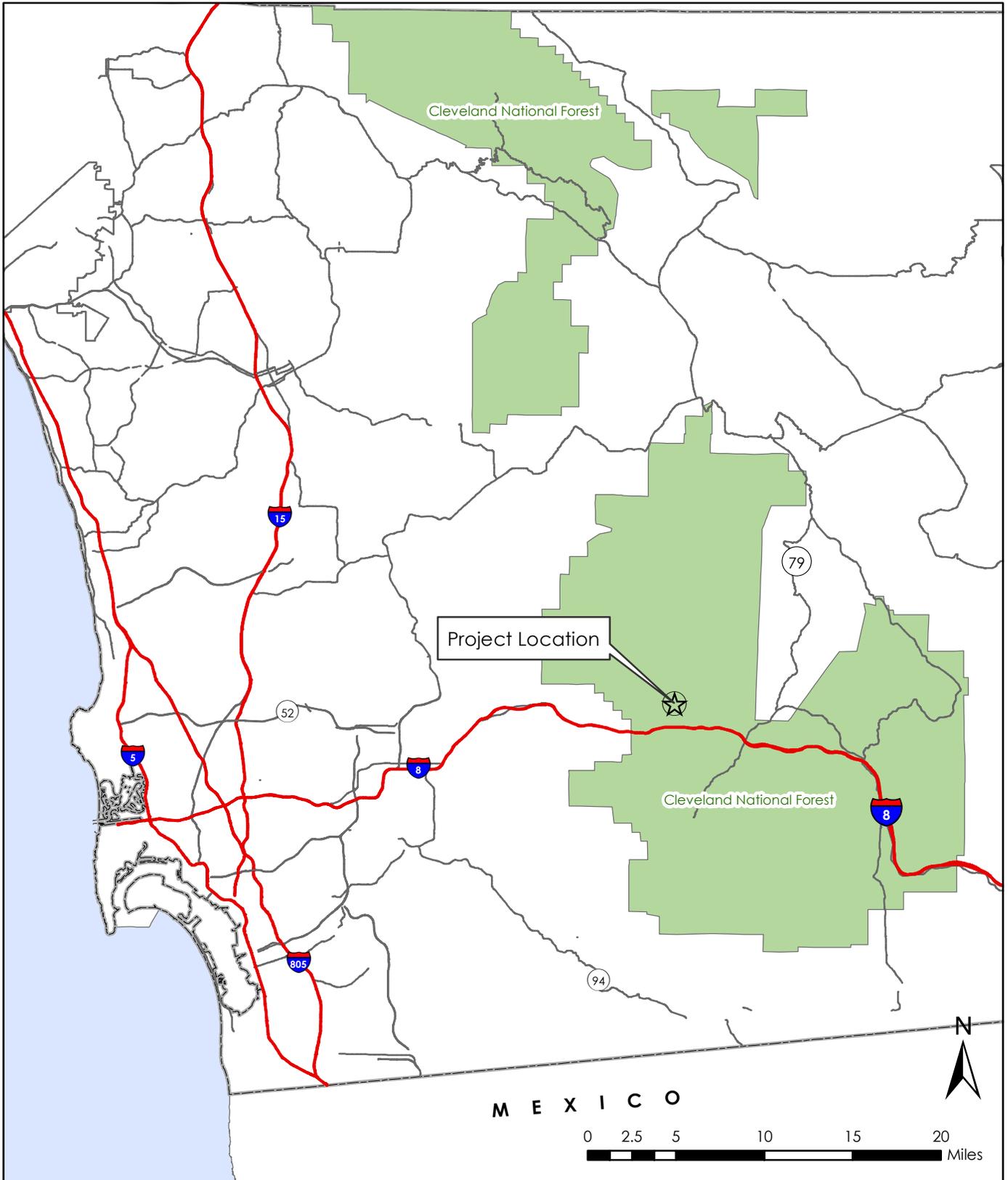
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist and on the following discussion pages.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Agriculture Resources</u> | <input checked="" type="checkbox"/> <u>Air Quality</u> |
| <input type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Geology & Soils</u> |
| <input type="checkbox"/> <u>Hazards & Haz. Materials</u> | <input checked="" type="checkbox"/> <u>Water Resources</u> | <input type="checkbox"/> <u>Land Use & Planning</u> |
| <input type="checkbox"/> <u>Mineral Resources</u> | <input checked="" type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Population & Housing</u> |
| <input type="checkbox"/> <u>Public Services</u> | <input type="checkbox"/> <u>Recreation</u> | <input checked="" type="checkbox"/> <u>Transportation/Traffic</u> |
| <input type="checkbox"/> <u>Utilities & Service Systems</u> | <input checked="" type="checkbox"/> <u>Cumulative Impacts</u> | |

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

- In order to fulfill the Tribe's Class III Gaming Compact with the State of California, a TRIBAL ENVIRONMENTAL IMPACT REPORT is required.

Signature		Date	5/26/16
Printed Name	Chris Kelly	Title	GM



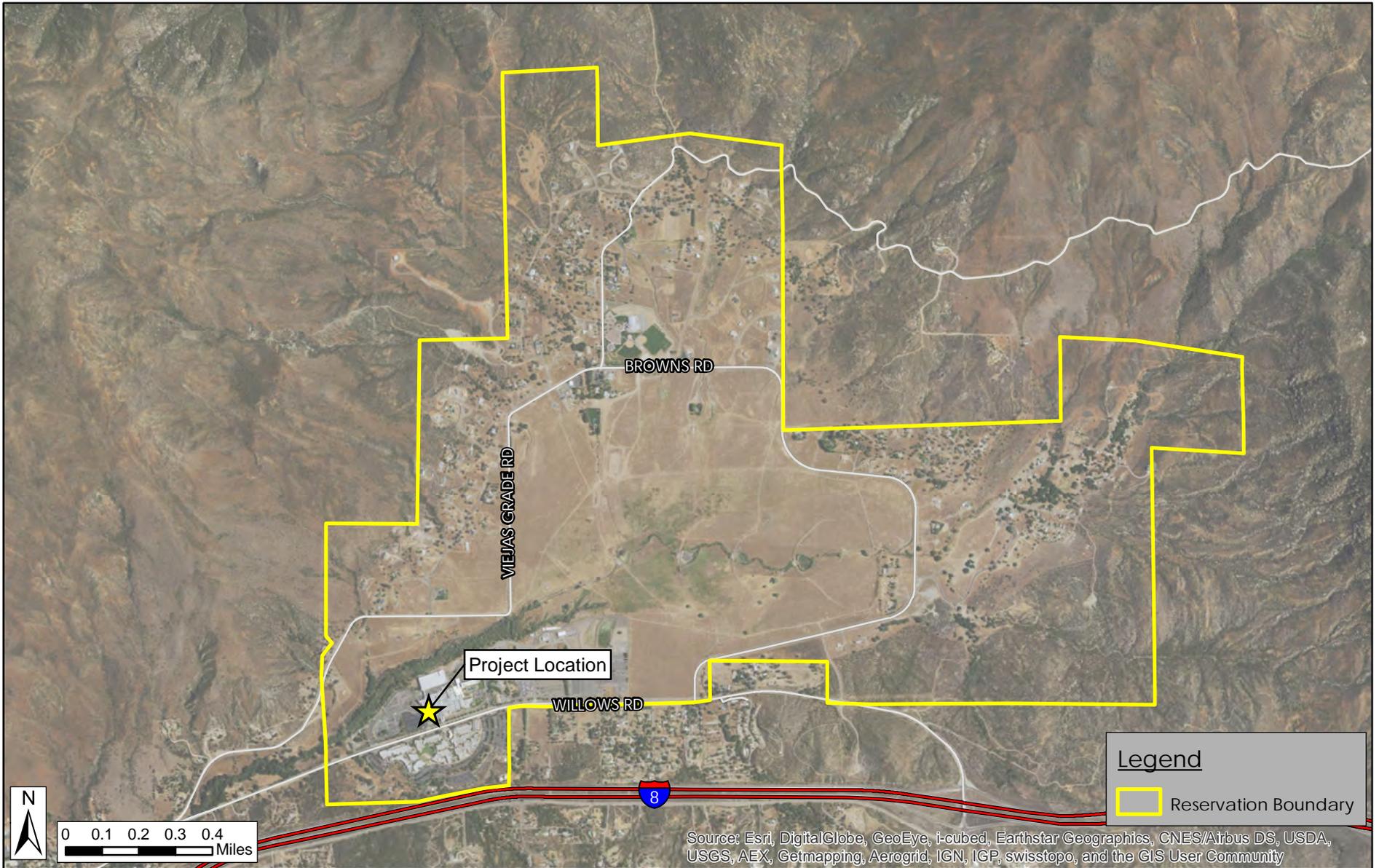
SOURCE: SanGIS, 2016

5/18/16



Viejas Casino & Resort - Phase 3
 Regional Vicinity Map

FIGURE
 1



SOURCE: Esri, 2016; SanGIS, 2016

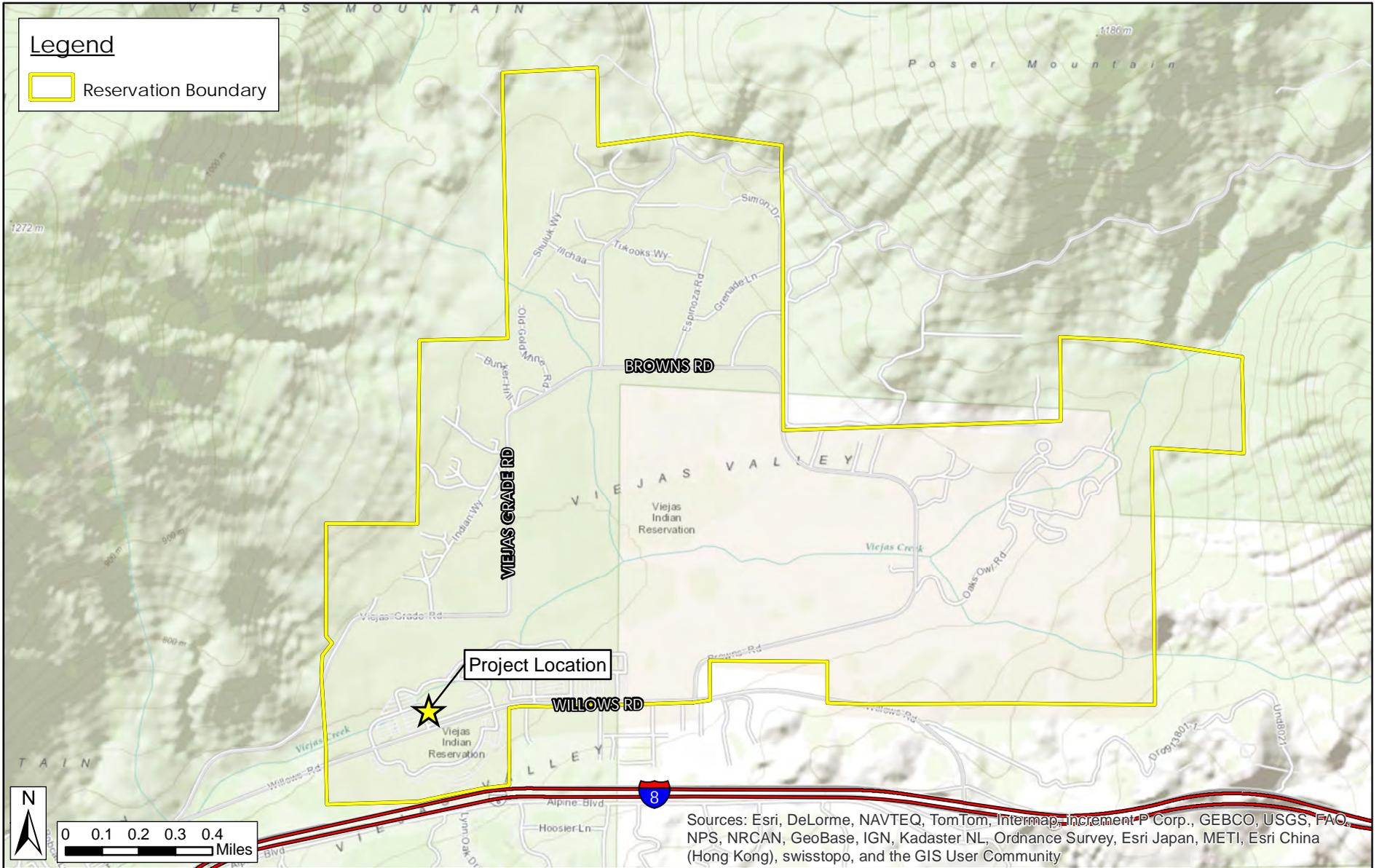
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Viejas Casino & Resort - Phase 3
 Project Location (Aerial)

FIGURE

2



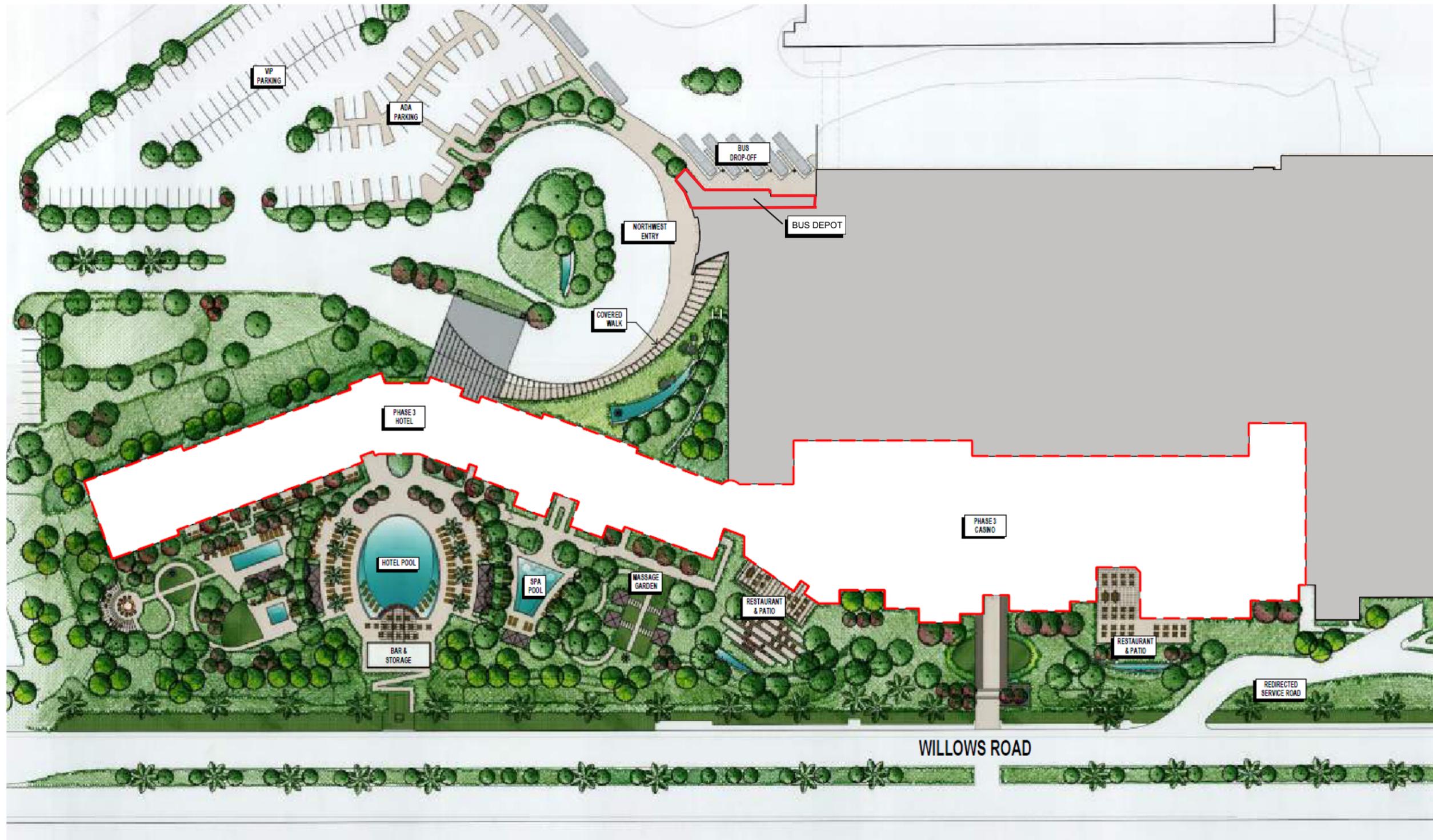
SOURCE: Esri, 2016; SanGIS, 2016

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Viejas Casino & Resort - Phase 3
 Project Location (Topographical)

FIGURE
 3



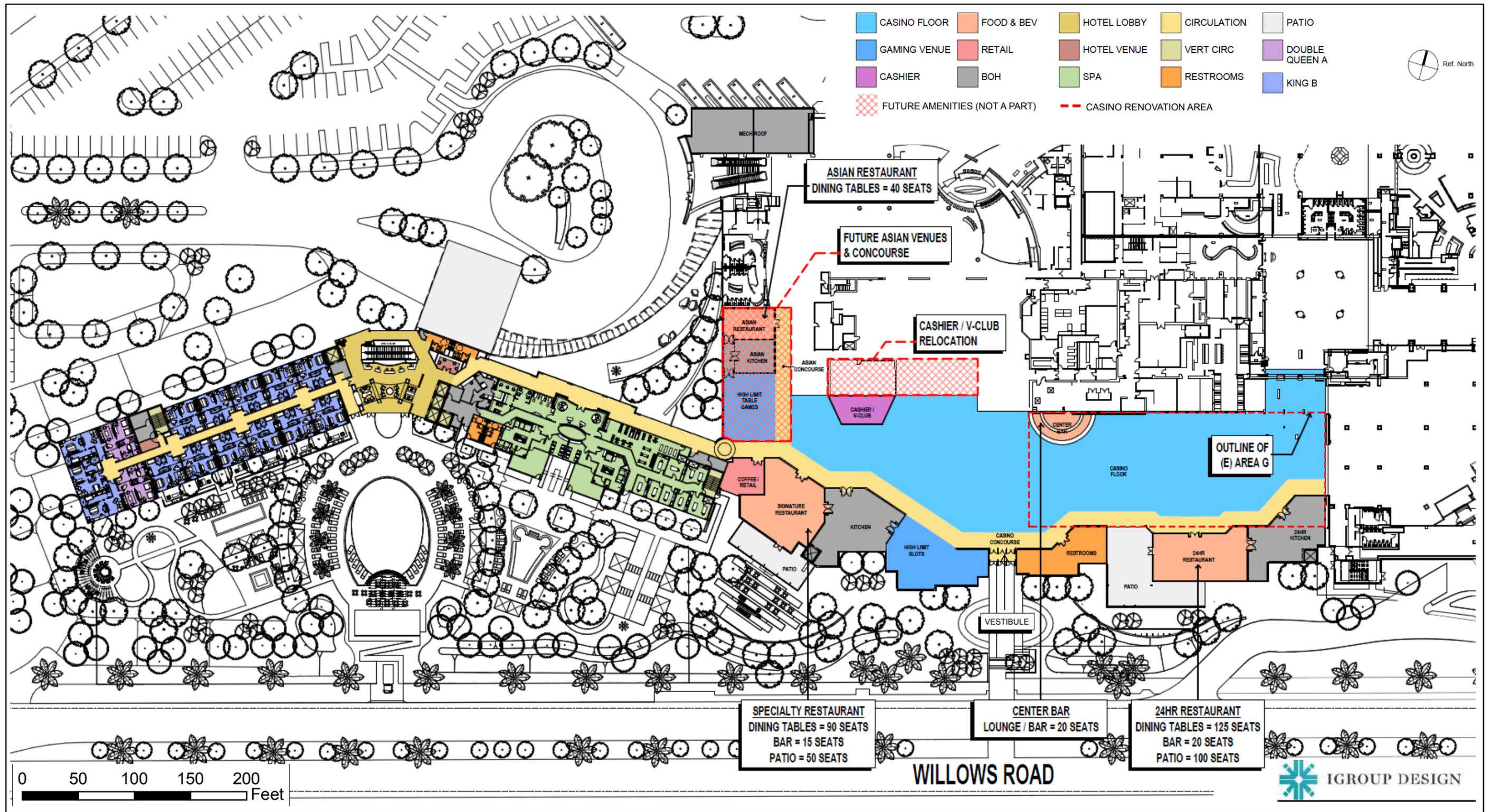
SOURCE: Igroup Design, 2016

5/18/16



Viejas Casino & Resort - Phase 3
 Conceptual Site Plan

FIGURE
 4



SOURCE: Igroup Design, 2016

5/18/16



Viejas Casino & Resort - Phase 3
Overall Site Plan - 1st Level

FIGURE
5

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. The proposed hotel would be five stories in height, and may be visible from Interstate-8 or a scenic vista. Therefore, it is possible that the proposed project could result in a substantial adverse effect on a designated scenic vista. Whether there are any such vistas off-Reservation in the vicinity of the project would be addressed during TEIR preparation.

b) Substantially damage off-Reservation scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official Scenic Highway. There are no State Scenic Highways with views to the project area. Although nearby I-8 is eligible for scenic designation, the applicable local jurisdiction, the County of San Diego, has not adopted a scenic corridor protection program for it, and has not applied to Caltrans for designation. Therefore, the proposed project would not have any substantial adverse effect on a scenic resource within a State Scenic highway.

c) Create a new source of substantial light or glare, which would adversely affect day or nighttime views of historic buildings or views in the area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project proposes limited changes in outdoor lighting, and includes building materials consistent with the existing Casino. These materials are not highly reflective such as highly reflective glass or high-gloss surface colors. Therefore, it is not anticipated that the project would create new sources of light pollution that could contribute to skyglow, light trespass or glare that would adversely affect day or nighttime views in area.

The proposed project would not contribute to significant cumulative impacts on nighttime views because the proposed project would conform to the San Diego County Light Pollution Code. The project site is over 15 miles from the observatories at Palomar Mountain and Mount Laguna.

In addition, the proposed project's outdoor lighting is controlled by the Tribal Government, which limits outdoor lighting through strict controls. Therefore, conformance with the County Light Pollution Code, in combination with the Tribal outdoor lighting controls ensures that the project would not create a significant new source of substantial light or glare.

II. AGRICULTURE RESOURCES -- Would the project:

a) Involve changes in the existing environment, which, due to their location or nature, could result in conversion of off-Reservation farmland to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project site is located in the general vicinity of the southwest corner of the existing Viejas Casino and is currently a paved parking lot with an existing Casino structure. The proposed expansion would not trigger any additional development that may result in conversion of off-Reservation farmland, to non-agricultural use.

III. AIR QUALITY -- Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Operation of the project would not result in emissions of noticeable quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board. Most of the anticipated guests of the proposed hotel would be persons who had already travelled to the Casino, Outlet Center, or existing hotel. During operations, new emission would be limited to those related to incrementally increased deliveries and additional client and employee trips. It is anticipated that new trips to the hotel would be minimal. This would be confirmed as part of the TEIR traffic study. Minor construction-related emissions would occur. Therefore, it is unlikely the project would conflict with or obstruct implementation of the Regional Air Quality Standards (RAQS) or the State Implementation Plan (SIP) on a project or cumulative level. This will be confirmed by the TEIR Air Analysis Study.

b) Violate any air quality standard or contribute to an existing or projected air quality violation?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Air quality impacts from operation of the proposed project would result from motor vehicle trips. However, motor vehicle trips are not expected to substantially increase because the hotel and renovations are for existing patrons. There could be short-term air quality impacts from construction activities. The Project proposes a new approximately 170-room, five-story hotel adjacent to the existing Casino and the demolition and reconstruction of a portion of the existing Casino. It is expected that emissions from the demolition and construction phase would be minimal and localized, resulting in pollutant emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook Sections 6.2 and 6.3. As such, the proposed project is not expected to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Anticipated operation and construction emissions would be addressed in the TEIR.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: San Diego County is presently in non-attainment for the 1-hour concentrations for Ozone (O₃) under the California Ambient Air Quality Standard (CAAQS). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter greater than 2.5 microns and less than 10 microns (PM₁₀) and less than or equal to 2.5 microns (PM_{2.5}). O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

It is not likely that construction of the proposed hotel would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). However, potential air quality impacts may be cumulatively significant, and would be addressed in technical studies as part of the TEIR.

- d) Expose off-Reservation sensitive receptors to substantial pollutant concentrations?
- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. Sensitive receptors have not been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project. Furthermore, no point-source emissions of air pollutants (other than mobile vehicle emissions) are associated with the project. The project would not expose sensitive populations to excessive levels of air pollutants.

- e) Create objectionable odors affecting a substantial number of people off-Reservation?
- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No potential sources of objectionable odors have been identified in association with the proposed project. As such, no impact from odors is anticipated.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse impact, either directly or through habitat modifications, on any species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The proposed project site is developed as a parking lot and existing Casino building and does not support habitat. No species identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service would be expected to occur on-site and therefore will not be adversely impacted either directly or through habitat modifications. Assessment of potential indirect noise impacts to species would be done outside the Reservation boundaries. It is not expected that there will be significant hotel construction noise impacts to off-Reservation biological resources because these impacts are temporary and noise impacts diminish with increasing distance, but the issue would be addressed in the noise technical report, and in the TEIR. No operational noise impacts to biological resources off the Reservation are expected from the hotel.

b) Have a substantial adverse effect on any off-Reservation riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project site is limited to developed Reservation property and is not immediately adjacent to any off-Reservation riparian habitats or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations. Viejas Creek to

the north of the project site will not be affected by the proposed project. Therefore, the project will not impact riparian habitat or sensitive natural communities.

c) Have a substantial adverse effect on federally protected off-Reservation wetlands as defined by Section 404 of the Clean Water Act?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project site is limited to developed Reservation property and is not immediately adjacent to any off-Reservation wetlands as defined by Section 404 of the Clean Water Act. The portion of Viejas Creek within the Reservation closest to the project site is 200 feet to the northwest and the closest off-Reservation portion of Viejas Creek is located approximately 940 feet to the south, southwest of the project site. There would be no hydrologic interruption, diversion, or obstruction of Viejas Creek, either on or off-Reservation, as a result of the proposed project. Therefore, no impacts would occur to off-Reservation wetlands defined by Section 404 of the Clean Water Act.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is an existing parking lot and Casino and does not contain native vegetation or habitats. Therefore, impedance of the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impedance of the use of native wildlife nursery sites would not be expected as a result of the proposed project.

e) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The Tribe is not a party to any adopted Habitat Conservation Plan or Natural Communities Conservation Plan, nor is the Tribe subject to other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources. Lands that fall under such plans occur off-Reservation and would not be affected by the proposed project.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of an off-Reservation historical or archaeological resource?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project would not impact any off-Reservation historical or archaeological resources, because there would be no ground or structure disturbance off-Reservation.

b) Directly or indirectly destroy a unique off-Reservation paleontological resource or site or unique off-Reservation geologic feature?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project would not destroy either a unique off-Reservation paleontological resource or site or unique off-Reservation geologic feature, because there would be no ground disturbance off-Reservation.

c) Disturb any off-Reservation human remains, including those interred outside of formal cemeteries?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project would not disturb any off-Reservation human remains, including those interred outside of formal cemeteries, because there would be no ground disturbance off-Reservation.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose off-Reservation people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California. Therefore, off-Reservation people or structures could not be exposed to any project-related effects from rupture of a known earthquake fault.

ii. Strong seismic ground shaking?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The 2014 Viejas State-Tribal Compact (Viejas Band of Kumeyaay Indians, 2014) Section 6.4.2(d) says “the Tribe shall adopt or has already adopted, and shall maintain throughout the term of this Compact, an ordinance that requires any Covered Gaming Facility Construction to meet or exceed the California Building Code and the Public Safety Code applicable to the county in which the Gaming Facility is located as set forth in Titles 19 and 24 of the California Code of Regulations, as those regulations may be amended during the term of this Compact, including but not limited to, codes for building, electrical, energy, mechanical, plumbing, fire, and safety.” Viejas has adopted the Uniform Building Code (UBC) for Casino-related development in accordance with the provisions of the 2014 Viejas State-Tribal Compact. The UBC classifies all San Diego County with the highest seismic zone criteria, Zone 4. However, the proposed project is not located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code’s Maps of Known Active Fault Near-Source Zones in California. The project site is 17 miles southeast of the Elsinore Fault, the nearest known active fault. The proposed project would conform to the Seismic Requirements of the UBC. Therefore, there would be no impact at the project site from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project, and no potential off-Reservation impacts.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: A geotechnical report (Nova, 2016) for the proposed project site concluded that there is a potential for seismic-related liquefaction such that maximum settlements on the order of 2.5 inches might be expected in a major seismic event where there is Unit 2 Alluvium (*Qa1*). Differential settlement related to this movement will be about 1.3 inches over a distance of about 40 feet. The deep foundations of the hotel will not be susceptible because they will reach granite. However, the shallow foundation of the Casino rebuild will likely require reinforcement design measures such as nets, synthetic geogrids, polymer meshes, metal strips etc. to increase the bearing capacity of soils supporting shallow foundations. With the implementation of these design measures, potential liquefaction impacts on Reservation would be less than significant. There would be no seismic-related impacts to off-Reservation people or structures.

iv. Landslides?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The site is not located within a landslide susceptibility zone and thus there would be no off-Reservation landslide impact.

b) Result in substantial off-Reservation soil erosion or the loss of topsoil?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project will result in less impervious surface because an existing impervious parking lot will be replaced with a hotel with landscaping. Due to the increase in permeable surface (landscaping), potential off-Reservation stormwater drainage and velocities will be reduced. In addition, there are existing BMP's associated with the Viejas Casino & Resort complex that currently have the capacity to capture or slow stormwater runoff. Since drainage patterns will not substantially change and velocities will be reduced there is a less than significant potential for stormwater runoff to erode off-Reservation lands. In addition, there is no

off-Reservation ground disturbance. Therefore, the potential for substantial off-Reservation soil erosion or loss of topsoil is less than significant.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the off-Reservation public or the off-Reservation environment through the routine transport, use, or disposal of hazardous materials?
- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes a new hotel adjacent to the existing Casino and redevelopment of the existing Casino. Building construction and on-going activities needed to operate and maintain the Casino involve routine transport, use, and disposal of hazardous materials. These materials are typical of material used safely on a daily basis throughout the County and State of California in households and commercial uses. The proposed project would not result in a significant hazard to the off-Reservation public or off-Reservation environment because all transport, use, and disposal of hazardous substances would be in full compliance with the requirements of the 2014 Viejas State-Tribal Compact and with the State of California and federal regulations.

- b) Create a significant hazard to the off-Reservation public or the off-Reservation environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: See VII a), above. Materials transported, used and disposed of associated with the proposed project would be in such small quantities that any upset condition, such as a traffic accident involving a vehicle transporting such materials, would result in a minor spill requiring reporting and clean up in accordance with all applicable regulations. Such events have happened San Diego County and the State of California, with no significant effect. Impacts would be less than significant.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed off-Reservation school?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located within one-quarter mile of any existing or proposed school. Therefore, the project would not have any effect on an existing or proposed school.

d) Expose off-Reservation people or structures to a significant risk of loss, injury or death involving wildland fires?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is completely surrounded by developed areas, including the Casino, paved parking lots, irrigated landscape and streets. The Viejas Fire Department oversees wildland fire risk for the Casino and within the Reservation. Viejas also maintains cooperative agreements with other local fire fighting agencies. The Viejas Fire Department's current fleet of suppression vehicles consists of a type 1 engine, a type 3 engine and a type 2 truck that is cross-staffed by three firefighters. Viejas has a current agreement with the predecessor agency to the San Diego County Fire Authority and honors its commitments under that agreement. Viejas also has an agreement with the San Diego Rural Fire Department to jointly operate a water tender. The Viejas Fire Department operates an advance life support ambulance that is staffed with two firefighters. In addition, Viejas has Mutual-Aid arrangements with other service providers such as Alpine, Coronado and Lakeside. The Tribe has a close working relationship with the U.S. Forest Service through an interagency cooperative agreement. In conjunction with the Forest Service, Viejas has implemented a defensible space program as part of a Bureau of Indian Affairs approved fire management plan. Viejas' fire standards mirror those of the Forest Service and Viejas would provide adequate protection to all on the Reservation. There would be no off-Reservation people or structures exposed to a significant risk of loss, injury or death involving wildland fires.

VIII. WATER RESOURCES -- Would the project:

a) Violate any water quality standards or waste discharge requirements?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes a new hotel adjacent to the existing Casino and redevelopment of parts of the existing Casino. The existing Casino, hotel, commercial uses, residential and other uses on the Reservation rely on wastewater treatment at the Viejas Water Reclamation Plant. This facility is permitted and monitored by the State of California for compliance with Title 22 of the California Code of Regulations. Therefore, the project will not violate any waster discharge requirements.

The project would implement site design measures and/or source control Best Management Practices (BMP) and/or treatment control BMPs to reduce potential construction pollutants to the maximum extent practicable from entering storm water runoff that could leave the Reservation. The Viejas Casino & Resort complex is currently developed with BMP's that adequately minimize runoff and flow velocities. Because the project is increasing pervious surfaces by replacing a portion of the currently paved parking lot with landscaping, project runoff and flow velocities will not increase; therefore, no additional runoff or changes in the character of the existing runoff could violate water quality standards.

The project's construction BMPs, existing operational BMP's and sewer treatment plant would ensure that the project would not contribute to a cumulatively considerable impact to water quality or waste discharge requirements.

b) Substantially deplete off-Reservation groundwater supplies or interfere substantially with groundwater recharge such that there should be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The 2012 and 2014 TEIRs for Viejas Hotel Projects found adequate ground water supplies for both Reservation and off-Reservation uses, based on a 2001 Water and Wastewater Master Plan for Viejas Reservation, prepared by Brown & Caldwell and supplemental studies prepared by Environmental Navigation Services, Inc. (e.g., *Supporting Water Supply Evaluation, Viejas Hotel South Tower*, June 2014). These studies generally supported the findings of the 2001 report. The TEIR water supply analysis will rely on those prior documents and would consider the change in demand associated with the proposed development. Effluent from the hotel will be treated at a tertiary treatment plant operated by the Reservation and the resulting water will be used for irrigation of facility landscaping. Excess water not utilized by

landscaping would be available for groundwater recharge, thus minimizing facility impact on ground water levels.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation off-site.

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site is currently developed as a parking lot and an existing Casino building. The proposed hotel, reconstructed Casino and landscaping would not substantially alter the existing topography, drainage patterns, nor stream or river drainage courses on-site or off-Reservation and therefore will not result in substantial erosion or siltation on- or off-site.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding off-site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site is currently developed as a parking lot and Casino. The proposed hotel, Casino reconstruction/renovations and landscaping would not substantially alter the existing topography, drainage patterns, nor stream or river drainage courses on-site or off-Reservation and therefore will not result in flooding offsite.

- e) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff off-Reservation?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project would not introduce any substantial new impervious surfaces since the project site is currently developed as a paved parking lot

and existing Casino building. The parking lot will be replaced with a hotel and landscaping, which is a net decrease in the amount of impervious surface. Construction BMPs would capture and limit runoff of any project construction-related pollutants.

There are existing BMP's associated with the Viejas Casino & Resort complex that currently have the capacity to capture or slow stormwater runoff and associated pollutants. Landscaping irrigation will be managed to prevent runoff. Stormwater drainage patterns will not substantially change and velocities will be reduced due to the decrease in impervious surfaces. Therefore, there is a less than significant potential for project related runoff to exceed capacity of off-Reservation drainage systems or for the construction or operation of the project to provide additional sources of polluted runoff.

f) Place within 100-year flood hazard area structures, which would impede or redirect off-Reservation flood flows?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No 100-year flood hazard areas were identified or are expected to occur on the project site. The 100-year flood hazard area is totally contained within Viejas Creek, which is outside of the proposed project's footprint; therefore, no impact would occur.

g) Expose off-Reservation people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not include any dam or levee or source of potential floodwaters. Therefore, the project would not expose people to a significant risk of loss, injury or death involving flooding.

IX. LAND USE AND PLANNING -- Would the project:

a) Conflict with any off-Reservation land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: As demonstrated elsewhere in the Initial Study Checklist, the project does not conflict with any land use plan, policy or regulation.

b) Conflict with any habitat conservation plan, or natural communities conservation plan covering off-Reservation lands?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The Tribe is not a party to any adopted Habitat Conservation Plan or Natural Communities Conservation Plan, nor is the Tribe subject to other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources. Lands that fall under such plans occur off-Reservation and would not be affected by the proposed project because the project is entirely within the Reservation and is occurring on currently developed land. There would be no impact.

X. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known off-Reservation mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the state?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project would not affect any off-Reservation land. There would be no impact to mineral resources off the Reservation.

b) Result in the loss of availability of an off-Reservation locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project would not affect any off-Reservation land. Thus, there would be no impact.

XI. NOISE -- Would the project result in:

a) Exposure of off-Reservation persons to noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The project site is far enough away from existing off-Reservation uses that noise levels associated with construction or operation of the new hotel would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Residences are the only noise sensitive uses near the project area. Project implementation is not expected to expose existing or planned noise sensitive areas to project-related noise in excess of the CNEL 60 dB(A) because of the distance of the project site and existing parking lots to such off-Reservation uses. Therefore, it is expected that the project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element. However, a noise study would be conducted as part of the TEIR in order to confirm that expectation.

Noise Ordinance – Section 36-404

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36-404) off the Reservation. The adjacent properties are zoned for low density residential, and have one-hour average sound limit of 45 to 50 dBA at the property line. The project's operational noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards because the project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line, and construction activities would be conducted in accordance with the County of San Diego's noise ordinance provisions. However, a noise study would be conducted as part of the TEIR in order to confirm that expectation.

Noise Ordinance – Section 36-410

The project would not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36-410). Construction operations would occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project would operate construction equipment in excess of 75 dB for more than 8 hours during a 24-hour period.

Cumulative noise effects would be less than significant because the project would be in compliance with General Plan Noise Element and Noise Ordinance as described above, and because of the distance, topography, and vegetation between the project site and off-Reservation residential uses. It is not expected that the project will substantially increase traffic (and associated noise) because it is anticipated that the majority of hotel guests will be existing Casino patrons who decided to stay overnight at the hotel. This assumption would be addressed as part of the TEIR traffic study, and the results used to calculate project-related noise impacts.

b) Exposure of off-Reservation persons to excessive groundborne vibration or groundborne noise levels?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels in the surrounding area. Construction of the proposed hotel and Casino demolish/rebuild could result in temporary off-site vibration. Whether that vibration level would be considered significant at the nearest existing off-Reservation homes would be reviewed as part of the TEIR noise study.

c) A substantial permanent increase in ambient noise levels in the off-Reservation vicinity of the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Studies completed by the Organization of Industry Standards (ISO 1996 1-3 and ISO 3740-3747) indicates an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level. Typically, a 3 dB increase in ambient sound levels would be perceptible, and has been used as a significance criterion for noise impacts.

It is possible that noise during construction of the hotel and Casino demolish and rebuild could result in temporary off-Reservation impacts at nearby off-Reservation homes, but project compliance with County construction noise regulations and procedures make it unlikely that such temporary impacts would be found significant. It is also considered unlikely that hotel and Casino operations after completion of construction would result in significant noise impacts, but these issues would be addressed in the TEIR noise study.

d) A substantial temporary or periodic increase in ambient noise levels in the off-Reservation vicinity of the project?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems. However, increases in Casino-related traffic along Willows Road may result in periods of traffic noise. This issue would be addressed in the TEIR noise study.

Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulations to address human health and quality of life concerns. Construction operations would occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project would operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

XII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial off-Reservation population growth?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not induce substantial population growth in the area because the project does not propose any physical or regulatory change that would remove a restriction to, or encourage population growth including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of

homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere off-Reservation?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not displace any existing housing since it is entirely within the Viejas Casino & Resort complex and the site for the new hotel is currently paved and is used for vehicle parking.

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered off-Reservation governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- Fire protection?
- Police protection?
- Schools?
- Parks?
- Other public facilities?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed hotel component of the proposed project represents an incremental expansion of the existing Viejas Casino & Resort complex. Schools, parks and other public facilities are not required to support this expansion. Fire protection is provided by Viejas Tribal Government and through the Tribe's cooperative agreements with neighboring Fire Districts. Police protection is provided by the Viejas Security Department and by contract with the San Diego County Sheriff. It is not anticipated that this new hotel would substantially change the level of service currently provided by the Sheriff or local Fire Districts.

XIV. RECREATION

a) Would the project increase the use of existing off-Reservation neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any residential use, including but not limited to a residential subdivision, mobile home park, or single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in off-Reservation traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: It is possible that the proposed hotel and Casino reconstruction and renovation would result in additional daily trips on Willows Road in the vicinity of the Reservation. The expected number of additional trips would be identified and analyzed in a traffic study. This is considered a potentially significant impact. A traffic study would be prepared to determine if the proposed project would result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at nearby intersections.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated off-Reservation roads or highways?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Willows Road and I-8 in the vicinity of the Reservation is not a congestion management program (CMP) road. I-8 is a CMP road per County thresholds; however, SANDAG is no longer using CMP (SANDAG, 2015). Therefore, the project cannot exceed a level of service established by a congestion management agency as a level of service is not established.

c) Substantially increase hazards due to an off-Reservation design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: A traffic study would be prepared to investigate if there are off-Reservation hazardous design features that would be used by the guests and suppliers of the proposed hotel. If such features are discovered, the traffic study would include an assessment of whether the project substantially increases hazards at such features. Interstate-8 and Willows Road in the project vicinity are not known to carry incompatible vehicles and the guests and suppliers of the hotel Casino would not operate incompatible vehicles.

d) Result in inadequate emergency access for off-Reservation responders?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not result in inadequate emergency access. The project is not served by a dead-end road; therefore, the project has adequate emergency access for off-Reservation responders.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed off-Reservation wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would discharge wastewater to a Tribe operated community sewer system that is located on the Reservation and permitted to operate by the United States Environmental Protection Agency. Effluent is not discharged off-Reservation; therefore, there are no applicable off-Reservation wastewater treatment requirements.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant off-Reservation environmental effects?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Anticipated maximum project-related potable water use and anticipated sewage effluent volumes would be addressed in the Water Supply Analysis. The proposed project is not expected to require the construction or expansion of water or wastewater treatment facilities. Therefore, the project is not expected to have the potential to result in significant off-Reservation environmental effects.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant off-Reservation environmental effects?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not include new or expanded storm water drainage facilities. The project does not involve any substantial landform modification or increase in impervious surfaces and there are existing source treatment/structural BMPs for storm water during operations. Construction BMPs in conformance with the Clean Water Act would be identified prior to construction, and subsequently employed during project construction. Therefore, the project would not require any construction of new or expanded facilities that could cause significant off-Reservation environmental effects.

d) Result in a determination by an off-Reservation wastewater treatment provider (if applicable), which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project’s wastewater service is provided by the on-Reservation Viejas Water Reclamation Plant. Therefore, there would be no project-related effect on any off-Reservation wastewater treatment provider.

XVII. CUMULATIVE EFFECTS:

- a) Would the project have impacts that are individually limited, but cumulatively considerable off-Reservation? “Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past, current, or probable future projects.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Traffic and air quality impacts may be cumulatively significant as described above. Potential cumulative impacts would be addressed during TEIR preparation.

REFERENCES

Brown & Caldwell, 2001
 Water and Wastewater Master Plan for Viejas Reservation

Environmental Navigation Services, Inc., 2014
 Supporting Water Supply Evaluation, Viejas Hotel South Tower

SANDAG, 2015
 San Diego Forward: The Regional Plan, San Diego Association of Governments and AECOM, October 2015.

Viejas Band of Kumeyaay Indians, 2014
 Amended and Restated Tribal-State Gaming Compact between the State of California and the Viejas Band of Kumeyaay Indians, August 13, 2014. (2014 Viejas State-Tribal Compact)

Nova Services, Inc., 2015
 Preliminary Geotechnical Investigation Viejas Hotel & Casino Phase 3, dated May 13, 2016.