

SECTION 2.0

ALTERNATIVES

CHAPTER 2.0 ALTERNATIVES

2.1 INTRODUCTION

This section describes the alternatives analyzed within this Environmental Impact Statement/Tribal Environmental Impact Report (EIS/TEIR). These alternatives include four development alternatives and a no action alternative. Consistent with Council on Environmental Quality (CEQ) Regulations (40 CFR § 1502.14), this section includes a detailed discussion and comparison of the alternatives analyzed in this EIS/TEIR. A reasonable range of alternatives has been selected based on consideration of the purpose and need, the recommendations of commenters during the scoping process, and opportunities for potentially reducing environmental effects.

2.2 PROJECT ALTERNATIVES

2.2.1 ALTERNATIVE A – BARSTOW CASINO-HOTEL COMPLEX

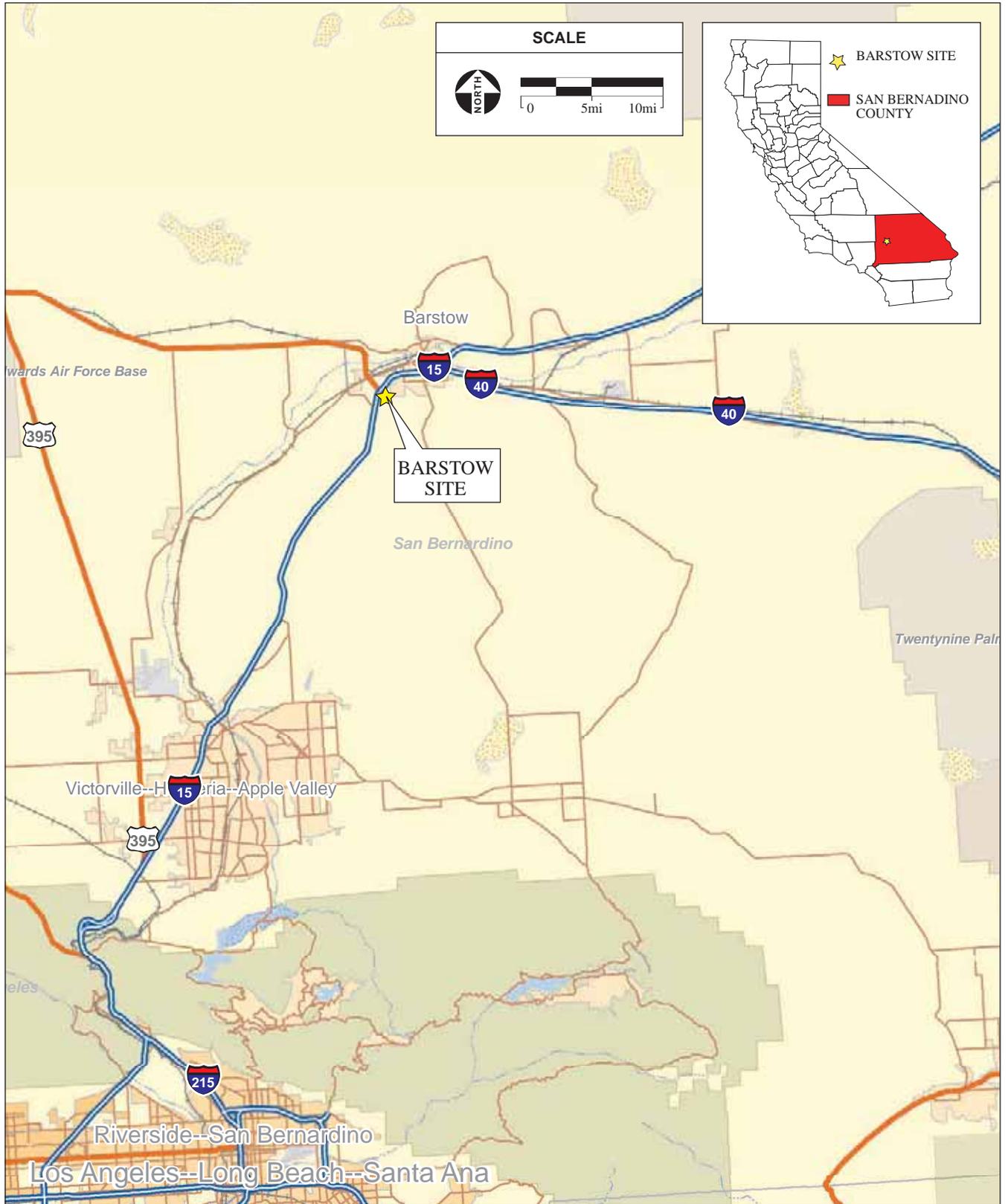
Alternative A consists of the following development components: (1) placement of three assessor's parcels in the City of Barstow (City) totaling approximately 23.1 acres into federal trust status on behalf of the Tribe; (2) issuance of a Two-Part Determination relevant to the fee-to-trust application; (3) approval of management contract and related collateral agreements; and (4) development of a casino and hotel with related amenities on the project site.

Barstow Site

The approximately 23.1-acre project site is located within the incorporated boundaries of the City of Barstow, San Bernardino County, California, just east of Interstate 15 (**Figure 2-1** and **Figure 2-2**). State Highways 58 and 247 and Interstate 40 are located nearby. The site is bordered on the north by vacant land located south of Mercantile Way; on the west by Lenwood Road and commercial/light industrial development; on the south by vacant land; and on the east by Stoddard Valley Off-Highway Vehicle area, under the jurisdiction of the Bureau of Land Management. The parcels are located within Section 27, Township 9N, Range 2W, San Bernardino Base Meridian (SBM), as depicted on the Barstow, U.S. Geological Survey (USGS) topographic quadrangle. The project site consists of the following assessor's parcel numbers (APNs) 428-171-66, 428-171-67, and 428-171-68. **Figure 2-3** provides an aerial photo of the project site and parcel boundaries.

Land Trust Action

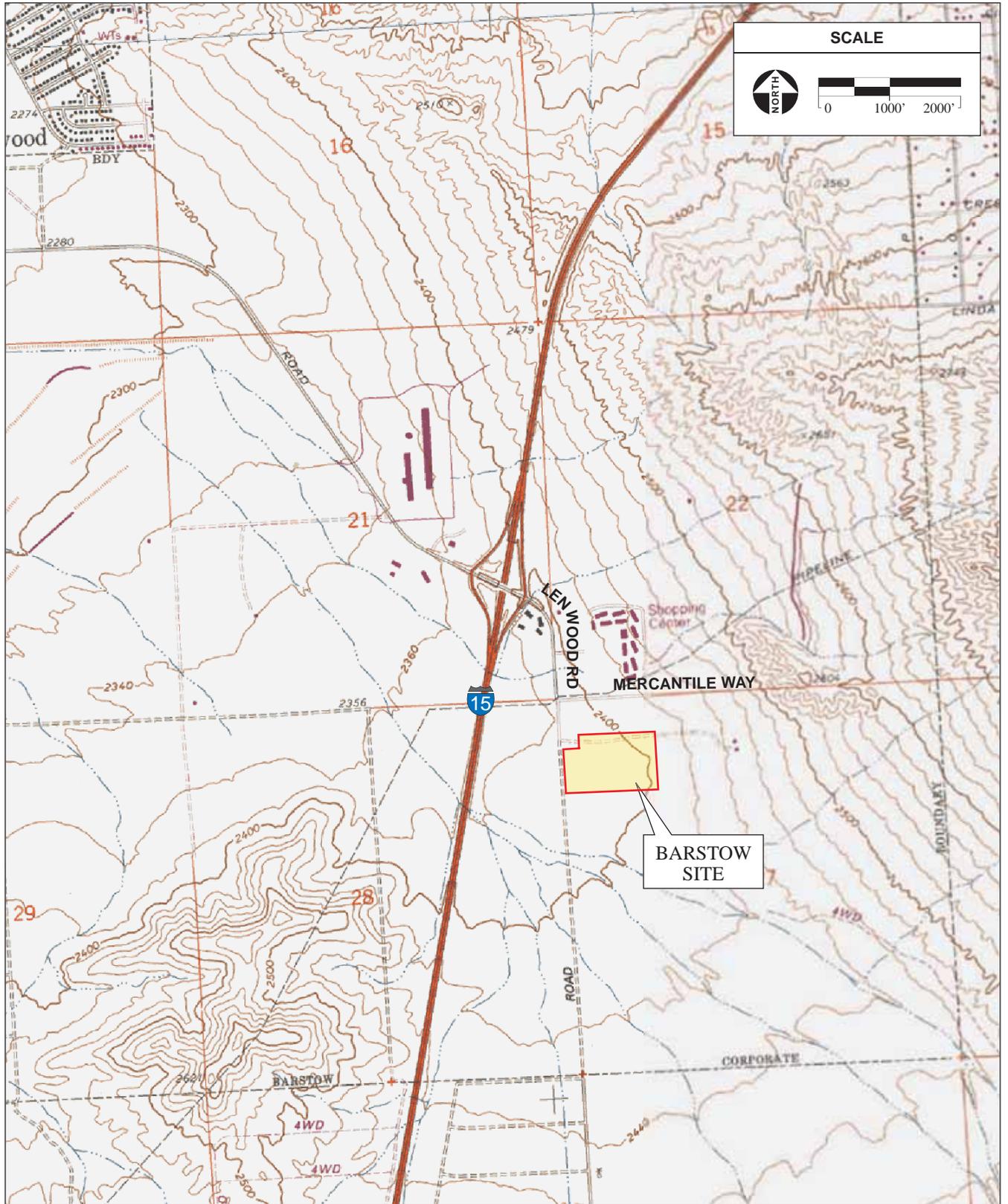
The Bureau of Indian Affairs (BIA) will make its determination regarding the fee-to-trust acquisition in accordance with the procedures set forth in 25 CFR Part 151. The Tribe's fee-to-trust application provides detailed information on the land being taken into trust. The regulations in 25 CFR Part 151 implement Section 5 of the Indian Reorganization Act (IRA), codified at 25 U.S.C. § 465. Section 5 of the IRA is the general statute that provides the Secretary of the Interior with authority to acquire lands in trust status for tribes and individual Indians. Since the Tribe is seeking to acquire off-reservation land in



SOURCE: ESRI Data, 2006; AES, 2011

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Figure 2-1
Regional Location Map – Barstow Site



SOURCE: "Barstow, CA" USGS 7.5 Minute Topographic Quadrangle, Section 27, T9N, R2W, San Bernadino Baseline & Meridian; AES, 2011

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Figure 2-2
Site and Vicinity Map – Barstow Site

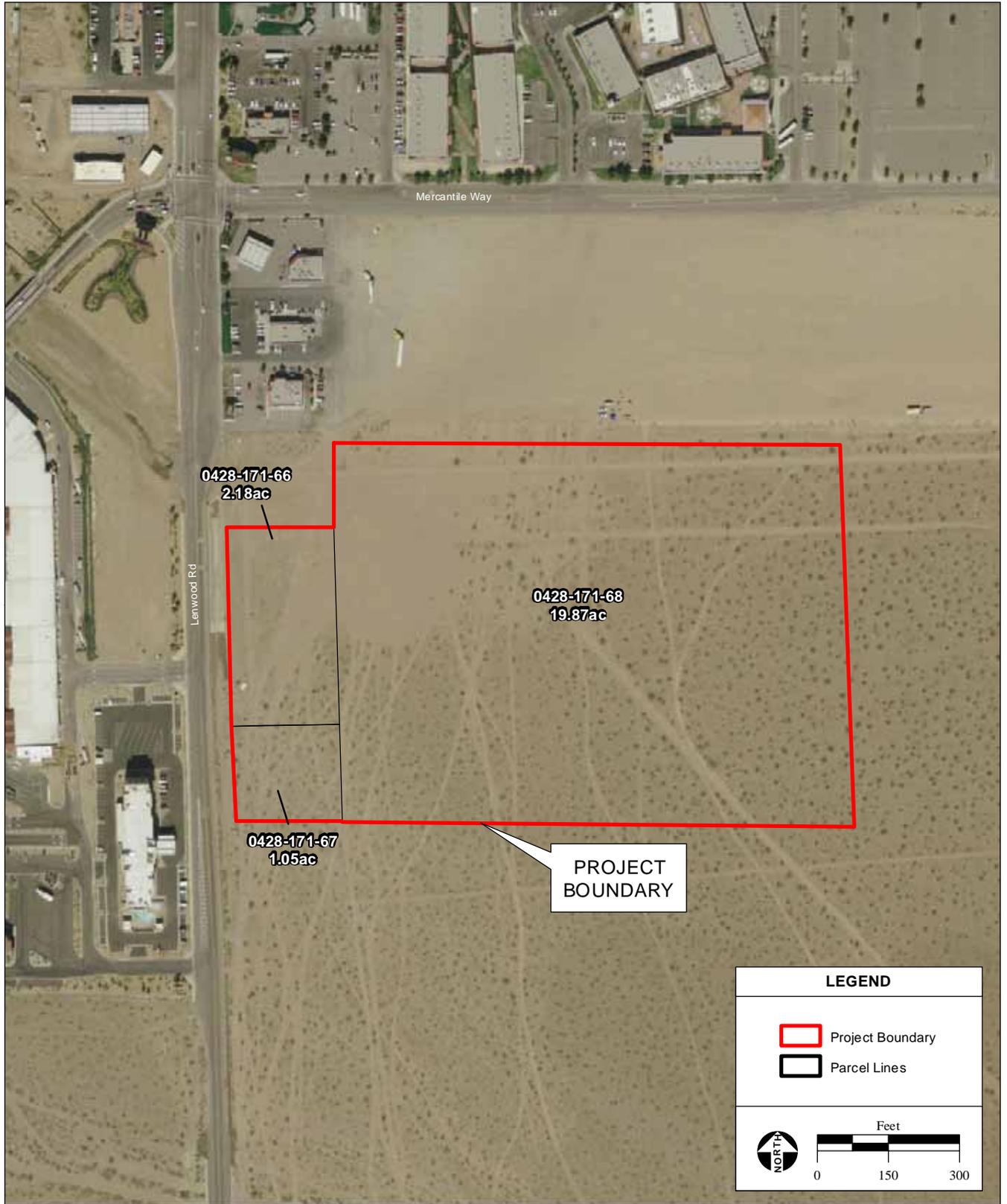


Figure 2-3
Aerial Site Map Barstow Site

trust for gaming purposes, compliance with Section 20 of the Indian Gaming Regulatory Act (IGRA) is being considered along with the BIA Part 151 fee-to trust application.

Two-Part Secretarial Determination

IGRA allows gaming on tribal lands acquired after October 17, 1988, the date of its enactment, only if certain conditions enumerated in Section 20 are satisfied. In this case, acquisition of approximately 23.1 acres in trust for gaming would require that the Secretary of the Interior make a “two-part determination,” under Section 20(b)(1)(A), that gaming on the newly acquired lands would be in the best interest of the Tribe and not detrimental to the surrounding community (25 U.S.C. § 2719(b)(1)(A)). A Secretarial two-part determination may only be made after consultation with the Tribe and appropriate state and local officials, including officials of other nearby tribes. In addition, California’s Governor must concur in the determination before gaming could occur on the Barstow property.

Management Contract

Congress enacted the IGRA with the stated purpose of providing a statutory basis for the operation and regulation of gaming by Native American tribal governments. As part of its regulatory function, the National Indian Gaming Commission (NIGC), which was established under IGRA, is charged with the authority to approve management contracts between tribal governments and outside management groups. To approve a management contract, the NIGC must determine that the contract is consistent with IGRA in terms of contract period, management company payment, and protection of tribal authority; additionally, extensive background checks of the management company’s key personnel are conducted.

The proposed management contract would assist the Tribe in obtaining funding for the development of the proposed hotel and casino complex and is necessary because the Tribe presently lacks the necessary expertise to manage a hotel and casino complex. LCB Barwest, L.L.C., a Michigan limited liability company, and an affiliate of Barwest, would be the manager for the Tribe. Once the facilities become operational, the management company would have the exclusive right to manage day-to-day operations of the hotel and casino complex for a specified period of time. The management company must comply with the terms of IGRA and NIGC’s regulatory requirements relating to the operation of the Indian gaming facilities. The Tribal governments maintain the ultimate authority and responsibility for the development, operation, and management of the gaming facility pursuant to IGRA, NIGC regulations, the Tribal Gaming Ordinances, and the Tribal/State Compact.

Municipal Services Agreement

The Tribe has entered into a Municipal Services Agreement (MSA) with the City that applies only to Alternative A and Alternative B. In the MSA, the Tribe has agreed to compensate the City annually for potential and perceived impacts related to development of the casino-hotel complex on the project site. In turn, the City has agreed to support the efforts of the Tribe to take the project site into trust and develop a casino-hotel complex on the site (**Appendix D**).

Casino-Hotel Development

Alternative A is located within the incorporated boundaries of the City of Barstow (City), just east of Interstate 15; State Highways 58 and 247 and Interstate 40 are located nearby. Alternative A consists of the development of a casino with approximately 88,500 square feet of gaming floor, a 160-room hotel, and associated facilities. **Figure 2-4** shows the site plan for Alternative A. **Figure 2-5** shows the conceptual architectural rendering of the proposed hotel and casino complex.

Associated facilities would include food and beverage services, retail space, banquet/meeting space, and administration space. Food and beverage facilities would include two full service restaurants, a “Drive-in” restaurant, a buffet, a coffee shop, three service bars, and a lounge bar. The 11-story high-rise hotel would include 16 rooms per floor and dining facility on the top floor. Both the gaming facility and the hotel would be open 24 hours a day, seven days a week, while the “Drive-in” restaurant would be open from 10:30 a.m. to 10:30 p.m. **Table 2-1** provides a cumulative breakdown of proposed uses with associated square footages for the proposed hotel and casino complex. Approximately 1,309 employment positions would be generated on-site through the buildout of Alternative A.

The main access to the casino and hotel complex would be located along Lenwood Road at the southern boundary of the project site. Improvements to this access intersection will be made as described in **Section 5.7**, to manage the ingress and egress of traffic at the project site.

Parking

A total of 1,255 surface-level parking spaces and 10 surface-level motorcycle spaces would be provided to serve the patrons and employees of the hotel and casino complex and supporting facilities. An additional 637 below-ground parking spaces would also be provided to serve patrons of the hotel and casino complex.

Wastewater Treatment and Disposal

As shown in **Table 2-2**, the projected average daily wastewater flow for Alternative A would be approximately 179,200 gallons per day (gpd). Consistent with Section 7 of the MSA, wastewater service for Alternative A would be provided by the City through connection to the City’s collection system and wastewater treatment plant (WWTP). An existing 10-inch diameter sewer line would be extended from the intersection of Lenwood and Mercantile to the project site as part of Alternative A. In accordance with Section 7 of the MSA, the Tribe shall pay sewer connection fees and a monthly sewer service charge to the City, obtain required easements for sewer infrastructure (if needed), construct to City sewer infrastructure standards, and pay all costs of constructing sewer infrastructure necessary to connect the casino and hotel to existing sewer services.

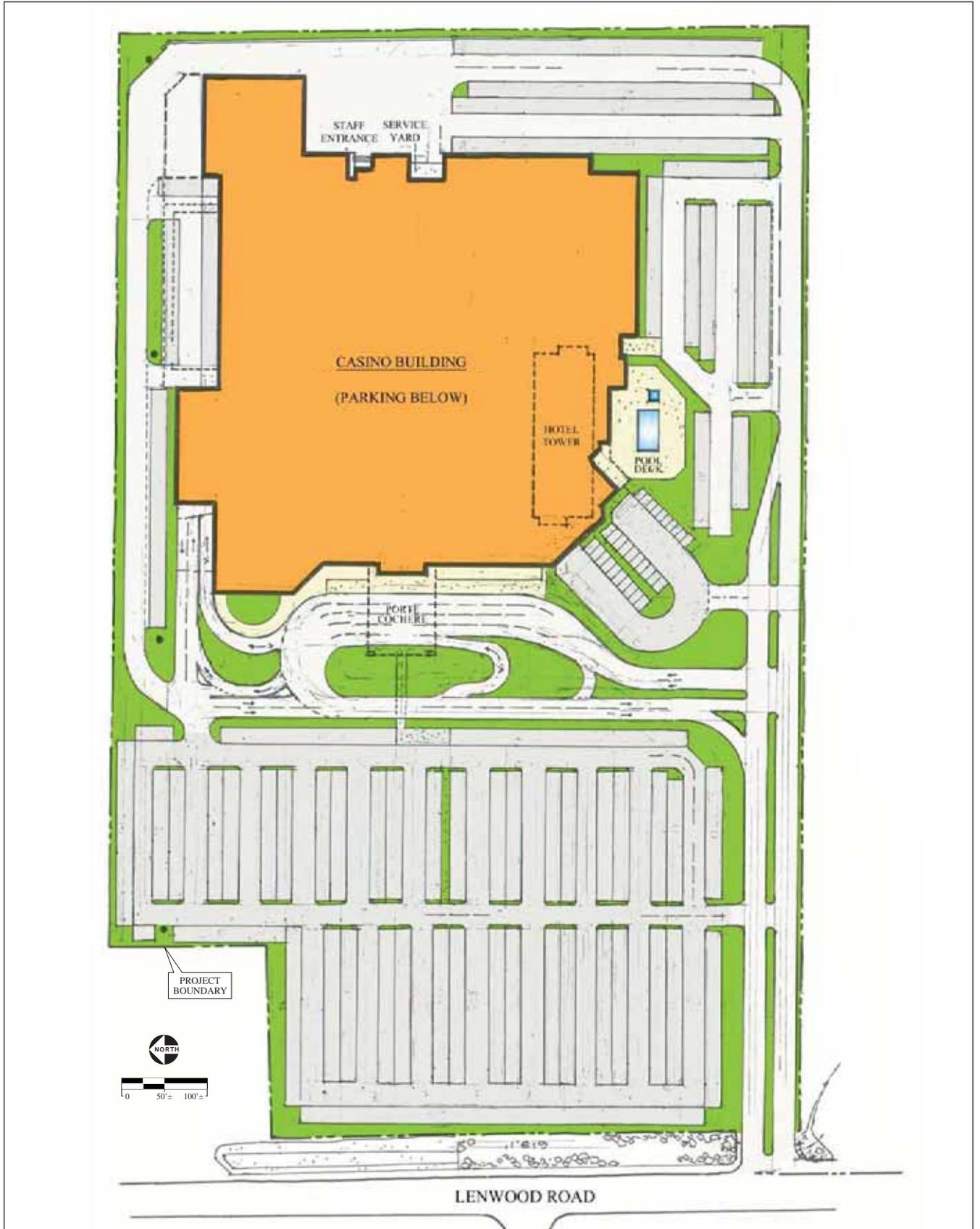




TABLE 2-1
ALTERNATIVE A – BARSTOW CASINO-HOTEL COMPLEX COMPONENTS

Area	Seats/Rooms Parking Spaces	Approximate Square Footage
Casino		
Casino Gaming		88,500
Casino Circulation and Elevators		5,400
Restrooms (2 sets)		6,000
Cashier's Cage and Count		4,500
Back of House		32,020
Retail		
Gift Shop		900
Food and Beverage		
Lounge Bar	150	4,500
Service Bar (3)		3,200
Coffee Shop	120	3,200
Restaurants and Food Courts		14,700
Food and Beverage Offices		250
Kitchens		6,000
Entertainment/Amenities		
Night Club (2 stories)		9,000
Banquet Room		5,400
Meeting Rooms		1,800
Pre-function		1,350
Arcade		5,400
Workout Area		1,800
Kids' Play Area		5,400
Hotel		
Lodging Area	160 rooms	113,600
High-rise Dining Floor		11,360
Lobby/Registration		1,800
Elevator Penthouse		600
Baggage		600
Pool		
Swimming Pool	25' x 50'	
Whirlpool		
Pool Deck and Lounges		20,000
Pool Equipment		300
Employee Areas		
Staff Dining		1,800
Staff Lounge		1,800
Housekeeping and Porters		3,600
Uniform Issues + Change, Toilets		4,500
Support Facilities		
Central Plant		7,200
Warehouse		4,500
Loading Dock, Trash Dock		1,200
Engineering		4,500
Receiving + Purchasing		600
Parking		
Total (1,255 surface + 637 below ground)	1,892	
Alternative A Total Square Footage of Main Level (including pool deck)		251,720
ALTERNATIVE A TOTAL SQUARE FOOTAGE (main level and high-rise)		377,280
Source: Bergman, Walls, and Associates, 2009; AES, 2010.		

TABLE 2-2
ALTERNATIVE A – POTABLE WATER/WASTEWATER DEMAND ESTIMATES

Area	Square Footage	Utilization Rate	WW gpd/unit ^a	WW Flow (gpd) ^b	Water Demands (gpd) ^c
Casino					
Casino Gaming	88,500	70%	0.55	34,100	38,310
Casino Circulation and Elevators	5,400	N/A	N/A	N/A	N/A
Restrooms (2 sets)	6,000	70%	0.6	2,600	2,920
Cashier's Cage and Count	4,500	70%	0.1	400	450
Back of House	32,020	70%	0.15	3,400	3,820
Retail					
Gift Shop	900	60%	0.5	300	340
Food and Beverage					
Lounge Bar	4,500	45%	1.5	3,100	3,480
Service Bar	3,200	45%	1.5	2,200	2,470
Coffee Shop	3,200	45%	1.5	2,200	2,470
Restaurants and Food Courts	14,700	45%	1.8	12,000	13,480
Food and Beverage Offices	250	45%	0.7	4,900	5,510
Kitchen ^e	6,000	N/A	N/A	N/A	N/A
Entertainment /Amenities					
Night Club	9,000	45%	1.5	6,100	6,850
Banquet Room	5,400	40%	1.1	2,400	2,700
Meeting Rooms	1,800	40%	1.1	800	900
Pre-function	1,350	N/A	N/A	N/A	N/A
Arcade	5,400	45%	1.2	3,000	3,370
Workout Area	1,800	45%	1.2	1,000	1,120
Kids' Play Area	5,400	45%	1.2	3,000	3,370
Hotel					
Lodging Area	113,600	60%	1.1	75,000	84,270
High-rise Dining Floor	11,360	45%	1.8	9,300	10,450
Lobby/Registration	1,800	N/A	N/A	N/A	N/A
Elevator Penthouse	600	60%	0.5	200	220
Baggage	600	N/A	N/A	N/A	N/A
Pool					
Swimming Pool (25' x 50')					
Pool Deck and Lounges	20,000	40%	0.5	4,000	4,490
Pool Equipment	300	N/A	N/A	N/A	N/A
Employee Areas					
Staff Dining	1,800	60%	0.5	600	670
Staff Lounge	1,800	60%	0.4	500	560
Housekeeping and Porters	3,600	60%	0.4	1,100	1,240
Uniform Issues + Change, Toilets	4,500	60%	0.4	600	670
Support Facilities					
Central Plant	7,200	60%	1.8	7,800	8,760
Warehouse	4,500	60%	0.6	1,700	1,910
Loading Dock, Trash Dock	1,200	N/A	N/A	N/A	N/A
Engineering	4,500	50%	0.5	1,200	1,350
Receiving + Purchasing	600	50%	0.5	200	220
Total Square Footage	377,280				
Average Daily Wastewater Flow/Water Demand				179,200	201,310
Peak Day Wastewater Flow/Water Demand^d				358,400	402,620
Recommended WWTP Capacity				375,000	

Source: HydroScience, 2006; AES 2010

Notes: N/A – Area use would not generate wastewater. (a) Typical unit flow for gaming facilities; (b) Flows rounded up to the nearest 100 gpd; (c) Assumes 11% loss rate from consumption to wastewater flow, based on the ratio of average water demand to average wastewater flows (typical for gaming facilities); (d) Assumes peaking factor of 2.0 times the average day flow (typical for gaming facilities); (e) water/wastewater estimates for the kitchens have been included in the Restaurants and Food Court.

Water Supply

As shown in **Table 2-2**, the projected average water demand for Alternative A would be 201,310 gpd. Consistent with Section 8 of the MSA, the Tribe would obtain potable water supply from Golden State Water Company (GSWC). Water would be supplied via an existing 16-inch diameter line that runs along the west side of Lenwood Road. Currently the water line terminates at Mercantile Way, just north of the Barstow site. The line would be extended from the current termination point and connected to the hotel and casino complex (HydroScience, 2006). For fire flow, a fire pump and jockey pump would be located on site to help maintain static pressure as recommended by the Barstow Fire Protection District.

Grading and Drainage

Construction would involve grading and excavation for building pads, parking lots, and below-ground parking. The project site is relatively flat, so the only significant export of fill from the site would be from the below-ground parking lot. Approximately 71,296 cubic feet of fill will be exported to an off-site location, and either reused as fill for other construction projects or disposed of at the Barstow Landfill.

With regards to drainage, the project description divides the property into four distinct areas: parking lots and roadways, buildings, landscaped areas, and infiltration areas. The project utilizes collection basins, landscaped areas, infiltration swales, and an infiltration basin to reduce peak runoff flows from the implementation of Alternative A to pre-existing conditions (Questa, 2007; **Appendix E**).

As described in the Drainage and Water Quality Analysis (Questa, 2007, **Appendix E**) under Alternative 2, the western portion of the property, north of the access road and west of the parking lot, would be developed as an infiltration basin. The area is approximately 500 feet long and 30 feet wide and makes up the majority of the frontage along Lenwood Road. The basin would be used to store excess runoff from the adjacent parking lot, eastern parking lot, and western infiltration swale. Stormwater collected from the western parking lot would be through sheet flow, while stormwater from the western infiltration swale and eastern parking lot would travel through subsurface pipes before discharging into the infiltration basin. During high flow storm events, the infiltration basin would overflow into an inundation area consisting of the western portion of the parking lot up to the first row of parking stalls (see Figure 2-2 of **Appendix E**). If stormwater levels rise above the inundation area, excess stormwater would discharge to the Lenwood Wash, a drainage ditch that runs along Lenwood Road. Storm water has the potential to flood the project site during storms, due to the topography of the surrounding region. Therefore, as part of the project, flows originating off-site would be diverted at the property line through a series of 36-inch diameter pipes to Lenwood Wash.

Building and Safety Standards

All construction would be developed in a manner that is consistent with the California State Building Codes and Barstow Municipal Code in effect at the time of any project development. The Tribe shall adopt building standards and codes no less stringent than those adopted by the City, pursuant to Section 2 of the MSA. The Tribe will contract with the City to provide planning, building and safety, fire

prevention, and public works personnel to review any and all construction plans and inspect construction of all improvements on or off the Trust lands.

Best Management Practices

Construction and operation of Alternative A would incorporate a variety of industry standard Best Management Practices (BMPs). In many cases, such as storm water pollution and prevention plans (SWPPP) prepared for National Pollutant Discharge Elimination System (NPDES) permits, certain BMPs are requisite conditions of permit approval. **Chapter 5.0** presents select BMPs that have been specifically incorporated into the project design to avoid or minimize potential adverse effects resulting from the development of Alternative A.

Fire Protection/Emergency Response

Fire protection and emergency response would be provided by the Barstow Fire Protection District, in accordance with Section 4 of the MSA. Fire Station 363 is located at 2600 West Main Road, approximately four miles northeast of the Barstow site. Station 363 is the nearest station to the project site and thus would provide primary response. In accordance with Section (4)(c) of the MSA, within the first two years of gaming operations the Tribe will (when requested by the City) dedicate non-federal lands adjacent to the project site for fire station use. A new Emergency Medical Services (EMS) Response vehicle would also be purchased as part of the agreement reached in the MSA.

Security/Law Enforcement

The Tribe would employ security personnel and install equipment to provide surveillance of the proposed facilities, including but not limited to the casino, hotel, parking area, and grounds. Security guards would patrol the facilities to reduce and prevent criminal and civil incidents. Security guards would carry two-way radios to request and respond to back up or emergency calls. Tribal security personnel would work cooperatively with the City Police Department, which would provide general law enforcement services to the project site. The City Police Department would have the authority to enforce all non-gaming state criminal laws on the proposed trust lands pursuant to Public Law 280 and Section 4 of the MSA. In accordance with the MSA, the Tribe will (when requested by the City) dedicate non-federal land adjacent to the project site for law enforcement use within the first two years of gaming operations.

2.2.2 ALTERNATIVE B – BARSTOW REDUCED CASINO-HOTEL COMPLEX (PROPOSED PROJECT)

The development components of Alternative B would be similar to those of Alternative A including: (1) placement of three parcels totaling approximately 23.1 acres into federal trust status on behalf of the Tribe; (2) issuance of a Two-Part Determination relevant to the fee-to-trust application; (3) approval of management contract and related collateral agreements; and (4) development of a casino, hotel, and associated amenities. Under Alternative B, the casino, hotel, and associated amenities would be reduced in size.

Land Trust Action

The fee-to-trust acquisition would be completed in accordance with the procedures set forth in 25 CFR Part 151, as described under Alternative A.

Two-Part Secretarial Determination

Alternative B would require issuance of a Two-part Secretarial Determination pursuant to 25 U.S.C. § 2719 (b)(1)(A), as described under Alternative A.

Management Contract

The Tribe would seek NIGC approval of any management contract under Alternative B, as described under Alternative A.

Municipal Services Agreement

As described under Alternative A, the Tribe has entered into an MSA with the City that applies only to Alternative A and Alternative B. The MSA is included in this report as **Appendix D**.

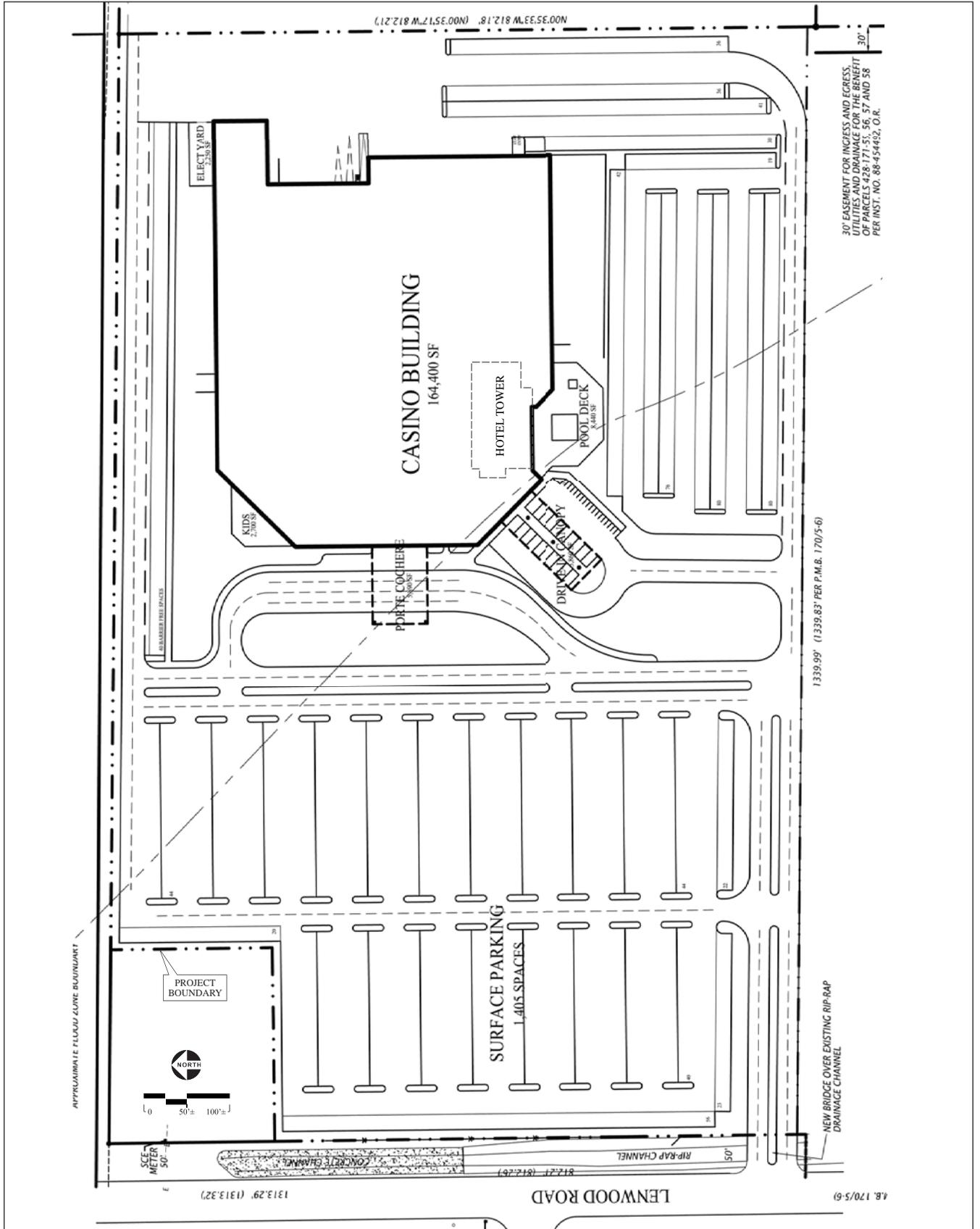
Casino-Hotel Development

Alternative B is located on the same site as Alternative A, within the incorporated boundaries of the City (**Figures 2-2 and 2-3**). Alternative B consists of the development of a casino with approximately 57,070 square feet of gaming floor, a 100-room hotel, and associated facilities. **Figure 2-6** shows the site plan for Alternative B. **Figure 2-7** shows the conceptual architectural rendering of the proposed casino-hotel complex.

Associated facilities would include food and beverage services, retail space, banquet/meeting space, and administration space. Food and beverage service includes an Italian restaurant, a food court with four venues, a lounge bar, two service bars, and a coffee shop. Additionally, a “Drive in” restaurant will be located in the southwestern corner of the casino-hotel complex. The 10-story high-rise hotel would include 9 stories of guest accommodations and a dining facility on the top floor. As with Alternative A, the gaming facility and the hotel would be open 24 hours a day, seven days a week, while the “Drive-in” restaurant would be open from 10:30 a.m. to 10:30 p.m. **Table 2-3** shows the breakdown of proposed uses with associated square footages for the proposed components under Alternative B. Approximately 1,038 employment positions would be generated on-site through the buildout of Alternative B.

Parking

Alternative B would provide up to 1,405 surface-level parking spaces and 10 surface-level motorcycle spaces to serve the patrons and employees of the casino complex. Alternative B does not include below-ground parking.



SOURCE: Bergman Walls & Associates, 2/24/2010; AES, 2011

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Figure 2-6
Alternative B Site Plan



SOURCE: Bergman Walls & Associates, 4/2/2010; AES, 2011

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Figure 2-7
Architectural Rendering of Alternative B

TABLE 2-3
ALTERNATIVE B – REDUCED CASINO-HOTEL COMPLEX COMPONENTS

Area	Seats/Rooms Parking Spaces	Approximate Square Footage
Casino		
Casino Gaming		57,070
Casino Circulation and Elevators		7,000
Restrooms (2 sets)		3,600
Cashier's Cage and Count		3,240
Back of House		27,470
Retail		
Gift Shop		600
Food and Beverage		
Lounge Bar	120	3,000
Service Bars (3)		2,400
Coffee Shop	80	2,280
Restaurants and Food Courts		10,700
Food and Beverage Offices		180
Kitchens		9,160
Entertainment/Amenities		
Night Club		3,000
Banquet Room		3,600
Meeting Rooms		1,000
Pre-function		980
Arcade		1,800
Workout Area		900
Kids' Play Area and Play Yard		6,300
Hotel		
Lodging Area	100 rooms	77,274
High-rise Dining Floor		8,586
Lobby/Registration		1,800
Baggage		600
Pool		
Swimming Pool	20' x 40'	
Whirlpool	8' Diameter	
Pool Deck and Lounges		8,440
Pool Equipment		300
Employee Areas		
Staff Dining and Lounge		2,340
Housekeeping and Porters		2,400
Uniform Issues + Change, Toilets		3,300
Support Facilities		
Central Plant		3,480
Warehouse		2,750
Loading Dock, Trash Dock, Trash Area		2,320
Engineering		3,000
Receiving + Purchasing		530
Parking		
Surface Parking Spaces	1,405	
Alternative B Total Square Footage of Main Level (including pool deck)		175,540
ALTERNATIVE B TOTAL SQUARE FOOTAGE (main level and high-rise)		261,400

Source: Bergman, Walls, and Associates, 2010; AES, 2010.

TABLE 2-4
ALTERNATIVE B – POTABLE WATER/WASTEWATER DEMAND ESTIMATES

Area	Square Footage	Utilization Rate	WW Gpd/Unit ^a	WW Flow (gpd) ^b	Water Demands (gpd) ^c
Casino					
Casino Gaming	57,070	70%	0.55	22,000	24,720
Casino Circulation and Elevators	7,000	N/A	N/A	N/A	N/A
Restrooms (2 sets)	3,600	70%	0.6	1,600	1,800
Cashier's Cage and Count	3,240	70%	0.1	300	340
Back of House	27,470	70%	0.15	2,900	3,260
Retail					
Gift Shop	600	60%	0.5	200	220
Food and Beverage					
Lounge Bar	3,000	45%	1.5	2,100	2,360
Service Bars	2,400	45%	1.5	1,700	1,910
Coffee Shop	2,280	45%	1.5	1,600	1,800
Restaurants and Food Courts	10,700	45%	1.8	8,700	9,780
Food and Beverage Offices	180	45%	0.7	100	110
Kitchen ^e	9,160	N/A	N/A	N/A	N/A
Entertainment /Amenities					
Night Club	3,000	45%	1.5	2,100	2,360
Banquet Room	3,600	40%	1.1	1,600	1,800
Meeting Rooms	1,000	40%	1.1	500	560
Pre-function	980	N/A	N/A	N/A	N/A
Arcade	1,800	45%	1.2	1,000	1,120
Workout Area	900	45%	1.2	500	560
Kids' Play Area and Play Yard	6,300	45%	1.2	3,500	3,930
Hotel					
Lodging Area	77,274	60%	1.1	51,100	57,420
High-rise Dining Floor	8,586	45%	1.8	7,000	7,870
Lobby/Registration	1,800	N/A	N/A	N/A	N/A
Baggage	600	N/A	N/A	N/A	N/A
Pool					
Swimming Pool (25' x 50')					
Pool Deck and Lounges	8,440	40%	0.5	1,700	1,910
Pool Equipment	300	N/A	N/A	N/A	N/A
Employee Areas					
Staff Dining and Lounge	2,340	60%	0.5	800	900
Housekeeping and Porters	2,400	60%	0.4	600	670
Uniform Issues + Change, Toilets	3,300	60%	0.4	800	900
Support Facilities					
Central Plant	3,480	60%	1.8	3,800	4,270
Warehouse	2,750	60%	0.6	1,000	1,120
Loading Dock, Trash Dock	2,320	N/A	N/A	N/A	N/A
Engineering	3,000	50%	0.5	800	900
Receiving + Purchasing	530	50%	0.5	200	220
Total Square Footage	265,260				
Average Daily WW Flow/Water Demand				118,200	132,810
Peak Day Wastewater Flow/Water Demand^d				236,400	265,620
Recommended WWTP Capacity				250,000	
Source: HydroScience, 2006; AES 2010					
Notes: N/A – Area use would not generate wastewater. (a) Typical unit flow for gaming facilities; (b) Flows rounded up to the nearest 100 gpd; (c) Assumes 11% loss rate from consumption to wastewater flow, based on the ratio of average water demand to average wastewater flows (typical for gaming facilities); (d) Assumes peaking factor of 2.0 times the average day flow (typical for gaming facilities); (e) water/wastewater estimates for the kitchens have been included in the Restaurants and Food Court.					

Wastewater Treatment and Disposal

As with Alternative A, Alternative B would tie into the City of Barstow's WWTP via an existing 10-inch diameter sewer line that would be extended from the intersection of Lenwood and Mercantile to the project site. In accordance with Section 7 of the MSA, the Tribe shall pay sewer connection fees and a monthly sewer service charge to the City, obtain required easements for sewer infrastructure (if needed), construct to City sewer infrastructure standards, and pay all costs of constructing sewer infrastructure necessary to connect the casino-hotel complex to existing sewer services. As shown in **Table 2-4**, the projected average daily wastewater flow for Alternative B would be 118,200 gpd.

Water Supply

As with Alternative A, GSWC would supply water for Alternative B consistent with Section 8 of the MSA. The 16-inch diameter line that runs along the west side of Lenwood Road would need to be extended from the current termination point at Mercantile Way, to the Barstow site. The projected average water demand for Alternative B would be 132,810 gpd (See Table 2-4). For fire flow, a fire pump and jockey pump would be located on site to help maintain static pressure.

Grading and Drainage

Alternative B does not include below-ground parking and so would not require significant import or export of fill from the relatively flat site. The drainage features would be identical to those described under Alternative A, though less conveyance and detention capacity would be required.

Building and Safety Standards

As with Alternative A, all construction would be in accordance with California State Building Codes and City standards and codes pursuant to Section 2 of the MSA.

Best Management Practices

As discussed under Alternative A, **Chapter 5.0** presents select BMPs that have been specifically incorporated into the project design to avoid or minimize potential adverse effects resulting from the development of Alternative B.

Fire Protection/Emergency Response

In accordance with Section 4 of the MSA fire protection and emergency response would be provided by the Barstow Fire Protection District. Fire Station 363 is the nearest station to the Barstow site and would provide primary response. Station 363 is located at 2600 West Main Road, approximately 4 miles northeast of the Barstow site.

Security/Law Enforcement

Security and law enforcement for Alternative B would be similar to as described for Alternative A. Tribal security personnel would work cooperatively with the City Police Department, which would provide general law enforcement services. The City Police Department would have the authority to enforce all non-gaming state criminal laws on the proposed trust lands pursuant to Public Law 280 and Section 4 of the MSA.

2.2.3 ALTERNATIVE C – LOS COYOTES RESERVATION CASINO

Alternative C consists of: (1) approval of a management contract and (2) development of a Class III casino on land held in trust for the Los Coyotes Band of Cahuilla and Cupeño Indians (Tribe). The Tribe would need to negotiate a compact with the State to allow Class III gaming on the Reservation.

Los Coyotes Site

The Los Coyotes Reservation consists of approximately 25,050 acres of Tribal trust land located between the Cleveland National Forest and Anza-Borrego Desert State Park. The site is about 70 miles northeast of the City of San Diego and 37 miles northeast of the City of Escondido, San Diego County, California. The closest community is the unincorporated town of Warner Springs, which is located approximately 6 miles west of the reservation. The reservation is remote, extremely mountainous, and surrounded by various state and federal forest, park and public domain lands, and is therefore largely undeveloped with minimal infrastructure in place. Access to the reservation is from State Highway 79. **Figure 2-8** shows the regional location of the Los Coyotes site, and **Figure 2-9** shows the vicinity of the site. **Figure 2-10** shows an aerial photo of the Los Coyotes site.

Land Trust Action

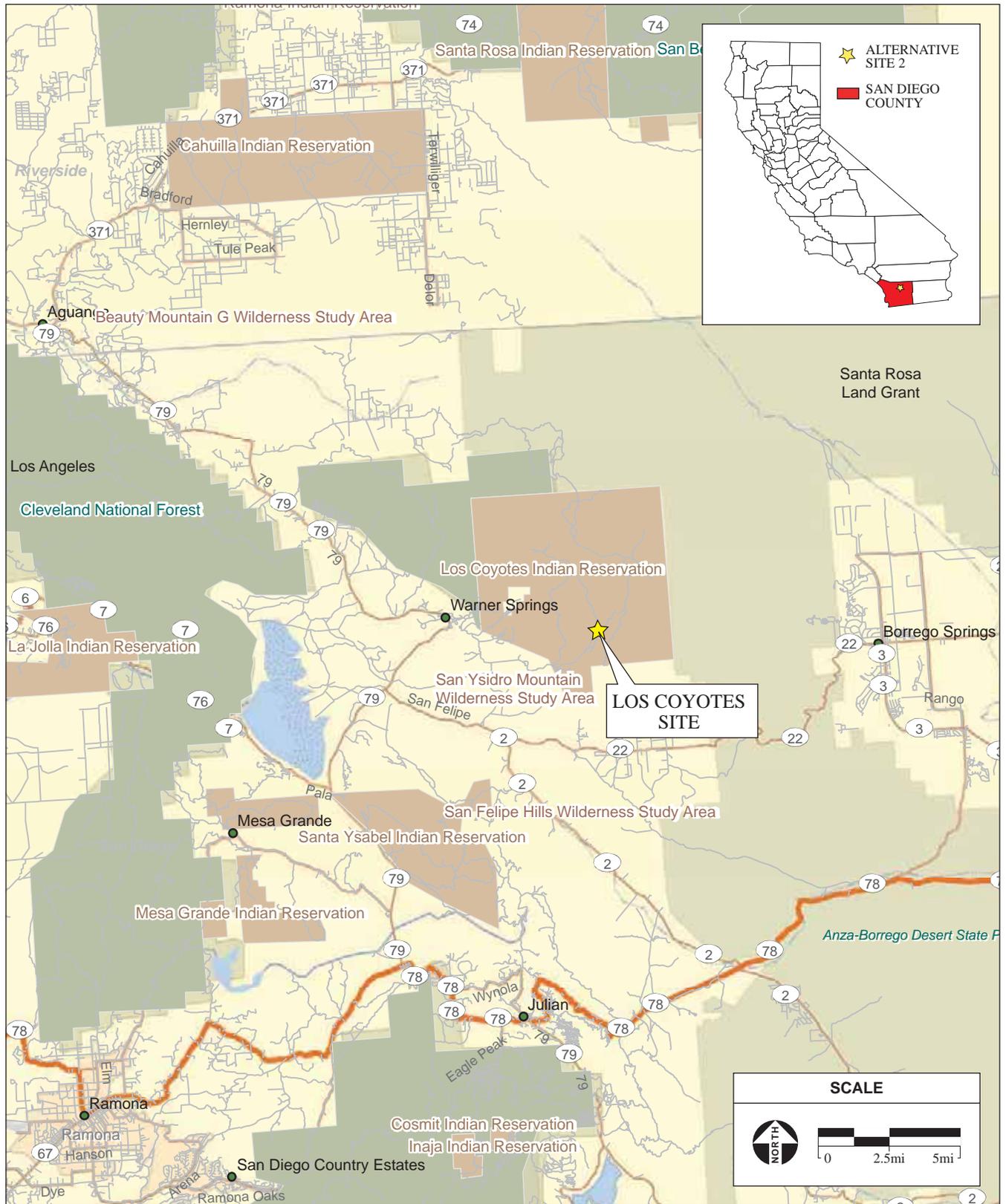
A fee-to-trust acquisition would not be necessary for Alternative C because the Los Coyotes site is on land that is already in federal trust for the Tribe.

Two-Part Secretarial Determination

Alternative C does not require a two-part Secretarial determination because the land is already in federal trust for the Tribe.

Management Contract

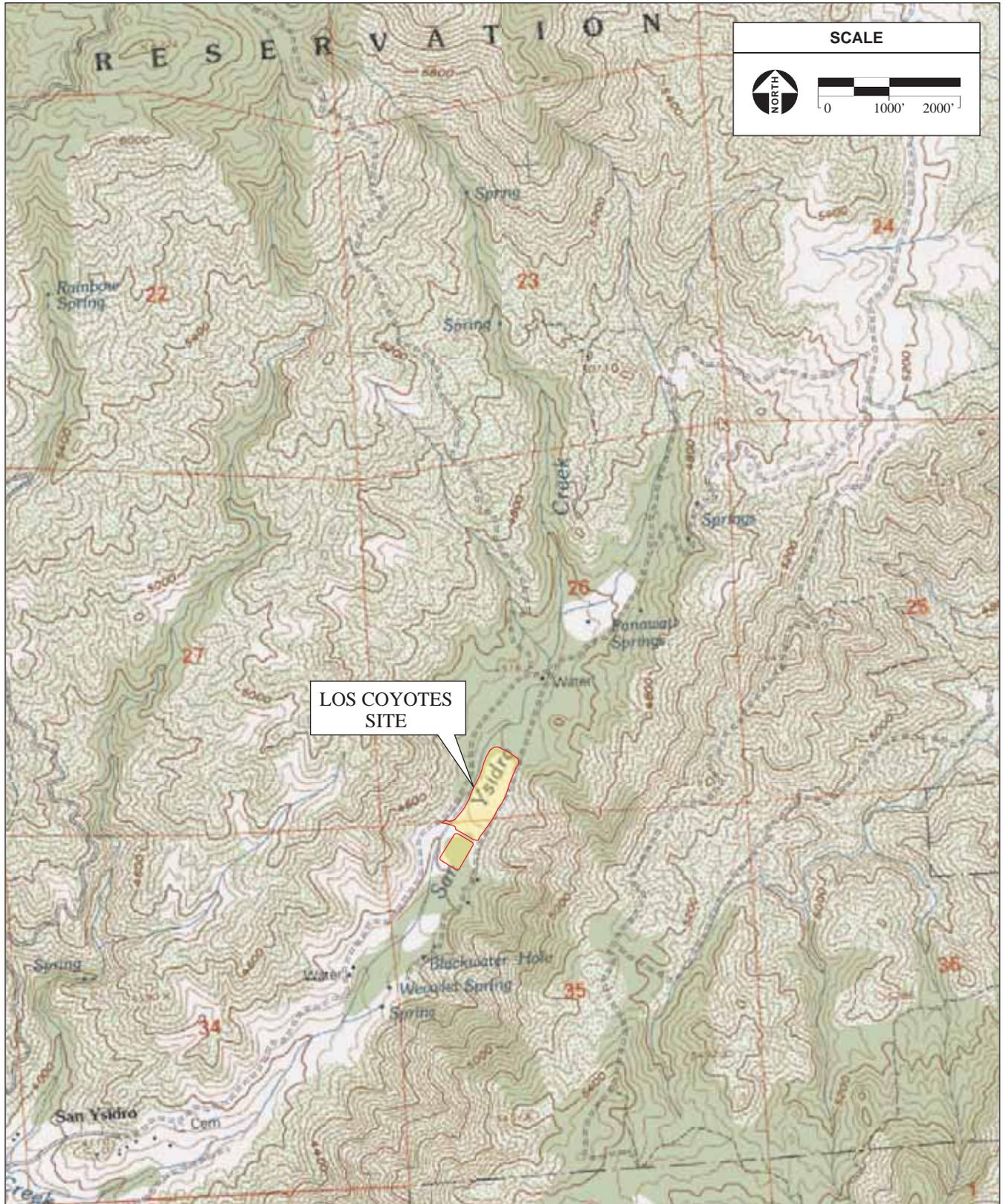
NIGC approval of a management contract for the Tribe would allow LCB Barwest, LLC to assist the Tribe in securing funding for development and in managing the day-to-day operations at the gaming facility.



SOURCE: ESRI Data, 2004; AES, 2011

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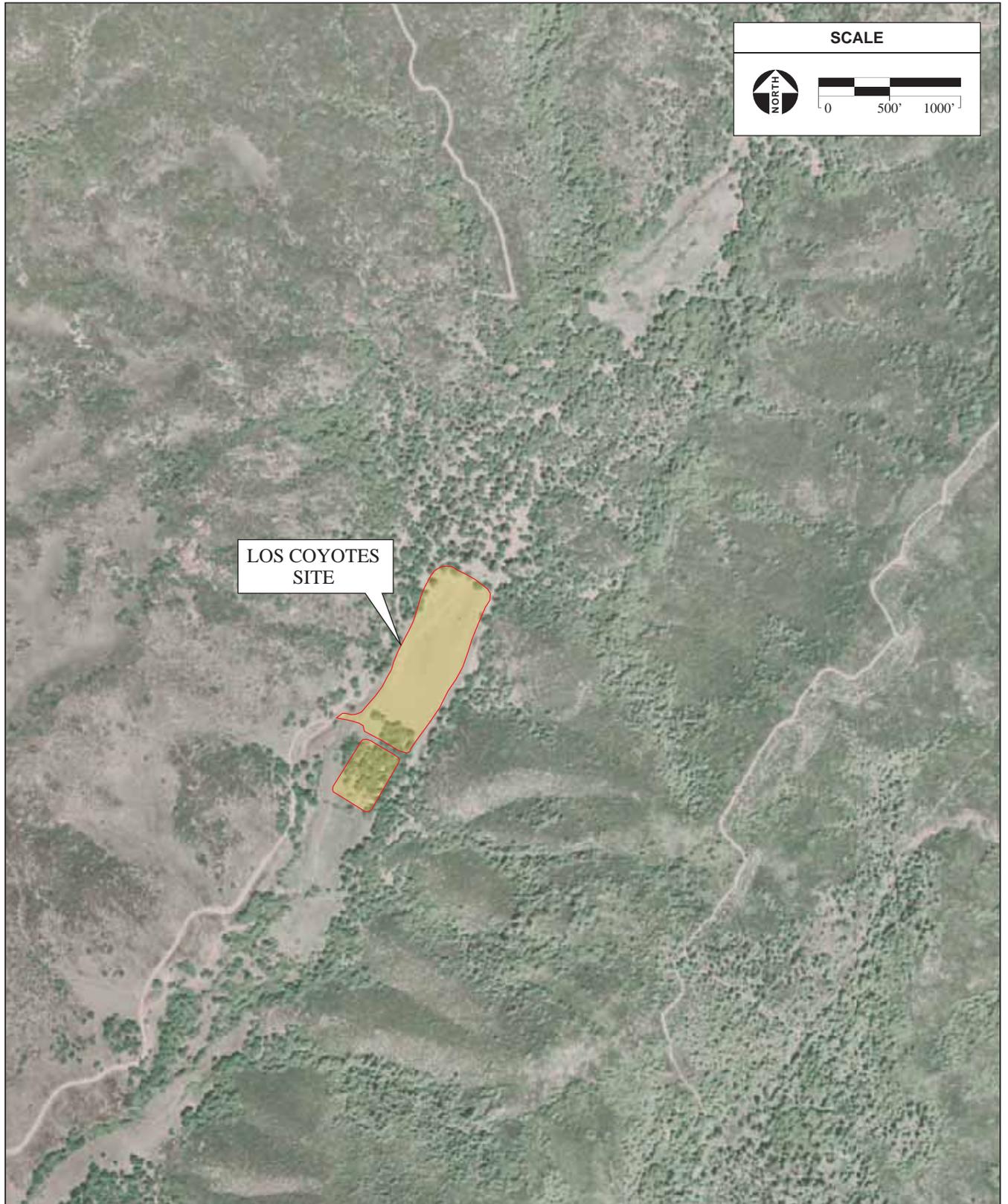
Figure 2-8
Regional Location Map – Los Coyotes Site



SOURCE: "Hot Springs Mt., CA" USGS 7.5 Minute Topographic Quadrangle, Section 26, T10S R4E, San Bernadino Baseline & Meridian; AES, 2011

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Figure 2-9
Site and Vicinity Map – Los Coyotes Site



SOURCE: USGS Aerial Photograph, 5/28/2002; AES, 2011

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Figure 2-10
Aerial Site Map – Los Coyotes Site

Municipal Services Agreements

The Tribe has not entered into a MSA for Alternative C, but would be willing to negotiate appropriate compensation to San Diego County for services provided to the casino development.

Casino Development

Approximately 19 acres of reservation land would be utilized for development and operation of a 25,000-square-foot Class III gaming facility. It is anticipated that the facility would be open 24 hours a day, 7 days a week, and it would employ approximately 105 people. **Table 2-5** provides a breakdown of proposed uses with associated square footages for the Alternative C casino. **Figure 2-11** shows the site plan for the proposed casino, including supporting facilities. Access to the Los Coyotes site would be provided through improvements to an existing access road.

TABLE 2-5
ALTERNATIVE C – LOS COYOTES RESERVATION CASINO COMPONENTS

Area	Seats/Rooms/ Parking Spaces	Approximate Square Footage
Main Floor		
Casino Gaming		16,000
Restaurant/Lounge/Snack Shop/Gift Shop		3,500
Mezzanine		
Offices, Back of House, Security, Employee Lounge		5,500
Total Square Footage Alternative C		25,000
Parking		
Surface Parking Spaces	450	
Source: AES, 2010		

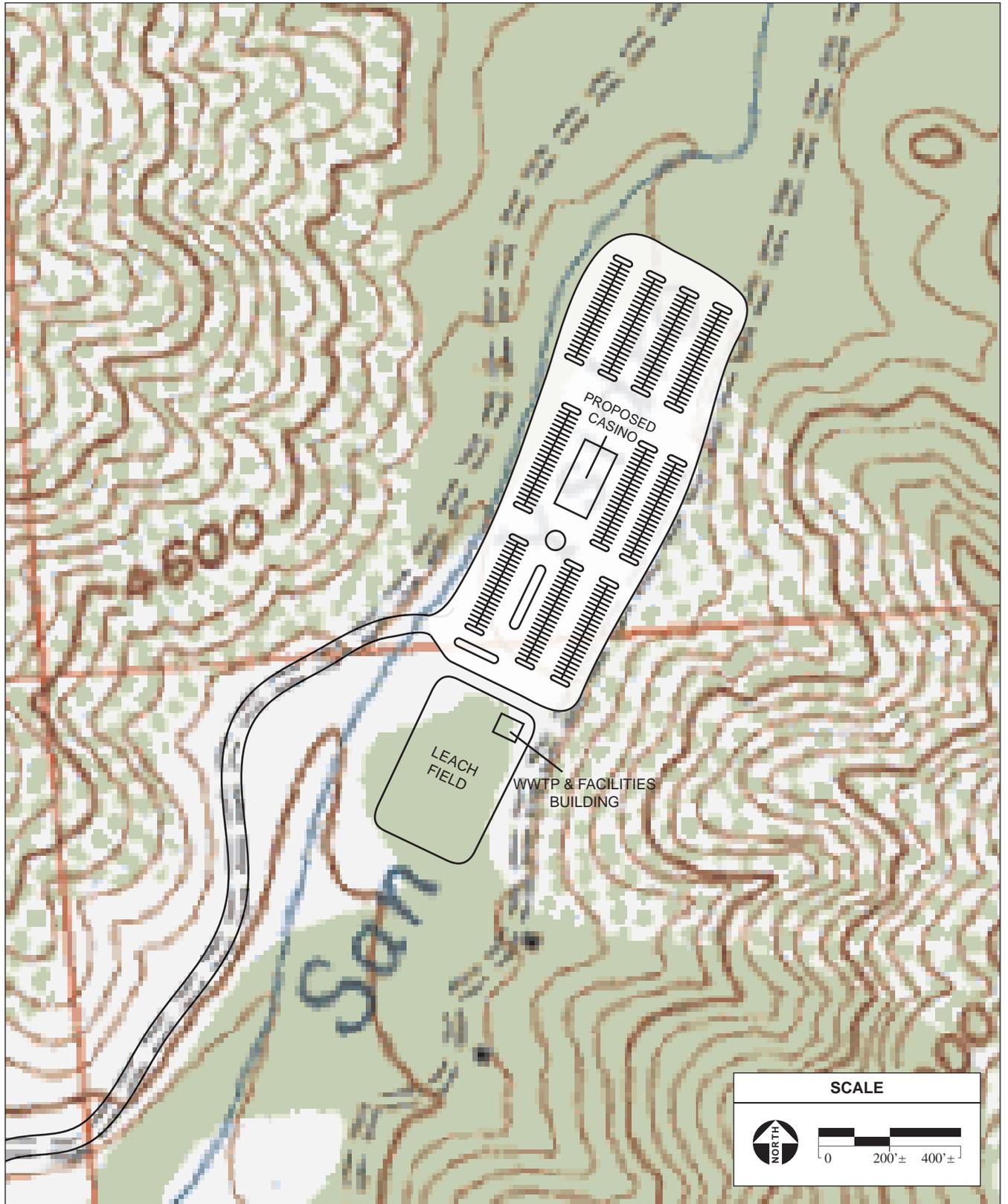
Parking

A total of 450 parking spaces would be provided to serve the patrons and employees of the casino and supporting facilities.

Wastewater Treatment and Disposal

The average daily wastewater flow generated by Alternative C would be approximately 8,900 gallons (See **Table 2-6**). As there is no existing WWTP near the Los Coyotes site, a wastewater collection, treatment, and disposal system would be constructed. The WWTP would have a capacity of 20,000 gpd.

A pressurized force main from the triplex sewage lift station would convey wastewater to the fine screen headworks of the WWTP. A tertiary treatment utilizing a membrane bioreactor (MBR) would be used, so that the treated wastewater could be recycled. Treated wastewater would be disposed of through a subsurface disposal system that includes drip irrigation used in landscaping and a leach field area beneath the parking lot. The Tribe would comply with the Underground Injection Control provisions of the Clean Water Act relating to underground injection of recycled water regulated as a Class V injection well (HydroScience, 2006).



SOURCE: "Hot Springs Mt., CA" USGS 7.5 Minute Topographic Quadrangle, Section 26, T10S R4E, San Bernadino Baseline & Meridian; AES, 2011

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Figure 2-11
Alternative C Site Plan – Los Coyotes Reservation Casino

TABLE 2-6
ALTERNATIVE C – POTABLE WATER/WASTEWATER DEMAND ESTIMATES

Area	Square Footage	Utilization Rate	WW Gpd/Unit ^a	WW Flow (gpd) ^b	Water Demands (gpd) ^c
Casino					
Casino Gaming	16,000	60%	0.55	5,300	6020
Restaurants/Lounge/Snack Shop/Gift Shop	3,500	60%	1.1	2,300	2610
Offices, Back of House, Security, Employee Lounge	5,500	60%	0.4	1,300	1480
Total Square Footage	25,000				
Average Daily WW Flow/Water Demand				8,900	10,110
Peak Day WW Flow/Water Demand^d				17,800	20,220
Recommended WWTP Capacity				20,000	
Source: HydroScience, 2006; AES 2010					
Notes: (a) Typical unit flow for gaming facilities; (b) Flows rounded up to the nearest 100 gpd; (c) Assumes 12% loss rate from consumption to wastewater flow, based on the ratio of average water demand to average wastewater flows at similar facilities; (d) Assumes peaking factor of 2.0 times the average day flow (typical for gaming facilities).					

Water Supply

Under this alternative, a new well would be constructed on the reservation to supply the project with potable water. It is anticipated that groundwater would be encountered at 150 to 350 feet below ground surface (bgs), and would be sufficient to supply the estimated average daily and peak water demands for this alternative (HSe, 2006) (See **Table 2-6**).

It is not likely that a water treatment facility would be needed as wells in the vicinity are of good quality and do not require filtration or any other treatment (HSe, 2006). The water system would be injected with chlorine to maintain a chlorine residual throughout the distribution system.

A water storage tank would be constructed to store potable water at the Los Coyotes project site. Storage requirements for fire flow for casinos and other public buildings are generally controlled by fire protection requirements, and not by domestic peaking requirements. The preliminary estimate of fire flow requirements for the facilities is 300,000 gallons, based on 2,500 gpm for a two-hour period (HSe, 2006).

Grading and Drainage

Under Alternative C, the parking lots would have filter strips leading to catch basins that drain into storm drains, with stormwater interceptors interspersed throughout the system. The storm drains would discharge to linear detention ponds located along the southern and western borders of the parking lots. The detention basins would then discharge stormwater into San Ysidro Creek, located along the western border of the project site, at flows consistent with pre-existing conditions through metered discharge pipes. Detention of 0.5 and 0.6 acre-feet for the 10-year and 100-year storms, respectively, would be required to ensure runoff rates do not exceed pre-existing conditions (Questa, 2007).

Building and Safety Standards

All construction would be in accordance with California State Building Codes.

Best Management Practices

As discussed under Alternative A, **Chapter 5.0** presents select BMPs that have been specifically incorporated into the project design to avoid or minimize potential adverse effects resulting from the development of Alternative C.

Fire Protection/Emergency Response

Alternative C would receive fire and emergency medical services from California Department of Forestry and Fire Protection (CDF) and Sunshine Summit Volunteers. The year-round CDF station providing service to the reservation is located at 31049 Highway 79, Warner Springs.

Security/Law Enforcement

The Tribe would employ security personnel and install equipment to provide surveillance of the proposed facility, including the casino, parking area, and grounds. Security guards would patrol the facilities to reduce and prevent criminal and civil incidents. In the Los Coyotes Reservation service area, the San Diego Sheriff's Department provides general patrol and law enforcement investigative services, and California Highway Patrol (CHP) provides traffic services. The Ranchita substation serves the reservation and is located approximately 4.5 miles southwest of the Los Coyotes site. Under Public Law 280, the State of California and other local law enforcement agencies have enforcement authority over criminal activities on tribal land.

2.2.4 ALTERNATIVE D – LOS COYOTES RESERVATION CAMPGROUND

Development under Alternative D would involve construction and operation of a campground on 19 acres of Tribal trust land. The proposed Los Coyotes site and vicinity is described in detail in **Section 2.2.3**.

Land Trust Action

A fee-to-trust acquisition would not be necessary under Alternative D because the Los Coyotes site is on land that is already in federal trust for the Tribe.

Two-Part Secretarial Determination

A two-part Secretarial determination would not be necessary because no gaming is proposed under this alternative.

Management Contract

Management contract approval by the NIGC would not be needed for Alternative D because there would be no gaming facility and IGRA would not apply.

Municipal Services Agreement

The Tribe has not entered into a municipal services agreement for Alternative D. The Tribe may consider some form of appropriate compensation for services provided by San Diego County to the campground, depending on the level of services provided and revenues generated by the campground development.

Campground Development

Alternative D consists of the development of a campground with 213 campsites and supporting facilities, located on approximately 19 acres within the boundaries of the Los Coyotes Reservation (**Figures 2-8 and 2-9**). The campground would be open 24 hours a day, 7 days a week and would create an estimated eight jobs. Associated facilities would include an office, a maintenance facility, and restrooms. **Figure 2-12** shows the site plan for the proposed campground, including supporting facilities.

Table 2-7 provides a breakdown of proposed uses with associated square footages for the proposed campground. Access to the campground would be provided through improvements to an existing access road.

TABLE 2-7
ALTERNATIVE D – LOS COYOTES RESERVATION CAMPGROUND COMPONENTS

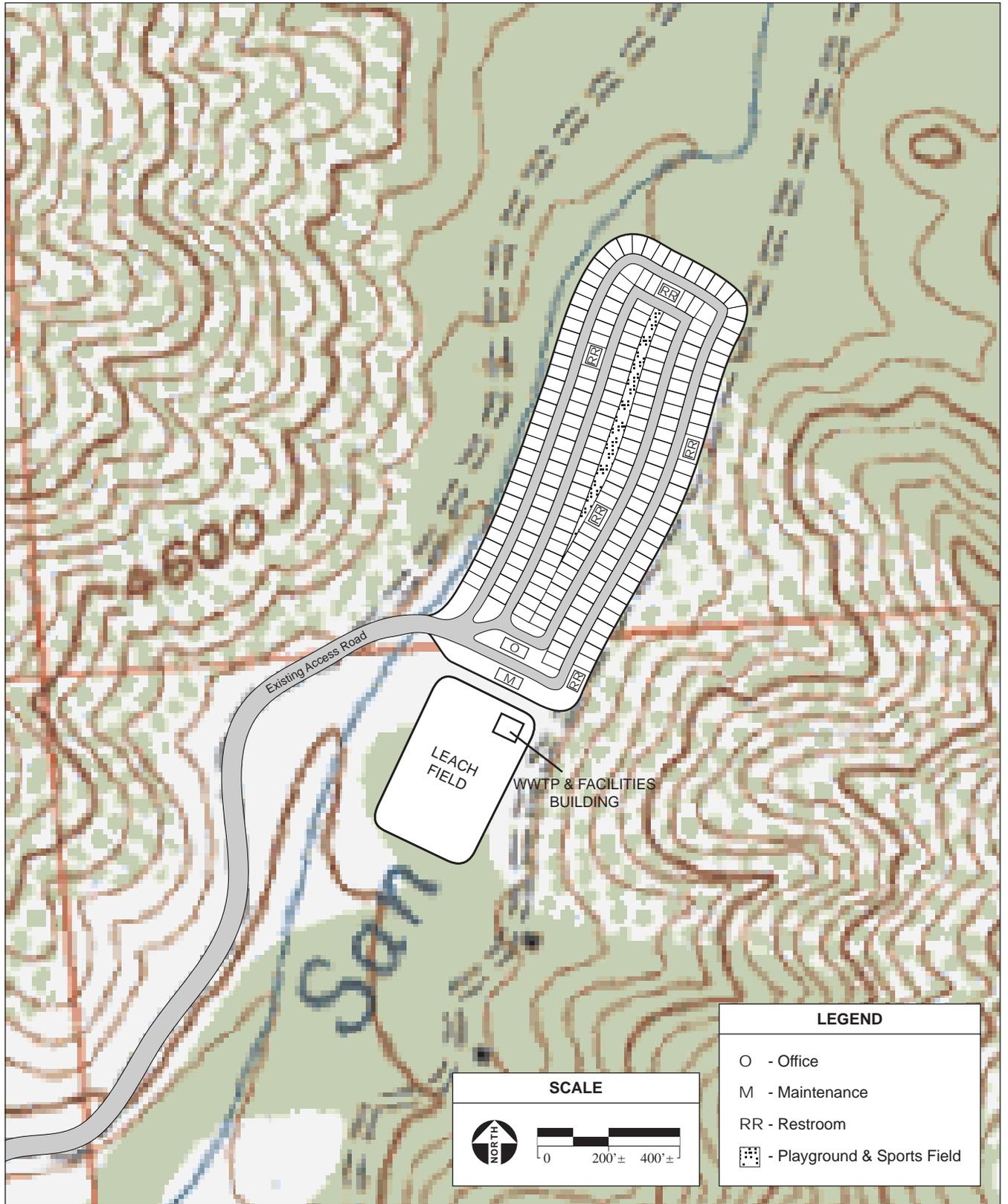
Area	Number of Facilities or Spaces	Approximate Square Footage
Campsites	213	348,780
Restrooms	6	4,800
Office	1	1,000
Playground	1	1,000
Sports Field	1	2,000
Maintenance	1	1,000
Source: AES, 2010		

Parking

A total of 220 parking spaces would be provided to serve the patrons and employees of the campground and supporting facilities.

Wastewater Treatment and Disposal

As shown in **Table 2-8**, the projected average daily wastewater flow for Alternative D is 6,400 gallons.



SOURCE: "Hot Springs Mt., CA" USGS 7.5 Minute Topographic Quadrangle, Section 26, T10S R4E, San Bernadino Baseline & Meridian; AES, 2011

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Figure 2-12
Alternative D Site Plan – Los Coyotes Reservation Campground

TABLE 2-8
ALTERNATIVE D – POTABLE WATER/WASTEWATER DEMAND ESTIMATES

Area	Number	Units	Utilization Rate	WW Gpd/Unit ^a	WW Flow (gpd) ^b	Water Demands (gpd) ^c
Campsites (2.5 persons * 213 Campsites)	533	Persons	40%	25	5,300	5,960
Restrooms (2.5 persons * 213 Campsites)	533	Persons	40%	5	1,100	1,240
Office	2	Employees	40%	13	10	10
Playground	na	na	na	na	na	
Sports Field	na	na	na	na	na	
Maintenance	na	na	na	na	na	
Average Day WW Flow/Water Demand					6,400	7,210
Peak Day WW Flow/Water Demand^b					9,600	10,815 ^e
Recommended WWTP Capacity					10,000	
Source: HydroScience, 2006; AES 2010 Notes: (a) Typical unit flow for gaming facilities; (b) Flows rounded up to the nearest 100 gpd; (c) Assumes 11% loss rate from consumption to wastewater flow, based on the ratio of average water demand to average wastewater flows at similar facilities; (d) Assumes peaking factor of 2.0 times the average day flow (typical for gaming facilities).						

Since no municipal sewer service is available in the area, the Tribe proposes to construct an on-site WWTP with a capacity of 10,000 gpd. As with Alternative C, tertiary treatment utilizing an MBR would be used, so that the treated wastewater could be recycled. Wastewater would be disposed of through a subsurface disposal system that includes drip irrigation used in landscaping and a disposal area beneath the parking lot.

Water Supply

Under this alternative, a new well would be constructed on the reservation to supply the project with potable water. Tests show that groundwater would be encountered at 150 to 350 feet bgs, and would be sufficient to supply the average daily and peak water demands for this alternative (HSe, 2006). As with Alternative C, it is not likely that a water treatment facility would be needed as wells in the vicinity are of good quality and do not require filtration or any other treatment (HSe, 2006).

Grading and Drainage

The overall design of the drainage plan would be similar to that for Alternative C. The drainage plan includes landscaped areas, parking filter strips, and detention basins. Detention of 0.17 and 0.19 acre-feet for the 10-year and 100-year storms, respectively, would be required to ensure runoff rates do not exceed pre-existing conditions (Questa, 2007). The total combined storage volumes of the filter strips, landscape areas, and detention basins would provide the necessary detention, reducing impacts from the construction of impervious surfaces.

Building and Safety Standards

As with Alternative C, all construction would be in accordance with California State Building Codes.

Best Management Practices

As discussed under Alternative A, **Chapter 5.0** presents select BMPs that have been specifically incorporated into the project design to avoid or minimize potential adverse effects resulting from the development of Alternative D.

Fire Protection/Emergency Response

Alternative D would receive fire and emergency medical services from CDF and Sunshine Summit Volunteers. The year-round CDF station providing service to the Reservation is located at 31049 Highway 79 in Warner Springs.

Security/Law Enforcement

In the Los Coyotes Reservation service area, the San Diego Sheriff's Department provides general patrol and law enforcement investigative services, and CHP provides traffic services. The Ranchita substation serves the Reservation and is located approximately 4.5 miles southwest of the Los Coyotes site. Under Public Law 280, the State of California and other local law enforcement agencies have enforcement authority over criminal activities on Tribal land.

2.2.5 ALTERNATIVE E – NO ACTION

Under the No Action Alternative, land would not be taken into federal trust and the NIGC would not approve a management contract between the Tribe and their management company. Land use jurisdiction of the project site would remain with the City of Barstow. The land is located in the Lenwood Specific Plan area. Designated uses for the approximately 2,280 acres covered by the Lenwood Specific Plan include industrial, highway commercial, and related uses. Current land uses include outlet centers, freight distribution uses, visitor-serving restaurants, hotels, and truck stops.

The Barstow site (discussed under Alternatives A and B) has a designated use of Commercial-Recreational/Transition within the Specific Plan, and is in an area slated for growth and development by the City. However, there are no plans for development on the site. For the purpose of assessing potential impacts, this Draft EIS/TEIR assumes that the No Action Alternative would result in the continuance of existing conditions at the project site.

2.3 ALTERNATIVES ELIMINATED FROM CONSIDERATION

Section 1502.14(a) of the CEQ's Regulations for implementing NEPA requires a discussion of alternatives that were eliminated from further study, and the reasons for their having been eliminated. The alternatives discussed herein were considered and rejected from full EIS/TEIR analysis because these alternatives were deemed infeasible or would not fulfill the stated purpose and need for the Proposed

Action described in **Section 1.2**. The non-gaming alternative located on the Los Coyotes Reservation (Alternative D) of the Los Coyotes site was selected due to its rural setting and limited population. It was determined that this site would lend itself to a tourism based development.

BARSTOW SITE COMMERCIAL DEVELOPMENT

The development of the Barstow site with commercial uses was initially considered due to the proximity of the site to Interstate 15. The potential for the Tribe to obtain funding for commercial development in Barstow is very low due to the reduced revenue generating potential of a commercial development versus a casino development. Gaming is the most successful economic engine that has allowed Tribes to become self-reliant and secure a long term sustainable revenue stream to support tribal governmental services and programs. Currently there is commercial development including several outlet malls located within the vicinity of the Barstow site; two of which have experienced significant losses in revenue, and both have a low tenant occupancy rate. These outlet malls have been declining with the development of a newer outlet center on the west side of Osbourne Road. A third outlet mall was recently constructed that has experienced increased success compared to the two deteriorating malls. It is assumed that the size and retail establishments of the newer outlet mall has saturated the market for high-density retail in the area and has subsequently contributed to the decline of the two older outlet malls. Thus, the increased success of the newer outlet mall and the declining revenues of the older outlet malls indicate that there is little market demand for a large concentration of high-density retail development in and around the Barstow site. As such, commercial development on the Barstow site was eliminated from further consideration as it would not be economically viable and would fail to meet the stated purpose and need of the Proposed Action.

2.4 COMPARISON OF ENVIRONMENTAL CONSEQUENCES

Section 1502.14 of the Council on Environmental Quality's (CEQ's) Regulations for Implementing NEPA states that an EIS should present environmental impacts of proposed alternatives in a comparative form, thus sharply defining the issues and providing a clear basis for choice among options by the decision maker and the public. The range of alternatives evaluated in a TEIR is governed by a "rule of reason," which requires the evaluation of alternatives "necessary to permit a reasoned choice."

Alternatives considered must include those that offer substantial environmental advantages over Alternative A and which may be feasibly accomplished in a successful manner considering economic, environmental, social, technological, and legal factors. A summary comparison of each of the proposed alternatives, including the No Action alternative, is provided below.

2.4.1 SUMMARY OF ALTERNATIVES

Alternatives A and B require the following federal discretionary approvals (1) placement of three assessor's parcels in the City of Barstow, totaling approximately 23.1 acres, into federal trust status on behalf of the Tribe; (2) issuance of a Two-Part Determination relevant to the fee-to-trust application; and (3) approval of a management contract and related collateral agreements. Alternative A consists of the development of a casino-hotel complex with related amenities that include a pool, workout areas, retail space, restaurants, entertainment and banquet facilities, as well as dedicated employee and maintenance

space. Under Alternative B, the components of the casino and hotel would be smaller than those in Alternative A, and would therefore have reduced construction and development costs as well as lesser environmental impacts compared to Alternative A. While the revenue would be less than Alternative A, it would represent a substantial increase over the Tribe's current economic status similar to Alternative A, allowing the Tribe to fulfill the purpose and need for revenue to support tribal government and programs for tribal members.

Alternative C requires approval of a management contract and related collateral agreements. Alternative C consists of the development of a Casino with related amenities, restaurant, lounge, snack and gift shops, as well as dedicated employee and maintenance space on the Los Coyotes reservation in San Diego County. Alternative C would incur significant development costs given the lack of existing infrastructure and remote location. The revenue generated by this alternative would be substantially reduced when compared to Alternatives A and B due to the remote location and competition from existing gaming operations in the area; and therefore programs and services the Tribal Government could offer tribal members would be substantially reduced as well.

Under Alternative D federal discretionary approvals would be limited to permitting required under sections of the Clean Water Act for potential impacts to jurisdictional waters of the United States (U.S.). Alternative D is a non-gaming alternative where the land would be developed by the Tribe as a campground. The revenue generated by this alternative would be far less than the revenues generated for Alternative C and would limit the number of programs and services the Tribal Government could offer tribal members.

Alternative E is the No Action Alternative and would require no federal discretionary approvals. Under Alternative E, the Barstow site would not be placed into trust, a gaming development and management contract would not be approved, and no development would take place on the Barstow or Los Coyotes sites.

2.4.2 COMPARISON OF ENVIRONMENTAL CONSEQUENCES

In accordance with CEQ Regulations, the alternatives considered in this document include those which could accomplish most of the basic objectives of the project, and that could avoid or substantially lessen one or more of the significant effects of the project. A detailed description of each of the proposed alternatives, including the No Action alternative, is provided above. A summary comparison of environmental impacts is provided below:

- As discussed in more detail in **Chapter 4.0** of this EIS, the environmental effects associated with Alternative A that would result from increased employment and economic growth would include an increase in demand for housing, goods, services, and public utilities. Additionally, project-related traffic associated with Alternative A would generate a significant increase in traffic congestion that may increase air emissions and noise effects, both during construction and operation. Development of Alternative A has the potential to adversely affect the desert tortoise

(*Gopherus agassizii*); however, implementation of mitigation identified in **Section 5.0** would reduce potential adverse effects.

- The environmental effects associated with Alternative B that would result from increased employment and economic growth would also include an increase in demand for housing, goods, services, and public utilities, but to a lesser extent than under Alternative A. Additionally, Alternative B would generate less traffic than Alternative A and therefore would have fewer impacts associated with traffic congestion, mobile air emissions and traffic related noise effects. During construction, traffic impacts would also be less than under Alternative A, as the footprint would be smaller requiring fewer trips to deliver materials, less equipment, and fewer trips to dispose of fill as an underground parking structure would not be constructed. Development of Alternative B has similar potential to adversely affect the desert tortoise (*Gopherus agassizii*), as the acreage is the same as Alternative A and the construction schedule is not significantly reduced; however, implementation of mitigation identified in **Section 5.0** would reduce potential adverse effects.
- The environmental consequences of Alternatives C and D include less employment and economic growth for both the Tribe and neighboring communities than would occur from Alternatives A and B due to the location of the proposed development. Additionally, these alternatives are located in a more rural, less developed area where the potential for adverse environmental consequences would be more significant. Alternative C would have a greater adverse effect on public services and utilities due to the rural location of the Los Coyotes site. Alternative D would result in substantially less economic and employment growth due to the lower revenue potential of the campground development. Alternative D would also result in less project-related traffic and therefore would result in a smaller increase in air emissions and noise effects. Alternatives C and D would both have the potential to adversely affect waters of the U.S., wetland features on-site, and the Quino checkerspot butterfly, the Laguna Mountains skipper, arroyo toad, the coastal California gnatcatcher, and Stephen's kangaroo rat. Mitigation identified in **Section 5.0** would reduce these potential adverse effects.
- Alternative E, the No Action alternative would avoid all environmental effects associated with the development of Alternatives A and B on the Barstow site and thus would have significantly less environmental effects. However, this alternative would not meet the Tribe's purpose and need.

Based on the considerations discussed above, Alternative B is the alternative that best meets the purpose and need of the Tribe as it is the most cost efficient. Revenue and employment opportunities generated by Alternative B would allow the Tribe to be fully self-reliant, to provide employment opportunities for tribal members, and to strengthen the tribal government. Additionally, Alternative B would result in fewer environmental effects associated with traffic generation and mobile air emissions. For a detailed, quantitative discussion of potential environmental consequences associated with each of the alternatives, refer to **Chapter 4.0**. Measures to avoid, minimize, or mitigate adverse effects are provided in **Chapter 5.0**.