

Appendix B: Detailed Description of the Project Alternatives

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B1 INTRODUCTION

This section describes the alternatives that are analyzed within this EA, including the Proposed Project Alternative and the No Action Alternative as required by the NEPA. **Appendix B4** summarizes and compares the potential environmental consequences, benefits, and/or detriments of the project alternatives, and **Appendix B5** describes alternatives considered but eliminated from detailed evaluation.

The development project described below as Alternative A is similar to a commercial project that was previously approved for the Subject Property, known as Liberty Bell Plaza. The previously approved commercial project was determined to be exempt from CEQA review and a Notice of Exemption was issued from the RWQCB (SCH Number 2021080363). The Tribe has also recently secured permits and has conducted preliminary construction work on the Subject Property and surrounding area for this project. Specifically permits for grading and off-site improvements have been secured and the following work has been completed or is being completed presently pursuant to these permits:

- On-site grading (minor grading associated with individual building pads would take place if the land is transferred into trust, but all other general site grading is completed)
- On-site underground sewer, stormdrain, and water supply facilities
- Off-site traffic improvements consistent with the traffic study completed for the previously approved development project (see **Appendices E and F**)
- Off-site water/sewer/electrical connections
- Off-site creation of a bike lane
- Off-site movement of fire hydrant to accommodate project driveway

The Subject Property and surrounding area with the above improvements in place is considered to be the baseline condition for the purposes of impact analysis in this EA.

B2 ALTERNATIVE A

Alternative A consists of placing the Subject Property into federal trust status for the benefit of the Tribe and the subsequent development by the Tribe of a grocery store, convenience store, multiple commercial buildings, fuel pumps, and parking spaces. After the Subject Property is in trust status, the Tribe would construct a 51,163-square-foot-grocery store, 6,008-square-foot convenience store, 19,720-square-feet of commercial buildings, 12 fuel pumps, and 330 parking spaces. Total development footprint would be 76,891 square-feet.

B-2.1 Land Trust Action

Alternative A consists of the fee simple conveyance of the Subject Property into federal trust status for the benefit of the Tribe. The Proposed Action would shift civil regulatory jurisdiction over the Subject Property from the State and County to the Tribe and the federal government. Federal laws, such as the CWA and the FESA, would continue to apply to the Subject Property.

B-2.2 Proposed Land Uses

A site plan for Alternative A is provided in **Figure 4** of **Appendix A** and a breakdown of proposed developments are provided in **Table B2-1**.

Table B2-1: Development Components

Project Component	Size
Grocery Store	51,163 square foot (sf) structure
Convenience Store and Gas Station	6,008 sf structure and 12 fuel pumps
Commercial Buildings (4)	3,000 sf structure 3,065 sf structure 10,097 sf structure 3,558 sf structure
Total	76,891 sf
Parking Spaces	330

Four access points would be developed for the Native Oaks Village. Three off of Valley Center Road and one from Charlan Road. In addition, as part of construction site boundary walls are planned.

B-2.3 Utilities and Public Services

Water Supply

The Subject Property would receive water from the VCMWD, supplying San Luis Rey Indian Water Rights Settlement waters (from the Colorado River) pursuant to a wheeling agreement with the Tribe (VCMWD, 2019). Potable water lines would provide water to the Subject Property.

The Proposed Project would require approximately 42,500 gallons per day (gpd) or 47.64 acre-feet per year of potable water.

Waste and Wastewater

The Subject Property would connect to the VCMWD's Woods Valley Ranch WRF for wastewater treatment, which would provide wastewater treatment for Alternative A. The Woods Valley Ranch WRF is located approximately 0.35 miles southeast of the Subject Property. The Proposed Project would result in an increase in wastewater requiring treatment, estimated at 36,125 gpd or 40.46 acre-feet per year based on the projected water demand. Given that the VCMWD is not required to serve developments on trust land, an agreement for services would be required to be in place prior to services being provided.

Solid waste collection would be provided by EDCO. The Proposed Project is estimated to generate approximately 303 tons of solid waste per year.

Law Enforcement and Fire Services

Law Enforcement and Fire Services would be provided by the San Diego County Sheriff and VCFPD, with cooperation and assistance as needed from the San Pasqual Tribal Police and Fire Departments. San Diego County Sheriff would have limited law enforcement jurisdiction on trust land pursuant to Public Law 280. PL280 does not provide fire protection services jurisdiction. Thus, an agreement for services with VCFPD would be required to be in place prior to services being provided. Should an agreement not be reached with VCFPD, the San Pasqual Fire Department would provide primary fire protection services.

Electricity and Natural Gas

SDCP would provide electricity and SDGE would provide gas to the Subject Property. The majority of the underground construction has already been completed with electrical infrastructure and natural gas services. Construction requirements, such as trenching and laying service lines, would result in minor temporary impacts and bare earth would be re-seeded. Given that neither SDGE nor SDCP are required to serve developments on trust land, an agreement for services would be required to be in place prior to services being provided.

B-2.4 Grading and Drainage

The Subject Property has recently been graded. Construction would involve future detail grading for development of building pads and bioretention, infiltration basins, vegetated swales, chamber systems, and filter strips amongst others within the Native Oaks Village (see **Figure 4** of **Appendix A**; however, because these areas are already graded, the amount of grading and earthwork required will be minimal. No import or export of soil would be required for site development.

B-2.5 Project Construction

The remainder of construction of the Proposed Project is conservatively assumed to begin in May 2026 and last approximately 18 months. Construction would occur Monday through Saturday during daytime hours between 7:00 a.m. and 7:00 p.m. Construction may involve earthwork, excavating, backfilling and compaction, pouring of foundations, steel and wood structural framing, masonry, electrical and mechanical work, and building finishing, among other construction trades. It would involve heavy duty and light duty equipment including scrapers/earthmovers, wheeled or tracked bulldozers and loaders, dump trucks, and concrete trucks typical for the construction of commercial structures. Construction of the Proposed Project would adhere to the IBC, 2024 Edition, consistent with the San Pasqual Tribal Building and Safety Policy (San Pasqual, 2019).

B-2.6 Best Management Practices and Design Features

Protective measures and BMPs, including regulatory requirements and voluntary measures that would be implemented by the Tribe, have been incorporated into the design of Alternative A. Where applicable, these measures will be incorporated into any design or construction contracts to eliminate or substantially reduce environmental consequences from the Proposed Project.

These measures are discussed in **Table 2-1** of the **EA**.

B3 ALTERNATIVE B

Under the No Action Alternative, the 8.5-acre Subject Property would not be placed into trust for the benefit of the Tribe. Although development is possible based on the preliminary site work and permits obtained for the property, the Tribe is not sure to what extent the site would be developed should the property not be taken into trust. They may decide to sell the property or develop a smaller development subject to local approval. Given that level of development on the Subject Property under Alternative B is unknown, for the purposes of this EA, we assume no development would occur. There would be no development of a grocery store, convenience store, multiple commercial buildings, fuel pumps, or parking spaces. The property would remain in its current state.

B4 COMPARISON OF THE ALTERNATIVES

As indicated above, Alternative A would place approximately 8.5 acres of land into trust. Compared with the No-Action Alternative (Alternative B), impacts from developing the Proposed Project (Alternative A) would include temporary construction activities and an increase in visitation to the Subject Property. Development of Alternative A would increase economic activity and provide employment and income opportunities for area residents. Alternative A would be consistent with the current land use designations on the Subject Property.

Alternative A meets the purpose and need of facilitating tribal self-sufficiency, self-determination, and economic development. While the No-Action alternative would not result in any of the environmental effects identified for Alternative A, this alternative would not meet the purpose and need.

B5 ALTERNATIVES ELIMINATED FROM CONSIDERATION

For an EA where there are no unresolved conflicts with respect to alternative uses of available resources, only the proposed action needs to be considered (516 DM 1 Section 1.5(b)(1)(ii), 42 U.S.C. Section 4332(2)(H)). No unresolved conflicts with respect to alternative uses of available resources on the Project Site have been identified. There are no known alternatives that would offer substantial environmental advantages over the Proposed Project, and which may be feasibly accomplished in a successful manner considering economic, environmental, social, technological, and legal factors. The Proposed Project uses are consistent with the previous project approved by the County for the Subject Property, and thus alternative uses were eliminated from further consideration.