

Appendix B: Detailed Description of the Project Alternatives

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. **Section B4** summarizes and compares the potential environmental consequences, benefits, and/or detriments of the project alternatives, and **Section B5** describes alternatives considered but eliminated from detailed evaluation.

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 new economic development area with continued operation of the 20-acre citrus grove, grazing, and open space. A site plan for Alternative A is provided in **Appendix A**. The Subject Property refers to the entire 109.57-acre property. The Development Area refers to the approximately 4.3-acre portion of the Subject Property where construction is proposed.

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

The Tribe has proposed a reasonably foreseeable development scenario that includes a 4.3-acre general commercial development (**Figure 4 of Appendix A**). Within the 4.3-acre commercial area, approximately 50,000 sf of commercial buildings are expected with the remainder of the space set aside for parking and landscaping. Uses may include, but are not limited to:

- Retail Commercial (small and medium sized stores)
- Coworking Space
- Makerspaces
- Creative co-ops
- Professional Office Space
- Restaurants and other Eating/Drinking Establishments
- Financial Institutions
- Grocery Markets/Food Stores
- Educational and Cultural Facilities
- Out-Patient Healthcare Facilities

Access to the commercial development area would be via a driveway/entrance off of SR-190 into a parking lot for the development area.

There would be no changes to the existing operations or configuration of the 20-acre citrus grove or pasture land.

B-2.3 Utilities and Public Services

Water Supply

As no change is proposed in the operation of the orchard or residence, no changes to the water demand from these uses is anticipated and water would continue to be supplied to the orchard and residence through existing on-site wells.

The water demand of the proposed commercial development would depend on the uses ultimately housed in the structure but is anticipated to be approximately 10,300 gallons per day (GPD) [Ventura Water, 2020]. The proposed commercial development would be supplied through a new groundwater well installed on the Subject Property.

Waste and Wastewater

As no change is proposed to the residence, no changes to the wastewater generated by the existing residence is anticipated and the residence would continue to use the existing on-site septic system.

The wastewater generation from the proposed commercial development would depend on the uses ultimately housed in the structure but is anticipated to be approximately 80 percent of average water use or 8,240 GPD. A new on-site septic system would be installed to accommodate the proposed commercial development.

Solid waste collection is provided by Waste Management, Inc.. Retail commercial buildings typically dispose of 2.5 pounds of solid waste per day per 1000 sf (CalRecycle, 2019); therefore, the proposed commercial development would generate an additional up to 125 pounds of solid waste per day or 22.8 tons of solid waste per year. No change to the waste stream from the existing orchard or residence is anticipated.

Law Enforcement and Fire Services

The Tribal Police and TCSO will provide law enforcement services to the Subject Property. The Tribal Fire Department or the TCFD would provide fire/emergency medical services to the Subject Property.

Electricity and Natural Gas

SCE provides electricity and SoCalGas provides gas in the vicinity of the Subject Property. There is existing electrical infrastructure that can be extended to the proposed commercial development. An above ground propane tank located on the Subject Property provides gas to the residence. SoCalGas has a high pressure gas distribution line that runs along SR-190 that would be connected to the proposed commercial development. Construction requirements, such as trenching and laying service lines, is expected for Alternative A.

B-2.4 Grading and Drainage

The topography on the Subject Property consists of moderate to steep foothills incised by drainages and gently sloped alluvial fans adjacent to the Tule River floodplain with elevations from approximately 1,035 feet amsl along the ridgeline along the southeastern property boundary to 685 amsl within a drainage at the northeastern corner of the Subject Property. Construction would involve grading and earthwork for

development of the proposed commercial development. Any excess material that is excavated would be utilized as fill elsewhere on the Development Area or stockpiled on-site so that no import or export of soil would be required for site development.

A stormwater conveyance system would be installed in the Development Area to collect and convey runoff through this portion of the Subject Property to prevent flooding. Site grading will drain runoff along curb lines to catch basins at low points in the Development Area. Water quality treatment catch basins will be utilized to treat the runoff and ensure potential contaminants do not enter receiving waters. The storm drainage infrastructure will be sized and sloped to have sufficient flow capacity to convey up to the 100-year contributing flowrates.

B-2.5 Project Construction

Construction of the proposed commercial development is conservatively assumed to occur in March 2027 and last approximately 18 months. Construction would occur Monday through Saturday during daytime hours between 7:00 a.m. and 7:00 p.m. Due to the small scale and limited duration of construction activities, it is anticipated that construction work would be sourced locally. 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, trenching and pipe laying equipment, dump trucks, and concrete trucks typical for the construction of homes. Construction of the proposed commercial development would adhere to the IBC, 2024 Edition.

B3 ALTERNATIVE B

Under the No Action Alternative, the 109.57-acre Subject Property would not be placed into trust for the benefit of the Tribe. There would be no new economic development. The property will remain in its current state and continued use of the agricultural (20-acre citrus grove), grazing, and open space areas would occur. Jurisdiction of the 109.57-acre Subject Property would remain with the County. Any future development of the Subject Property would be required to adhere to local, state, and federal ordinances and planning documents.

B4 COMPARISON OF THE ALTERNATIVES

As indicated above, Alternative A would place approximately 109.57 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 uses 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 Subject Property 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.