

TABLE OF CONTENTS

SEMINOLE FEE-TO-TRUST PROJECT DRAFT ENVIRONMENTAL IMPACT STATEMENT

ES EXECUTIVE SUMMARY

| | | |
|------|---|-----|
| ES.1 | Introduction..... | i |
| ES.2 | Purpose and Need | i |
| ES.3 | Summary of the Proposed Action and Alternatives | ii |
| ES.4 | Areas of Controversy | iii |
| ES.5 | Environmental Consequences and Summary Matrix..... | iii |

1.0 INTRODUCTION/PURPOSE AND NEED

| | | |
|-------|---|-----|
| 1.1 | Introduction..... | 1-1 |
| 1.2 | Project Location..... | 1-3 |
| 1.3 | Summary of the Proposed Project..... | 1-4 |
| 1.4 | Purpose and Need | 1-4 |
| 1.5 | Overview of the Environmental Review Process..... | 1-6 |
| 1.5.1 | Lead Agency..... | 1-6 |
| 1.5.2 | Scoping..... | 1-7 |
| 1.5.3 | Public Review of the Draft EIS | 1-7 |
| 1.5.4 | Final EIS and EIS Certification | 1-7 |
| 1.5.5 | Mitigation Monitoring and Reporting Program..... | 1-8 |
| 1.6 | Regulatory Requirements, Permits and Approvals..... | 1-8 |

2.0 PROPOSED ACTION AND ALTERNATIVES

| | | |
|-------|--|------|
| 2.1 | Introduction..... | 2-1 |
| 2.2 | Alternative A – Proposed Project..... | 2-3 |
| 2.2.1 | Discretionary Action | 2-3 |
| 2.2.2 | Mitigation Agreement and Other Agreements with the City and County | 2-3 |
| 2.2.3 | Alternative A Components | 2-6 |
| 2.2.4 | Sub-Alternative A-1 Components | 2-11 |
| 2.3 | Alternative B Reduced Intensity Alternative | 2-15 |
| 2.3.1 | Discretionary Actions | 2-15 |
| 2.3.2 | Alternative B Components | 2-15 |
| 2.4 | Alternative C – No Action by Federal Government | 2-18 |
| 2.5 | Alternatives Eliminated From Consideration..... | 2-19 |
| 2.5.1 | Non-Gaming Related Development | 2-19 |
| 2.5.2 | Gaming Related Development..... | 2-20 |
| 2.6 | Comparison of Alternatives | 2-20 |
| 2.6.1 | Summary of Alternatives..... | 2-21 |
| 2.6.2 | Comparison of Environmental Consequences..... | 2-21 |

3.0 DESCRIPTION OF AFFECTED ENVIRONMENT

| | | |
|------|---|--------|
| 3.1 | Introduction..... | 3.1-1 |
| 3.2 | Geology and Soils..... | 3.2-1 |
| | 3.2.1 Environmental Setting..... | 3.2-1 |
| 3.3 | Hydrology and Water Resources..... | 3.3-1 |
| | 3.3.1 Regulatory Setting..... | 3.3-1 |
| | 3.3.2 Environmental Setting..... | 3.3-8 |
| 3.4 | Air Quality..... | 3.4-1 |
| | 3.4.1 Regulatory Context..... | 3.4-1 |
| | 3.4.2 Project Site..... | 3.4-6 |
| 3.5 | Biological Resources..... | 3.5-1 |
| | 3.5.1 Regulatory Setting..... | 3.5-1 |
| | 3.5.2 Environmental Settings..... | 3.5-3 |
| | 3.5.3 Field Survey..... | 3.5-4 |
| | 3.5.4 Habitat Types..... | 3.5-4 |
| | 3.5.5 Wildlife..... | 3.5-9 |
| | 3.5.6 National Wetlands Inventory..... | 3.5-9 |
| | 3.5.7 Waters of the U.S..... | 3.5-9 |
| | 3.5.8 Federally Listed Species..... | 3.5-11 |
| 3.6 | Cultural and Paleontological Resources..... | 3.6-1 |
| | 3.6.1 Cultural Resources Regulatory Setting..... | 3.6-1 |
| | 3.6.2 Cultural Setting..... | 3.6-3 |
| | 3.6.3 Paleontological Resources Regulatory Setting..... | 3.6-5 |
| | 3.6.4 Paleontological Resources Environmental Setting..... | 3.6-6 |
| 3.7 | Socioeconomic Conditions and Environmental Justice..... | 3.7-1 |
| | 3.7.1 Socioeconomic Characteristics Of The Seminole Tribe Of Florida..... | 3.7-1 |
| | 3.7.2 Socioeconomic Characteristics Of Broward County..... | 3.7-1 |
| | 3.7.3 Environmental Justice..... | 3.7-5 |
| 3.8 | Transportation/Circulation..... | 3.8-1 |
| | 3.8.1 Existing Circulation Network..... | 3.8-1 |
| | 3.8.2 Level of Service Standards..... | 3.8-4 |
| | 3.8.3 Transit Service..... | 3.8-6 |
| | 3.8.4 Bike and Pedestrian Facilities..... | 3.8-7 |
| 3.9 | Land Use and Planning..... | 3.9-1 |
| | 3.9.1 Regional Setting and Local Setting..... | 3.9-1 |
| | 3.9.2 Project Site And Vicinity Land Use Setting..... | 3.9-1 |
| | 3.9.3 Agriculture..... | 3.9-4 |
| 3.10 | Utilities and Public Services..... | 3.10-1 |
| | 3.10.1 Existing Setting..... | 3.10-1 |
| 3.11 | Noise..... | 3.11-1 |
| | 3.11.1 Regulatory Setting..... | 3.11-1 |
| | 3.11.2 Environmental Settings..... | 3.11-3 |
| 3.12 | Hazardous Materials..... | 3.12-1 |
| | 3.12.1 Setting – Project Site..... | 3.12-1 |
| 3.13 | Aesthetics..... | 3.13-1 |

| | |
|---|---------|
| 3.13.1 Regulatory Setting | 3.13-1 |
| 3.13.2 Environmental Setting | 3.13-2 |
| 4.0 ENVIRONMENTAL CONSEQUENCES | |
| 4.1 Introduction | 4.1-1 |
| 4.1.1 Determination of Significance | 4.1-1 |
| 4.1.2 Jurisdiction and Special Expertise | 4.1-2 |
| 4.2 Geology and Soils | 4.2-1 |
| 4.2.1 Alternative A – Proposed Project | 4.2-1 |
| 4.2.2 Alternative B – Reduced Intensity Alternative | 4.2-3 |
| 4.2.3 Alternative C – No Action by Federal Government | 4.2-4 |
| 4.3 Water Resources | 4.3-1 |
| 4.3.1 Alternative A – Proposed Project | 4.3-1 |
| 4.3.2 Alternative B – Reduced Intensity Alternative | 4.3-9 |
| 4.3.3 Alternative C – No Action By Federal Government | 4.3-10 |
| 4.4 Air Quality | 4.4-1 |
| 4.4.1 Methodology | 4.4-1 |
| 4.4.2 Alternative A – Proposed Project | 4.4-3 |
| 4.4.3 Alternative B – Reduced Intensity Alternative | 4.4-6 |
| 4.4.4 Alternative C – No Action By Federal Government | 4.4-7 |
| 4.5 Biological Resources | 4.5-1 |
| 4.5.1 Alternative A – Proposed Project with Coconut Creek Agreement | 4.5-1 |
| 4.5.2 Alternative B – Reduced Intensity Alternative | 4.5-4 |
| 4.5.3 Alternative C – No Action by Federal Government | 4.5-6 |
| 4.6 Cultural and Paleontological Resources | 4.6-1 |
| 4.6.1 Alternative A – Proposed Project | 4.6-1 |
| 4.6.3 Alternative B – Reduced Intensity Alternative | 4.6-1 |
| 4.6.4 Alternative C – No Action By the Federal Government | 4.6-2 |
| 4.7 Socioeconomic Conditions and Environmental Justice | 4.7-1 |
| 4.7.1 Assessment Criteria | 4.7-1 |
| 4.7.2 Alternative A – Proposed Project | 4.7-2 |
| 4.7.3 Alternative B – Reduced Intensity Alternative | 4.7-10 |
| 4.7.4 Alternative C – No Action By the Federal Government | 4.7-12 |
| 4.8 Transportation/Circulation | 4.8-1 |
| 4.8.1 Analysis Methodology | 4.8-1 |
| 4.8.2 Alternative A – Proposed Project | 4.8-7 |
| 4.8.3 Alternative B – Reduced Intensity Alternative | 4.8-10 |
| 4.8.4 Alternative C – No Action By the Federal Government | 4.8-12 |
| 4.9 Land Use and Planning | 4.9-1 |
| 4.9.1 Assessment Criteria | 4.9-1 |
| 4.9.2 Alternative A – Proposed Project | 4.9-1 |
| 4.9.3 Alternative B – Reduced Intensity Alternative | 4.9-3 |
| 4.9.4 Alternative C – No Action By the Federal Government | 4.9-3 |
| 4.10 Utilities and Public Services | 4.10-1 |
| 4.10.1 Alternative A – Proposed Project | 4.10-1 |
| 4.10.2 Alternative B – Reduced Intensity Alternative | 4.10-8 |
| 4.10.3 Alternative C – No Action By the Federal Government | 4.10-10 |

| | | |
|------------|--|------------|
| 4.11 | Noise | 4.11-1 |
| 4.11.1 | Alternative A | 4.11-1 |
| 4.11.2 | Alternative B | 4.11-5 |
| 4.11.4 | Alternative C | 4.11-6 |
| 4.12 | Hazards and Hazardous Materials..... | 4.12-1 |
| 4.12.1 | Alternative A – Proposed Project | 4.12-1 |
| 4.12.2 | Alternative B – Reduced Intensity Alternative..... | 4.12-3 |
| 4.12.3 | Alternative C – No Action By the Federal Government | 4.12-3 |
| 4.13 | Aesthetics | 4.13-1 |
| 4.13.1 | Alternative A – Proposed Project with Coconut Creek Agreements..... | 4.13-1 |
| 4.13.2 | Alternative B – Reduced Intensity Alternative..... | 4.13-7 |
| 4.13.3 | Alternative C – No Action By the Federal Government | 4.13-12 |
| 4.14 | Indirect and Growth-Inducing Effects | 4.14-1 |
| 4.14.1 | Indirect Effects from Off Site Stormwater Retention Improvements..... | 4.14-2 |
| 4.14.2 | Indirect Effects from Off-Site Traffic Mitigation..... | 4.14-8 |
| 4.14.3 | Indirect Effects from Optional Mitigation of Water Supply Impacts..... | 4.14-11 |
| 4.14.4 | Growth Inducing Effects | 4.14-14 |
| 4.15 | Cumulative Effects..... | 4.15-1 |
| 4.15.1 | Introduction | 4.15-1 |
| 4.15.2 | Alternatives A - Proposed Project | 4.15-4 |
| 4.15.3 | Alternative B– Reduced Intensity Alternative..... | 4.15-17 |
| 4.15.4 | Alternative C– No Action By the Federal Government | 4.15-25 |
| 5.0 | MITIGATION MEASURES | |
| 5.1 | Introduction..... | 5-1 |
| 5.2 | Mitigation Measures | 5-1 |
| 5.2.1 | Geology and Soils..... | 5-1 |
| 5.2.2 | Water Resources..... | 5-2 |
| 5.2.3 | Air Quality..... | 5-5 |
| 5.2.4 | Biological Resources | 5-6 |
| 5.2.5 | Cultural and Paleontological Resources | 5-7 |
| 5.2.6 | Socioeconomic Conditions/Environmental Justice | 5-8 |
| 5.2.7 | Transportation/Traffic | 5-8 |
| 5.2.8 | Utilities and Public Services..... | 5-11 |
| 5.2.9 | Noise..... | 5-15 |
| 5.2.10 | Hazards and Hazardous Materials | 5-15 |
| 5.2.11 | Aesthetics | 5-16 |
| 6.0 | CONSULTATION AND COORDINATION/LIST OF PREPARERS | 6-1 |
| 6.1 | Lead Agency | 6-1 |
| 6.2 | Cooperating Agencies | 6-1 |
| 6.3 | Federal Agencies..... | 6-2 |
| 6.4 | State and Local Agencies and Utilities | 6-2 |
| 6.5 | Environmental Consultants..... | 6-2 |
| 7.0 | ACRONYMS | 7-1 |

8.0 REFERENCES 8-1

LIST OF TABLES

ES-1 Summary of Potential Environmental Effects, Mitigation Measures, and Levels of Significance..... iv

1-1 Potential Permits and Approvals Required 1-9

2-1 Seminole Fee-to Trust Parcel Size 2-2

2-2 Project Components and Approximate Square Footages – Alternative A..... 2-5

2-3 Project Components and Approximate Square Footages – Sub-Alternative A-1 2-12

2-4 Project Components and Approximate Square Footages – Alternative B 2-17

3.4-1 National Ambient Air Quality Standards..... 3.4-3

3.5-1 Summary of Habitat Types Within The Project Area..... 3.5-4

3.7-1 Seminole Tribe Of Florida Population And Labor Force Estimates..... 3.7-1

3.7-2 Regional Population..... 3.7-2

3.7-3 Regional Housing 3.7-2

3.7-4 Regional Labor Force Estimates (2009) 3.7-3

3.7-5 Broward County 2009 Crime Rate Per 100,000 People 3.7-4

3.7-6 Minority Population- Project Site And Nearby Census Tracts 3.7-9

3.7-7 Household Income – Project Site And Nearby Census Tracts 3.7-9

3.8-1 Intersection Level Of Service Criteria 3.8-5

3.8-2 Existing PM Peak Hour Conditions 3.8-6

3.10-1 City of Coconut 2006..... 3.10-3

3.11-1 Federal Construction Noise Thresholds..... 3.11-1

3.11-2 Federal Noise Abatement Criteria Hourly A-Weighted Sound Level Decibels 3.11-2

3.11-3 Definition of Acoustical Terms 3.11-4

3.11-4 Typical A-Weighted Sound Levels..... 3.11-5

3.11-5 Vibration Source Levels for Construction Equipment..... 3.11-7

3.12-1 Environmental Data Resources Summary of Agency Databases 3.12-3

4.3-1 Existing Retention Ponds and Alternative A Retention Ponds 4.3-1

4.3-2 Alternative A Results of Design Storm Event and Discharge 4.3-2

4.3-3 Existing Stormwater Retention and Sub-Alternative A-1 Retention 4.3-4

4.3-4 Sub Alternative A-1 of Design Storm Event Discharge 4.3-4

4.3-5 Alternative B Retention Ponds 4.3-10

4.4-1 Annual Construction Emissions-Alternatives A, and C 4.4-4

4.4-2 Annual Construction Emissions-Sub-Alternative A-1..... 4.4-4

4.4-3 Operation Emissions-Alternatives A and C 4.4-5

4.4-4 Operation Emissions-Sub-Alternative A-1 4.4-6

4.4-5 Annual Construction Emissions – Alternatives B 4.4-6

4.4-6 Operation Emissions – Alternative B 4.4-7

4.5-1 Anticipated Effects to Habitat Types – Alternative A 4.5-1

4.5-2 Anticipated Effects to Habitat Types – Sub Alternative A-1..... 4.5-2

4.5-3 Anticipated Effects to Habitat Types Alternative B 4.5-5

4.7-1 Typical Tribal Resort Employment Opportunities 4.7-6

4.7-2 Projected Broward County Labor Market 4.7-6

4.7-3 Project 2012 Housing Market..... 4.7-7

| | | |
|---------|---|---------|
| 4.8-1 | Alternatives Peak Hour Trip Generation (PM Peak) | 4.8-3 |
| 4.8-2 | Buildout Year PM Peak Hour Conditions | 4.8-5 |
| 4.8-3 | Alternative B Buildout Year PM Peak Hour Conditions..... | 4.8-6 |
| 4.10-1 | Estimated Water Demand – Alternatives A..... | 4.10-1 |
| 4.10-2 | Estimated Solid Waste Disposal – Alternatives A and A-1..... | 4.10-3 |
| 4.11-1 | Typical Construction Noise Levels | 4.11-2 |
| 4.11-2 | Reference and Predicted PPV from Construction..... | 4.11-3 |
| 4.15-1 | Coconut Creek Casino (Tract 65) Existing Components and Future Expansion..... | 14.15-4 |
| 4.15-2 | 2035 Operation Emissions – Alternative A, C, and Sub-Alternative A-1 | 14.15-7 |
| 4.15-3 | Greenhouse Gas CO ₂ Equivalent..... | 14.15-8 |
| 4.15-4 | Alternative A Project Related (GHG) Emissions | 4.15-9 |
| 4.15-5 | Consistency with State Emissions Reduction Strategies | 4.15-10 |
| 4.15-6 | 2035 Year PM Peak Hour Conditions | 4.15-15 |
| 4.15-7 | 2035 Operation Emissions - Alternative B..... | 4.15-20 |
| 4.15-8 | Alternative B Project – Related GHG Emissions | 4.15-21 |
| 4.15-9 | Consistency with State Emissions Reduction Strategies | 4.15-20 |
| 4.15-10 | 2035 Year PM Peak Hour Conditions – Alternative B..... | 4.15-24 |
| 5-1 | Compliance with State Emissions Reduction Strategies | 5-5 |

LIST OF FIGURES

| | | |
|--------|--|---------|
| 1-1 | Regional Location Map | 1-2 |
| 1-2 | Site and Vicinity Map..... | 1-3 |
| 1-3 | Tract Map..... | 1-5 |
| 2-1 | Site Plan – Alternative A, Proposed Project..... | 2-7 |
| 2-2 | Site Plan – Sub-Alternative A-1, No Coconut Creek Agreement..... | 2-13 |
| 2-3 | Site Plan – Alternative B, Reduced Intensity | 2-16 |
| 3.2-1 | Soil Types | 3.2-2 |
| 3.5-1 | Habitat Types..... | 3.5-5 |
| 3.5-2 | Site Photographs | 3.5-6 |
| 3.5-3 | Site Photographs | 3.5-7 |
| 3.5-4 | National Wetlands Inventory..... | 3.5-10 |
| 3.7-1 | Census Tracts Surrounding Project Site | 3.7-7 |
| 3.8-1 | Existing Transportation Network and Study Intersections | 3.8-2 |
| 3.9-1 | City Of Coconut Creek Zoning..... | 3.9-3 |
| 3.13-1 | Site Photographs | 3.13-4 |
| 3.13-2 | Site Photographs | 3.13-5 |
| 3.13-3 | Viewshed Observation Points..... | 3.13-7 |
| 3.13-4 | Scenic Vista Photos | 3.13-8 |
| 4.13-1 | Viewpoint A..... | 4.13-4 |
| 4.13-2 | Viewpoint B..... | 4.13-5 |
| 4.13-3 | Viewpoint C..... | 4.11-6 |
| 4.13-4 | Viewpoint D..... | 4.11-8 |
| 4.13-5 | Viewpoint E | 4.11-9 |
| 4.13-6 | Viewpoint F | 4.11-10 |

4.14-1 Alternative A And C Stormwater Connection And Off-Site Stormwater Retention
Pond 4.14-3

4.14-2 Off-Site Stormwater Retention Pond Aerial Photograph..... 4.14-5

APPENDICES

Appendix A Biological Assessment Seminole Tribe of Florida Fee-to-Trust

Appendix B Stormwater/Drainage Report

Appendix C Water/Wastewater Study

Appendix D Air Quality Modeling Calculation

Appendix E Transportation Planning Study

Appendix F Cultural Resources

Appendix G City of Coconut Creek Agreements

Appendix H Phase I Environmental Site Assessment

Appendix I Socioeconomic Report

Appendix J Public Notices

Appendix K Utilities Letters

Appendix L Tribal / State Gaming Compact