

## **NOTICE OF PREPARATION**

### **Draft Off-Reservation Tribal Environmental Impact Report for the Pauma Casino Replacement And Hotel Project**

#### **Prepared for:**

The Pauma Band of Luiseño Indians  
1001 Pauma Reservation Road  
P.O. Box 1067  
Pauma Valley, CA 92061

#### **Project Description**

The proposed Pauma Casino Replacement and Hotel Project consists of the replacement of the existing Casino Pauma's temporary spring strung with a permanent facility. The 152,000 square foot permanent casino facility will be entirely located on the Tribal trust land south of the existing facility, predominantly where existing surface parking is currently located and in an area currently used as a citrus grove (Figure 4). The gaming area within the expanded casino will increase from a current 36,000 square feet to 60,000 square feet, and the number of slot machines will increase from 1,000 up to 1,500. Associated amenities will include restaurants and bars. The existing sprung casino building will be sold and repurposed. The new hotel will accommodate 80-100 rooms and will be four stories in height. The hotel will also include guest services and back of house space.

Approximately 68,000 square feet of existing casino structures and 442,000 square feet of paving will be demolished to accommodate the 16.8-acre area for the expanded casino, new hotel, and new infrastructure. Paving will be ground up on site and reused as base material. Approximately 10 acres will be graded to support the new structures. Demolition and grubbing activities are anticipated to last for four weeks, paving activities are expected to last for five weeks, and grading activities are expected to last for eight weeks. All graded and excavated soils will remain on site and will be reutilized in efforts to be a balanced site.

A temporary road located entirely on the Reservation has been proposed to grant access to construction vehicles via the existing main gate. The proposed two-lane temporary road will run for approximately 110 meters parallel to the south side of the main driveway and will connect to existing dirt roads which pass through the citrus groves. Silt fencing will be used for the length of the proposed temporary road to minimize dust and to obscure the view of the vehicles from drivers using the main driveway.

January 20, 2020

**SUBJECT: Notice of Preparation of an Off-Reservation Tribal Environmental Impact Report for the Pauma Casino Replacement and Hotel Project**

The Pauma Band of Luiseño Indians (Tribe) will be the lead agency for the preparation of a Tribal Environmental Impact Report (TEIR) in accordance with Section 10.8 of its Tribal/State Gaming Compact. The TEIR will analyze the potentially significant off-Reservation environmental impacts of the proposed Casino Expansion and Hotel Project (Project).

The purpose of this notice is to advise and solicit comments and suggestions regarding the preparation of the TEIR, environmental issues to be addressed in the TEIR, and any related issues from Interested Persons including members of the public. Interested Persons are requested to identify in their comments the Off-Reservation environmental issues and reasonable mitigation measures that the Tribe will need to explore in the draft TEIR. Any comments regarding on-Reservation environmental impacts will not be addressed in the draft TEIR. In accordance with the Tribal/State Gaming Compact, this Notice is being provided to the State Clearinghouse in the State Office of Planning and Research ("State Clearinghouse") and to the County of San Diego for distribution to the public. Comments to the Tribe must be provided within thirty (30) days of the date of the receipt of this Notice by the State Clearinghouse and the County.

Please send your written responses to:

Michael Baksh  
Tierra Environmental Services  
10650 Scripps Ranch Blvd., Suite 105  
San Diego, CA 92131  
Phone (858) 578-9064

The Off-Reservation Tribal Environmental Impact Report (TEIR) addresses the potential off-Reservation environmental effects of the proposed Pauma Casino Expansion Project (Proposed Project), which consists of the replacement of the existing Casino Pauma's temporary spring strung with a permanent facility. The permanent facility will be entirely located on the Tribal trust land south of the existing facility, largely where existing surface parking is currently located. The gaming area will increase from a current 36,000 square feet to 60,000 square feet, and the number of slot machines will increase from 1,000 to 1,500. In addition to the casino replacement, a new four story hotel with 80-100 rooms is proposed.

The proposed Project will improve the long-term socioeconomic condition of the Tribe through the provision of increased revenue and the generation of additional employment opportunities for Tribal members. The proposed Project will also provide additional employment opportunities for non-Tribal members and the opportunity for employment and the purchase of additional goods and

**Off-Reservation Environmental Effects of the Project**

Based on requirements of the Tribal/State Gaming Compact, an Off-Reservation Environmental Impact Analysis Checklist will be completed. The environmental issues identified in the Checklist include the

following.

1. Aesthetics
2. Agricultural and Forest Resources
3. Air Quality
4. Biological Resources
5. Cultural Resources
6. Energy
7. Geology and Soils
8. Greenhouse Gas Emissions
9. Hazards and Hazardous Materials
10. Hydrology and Water Quality
11. Land Use and Planning
12. Mineral Resources
13. Noise
14. Population and Housing
15. Public Services
16. Recreation
17. Transportation/Traffic
18. Tribal Cultural Resources
19. Utilities and Service Systems
20. Cumulative Effects

Those issues found to have potential adverse effects will be analyzed further in the TEIR, and those issues without potential adverse effects will be identified as such in the checklist along with a brief rationale or reference supporting the conclusion. A brief discussion of each issue is provided below.

#### **Environmental Review Process**

Following completion of the 30-day Notice of Preparation review period, the Tribe will incorporate relevant information into the Draft TEIR. The Draft TEIR will be circulated for public review and comment for 30 days. The Tribe will then prepare, certify, and make available to the County of San Diego a Final TEIR that will include the Draft TEIR, or a revision of the Draft; comments and recommendations received on the Draft TEIR; a list of persons, organizations, and public agencies commenting on the Draft TEIR; and responses of the Tribe to significant environmental points raised in the review and consultation process. Before commencement of the proposed Project, and no later than the issuance of the Final TEIR to the County of San Diego, the Tribe will offer to negotiate mitigation matters with the County as specified in Section 10.8 of the Tribal/State Gaming Compact, if not previously resolved.

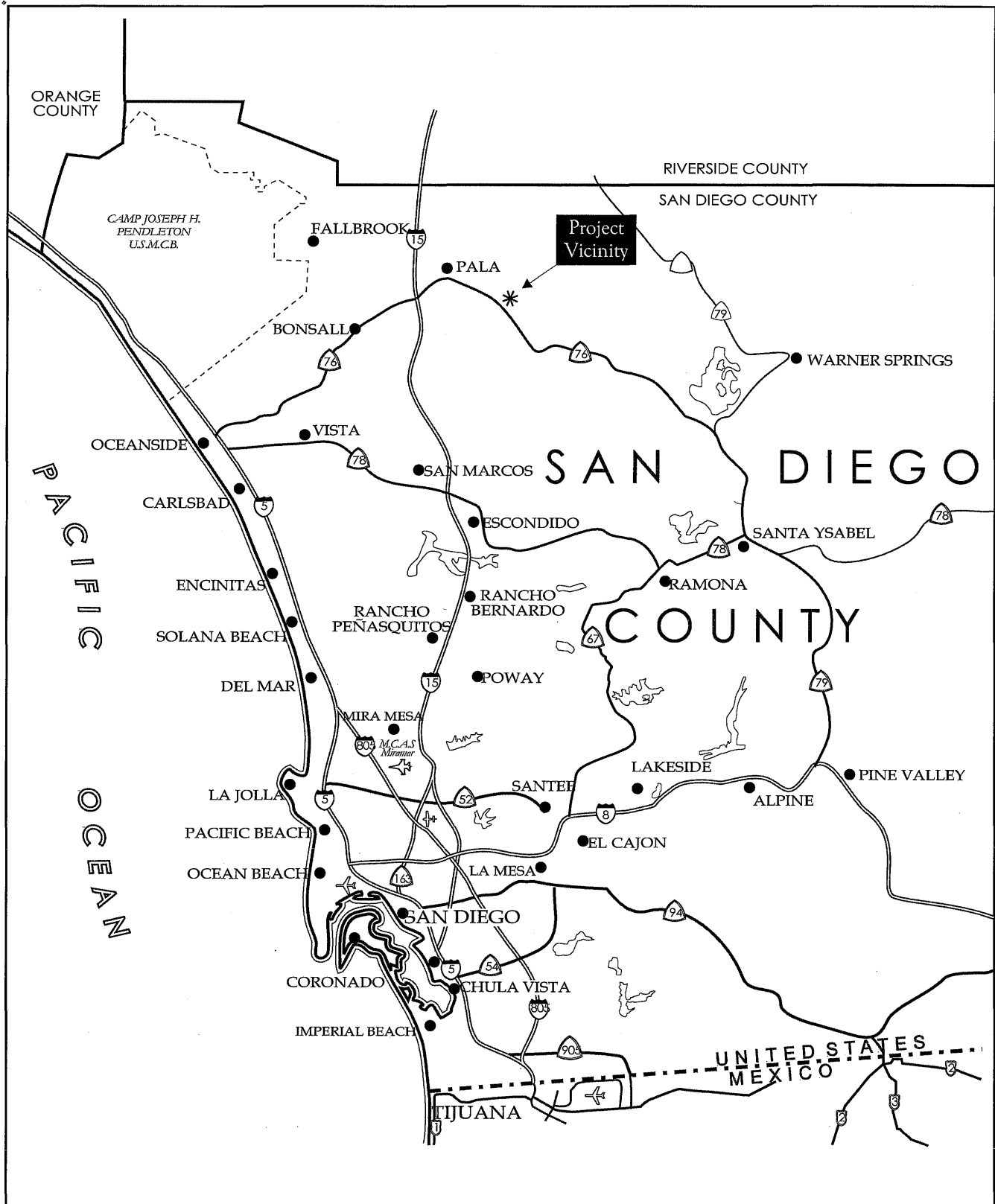


Figure 1. Project Vicinity Map





