

# PROJECT INFORMATION

Bureau of Indian Affairs

## Manzanita Band of Kumeyaay Indians Fee-to-Trust Transfer and Casino Project Environmental Impact Statement

Public Scoping Meeting  
March 27, 2008

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### 1.0 Purpose of Public Scoping Meeting

The purpose of the Scoping Meeting is to solicit comments from the public as to the:

- Scope and content of environmental issues to be examined in the Draft Environmental Impact Statement (EIS)
- Potential reasonable alternatives to be considered in the EIS to avoid or reduce environmental impacts; and,
- Potential measures to reduce environmental impacts.

**The scoping meeting is not a forum to debate the merits of the proposed project, but to gather information on what issues and concerns you think should be discussed in the EIS.**

Public comments will be taken, both verbal and written; however, there will be no formal recommendation or vote as part of the meeting. The public comments will be considered by the Bureau of Indian Affairs (BIA) for use in preparation of the Draft EIS.

### 2.0 Overview of National Environmental Policy Act Process

The BIA has decided that an Environmental Impact Statement (EIS) shall be prepared for the proposed project, because the project has the potential to result in significant environmental impacts that need to be fully analyzed.

#### 2.1 EIS Process

The following describes the steps required during the EIS process.

##### 2.1.1 Scoping Process

The initial step in EIS preparation is to solicit input from public agencies and general public as to the scope and content of the EIS.

- Notice of Intent (NOI) was prepared pursuant to sections 1501.7, 1506.6 and 1508.22 of the Council of Environmental Quality Regulations (40 CFR, Parts 1500 through 1508). The NOI states that the Lead Agency (Bureau of Indian Affairs [BIA]) with the National Indian Gaming Commission, the City

of Calexico, and the Manzanita Band of Kumeyaay Indians (Tribe) as cooperating agencies, is preparing an EIS for the proposed 60.8-acre fee-to-trust transfer and casino project in Calexico, Imperial County, California. The NOI was published in the Federal Register on March 7, 2008 and the Imperial Valley Press on March 19, 22, and 25, 2008 requesting that agencies and other interested parties respond in writing as to specific issues and range of reasonable alternatives that should be addressed. The 30-day public review period ends on April 7, 2008.

- Public Scoping Meeting – The BIA is holding this scoping meeting to provide an additional opportunity for public to provide input on the scope and content of the EIS.

### 2.1.2 Draft EIS

The next step in the EIS process is the preparation of the Draft EIS. This phase may take several months as various technical studies will be completed (e.g., traffic, air quality, sewer and utility).

- The Lead Agency (BIA) files a Notice of Availability (NOA) in the Federal Register and gives public notice of availability on the Draft EIS.
- The Draft EIS is made available for review and comment by the public and public agencies for a period of 45-days. An additional public hearing will be conducted not less than 15 days of the publication date in the Federal Register.
- Agencies and individuals are requested to submit comments in writing.

### 2.1.3 Final EIS

After the close of the 45-day public review period for the Draft EIS, the Final EIS is prepared.

- Responses to comments will be prepared for comments received during the Draft EIS 45-day public review period.
- The Draft EIS will be revised as necessary.
- The responses to comments and Draft EIS are incorporated into a single document referred to as the Final EIS.
- The Final EIS is made available for review by the public and public agencies for a period of 30 days. A NOA for the Final EIS is published in the Federal Register.

## 2.2 Project Approval

After the 30-day public review period of the Final EIS, the BIA will consider any comments received during the public review period and prepare a Record of Decision.

## 3.0 Description of Proposed Project

The Tribe proposes that 60.8 acres of land be taken into trust and plans to develop a casino facility on the land. The following provides a brief description of the project and its location.

### 3.1 Project Location and Setting

The fee-to-trust land and proposed casino (project site) is located at the northernmost gateway to the City of Calexico, a California/Mexico border city of growing importance in international trade. The project site is situated at the southwest quadrant of State Highway 111 and Jasper Road and is bounded by the Central Main and Dogwood Canals to the south and west (Figure 1). The 60.8-acre project site is centrally located within the site of the proposed 232-acre 111 Calexico Place project, a proposed commercial highway development project (Figure 2). As depicted on Figure 2; the project site will be surrounded by restaurant, retail, office, and a hotel to the north; retail and restaurant uses to the east; the Central Main and Dogwood Canals to the south; and, office tech uses to the west. Currently, the project site undeveloped and was formerly agricultural land before it was annexed into the City of Calexico.

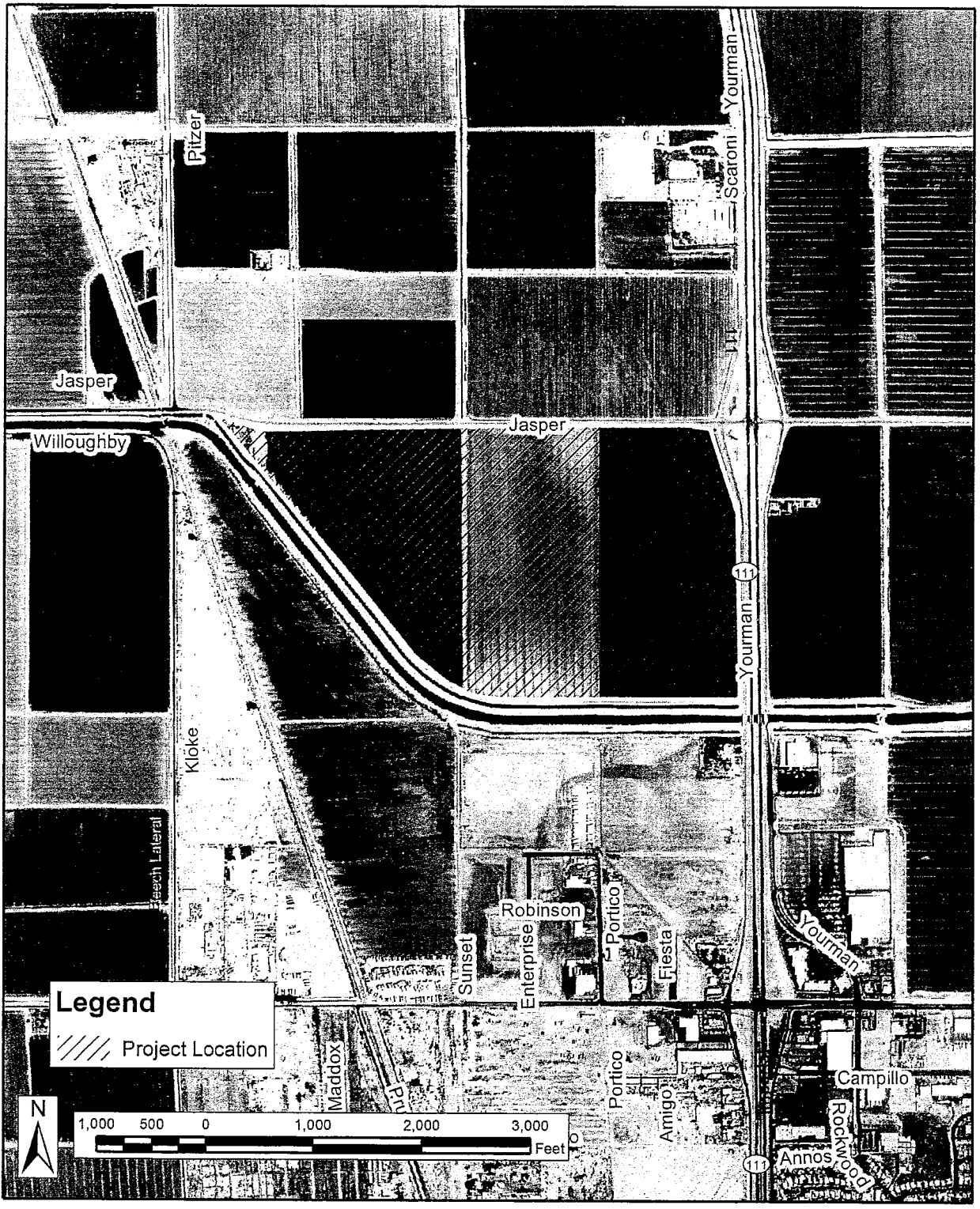
Adjacent properties to the 111 Calexico Place parcel are flat-lying and at approximately the same elevation as the project site. Properties to the north and west are agricultural fields. A radio station, (KXO FM), with broadcast transmission tower and vacant land are located south of the Dogwood Canal and Central Main Canal. Commercial development (Toys "R" Us and Walmart) is located southeast of the site, across SH-111. The Heber Geothermal Company power plant is located approximately 1/2-mile northwest of the site. The Southern Pacific Railroad mainline and semi-truck trailer parking area is located west and southwest of the site, separated by agricultural fields west of the Dogwood Canal and Central Main Canal. The Portico Industrial Park, composed primarily of trucking warehouses and brokerage firms, is located south of the site. The northern portion of Portico Industrial Park is currently undeveloped.

The project site is within the municipal boundaries of the City of Calexico, located in Imperial County (Figure 1). The majority of project site for the fee-to-trust land casino facility has been designated in the City of Calexico's General Plan as Medium Density Residential (MDR) and a small portion of the site is designated as High Density Residential (HDR); and the entire site is zoned Planned Development (PD). Under the proposed project, the project site would be designated a Casino and entertainment facility. The project site would be zoned Specific Plan Overlay Zone.

Properties to the north of the 111 Calexico Place parcel are located in an unincorporated portion of Imperial County and outside the City's Sphere of Influence. These are designated for agricultural use and zoned for geothermal development. Properties to the west, south and east of the project site are located within the municipal boundaries of the City. These are designated for rail-service industrial use on the west (zoned IR); industrial and commercial highway uses on the south (zoned IR, IND and CH); and commercial highway on the east (zoned CH).

### 3.2 Project Background

The 111 Calexico Place parcel including the project site is currently zoned Planned Development (PD) with an approved Specific Plan known as the "Calexico International Center," which was approved by the Calexico City Council in March 7, 2002. The Calexico International Center was a master-planned, mixed-use development project. The project required several discretionary actions, including Specific Plan, annexation of the project site to the City of Calexico, amendment of the City's General Plan and Zoning



SOURCE: BRG Consulting, INC, 2008

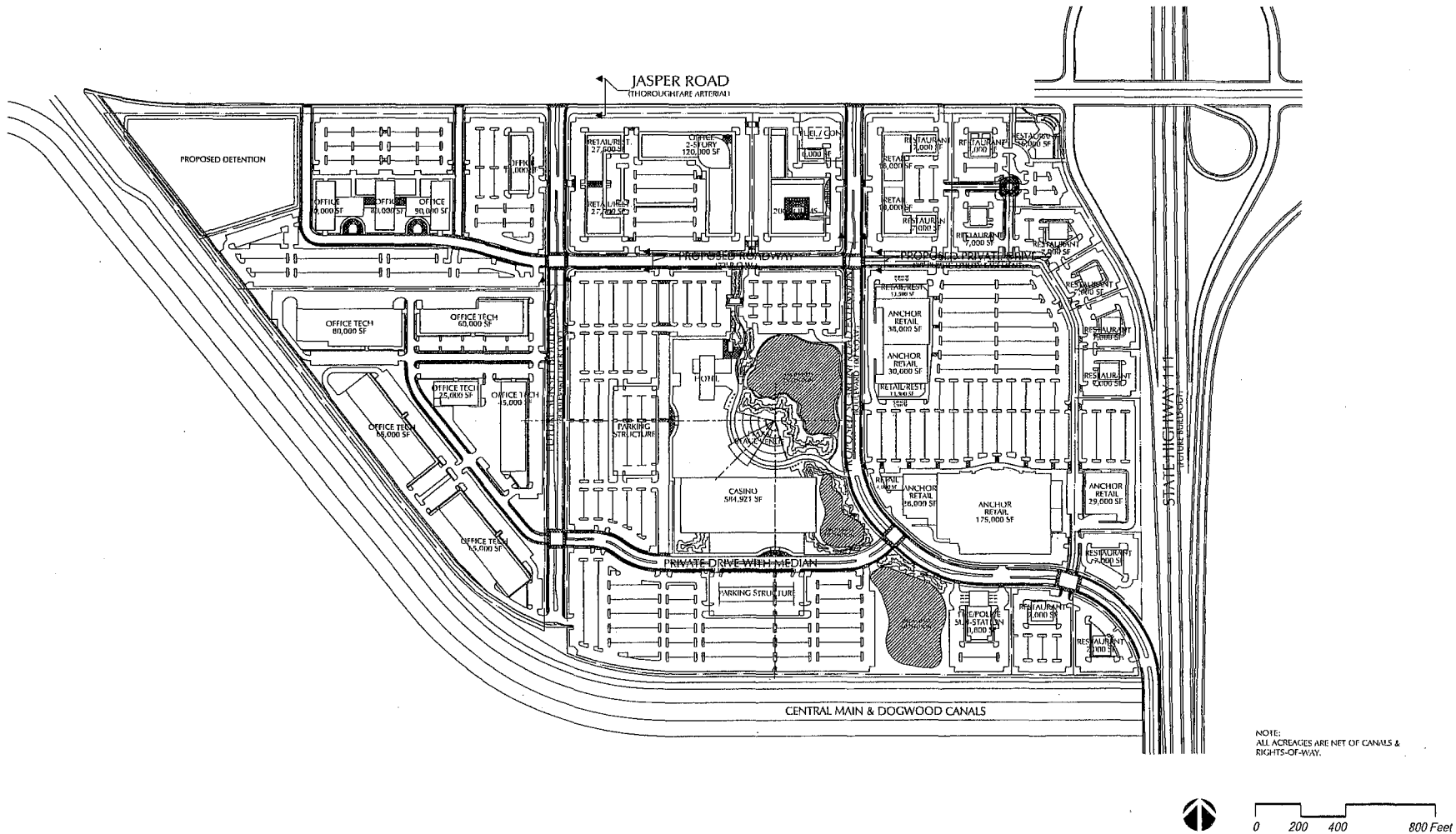
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Manzanita Band of Kumeyaay Indians Fee-to-Trust Transfer and Casino Project

# Project Location

FIGURE  
1



NOTE:  
ALL ACRESAGES ARE NET OF CANALS &  
RIGHTS-OF-WAY.

SOURCE: GFF Planning, 2008

3/12/08

Manzanita Band of Kumeyaay Indians Fee-to-Trust Transfer and Casino Project

Conceptual Site Plan

FIGURE

2



Ordinance, and approval of a tentative subdivision map, and a street vacation. Since the project was approved, the project site was sold to a new developer (Hallwood Calexico Investments, LLC) and a new Specific Plan and Tentative Tract Map are being prepared for consideration by the Calexico City Council.

A Class III Gaming Casino was voter approved by the residents of the City of Calexico through a special election in 2005. As such, 60.8-acre portion of the site has been set aside for the Tribe to place in trust and develop a casino facility. The following describes the casino facility (hereinafter referred to as the proposed project).

### 3.3 Purpose of Proposed Action

The proposed action would allow a 60.8-acre fee-to-trust transfer and construction of a Class III Gaming Casino within the City of Calexico. The purpose and need of the proposed action is to allow the Manzanita Band of Kumeyaay Indians (Tribe) to obtain a fee-to-trust transfer and develop a casino in the City of Calexico, which would help improve the tribal economy of the Tribe and assist tribal members to attain economic self-sufficiency.

### 3.4 Proposed Project

Figure 2 provides a conceptual depiction of the proposed site plan for the 111 Calexico Place project, which includes a depiction of the proposed casino project.

#### 3.4.1 Conceptual Site Plan

Figure 2 depicts the proposed conceptual site plan for the proposed project. Planned uses proposed for the project site include a casino facility, 200-room hotel, retail, plaza/stage venue, detention basin, and a parking structure. A joint fire/police station would also be provided on the Casino site.

#### Casino Facility

The Casino Facility will be an approximately 459,621 square feet (sf) complex with the following components inside:

Use	Size (square feet)
Gaming Area	93,880 sf
Restaurants and Lounges	55,000 sf
Retail	8,000 sf
Meeting and Assembly Spaces	46,000 sf
Entertainment and Recreation	38,660 sf
Other Operational Facilities:	
- Back of House Area (Facility Support and Employee Facilities)	193,081 sf
- Central Plant (Generators/AC Units)	25,000 sf
<b>Total</b>	<b>459,621 sf</b>

### Hotel

The hotel will be approximately 125,300 sf and will provide approximately 200 rooms.

### Parking Structure/Surface Lot

Approximately 3,200 parking spaces, which include 400 valet spaces, will be included on the site for use by the Casino Facility and Hotel.

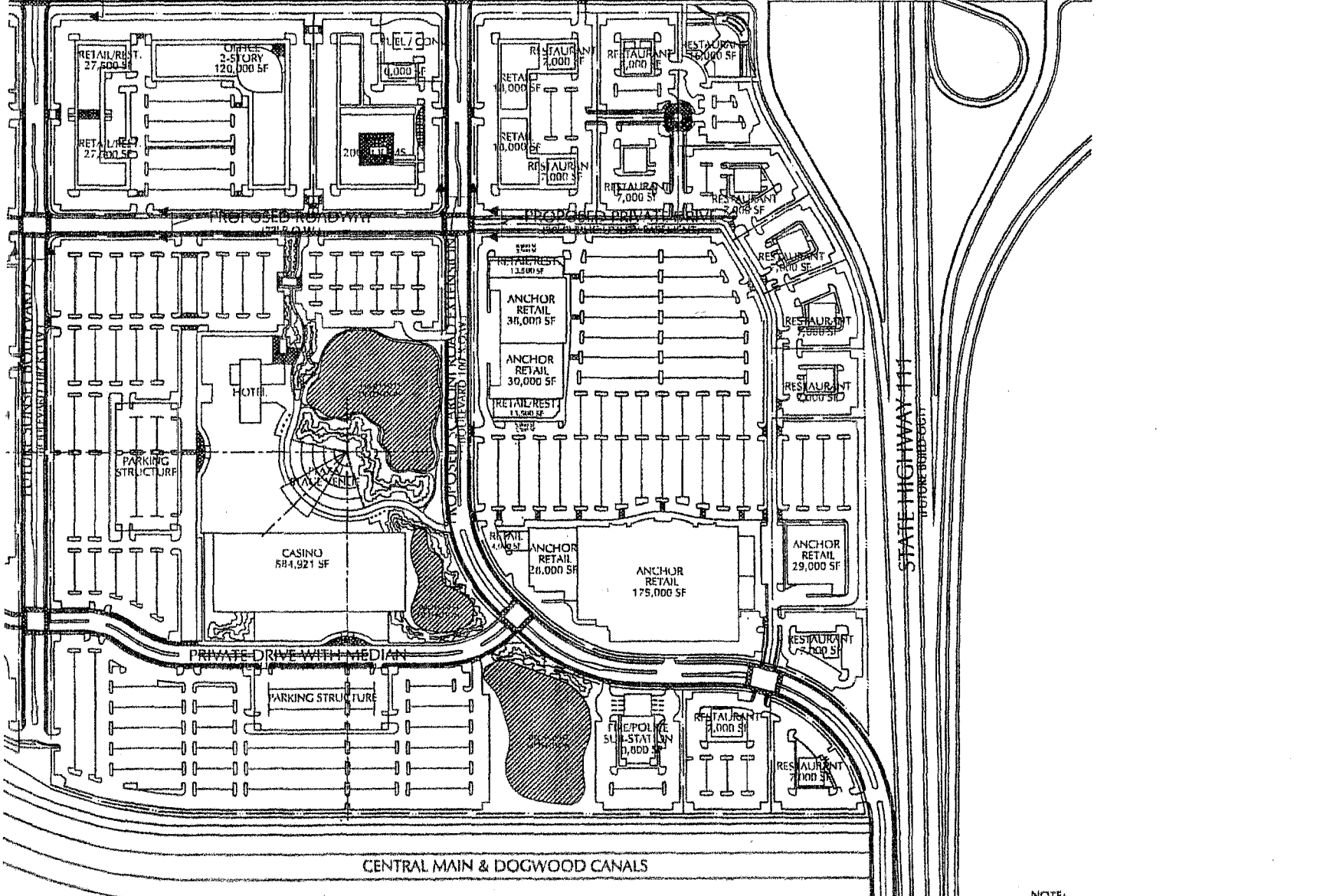
### Fire and Police Station

The Tribe is also proposing to develop a new joint fire and police station that will be approximately 20,800 square feet on site.

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JASPER ROAD  
(THOROUGHFARE ARTERIAL)



NOTE: