

**NOTICE OF PREPARATION
TRIBAL ENVIRONMENTAL IMPACT REPORT
FOR
THE PINOLEVILLE POMO NATION
GAMING FACILITY PROJECT**



Subject: Filing of the **Notice of Preparation of a Tribal Environmental Impact Report (TEIR)** in compliance with Section 11.8.2 of the *'Tribal-State Compact between the State of California and the Pinoleville Pomo Nation.'* This Notice of Preparation is being circulated only in compliance with Section 11.8.2.

Lead Government Agency: The Pinoleville Pomo Nation ("PPN") of California.

Project Location: The proposed gaming facility will be located at 2150 North State Street, Mendocino County, California, just north of the city limits of Ukiah, California. The approximately 8.8 acre parcel, located on a former auto dealership lot, is in Township 15 N, Range 12 West, Section 7. The Assessor Parcel Numbers are 169-211-26-00 and 169-221-27-00, see attached maps.

Project Description: The Pinoleville Pomo Nation of California proposes to develop, construct and operate a casino on Tribal lands located in Mendocino County, California, just north of the city limits of Ukiah, California.

The proposed gaming facility footprint will span approximately 90,000 square feet, not including hardscaping, landscaping, or carport. The gaming floor will be approximately 28,500 square feet and will be designed to accommodate up to 900 slot machines and 20 gaming tables. Additional casino facilities may include restaurants, dining areas, kitchens, retail outlets, meeting rooms and guest support services. Restaurants may include a buffet, coffee shop, restaurant, and deli food area. The casino may offer a wine room and lounge, which will feature local wineries. Back of the house areas, comprising approximately 45,000 square feet of the total facility, would include surveillance facilities, administrative offices, an employee dining and break room, mechanical space, and kitchen areas. Parking facilities shall be comprised of surface parking.

Anticipated Environmental Impacts: The Pinoleville Pomo Nation gaming facility is proposed to be constructed on a 8.8 acre parcel north of the city of Ukiah on property that was last used as a car dealer and vehicle service facility. The project is expected to use the existing infrastructure and services wherever possible, limiting potential environmental impacts.

Action Requested: The PPN will be the lead agency, pursuant to the Compact and will cause a TEIR to be prepared for the project described herein.

The PPN respectfully requests your input, or the views of your agency, as to the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will be requested to utilize the TEIR prepared by the Tribe when considering any permit or entitlement you may issue related to the project. Please provide your comments regarding the off-reservation environmental issues and reasonable mitigation measures that the PPN will need to explore in the TEIR.

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Your responses should be sent at the earliest possible date, but no later than 30 days after receipt of this notice by the State Clearinghouse. Please send your response to the following address:

Name: Leona Williams, Chairperson
Agency: Pinoleville Pomo Nation
Address: 500B Pinoleville Drive
City: Ukiah
State: California
Zip: 95482
Phone: 707.463.1454
Fax: 707.463.6601

Project Title: The Pinoleville Pomo Nation Gaming Facility Project

Project Applicant: The Pinoleville Pomo Nation of California

Date: 6/26/09
Signature: Leona L Williams
Name: Leona L. Williams
Title: Chairperson

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The Tribal Environmental Impact Review Process: The PPN will develop an outline of environmental impacts and differences in intensity of impacts of the construction of a multi-level gaming facility with 90,000 square feet of floor space. The site construction plan will also include hardscaping and landscaping as part of the gaming facility infrastructure.

Pursuant to state and local guidelines, the TEIR will describe the potentially significant off-reservation environmental impacts which may occur as a result of the construction and operation of the proposed facility on PPN land.

The TEIR will also identify ways in which the significant effects on the environment might be minimized and will set forth mitigation measures proposed to reduce significant effects on the environment.

The TEIR will also present information regarding the feasibility of proposed mitigation and indicate whether the proposed mitigation would be effective to substantially reduce the significant effects on the environment.

Based on preliminary environmental studies, the PPN has determined that a full-scope Program TEIR is required addressing the following points for this project based on the Tribal-State Compact:

I. Aesthetics/Visual Resources:

With the development of the proposed facility, it is anticipated the aesthetics and visual resources in the area will be impacted. It is anticipated that those impacts will be minimal due to the industrialized nature of the proposed project location. Initial impacts that will be evaluated may consist of advertising signage, the gaming facility in conjunction with related infrastructure, such as parking, hardscape and landscaping. Other evaluations will consider any off-reservation aesthetic or visual impacts created by the development and operation of the project. The TEIR will analyze impacts such as changed views from local roads, residential areas and public buildings, and effects of outdoor lighting. The TEIR will include architectural renderings of the proposed structures and details of proposed building materials, building height, lighting, landscaping and signage. The TEIR will evaluate potential changes to the existing visual character and quality of the area, including light and glare effects and will identify mitigation measures, if necessary.

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II. Agricultural Resources:

It is anticipated that the impact to agricultural resources will be minimal, given that the land currently serves as a paved and gravel parking lot for the existing auto sale buildings. The proposed project will involve removing and upgrading the existing paved surfaces, improving landscaping and drainage systems and replacing older buildings with a new facility. However, the TEIR will evaluate any impacts created by the development and operation of the project to the off-reservation agricultural resources which could result in the conversion of off-reservation farmland to non-agricultural use.

III. Air Quality:

Air quality will be impacted during construction as well as during the operation of the facility. Throughout construction, the primary impact will be airborne particulates and its impact to off-reservation receptors. Post-construction air quality impacts will be from patron traffic and general operations within the gaming facility. The TEIR will evaluate the impacts regarding air quality and the established air quality standards for both construction as well as long term post-development operation of the facility. The TEIR will evaluate potential pollutants and odors created throughout construction and operation of the project and those exposures to off-reservation sensitive receptors.

IV. Biological Resources:

Impacts to the biological resources are anticipated to be minimal, since the site is currently developed and the new facilities are not anticipated to impact any new biological resources. To show this, the TEIR will evaluate any potential impact on species in the local or regional plans, policies or regulations by the California Department of Fish and Game and/or U.S. Fish and Wildlife Service. Any impacts to federally protected off-reservation wetlands as defined by Section 404 of the Clean Water Act or other sensitive natural communities will also be evaluated. The TEIR will analyze the impacts to any native or migratory fish or wildlife species and their habitats and established corridors, as identified in the local or regional plans, policies and regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service as well as any recognized adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local regional or state habitat conservation plan.

V. Cultural Resources:

Impacts to cultural resources are anticipated to be minimal because the site is already developed and the new facilities are not anticipated to impact any new cultural resources. Off-reservation impacts to historical, archeological, paleontological and geological resources or features will be evaluated in the TEIR, as well as any off-reservation disturbances to human remains.

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VI. Geology and Soils:

Geotechnical resource impacts are anticipated to be minimal since the site is currently developed and the new facilities are not anticipated to alter or compromise any existing geologic features. However, exposure to off-reservation people or structures to adverse effects including loss, injury or death with respect to seismicity, erosion and landslides due to construction of the project will be evaluated in the TEIR.

VII. Hazards and Hazardous Materials:

The TEIR will analyze potential off-reservation effects on the public and the environment from hazardous materials, hazardous emissions, and safety hazards that currently exist or that may result from the project implementation.

VIII. Water Resources:

The TEIR will evaluate any impacts to established off-reservation water quality or waste discharge standards. Impact to off-reservation groundwater supplies, groundwater tables, drainage and waterway patterns, flood hazard zones, and stormwater management will also be evaluated as well as exposure to off-reservation people, and structures as a result of impacts to water resources. It is anticipated that impact to water resources will be minimal and the majority of impacts will occur during construction.

IX. Land Use:

The proposed project will not introduce new land use to the area and the anticipated impact will be minimal. The TEIR will evaluate the compatibility of the proposed project to other off-reservation concerns that may be impacted such as habitat conservation plans, navigable airspace, residential areas, local schools, parks in the project's vicinity, and the project's compatibility with the existing Ukiah Valley General Plan.

X. Mineral Resources:

The TEIR will evaluate potential off-reservation availability of known valuable mineral resources, as well as the loss of available off-reservation, locally imported mineral resources recovery sites as identified on local plans or other land use plans. It is anticipated that the proposed project will have little to no effect on mineral resources.

XI. Noise:

The TEIR will evaluate the off-reservation noise impacts generated during construction and post-construction operation of the facility. Contributing noise and vibration generators evaluated will be traffic, construction equipment, and the facility post-construction. Specifically, related to the exposure of noise levels in excess of established and applicable standards to sensitive off-reservation receptors.

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XII. Population and Housing:

Off-reservation population growth and the potential displacement of existing housing that would necessitate the construction of replacement housing off-reservation will be discussed in the TEIR. It is anticipated that impact to the population and housing will be insignificant because the majority of the employees would already live within commuting distance of the proposed project.

XIII. Public Services:

The TEIR will evaluate potential physical impacts associated with the provision of new or physically altered off-reservation government facilities, the construction of which could cause significant environmental impacts; in order to maintain acceptable service ratios, response times, or other performance objectives for any of the off-reservation public services, such as fire, police, schools, parks and other public facilities.

XIV. Recreation:

The potential for use of off-reservation neighborhood and regional parks or other recreations facilities to substantial physical deterioration will be evaluated and presented in the TEIR. It is not anticipated that off-reservation recreation will be significantly impacted, because most of the patrons will limit their activities to the gaming facility.

XV. Transportation/Traffic:

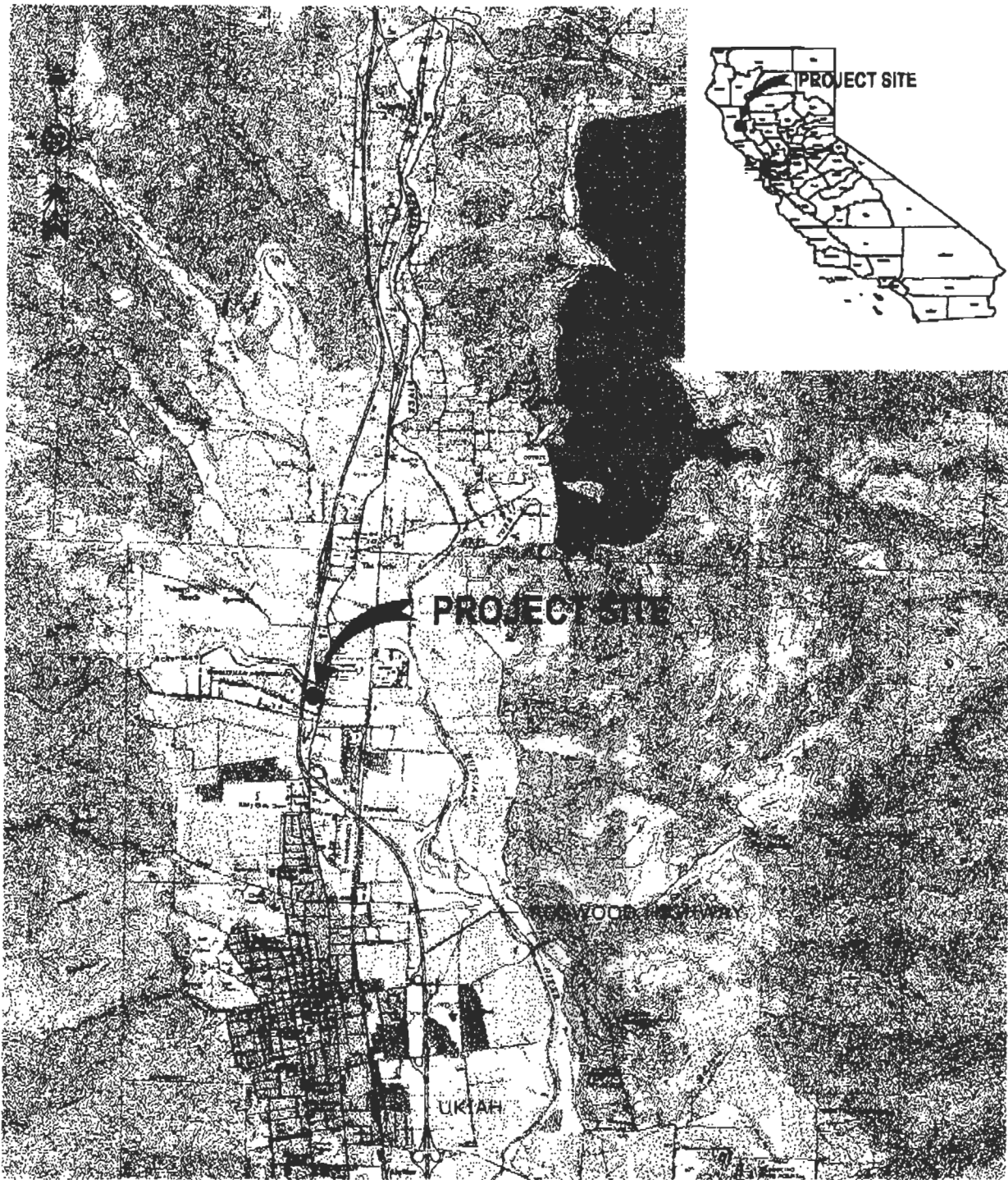
The TEIR will evaluate potential off-reservation impacts associated with an increase in traffic due to the construction and operation of the gaming facility. This evaluation will examine existing and future traffic loading and capacity of the existing transit infrastructure, including the level of service, existing hazards, and impacts to off-reservation emergency responders.

XVI. Utilities and Service Systems:

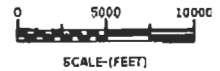
Potential impacts or exceedances in off-reservation wastewater treatment requirements of the applicable Regional Water Quality Control Board will be evaluated. In addition, the capacity and/or ability of the existing wastewater treatment, and stormwater drainage facilities will be evaluated to determine if the project will have adverse effects on water quality or if changes to the existing infrastructure will need to be made to ensure the health and safety of the off-reservation public and the groundwater supply.

XVII. Cumulative Effects:

The potential effects of project implementation on off-reservation resources, in combination with other past, current and probable future projects, will also be evaluated.



REFERENCE NOTES:
 * USGS MAP QUAD NAME UKIAH.



DATE OF ISSUE	8/28/08
REP. ORG.	-
DRAWN BY	CM
DESIGNED BY	CM
CHECKED BY	BE
APPROVED BY	CS
PROJECT NUMBER	-

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PINOLEVILLE POMO NATION
 GAMING AND HOTEL FACILITY PROJECT
 MENDOCINO COUNTY, CALIFORNIA

TRIBAL ENVIRONMENTAL IMPACT REPORT
REGIONAL LOCATION MAP

1

FIGURE NO.



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**To:****State Clearinghouse, Office of
Planning and Research**

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**Mendocino County Board of
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Committee**

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707.463.4221 • 707.463.4245 (f)

**Mendocino County Board of
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Attn: Tom Mitchell, CEO (1 copy)
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**City of Ukiah, Mayor & City Council
Members**

**Attn: Mayor Phil Baldwin & Council
Members (1 copy)**
c/o City Clerk's office
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707.463.6213

**Pinoleville Pomo Nation, Tribal
Council**

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