

Notice of Preparation

To: State Clearing House  
1400 Tenth Street  
Sacramento, CA

From: Sid Morris, Director of Development for Sycuan  
2 Kwaaypaay Court  
El Cajon, CA 92019

**Subject: Notice of Intent to Prepare a Tribal Environmental Impact Statement**

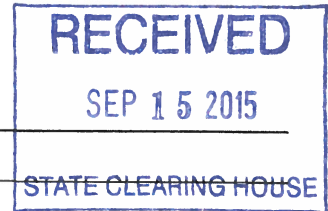
Sycuan Band of Kumeyaay Nation will be the Lead Agency and will prepare a Tribal Environmental Impact Statement for the project identified below per Sycuan's 1999 Tribal-State Gaming Compact.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study ( is  is not) attached.


Please send your response to Sid Morris, Director of Development for Sycuan at the address shown above.

Project Title: Sycuan Hotel and Casino Expansion Project

Project Applicant, if any: \_\_\_\_\_



Date September 15, 2015

Signature   
Title Director of Development for Sycuan  
Telephone (619) 445-4564

Reference: Sycuan 1999 Tribal-State Gaming Compact and Sycuan Tribal Environmental Ordinance.

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Sycuan Hotel and Casino Expansion Project

Lead Agency: Sycuan Band of Kumeyaay Nation

Contact Name: Sid Morris, Director of Development for Sycuan

Email: smorris@sycuan-nsn.gov Phone Number: (619) 445-4564

Project Location: Sycuan Reservation, San Diego County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The Tribe intends to prepare a Tribal Environmental Impact Statement (TEIS) for the Tribe's Proposed Hotel and Casino Expansion Project, San Diego County, California. The TEIS will address the offsite impacts consistent with the requirements of the existing 1999 Tribal-State Gaming Compact between the Sycuan Band and the State of California. The project will be phased and as an alternative a smaller version of the full build out may be considered by the Tribe.

The proposed project at full build out could include the following: two new hotel towers with 300 rooms each; an additional 52,000 square feet of gaming floor to accommodate up to 500 new gaming devices and additional table games; new food and beverage venues; a multipurpose conference center/concert venue with a spa, fitness center and outdoor pool and garden area; an additional 2200 space parking garage; on a separate floor a family and kid-friendly entertainment area, and expanded support infrastructure such as wastewater and water facilities. The project is proposed to be located on the Sycuan reservation adjacent to the existing Sycuan Casino and infrastructure.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Areas of off reservation environmental concern preliminarily identified for analysis in the TEIS include: aesthetics, air quality, noise, water and water quality, biological resources, cultural resources, public services and utilities, transportation and traffic, land use and socioeconomic impacts. Off Reservation impacts and possible mitigation will be identified in the Tribal EIS per the requirements of the 1999 Tribal-State Gaming Compact with the State and the Tribal ordinance adopted pursuant to the 1999 Tribal-State Gaming Compact. Once the TEIS is completed it will be circulated for 30 days for public review and comment, and a public meeting will be held on the Sycuan Reservation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Will be identified as TEIS is developed.

Provide a list of the responsible or trustee agencies for the project.

No responsible agencies for the project. Per the 1999 Tribal-State Gaming Compact, the Tribe will consider approval of the proposed project, which would be constructed on land held in trust for the Tribe by the Federal Government.

Agencies that may have jurisdiction over off-reservation resources that may be affected by the proposed project include:

1. California Department of Fish and Wildlife
2. San Diego Regional Water Quality Control Board
3. San Diego County Air Resources Board
4. Native American Heritage Commission and Office of Historic Preservation

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Sycuan Hotel and Casino Expansion Project

Lead Agency: Sycuan Band of Kumeyaay Nation

Contact Person: Sid Morris

Mailing Address: 2 Kwaaypaay Court

Phone: (619) 445-4564

City: El Cajon

Zip: 92019

County: San Diego

Project Location: County: San Diego

City/Nearest Community: Sycuan Reservation

Cross Streets: 5485 Casino Way, El Cajon, CA

Zip Code: 92019

Longitude/Latitude (degrees, minutes and seconds): 32 °47 '04 " N / 116 °49 '54 " W Total Acres: \_\_\_\_\_

Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: None

Waterways: Sweetwater River & N. Fork, Harbison & Sycuan Creek

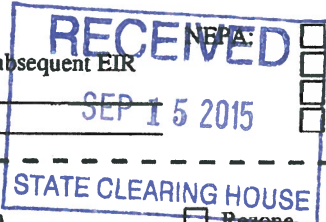
Airports: None

Railways: None

Schools: Dehesa Elementary

Document Type:

- |                                      |  |                                    |   |
|--------------------------------------|--|------------------------------------|---|
| CEQA: <input type="checkbox"/> NOP   | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document            |
| <input type="checkbox"/> Early Cons  | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document                   |
| <input type="checkbox"/> Neg Dec     | (Prior SCH No.)                                    | <input type="checkbox"/> Draft EIS | <input checked="" type="checkbox"/> Other: NOI to Prepare |
| <input type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | TEIS per 1999 Compact                                     |



Local Action Type:

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                        |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment                     |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit                    |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: Tribal Approval |

Development Type:

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Transportation: Type _____                          |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____                               |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____                          |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____               |
| <input type="checkbox"/> Educational: _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____                         |
| <input type="checkbox"/> Recreational: _____                                  | <input checked="" type="checkbox"/> Other: <u>Hotel and Casino Expansion</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |  |

Project Issues Discussed in Document:

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input type="checkbox"/> Recreation/Parks                           | <input type="checkbox"/> Vegetation                          |
| <input type="checkbox"/> Agricultural Land                   | <input type="checkbox"/> Flood Plain/Flooding                  | <input type="checkbox"/> Schools/Universities                       | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input type="checkbox"/> Forest Land/Fire Hazard               | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic                      | <input checked="" type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian                    |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Minerals                              | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement                   |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Drainage/Absorption                 | <input type="checkbox"/> Population/Housing Balance            | <input type="checkbox"/> Toxic/Hazardous                            | <input type="checkbox"/> Cumulative Effects                  |
| <input checked="" type="checkbox"/> Economic/Jobs            | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                        |

Present Land Use/Zoning/General Plan Designation:

Tribal Trust Land (Existing Casino)

Project Description: (please use a separate page if necessary)

The proposed project at full build out could include the following: two new hotel towers with 300 rooms each; an additional 52,000 square feet of gaming floor to accommodate up to 500 new gaming devices and additional table games; new food and beverage venues; a multipurpose conference center/concert venue with a spa, fitness center and outdoor pool and garden area; an additional 2200 space parking garage; on a separate floor a family and kid-friendly entertainment area, and expanded support infrastructure such as wastewater and water facilities. The project is proposed to be located on the Sycuan reservation adjacent to the existing Sycuan Casino and infrastructure.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".


- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation              |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                    |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                       |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                     |
| <input checked="" type="checkbox"/> Caltrans District #11               | <input type="checkbox"/> Public Utilities Commission                             |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 9                            |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency  |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of         |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.               |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy     |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                           |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                          |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                                  |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                               |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                         |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                     |
| <input checked="" type="checkbox"/> Fish & Game Region #5               | <input type="checkbox"/> Tahoe Regional Planning Agency                          |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of                 |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                          |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Other: San Diego County Board of Supervisors |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date Dates TBD once TEIS is released. Ending Date To be Determined once TEIS is released.

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Analytical Environmental Services</u>	Applicant: <u>Sid Morris, Director of Development for Sycuan</u>
Address: <u>1801 7th Street, Suite 100</u>	Address: <u>2 Kwaaypaay Court</u>
City/State/Zip: <u>Sacramento, CA 95811</u>	City/State/Zip: <u>El Cajon, CA 92019</u>
Contact: <u>Pete Bontadelli</u>	Phone: <u>(619) 445-4564</u>
Phone: <u>(916) 447-3479</u>	

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**Signature of Lead Agency Representative:**  **Date:** 9/15/2015

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.





**Notice of Intent To Prepare an Tribal Environmental Impact Statement for Off Reservation Impacts from the Sycuan Hotel and Casino Expansion Project on the Sycuan Reservation, San Diego County, California**

**Project Lead Agency:** Sycuan Band of the Kumeyaay Nation (Tribe).

**Summary:** This notice advises the public that the Tribe intends to prepare a Tribal Environmental Impact Statement (TEIS) for the Tribe's Proposed Sycuan Hotel and Casino Expansion Project, San Diego County, California. The TEIS will address the offsite impacts consistent with the requirements of the 1999 Tribal-State Compact between the Sycuan Band and the State of California. The project will be phased and as an alternative a smaller version of the full build out may be considered by the Tribe.

**Further Information Contact:** Sid Morris, Director of Development for Sycuan, 2 Kwaaypaay Court, El Cajon, CA 92019, e-mail: [smorris@sycuan-nsn.gov](mailto:smorris@sycuan-nsn.gov)

**Supplemental Information:** The proposed project at full build out would include the following: two new hotel towers with 300 rooms each; an additional 52,000 square feet of gaming floor to accommodate up to 500 new slots and additional table games; new food and beverage venues; a multipurpose conference center/concert venue with a spa, fitness center and outdoor pool and garden area; an additional 2200 space parking garage; on a separate floor a family and kid-friendly entertainment area, and expanded support infrastructure such as the wastewater treatment plant and water supply as needed. The project is proposed to be located on the original reservation adjacent to the existing Sycuan Casino and infrastructure. Areas of off reservation environmental concern preliminarily identified for analysis in the TEIS include: aesthetics, air quality, noise, water and water quality, biological resources, cultural resources, public services and utilities, transportation and traffic, land use and socioeconomic impacts.

**Authority:** This notice is published in accordance with Sec 10.8 of the 1999 Tribal-State Gaming Compact and the Sycuan Environmental Ordinance adopted pursuant to the 1999 Tribal-State Gaming Compact.

Cody Martinez  
Chairman Sycuan Band of the Kumeyaay Nation

September 15, 2015