

May 13, 2022

SUBJECT: Notice of Preparation of an Off-Reservation Tribal Environmental Impact Report for the Pauma 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 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:

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This Off-Reservation Tribal Environmental Impact Report (TEIR) addresses the potential off-Reservation environmental effects of the proposed Pauma Hotel Project (Proposed Project), which consists of the development of an 150-160 room, five-story hotel. The new hotel will be entirely located on Tribal trust land and connecting with the existing casino. The new hotel will be located entirely within previously disturbed and currently paved areas. Approximately 49,500 square feet (sq. ft.) square feet of existing parking areas will be demolished to accommodate the hotel and reconfigured parking areas. Associated amenities will include limited food and beverage services and a small recreational pool.

Other developments involved in the current Project include the installation of an approximately 1,900 sq. ft. retaining wall, 650 linear feet (LF) water main, 120 LF gravity sewer, 450 LF sewer force main, four storm drains, one sewer lift station, and three fire hydrants. Each of these Project components will also be located entirely within the previously disturbed, paved areas.

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 services within the project vicinity. The number of employment opportunities is expected to rise by 65-70 persons to include front desk, housekeeping, engineering/maintenance, management, and administrative, and additional staff to support guest facilities and sales

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