

NOTICE OF PREPARATION OF A TRIBAL ENVIRONMENTAL IMPACT REPORT FOR THE JAMUL CASINO HOTEL AND EVENT CENTER PROJECT

DATE: May 20, 2022

TO: State Clearinghouse
County of San Diego
Interested Parties

LEAD AGENCY: Jamul Indian Village of California
14191 Highway 94
Jamul, CA 91935

PROJECT TITLE: **Jamul Casino Hotel and Event Center Project**

PROJECT WEBSITE www.jamulteir.com

COMMENT PERIOD: Friday, May 20 – Monday, June 20, 2022

The Jamul Indian Village Development Corporation, a wholly owned subsidiary and instrumentality of the Jamul Indian Village of California (Tribe), owns and operates the Jamul Casino situated on federally owned land that is held in trust for the Tribe and located at 14145 Campo Road, Jamul, CA 91935 (Reservation).

The Jamul Casino is operated pursuant to the Tribal-State Compact between the State of California and the Jamul Indian Village of California (Compact). Section 11 of the Compact requires that, before beginning the construction of any new “Project” (as defined in Section 2.22 of the Compact), the Tribe must prepare a Tribal Environmental Impact Report (TEIR) analyzing the potentially significant off-Reservation environmental impacts of that Project. That environmental analysis is to be conducted pursuant to the process described in the Compact.

The Tribe has authorized the preparation of a TEIR for a potential project on the Reservation that would remodel the existing Jamul Casino to include a new event center and 226-room hotel (Proposed Project). The Proposed Project is a “Project” under the Compact and, therefore, requires a TEIR.

This Notice is given pursuant to the Compact to inform interested parties that the Tribe is beginning the TEIR process and that, as required by that process, a draft of the TEIR for the Proposed Project will be prepared. That draft TEIR will address each of the items listed in the Off-Reservation Environmental Impact Analysis Checklist included in Appendix B to the Compact.

The Compact provides that interested parties may, at any time within thirty (30) days after the date on which this Notice is received by the State Clearinghouse in the State Office of Planning and Research (State

Clearinghouse) and the County of San Diego (County), provide comments to the Tribe. The Tribe requests that you identify in your comments any potentially significant off-Reservation environmental impacts, and any reasonable mitigation measures to address those impacts, that you believe should be considered in the draft TEIR for the Proposed Project. Comments should be in writing and sent by email or mail to the following address with the subject heading "Comments Re: NOP for the Jamul Casino Hotel and Event Center Project". Please send your comments to:

Email: Admin@JamulTEIR.com

Mail: Jamul Indian Village of California
Attn: Chairwoman Erica M. Pinto
P.O. Box 612
Jamul, CA 91935

All comments postmarked by June 20, 2022 will be reviewed and considered by the Tribe. A project description, location map, and site plan for the Proposed Project, as well as a brief description of the environmental areas in which off-Reservation impacts attributable to the Proposed Project may be probable, are included in the following pages of this Notice. The description of probable off-Reservation environmental impacts of the Proposed Project in this Notice has been prepared before the analysis required to complete the TEIR has been completed. Accordingly, the description of probable impacts in this Notice is subject to the results of the analysis in the TEIR, and the potentially significant off-Reservation impacts identified in the TEIR may differ from those described in this Notice.

A copy of this Notice is available online at the project website: www.jamulteir.com. A copy of the draft TEIR will be posted on that website when the draft TEIR is completed. The draft TEIR will include the analysis of potentially significant direct and indirect off-Reservation environmental impacts attributable to the Proposed Project and mitigation measures to address such impacts as required by the Compact. The draft TEIR will also describe a range of reasonable alternatives to the Proposed Project that could avoid or minimize potentially significant adverse impacts and evaluate the comparative merits of the alternatives.

The draft TEIR, when completed, will be filed with the State Clearinghouse, the County, the State Gaming Agency, and the California Department of Justice Office of the Attorney General. After that filing, there will be a 45-day period during which interested persons and agencies may submit comments regarding the draft TEIR. The draft TEIR will include provisions describing how any such comments are to be submitted to the Tribe. Any comments regarding the draft TEIR received by the Tribe during the 45-day comment period will be considered and evaluated in connection with the preparation of a final draft of the TEIR. The final TEIR will be posted on the project website.

INFORMATION REGARDING THE PROPOSED PROJECT

PROJECT TITLE

Jamul Casino Hotel and Event Center Project

LOCATION

The Reservation consists of approximately six acres of federal trust land located in unincorporated San Diego County, approximately one mile south of the community of Jamul (**Figure 1**). The Jamul Casino is located on the Reservation at 14145 Campo Road, Jamul, CA 91935. The Reservation is located within portions of Section 10 and unsectioned areas of Township 17 S, Range 1 East, San Bernardino Baseline and Meridian, Dulzura, CA and Jamul Mountains, CA, U.S. Geological Survey 7.5-minute Quadrangles.

State Route 94 (SR 94) provides regional access to the Reservation from downtown San Diego, which is located approximately 20 miles to the west of the Reservation. Local access to the Reservation is provided directly from SR 94 via Daisy Drive and an access road limited to authorized vehicles.

PROJECT DESCRIPTION

The Jamul Casino opened in October 2016 and was the subject of an exhaustive environmental review including the 2006 Tribal Environmental Impact Statement/Report (Tribal EIS/R) and the 2013 Tribal Environmental Evaluation and subsequent addendums. The Jamul Casino currently includes 1,656 slot machines, 378 table game seats, food court, seven dining locations, rooftop event venue, and associated parking. Other existing uses on the Reservation include wastewater treatment facilities, tribal administration building, and a tribal community center. Immediately adjacent to the Reservation, on land owned by the Tribe, is a chapel and Tribal cemetery.

The Proposed Project consists of remodeling the existing Jamul Casino to include a new event center, 226-room hotel, and associated parking and infrastructure. The proposed remodeling would eliminate the second floor (which is a veranda level between the main casino floor and the third floor, and the location of a restaurant) and the fourth floor (currently the rooftop lounge) of the existing Casino building and expand the third floor to accommodate an approximately 25,500 square-foot (sf) outdoor, covered event venue and associated lounge areas; an approximately 9,250 sf enclosed multi-purpose/bingo hall; and associated back-of-house, restrooms, and circulation. The existing restaurant located on the second floor of the casino building would be relocated to the third floor with no changes in occupant capacity. Existing office space on the eastern portion of the third floor would be relocated to an expanded area of the western portion of the third floor (**Figure 2**). The new event venue would result in a net increase of approximately 35,000 sf of enclosed, covered outdoor, and uncovered outdoor areas. No expansion of the gaming floor or increase in the number of slot machines or table games is proposed.

The new hotel and associated parking structure would be located west of the existing casino building with pedestrian access to the casino building potentially provided through a new bridge over Willow Creek, which bisects the Reservation immediately west of the existing casino building (**Figure 2**). The proposed 226-room hotel would consist of 16 stories including 3 levels of back-of-house, a hotel lobby level with restaurant, a spa level with outdoor deck, 10 levels of guest rooms, and a rooftop pool deck. The height of the hotel tower would be at an elevation of 1,112 feet above mean sea level (amsl), which is approximately 209 feet above ground level and 100 feet taller than the existing casino building. The new four-story parking structure would be located south of the new hotel building and would connect to the

hotel lobby. The existing tribal community center and administration building would be removed to accommodate the footprint of the new hotel and parking structure. There are several options under consideration for relocation of the Tribal administration and community facilities, including utilizing space within the expanded third floor administrative areas of the casino, purchase of an off-site property with an existing building, or leasing existing office space within the region.

Construction activities associated with the Proposed Project are proposed to commence in 2023 and may take place over 18-24 months. Construction employee parking and staging areas for equipment and materials will occur within the Reservation boundaries, and potentially on nearby previously disturbed off-reservation properties.

PROBABLE OFF-RESERVATION ENVIRONMENTAL EFFECTS

In accordance with the Off-Reservation Environmental Impact Analysis Checklist included in Appendix B of the Compact, the following issue areas will be addressed in the TEIR: aesthetics, agricultural and forest resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, water resources, land use, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, utilities and service systems, as well as cumulative, indirect, and growth-inducing effects. The range of issues to be addressed in the TEIR may be expanded or reduced based on the comments received.

This section of this notice briefly discusses, based on current knowledge without the benefit of the environmental analysis that will be performed as part of the TEIR process, potential off-Reservation impacts attributable to the Proposed Project may occur.

- Aesthetics – The Proposed Project would change the visual character of the project site by introducing a new hotel tower and parking structure to the western portion of the site and remodeling the upper stories of the existing casino building. Additionally, the Proposed Project will introduce additional sources of light and glare to the project area.
- Air Quality/Greenhouse Gases – The Proposed Project would generate short-term emissions, including dust, during the construction phase and long-term emissions from increased vehicle traffic, both of which could contribute to existing or projected air quality issues. Additionally, the Proposed Project would result in short-term emissions of greenhouse gas (GHG) associated with construction and long-term GHG emissions primarily associated with increased vehicle traffic and energy usage, which could contribute to cumulative effects associated with climate change.
- Biological Resources – Construction activities for the Proposed Project would be on Reservation land that has already been disturbed with prior grading and development. Accordingly, impacts to off-Reservation terrestrial and aquatic biological resources would likely be minimal.
- Cultural Resources – Construction activities for the Proposed Project would be on Reservation land that has already been disturbed with prior grading and development. Accordingly, impacts to off-Reservation cultural resources would likely be minimal.
- Geology and Soils – The Proposed Project would be constructed on the project site and will be built to applicable building code standards, including all applicable earthquake safety standards. It is therefore not anticipated that any off-Reservation people or structures would be subjected to adverse effects from earthquakes, ground shaking, seismic ground failure, landslides, or erosion as a result of the Proposed Project.
- Hazardous Materials – Certain hazardous materials would be used in the construction and in the operation of the Proposed Project. The TEIR will assess off-Reservation impacts associated with

the hazards and hazardous materials attributable the Proposed Project and identify mitigation measures to address any potentially significant impacts.

- Water Resources – The Proposed Project would generate an increase in demand for water supply and wastewater treatment and disposal. Water supply for the reservation is currently provided by the Otay Water District, and wastewater treatment is provided via an on-site wastewater treatment plant (WWTP). Treated wastewater that cannot be reused on-site is trucked to the City of San Diego Pump Station 1, for further treatment and disposal at a regional WWTP. Construction of the Proposed Project could increase the potential for erosion and direct or indirect discharge of sediment and other materials into Willow Creek, which bisects the project site, and off-Reservation drainages near the project site. The TEIR will include an analysis of the potential for impacts to off-site water resources from additional water demands, wastewater generation, and stormwater run-off.
- Land Use – The Proposed Project would be constructed on the Reservation, and therefore no off-Reservation land use plan, policy, habitat conservation plan, or natural community conservation plan would apply to the Proposed Project. The TEIR will assess the Proposed Project’s off-Reservation impact on surrounding land uses and any applicable off-Reservation land use, habitat conservation and natural community preservation plans, and will identify mitigation measures to address any potentially significant impacts.
- Noise – Construction and operation of the Proposed Project could increase noise levels and vibration in off-Reservation areas near the Proposed Project.
- Population and Housing – The Proposed Project would not displace any existing off-Reservation housing. The Proposed Project would provide new employment opportunities that could have an impact on off-Reservation housing availability.
- Public Services – It is anticipated that police and fire protection services would be provided to the Proposed Project by local jurisdictions. The Proposed Project would employ additional employees and attract additional patrons that could use public services and facilities.
- Transportation and Traffic – The Proposed Project would generate additional vehicular use of certain public roads, contributing to increased traffic volumes and possible deterioration of levels of service. The TEIR will identify mitigation measures to address any potentially significant impacts.
- Utilities and Service Systems – Water supply for the reservation is currently provided by the Otay Water District, and wastewater treatment is provided via an on-site wastewater treatment plant (WWTP). Treated wastewater that cannot be reused on-site is trucked to the City of San Diego Pump Station 1, for further treatment and disposal at a regional WWTP. The TEIR will address the potential for off-Reservation impacts to public utilities and service systems from the increase in water supply demands, wastewater generation and electricity usage resulting from the Proposed Project.
- Indirect Impacts – Under a separate Project, the Tribe may establish a larger security office in a mobile building located on a 4-acre parcel owned in fee by the Tribe directly north of the existing casino. Although this is a separate project not directly related to the expansion project, the indirect effects of relocating the security office to the 4-acre parcel will be addressed in the TEIR. Additionally, the indirect effects of any applicable traffic mitigation, and potentially relocating the tribal administration office to an off-reservation location will also be addressed in the TEIR.
- Cumulative Impacts – The TEIR will analyze whether the Proposed Project will cause any “cumulatively considerable” off-Reservation impacts for each issue area listed above. Under the Compact, “cumulatively considerable” off-Reservation environmental impacts of the Proposed

Project will be those that are considerable when viewed in connection with past, current, or probable future projects.

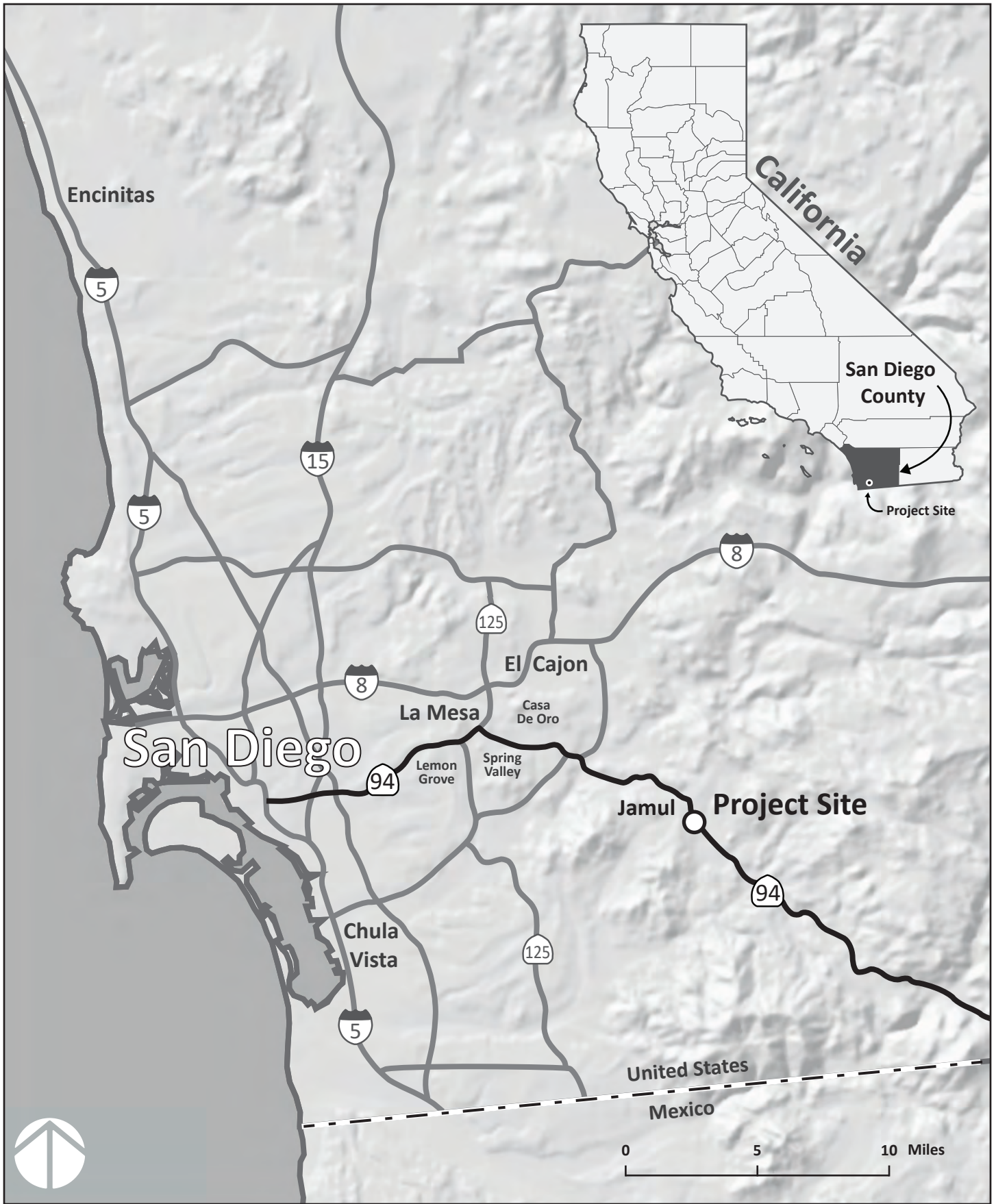


FIGURE 1
REGIONAL LOCATION



Source: JCJ Architecture

FIGURE 2
SITE PLAN