

Individuals/Organizations

From: kbenner@c-zone.net <kbenner@c-zone.net>
Sent: Thursday, April 4, 2024 3:38 PM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Subject: [EXTERNAL] DEIS Comments, Redding Rancheria Project

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Dear Sir,

I am totally in support of the Redding Rancheria Tribe using THEIR LAND to build a New Casino. This property has sat empty for over 40 years and no one was interested in developing it. The tribe is only trying to improve and secure the continual future for generations to come. I think it is way past due time, the Redding Rancheria Tribe should be allowed to build a new Casino on the old strawberry fields. I am in favor and hope it gets signed into the federal register. We can't change the past of their land taken from them. We can certainly change their future by signing this into the federal register. Let's do what is right!

Respectfully submitted
Katherine Benner

From: Donna Buchanan <ibeluvd8@gmail.com>
Sent: Thursday, April 4, 2024 3:17 PM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Subject: [EXTERNAL] DEIS Comments, Redding Rancheria Project

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Dear Dept of the Interior Bureau of Indian Affairs, Interior,

My name is Donna Buchanan and I live at 19557 Sunview Lane Redding, CA 96002 commonly known as Churn Creek Bottom. I am writing this letter in Support of the Redding Rancheria Win River Casino Relocation Project. I have lived in this current area for the last 7 years and I support the rights of the Tribe to maintain and make the changes needed to relocate their facilities onto the proposed site, commonly known as the Strawberry Field property. I feel that this change is an important part of the Tribes ability to continue to manage and tend to this said Project in the growth and future of the community. I am available for any comments or questions that you may require of me and my Support of this said Redding Rancheria Project. Please feel free to contact me with any questions or concerns.

Thank You,
Donna L. Buchanan
19557 Sunview Ln, Redding, CA 96002
541-912-8777

From: Diane Kinyon <dkanyon@msn.com>
Sent: Wednesday, April 3, 2024 11:55:28 AM
To: chad.broussard@bis.gov <chad.broussard@bis.gov>
Subject: DEIS Comments, Redding Rancheria Projects

Dear Mr. Broussard,

My name is Diane E Ronquist-Kinyon at dkanyon@msn.com 2158 Park Marina Dr. Redding, CA 96001 530-355-6075 I completely support the project of the Redding Rancheria Tribe. They are a wonderful community partner to all city and county governments here locally and support financially a variety of senior adult and children functions, from meals to youth sports. They provide mental and general health for so many here and their families, which is essential.

I have always known the leaders of the Tribe to be gracious, thoughtful and important stewards of lands and relationships. Thank you. Please approve the project as proposed by the Tribe.

From: Ian Atkinson-Young <iatkinsonyoung@grosskleinlaw.com>
Sent: Monday, April 1, 2024 2:33 PM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Cc: Stuart Gross <sgross@grosskleinlaw.com>; Ross Middlemiss <rmiddlemiss@grosskleinlaw.com>;
Travis Smith <tsmith@grosskleinlaw.com>
Subject: [EXTERNAL] Redding Rancheria Fee-To-Trust Project

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Mr. Broussard,

Please see the attached correspondence on behalf of Speak Up Shasta concerning the Redding Rancheria Fee-To-Trust Project.

Thank you,

Ian Atkinson-Young
Paralegal
Gross Klein PC
The Embarcadero
Pier 9, Suite 100
San Francisco, CA 94111

t [415.671.4628](tel:415.671.4628) (x104)

f [415.480.6688](tel:415.480.6688)

iatkinsonyoung@grosskleinlaw.com

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San Francisco | New York
The Embarcadero, Pier 9, Suite 100, San Francisco, CA 94111 ph: 415.671.4628 fx: 415.480.6688
www.grosskleinlaw.com

sender's email: sgross@grosskleinlaw.com

April 1, 2024

Via Overnight Mail

Hon. Brian Newland
Assistant Secretary
Indian Affairs
U.S. Department of Interior
1848 C. Street, N.W.
Washington, D.C. 20240

Amy Dutschke
Regional Director
Bureau of Indian Affairs, Pacific Region
2800 Cottage Way
Sacramento, CA 95825

Re: Redding Rancheria Fee-To-Trust Project

Dear Assistant Secretary Newland and Regional Director Dutschke:

We write on behalf of Speak Up Shasta, the membership of which includes thousands of residents of neighborhoods in the vicinity of the Strawberry Fields site, concerning the Notice of Availability of the Final Environmental Impact Statement (FEIS) with regards to the Redding Rancheria Fee-To-Trust Casino Project and the related deadline for comments thereon.

Speak Up Shasta respectfully requests that you extend the 30-day time for comments to 75 days. The FEIS is thousands of pages, dwarfing the Draft Environmental Impact Statement (DEIS). Accordingly, a very significant amount of time will be needed to review the FEIS, assess how it has changed from the DEIS, and then comment on that. Thirty days is insufficient for Speak Up Shasta and its members to review the documents and comment thereon. Thus, an additional 45-day extension, at a minimum, is minimally needed.

We thank you in advance for your consideration for the requested extension for the FEIS comments period.

Sincerely,



STUART G. GROSS

Cc(via email): Chad Broussard, Environmental Protection Specialist, Bureau of Indian Affairs

From: Frank Treadway <treadwayf1@gmail.com>
Sent: Monday, April 1, 2024 4:14 PM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Cc: Frank Treadway <treadwayf1@gmail.com>
Subject: [EXTERNAL] re: DEIS Comments, Redding Rancheria Project

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Hello Chad Broussard-Environmental Protection Specialist-BIA,

I recently received a letter from your agency re: the various options to make comment on the FEIS-Strawberry Fields.

I've lived in Shasta County since 1944. Grew up in AndersonCA, went to elementary and high school with tribal members of the Redding Rancheria. Graduated with Barabara and Sharon Hayward from Anderson High School. Was on a horse drill team for several years with them.

I knew their living conditions very intimately while they lived on the small plot of land allotted to them and adjacent to Clear Creek (now the site of the Win River Casino).

The Hayward family are among those original families to begin the process of helping themselves out of poverty via Bingo Hall and then the approval of casino gambling. I have participated in many of the gambling and community events at the Redding Rancheria site over the years. I feel that their desire to expand and make our North State even more prosperous is one of tribal rights as a sovereign nation. Especially, since the land in question belongs to the tribe.

I, therefore, strongly urge you grant the Redding Rancheria Tribe the Proposed Project; also known as the Strawberry Field Site.

Thank you so much for your dedication to the resolve of this important matter to the Redding Rancheria Tribe.

Frank D.Treadway-1729 Chestnut St. ReddingCA
96001. 530.241.5003. treadwayf1@gmail.com

From: Pam Hughes <phughesred@sbcglobal.net>
Sent: Monday, April 1, 2024 1:39 PM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Cc: letters@Redding.com <letters@Redding.com>
Subject: [EXTERNAL] DEIS Comments, Redding Rancheria Project

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Chad,

An article in today's Record Searchlight described in more detail than ever presented publicly before, the scope of this proposed project. It has many more components than a casino and will be a huge complex consisting of a 9-story 250-room hotel, restaurants, conference center, events center, convention center, and a 132,000 sq. ft. retail center, as well as parking for all these components.

In order to visualize the physical footprint of all these components on the property, an aerial view of the property with each component identified is necessary. Certainly it must exist, and if it doesn't it should be available to the community in order to respond to the proposal in its entirety.

Please forward this schematic to me and make it available to the Record Searchlight to publish for the entire community to understand the scope of the proposal.

Pam Hughes
697 Mary Street
Redding, CA. 96001

Sent from my iPad

From: Pam Hughes <phughesred@sbcglobal.net>
Sent: Sunday, April 7, 2024 4:13 PM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Subject: [EXTERNAL] DEIS Comments, Redding Rancheria Project

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Since the first public meeting December 21, 2016, I have been steadfastly opposed to Redding Rancheria's efforts to pave over the agricultural Strawberry Fields for a huge casino complex. The permanent destruction of a large tract of diminishing agricultural land in Shasta County is the worst consequence. However the casino complex would also negatively affect the quality of life in Shasta County and the City of Redding.

It would create unfair competition for local businesses that pay fees and taxes to local government that Redding Rancheria would not pay, as they would be exempt, thus decreasing their costs of doing business, allowing them higher profits and the potential of charging less for goods and services.

The local, state and federal government would lose all jurisdiction on the riverfront land and the effect of Redding Rancheria's development on the Sacramento River, as they would also be exempt from any government requirements and/or restrictions to prevent pollution of land and water.

The huge complex, with the tallest building in the area between Sacramento and Portland, OR, would compromise the rural of image of Shasta County, which was recently reclassified from suburban to rural by the Board of Supervisors. This complex would give the impression of a big city, an image inconsistent with the Supervisors' rural preference.

In recent years the City of Redding has been investing in additional trails and parks to enhance the recreational opportunities that make our area a wholesome, family-friendly environment. A gambling complex dominating the south entrance to the city has prompted the City Council to restate their 2019 letter of opposition more strongly to show that the newly elected council stands United in opposition to the project.

Since the Win-River casino already yields an annual income to tribal members well beyond the average income of Shasta County residents and has allowed the tribe to acquire many other properties in the county with their proceeds, there is no need for the proposed casino complex.

Please deny this proposal.

Pam Hughes

Sent from my iPad

4/4/24

Department of the Interior
Bureau of Indian Affairs
2800 Cottage Way
Sacramento Ca. 95825

Attention: Bryan Newland

Subject: Final Environmental Impact Statement for the Redding Rancheria

Dear Mr. Newland

Before I comment on the report I want to make a couple of points.

1. I ride bicycles with my outdoor club every Tuesday and ride with Kathy Scott who is part American indian and a historian. She told me that the Redding Rancheria is not connected with the local Wintu tribe but instead is comprised of only a few families who are already better off than most of the people in our area. This proposed project only benefits a few families.
2. Many of the families composing the Redding Rancheria do not look like indians because in large part they are not indians. Kathy Scott told me that during the gold rush many of the white miners took indian wives, so their blood lines have been diluted a lot over the years.


The report states that sewer water and electricity will be provided by the City of Redding. The City of Redding has come out against the project, so I doubt they will be supplying anything. This leaves the project relying on their own septic, water, and power systems. All of these systems carry with them big problems concerning pollution matters, and ground water problems. Also there is a pending lawsuit against the county regarding the supplying of law enforcement, and fire protection. I even heard the fire chief say they do not even have the equipment necessary to fight a fire in the proposed 9 story building.

Access to this property will be a nightmare. Since this project was proposed a Costco was built near by and a round about was built right in front of the proposed access to the project. I doubt that the city will allow their new round about to be modified to accomodate the proposed project. From the south down the freeway Smith Road does not have any off or on ramps to I-5 and the road connected to it, Churn Creek Road is a two lane rural road going past peoples homes, hardly a realistic access to a project this size.

This proposed site was always zoned for Agriculture so when the Rancheria bought it they new what they were buying and were expected to use it for agriculture just like any other buyer of farm land. Nobody should expect a casino complex to be forced on a community. The Rancheria would not like us to start a pig farm next to their casino, it would smell so bad nobody would go there. There are reasons for zoning laws.

So this project does not even benefit most of the indians in the area, only a few families who are barely indians. If the project was a benefit to all the people in our are who have indian blood the pie would be diivided into so many pieces that the project would not be worth it. The Bureau of Indian Affairs should find ways to help indians in rural areas who are real indians, not these wana be indians who are just looking to be richer than most of the other residents in the Redding area.

Sincerely



Thomas R. Reemts

Mr. Thomas Reemis
6611 Grass Valley Lane
Redding CA 96002-9658



Department of The Interior
Bureau of Indian Affairs
2800 Cottage Way
Sacramento Ca. 95825

ATT: Bryan Newland

April 7, 2024

TO: Amy Dutschke, Regional Director
Bureau of Indian Affairs, Pacific Region
2800 Cottage Way
Sacramento, CA 95825

FROM: Pam Hughes
697 Mary Street
Redding, CA 96001

2024 APR 10 PM 1: 07

OFFICE OF REGIONAL DIRECTOR
BUREAU OF INDIAN AFFAIRS

DEIS Comments, Redding Rancheria Project

Since the first public meeting December 21, 2016, I have been steadfastly opposed to Redding Rancheria's efforts to pave over the agricultural Strawberry Fields for a huge casino complex. The permanent destruction of a large tract of diminishing agricultural land in Shasta County is the worst consequence. However the casino complex would also negatively affect the quality of life in Shasta County and the City of Redding.

It would create unfair competition for local businesses that pay fees and taxes to local government that Redding Rancheria would not pay, as they would be exempt, thus decreasing their costs of doing business, allowing them higher profits and the potential of charging less for comparable goods and services.

The local, state and federal government would lose all jurisdiction on the riverfront land and the effect of Redding Rancheria's development on the Sacramento River, as they would also be exempt from any government requirements and/or restrictions to prevent pollution of both land and water.

The huge complex, with the tallest building in the area between Sacramento and Portland, OR, would compromise the rural image of Shasta County, which was recently reclassified from suburban to rural by the Board of Supervisors. This complex would give the impression of a big city, an image inconsistent with the Supervisors rural preference.

In recent years the City of Redding has been investing in additional trails and parks to enhance the recreational opportunities that make our area a wholesome, family-friendly environment. A gambling complex dominating the south entrance to the city has prompted the City Council to restate their 2019 letter of opposition more strongly in 2022 to show that the newly elected council stands united in opposition to the project.

Since the current Win-River casino already yields an annual income to tribal members well beyond the average income of Shasta County residents and has allowed the tribe to acquire many other properties in the county with their proceeds, there is no need for the proposed casino complex.

Please deny this proposal.

Thank you.

Pam Hughes



Ms. Pam Hughes
697 Mary St.
Redding, CA 96001-0310

DECRMS
SACRAMENTO CA 957
8 APR 2024 PM 4 L



Amy Dutschke, Regional Director
Bureau of Indian Affairs, Pacific Region
2800 Cottage Way
Sacramento, CA 95825

95825-1055



From: Bryan Crum <bryancrum11@gmail.com>
Sent: Sunday, April 14, 2024 3:14 PM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Subject: [EXTERNAL] DEIS Comments, Redding Rancheria Project

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Mr. Broussard:

In response to the released DEIS, my wife and I have several areas of concern.. We are responding to the proposed solution A, with primary motorist access coming from the north along Bechelli Lane and crossing in front of the Hilton Garden Inn and the entrance to Sunnyhill Lane.

1. We are concerned that the mitigation solution for traffic at Bechelli and Bonnyview in this proposal is inadequate as demonstrated by the present traffic conditions:

a. The roundabout is commonly completely busy now with only Costco and McDonalds in the new River Crossing Marketplace retail development.

b. There has been a recent proposal to add a Starbucks and a carwash into that existing development, but the Redding Planning Commission has recommended a veto, suggesting that traffic moving in and out of these establishments will overload current capacity of the traffic patterns. Adding casino traffic to the Bechelli/ Bonnyview Roundabout will grossly exceed the capacity.

c. Even the originally proposed businesses scheduled to occupy River Crossing Marketplace push traffic to capacity at several points in a day in the current roundabout. Based on current traffic in the area, it is reasonable to assume that when the retail or fast food construction is completed there will almost certainly be long delays traversing that roundabout.

d There is already a dangerous element on the roundabout when one travels westbound from Interstate 5 or Churn Creek Road turning south onto Bechelli. In this case, motorists have to change lanes within the roundabout, as there is no lane that allows them to enter and exit without a lane change. My family and I do this every day, and many drivers entering via other routes are unaware that someone might change lanes within the roundabout. This leads to sudden stops and unanticipated failures to yield, with concomitant honking and near-miss incidents.

If **ALL** casino traffic coming from the freeway and Churn Creek Road is forced to perform this same maneuver, the roundabout will become untenable. It will barely be sufficient after the complete buildout of the current Costco development area, and as

someone who travels it every day, I cannot see how it could possibly accommodate casino traffic. This would be especially true when events occur at the proposed casino site, as hundreds of cars arrive simultaneously and then exit in the same manner.

e. Since the Smith Road entrance to the Rancheria property has been vetoed by CalTrans as ineligible for a new interchange, all traffic must come through the chokepoint of the roundabout. Emergency access could be cut off by this traffic, especially if a collision or breakdown occurs at the roundabout.

f. We are unable to see how a four lane road could fit between the shoulder of I-5 and the lift station near the entrance to the proposed casino property. Or how a four lane road on Bechelli in front of the Hilton Garden Inn could then enter the roundabout. Currently there is one lane entering the roundabout from Bechelli northbound, although the proposed mitigation hints at a second right turn lane possibly being added there.

Overall, it seems overly optimistic to assume that the roundabout interchange can handle the traffic generated by the proposed casino development in addition to the existing but incomplete River Crossing Marketplace. The repeated assertions in the Response to Comments appendix that the new roundabout obviates the need for any further mitigation to accommodate casino traffic seem to represent wishful thinking more than the developing reality we see already.

2. The homes along Sunnyhill Lane would be subjected to a massive increase in vehicular and wandering pedestrian traffic near the casino. A solid wall with a gated entrance would be necessary to prevent cars and pedestrians from entering this row of homes. This solid wall would need to extend all along the northern border of the proposed casino development and encompass the eastern border of all the adjacent homes between the casino and the Hilton Garden Inn. Otherwise, the privacy and safety of the few homes located between the Hilton Garden Inn and the proposed casino site will be irrevocably and completely forfeit. As inhabitants of one of those homes, the environmental impact will be devastating.

Thank you for your consideration.

Bryan and Karen Crum

From: Susan Keller <cosmicjoy17@gmail.com>
Sent: Thursday, April 18, 2024 7:33 PM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Subject: [EXTERNAL] DEIS Comments, Redding Rancheria Project

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Dear Chad Broussard:

I am writing regarding the Final Environmental Impact Statement for the Redding Rancheria Casino at the Strawberry Fields Site about 2 miles southeast of downtown Redding, CA.

Both the City of Anderson and the City of Redding have expressed interest in serving the Casino, however, they have not agreed to provide city water to the site hence using well water for the Casino's purposes compromises the aquifer which many of the surrounding Churn Creek Bottom folks have been using for their purposes. With the drought conditions that we have had in the past 4-5 years this is very risky business.

Also, the City of Redding has not agreed to provide sewer service for sewage treatment. I'm very concerned if the Casino needs to provide an onsite sewage treatment facility - any leach lines etc. would be very close to the river. That leaves a potential hazard for polluting the river.

Then of course, there is the whole traffic debacle. It is NOT a straight shot off of Interstate 5. A divided Redding

City Council voted Tuesday (4/16/2024) to repeat its opposition to the Win-River Casino location fronting Interstate 5 because they said the report failed to adequately address traffic. It is my concern also.

I feel the request to put the Strawberry Fields into Tribal Trust should be denied. It is prime farmland - it should be kept that way.

Sincerely,

Susan Keller
588 Ridge Road
Redding, CA 96003
cosmicjoy17@gmail.com

From: Deidre <deidrehobbs@hotmail.com>
Sent: Monday, April 22, 2024 10:04 AM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Subject: [EXTERNAL] Proposed Indian Casino

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Mr. Broussard, This email is to state our concerns with the proposed casino In Redding, Ca. As long time home owners in the area of the proposed casino we have seen many changes over the last 40 years, some good some bad. The increase in traffic has definitely impacted our lives making it harder to exit on to Churn Creek Road and that will only get worse with the amount of traffic the casino will draw, the relocation of Costco to that area has shown us how busy the roads can get.. There are many other concerns as well, the amount of sewage generated and the amount of water drawn will have an affect on the homeowners in the area. If you haven't visited the are of the proposed casino we hope you will do so before you make any major decisions. Thank you for your consideration, Mike and Deidre Hobbs

From: Daniel McGann <calsurf@charter.net>

Sent: Monday, April 22, 2024 11:49 AM

To: Broussard, Chad N <Chad.Broussard@bia.gov>

Subject: [EXTERNAL] Final Environmental Impact Statement for the Redding Rancheria Win-River Casino Relocation Project

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I fully support the Final EIS and Alternative 1 for the Redding Rancheria Win-River Casino Relocation Project.

Daniel McGann 2874 Camulos Way Redding, CA 96002

From: Daniel McGann <calsurf@charter.net>

Sent: Monday, April 22, 2024 11:52 AM

To: Broussard, Chad N <Chad.Broussard@bia.gov>

Subject: [EXTERNAL] Final EIS for the Redding Rancheria Win-River Casino Relocation Project.

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I fully support the Final EIS and Alternative 1 for the Redding Rancheria Win-River Casino Relocation Project.

Blossom Hamusek
2874 Camulos Way Redding, CA 96002

From: mary@ccmof.com <mary@ccmof.com>
Sent: Tuesday, April 23, 2024 6:32 AM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Subject: [EXTERNAL] DEIS Comments, Redding Rancheria Project

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Dear Mr. Broussard,
Please see the attachment regarding the Final DEIS on the Redding Rancheria proposed project south of Redding, CA.

Thank you,
Mary Ocasion
19662 Osceola Ct
Redding, CA 96002
One attachment • Scanned by Gmail

4-22-23

To: Bureau of Indian Affairs, Attn: Chad Broussard, Environmental Protection Specialist,
chad.broussard@bia.gov

Re: DEIS Comments, Redding Rancheria Project

Dear Mr. Broussard,

I am concerned about the Final Environmental Impact Statement regarding the Redding Rancheria Project. There are many areas in the FEIS that I find to be incomplete:

As a farmer in Churn Creek Bottom, very close to the property where the Redding Rancheria would like to build a casino, I feel the agricultural impacts should be considered significant and appropriate mitigation efforts should be listed. One of the alternate sites is a better choice, since there is no agricultural impact at the Anderson site where the mill was previously operating.

Sewage Treatment would likely be via an on-site sewage treatment facility, which will likely have detrimental effects on wildlife, the Sacramento River and the ground water aquifer. The project is outside of the city limits.

Water Supply would likely be via a well, as the City of Redding has not agreed to provide City Water. The proposed project is outside of the city limits. The agricultural area, where this proposed project is located, has many residents with shallow wells. During a very recent drought year, several of the shallow wells went dry. A project of this magnitude will use so much water that neighboring wells could go dry even on a non-drought year.

Traffic has not been adequately addressed. The traffic study was done prior to 2 large stores being built in the proximity. Please re-do the traffic study and include Churn Creek Road, Smith Road and Knighton Rd in the new study and show what mitigation measures would be required.

I also feel that the Biologic Resources, Fiscal Effects, Crime, Law Enforcement, Fire Protection and Emergency Medical treatment, Aesthetics and Cultural Resources are all incomplete. Please adequately address the impacts that this proposed project will have on all of these areas and show what mitigation measures should be taken.

Sincerely,

Mary Ocasion

19662 Osceola Ct

Redding, CA 96002

From: mary@churncreekbottom.org <mary@churncreekbottom.org>

Sent: Tuesday, April 23, 2024 6:53 AM

To: Broussard, Chad N <Chad.Broussard@bia.gov>

Subject: [EXTERNAL] DEIS Comments, Redding Rancheria Project

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Dear Mr. Broussard,

Please see the attached letter from the Churn Creek Bottom Homeowners and Friends Organization regarding the Comments on the Final DEIS for the proposed Redding Rancheria Project.

Thank you,

Steering Committee

Churn Creek Bottom Homeowners and Friends Organization

P O Box 492261

Redding, CA 96049-2261

One attachment • Scanned by Gmail



CHURN CREEK BOTTOM

HOME OWNERS and FRIENDS Organization

POST OFFICE BOX 492261

REDDING, CA 96049-2261

Facebook: Churn Creek Bottom Homeowners and Friends

Website: www.churncreekbottom.org

4-23-24

To: Bureau of Indian Affairs, Attn: Chad Broussard, Environmental Protection Specialist,
chad.broussard@bia.gov

Re: DEIS Comments, Redding Rancheria Project

Dear Mr. Broussard,

The Churn Creek Bottom Homeowners and Friends is an organization of approximately 200 households in the Churn Creek Bottom area, South of Redding and North of Anderson, CA.

The Churn Creek Bottom Homeowners and Friends has found the Final Environmental Impact Statement to be incomplete in several areas:

Sewage Treatment (the City of Redding has not agreed to provide sewer service so an onsite sewage treatment facility would likely be used and will potentially pollute the land, water supply and the Sacramento River). Please review and update the Final EIS showing appropriate mitigation.

Water Supply (the City of Redding has not agreed to provide city water to the site, so the well would be taking so much water from our aquifer that it will put all folks in Churn Creek Bottom with shallow wells in danger of going dry during a drought. Please review and update the Final EIS.

Biologic Resources- potentially significant destruction of endangered plants, insects, Bald Eagles and their habitat, other birds, amphibians, fish and bats. Please review and update the Final EIS.

Fiscal Effects- adverse effects on city and county tax revenues and operating budgets. Please complete the review and update the Final EIS.

Crime has not been adequately addressed. Please review data showing Crime rates for Projects such as this and indicate the mitigation which will need to be done. Please compare the Crime rate for the current Win River Casino to the expected crime rate at a casino with interstate highway visibility.

Traffic- Access from the North would make the traffic on Bonneyview and Bechelli Ln significantly worse and the new Costco was not built when the original traffic studies were completed. Access from Adra Way would involve large amounts of traffic using Churn Creek Road to get to the Smith Road bridge. This would also affect Knighton Rd for the I-5 traffic. Since Churn Creek Road is a 2-lane road with no bike lane, in a country setting with homes along this stretch, it would be potentially extremely dangerous. School buses use this route daily and already find it to be somewhat dangerous due to the current speed limit. Please do an update traffic study, showing current traffic patterns and different times of the day, 7 days per week. Include Churn Creek Road in the traffic study. Also, show what mitigation would be required.

Agriculture – significant impact, not adequately addressed. Please indicate the appropriate mitigation requirements.

Law Enforcement has not been adequately addressed. Please review current statistics at the current Win River Casino and compare with Casinos which have visibility on an interstate highway. Mitigation requirements should be outlined.

Fire Protection and Emergency Medical Treatment has not been adequately addressed. Please indicate what Fire Protection mitigation and EMT mitigation efforts should include. The Shasta County CalFire does not have equipment to put out a fire in a 9 story building to our knowledge.

Aesthetics – has not been adequately addressed. Please indicate what mitigation would be required to cover the large buildings, parking lot, etc to allow the parcel to maintain an agricultural site aesthetic.

Cultural Resources – has not been adequately addressed. There have been reports of a large terrible Indian massacre at the Strawberry Field site. Several Indian villages were on that site as reported and the people inhabiting the villages were driven into the Sacramento River and many were killed. This terrible event should be addressed in the Final EIS and we believe a monument to those who passed should be constructed. Please review the history of the site and indicate what mitigation efforts will be made to honor those who passed.

Intergovernmental Agreement-currently there is a lawsuit filed against the County for entering into the Intergovernmental Agreement without adequately addressing the future costs for providing services.

Thank you for your anticipated action to update these areas of the Final EIS.

Steering Committee, Churn Creek Bottom Homeowners and Friends

From: Murray, Sarah A. <SMurray@BHFS.com>
Sent: Friday, April 26, 2024 10:13 AM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Subject: [EXTERNAL] FEIS Comments Redding Rancheria

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Attached, please find a comment on the Redding Rancheria FEIS published March 29, 2024.

Sarah A. Murray
Brownstein Hyatt Farber Schreck, LLP
1155 F Street N.W., Suite 1200
Washington, DC 20004
202.383.4719 tel
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Brownstein - we're all in.

2 Attachments • Scanned by Gmail

April 26, 2024

Sarah A. Murray
Attorney at Law
202.383.4719 direct
smurray@bhfs.com

Via Email: chad.broussard@bia.gov

Chad Broussard
Environmental Protection Specialist
Bureau of Indian Affairs
Pacific Regional Office
2800 Cottage Way, Room W-2820
Sacramento, CA. 95825

Re: FEIS Comments, Redding Rancheria Fee-to-Trust and Casino Project

On behalf of Shasta County Residents for Positive Community Development, we submit these comments on the Final Environmental Impact Statement (“FEIS”) for Redding Rancheria’s fee-to-trust for gaming application for the parcel identified as “Strawberry Fields.” Many individuals and organizations have requested that the BIA extend the comment period on the FEIS to allow them to provide more detailed information in response to the FEIS, but BIA has denied each request, including ours, without providing any reason or justification. We first and foremost reiterate our request that the comment period be extended so that we can complete our analysis and studies of the factual claims made in the FEIS.

In the absence of additional time to comment on the FEIS, we request that the BIA reanalyze the underlying traffic studies and other stale information it relies upon in the Draft Environmental Impact Statement (“DEIS”) and FEIS. The FEIS is based on a stale DEIS, a situation precipitated and requested by Redding Rancheria when it asked the BIA to pause its NEPA review and analysis. As a result, the NEPA document contains stale information, which must be reevaluated prior to issuing a new FEIS.

The DEIS was completed five years ago, which is too remote in time to accurately assess traffic density, population, traffic patterns, etc. During the intervening years (including several years during the COVID-19 pandemic) between the initial studies and today, populations have shifted significantly and development has occurred within the region, both taxing the current infrastructure in the area. As stated in the FEIS, 40 CFR §1502.9(d) provides that an agency should prepare a supplement to the EIS if “there are significant new circumstances or information relevant to environmental concerns and bearing on the proposed action or its impacts.” FEIS at 3.1.3. It goes on to note that “[t]he agency may also prepare supplements when the agency determines that the purposes of NEPA will be furthered by doing so.” Here, in the five years since the DEIS was prepared, there have been significant changes to the City of Redding that bear on the proposed action and its impacts. In the direct vicinity of the proposed project, a new business center, including a Costco and other businesses, has been

developed since the DEIS. The DEIS previously concluded traffic was a significant impact even before this new development existed. The FEIS fails to consider new traffic patterns and peak times, and also fails to analyze the impacts of the Redding Rancheria project on already-congested traffic, and how that might impact emergency services and other community interests. The BIA must conduct further studies to account for significant changes to the area, and to further the purposes of NEPA.

Even if there were not significant changes to traffic density and patterns in the area (which there are), the FEIS and DEIS rely on faulty assumptions and flawed data regarding peak traffic times in the area, availability of public safety equipment and personnel, and other key issues. For example, the peak hour of traffic the FEIS should have analyzed is midday on Saturday. Instead the FEIS determined that midweek at 5:00 pm or Saturday at 5:00 pm are peak hours, which grossly underestimates the amount of traffic impact on city streets in Redding. Because the FEIS fails to analyze appropriate traffic patterns and density, it fails to identify appropriate mitigations. The traffic study should be redone in light of the stale study and the faulty assumptions and flawed data upon which it relied. The analysis of traffic impacts and the measures to mitigate them should take into account the actual impacts of the project and fully address the increase in traffic and burden on the City and its residents.

Further, the FEIS glosses over and underestimates the costs for fire protection, public safety, and EMT services to the project. It relies on stale costs data, and discusses an intergovernmental agreement that does not account for the true cost and burden of providing such services to the property. For example, the Fire Department in Shasta County does not possess the equipment necessary to put out a fire in a nine-story building. The FEIS does not account for these shortcomings and related environmental risks, and notes only that if the fire department is not available, the Redding Rancheria can construct and staff a "Public Safety Building" to provide fire, police, and EMT services to the site. This option is completely unrealistic in light of the fact that there are not enough law enforcement, fire safety, or EMT personnel or equipment in the entire region, much less available to service a casino and hotel project. The FEIS does not account for this.

The FEIS presumes that the City of Redding will provide utilities outside the city limits, which it has not agreed to do, and the City has an active policy prohibiting the extension of such services. The alternative proposed in the FEIS is that Redding Rancheria will rely on excavated wells for the project. This poses significant environmental risks and potential harms that are not adequately addressed in the FEIS.

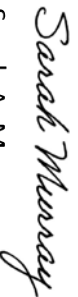
The FEIS claims that there are no cultural impacts to neighboring tribal communities. The FEIS fails to acknowledge that the Paskenta Band and Wintu recognize the area as the site of a massacre, and therefore believe that construction of a casino and hotel is a culturally inappropriate use of the land. The United States should not further the misuse of lands that have meaning to tribal nations in the name of economic development.

In that vein, the FEIS does not accurately account for Environmental Justice (“EJ”) communities and fails to analyze the impact this project will have on them. Although the FEIS claims that the project will not disproportionately impact EJ communities and will not have a significant impact, it fails to recognize that the impacts to neighboring business ventures, including other tribal casinos, will necessarily have a disproportionate impact on surrounding EJ tribal communities in the region. Unlike other business income, tribal casino revenue is specifically used to fund tribal government programs and services to tribal members. Tribal communities are defined in NEPA regulations as EJ communities. The FEIS grossly underestimates the impact to surrounding tribal casinos, and therefore underestimates the effect of this project on government services and programs provided to Native people in the area. The Redding Rancheria already owns a tribal casino on its Indian lands. If there will be no significant impact on the revenues and competition with other casinos in the region, why expend the time and funds to move its project to Strawberry Fields? The only reasonable response is that there will be a significant impact on other tribes’ government revenues generated from their gaming operations. There will therefore be a steep cost to several EJ communities to the benefit of one EJ community that already has a tribal casino. The FEIS fails to properly analyze this impact.

Finally, this fee-to-trust application and project should be analyzed pursuant to rules governing two-part determinations, as opposed to the Restored Lands exception in the Indian Gaming Regulatory Act, 25 U.S.C. § 2701, et seq. The Restored Lands exception to the general prohibition against gaming on Indian lands acquired after October 17, 1988 should not apply to this application because the Redding Rancheria has already used the exception to erect its current gaming facility. The Restored Lands exception was not meant to provide an unfair disadvantage to restored tribes that already operate gaming facilities, but to provide a means by which restored tribes could be on equal footing with those tribes that had acquired lands prior to IGRA’s enactment. Redding Rancheria is already on equal footing with other tribes. Indeed, the Department has stated that the Restored Lands exception is not appropriate for that reason. See attached Letter from Assistant Secretary Tara Sweeney to Chairman Jack Potter of Redding Rancheria, dated November 16, 2020.

We request that these issues be analyzed and addressed in a supplemental DEIS with full notice and opportunity to comment, as required by NEPA.

Sincerely,


Sarah A. Murray

April 26, 2024

Page 4

ATTACHMENT: Letter from Assistant Secretary Tara Sweeney to Chairman Jack Potter of Redding Rancheria, dated November 16, 2020



United States Department of the Interior

OFFICE OF THE SECRETARY
Washington, DC 20240

NOV 16 2020

The Honorable Jack Potter, Jr.
Chairman, Redding Rancheria
2000 Redding Rancheria Road
Redding, California 96001

Dear Chairman Potter:

In 2003, the Redding Rancheria (Tribe) submitted a request to the Department of the Interior (Department) to take lands known as "Strawberry Fields" into trust for the Tribe. In 2008, the Tribe requested that the Department determine that Strawberry Fields would qualify for gaming under the Indian Gaming Regulatory Act (IGRA) pursuant to IGRA's "restored lands" exception. 25 U.S.C. § 2719(b)(1)(B)(iii). At the time, the Tribe was already conducting gaming on other trust land that satisfied IGRA's restored land exception (the Win-River Casino).

On December 22, 2010, the Department denied the Tribe's request, concluding in part that Strawberry Fields did not constitute restored lands within the meaning of IGRA because the Tribe was already gaming on other Indian lands. 25 CFR 292.12(c)(2). The denial did not address a letter submitted by the Tribe only days before, which for the first time advised the Secretary of the Tribe's willingness to close its Win-River Casino, relocate it to the Strawberry Fields property, and to memorialize that intent in an agreement.¹ Though the United States District Court for the Northern District of California later issued a ruling upholding the Secretary's decision, in 2015 the United States Court of Appeal for the Ninth Circuit disagreed in part. *Redding Rancheria v. Jewell*, 776 F.3d 706 (9th Cir. 2015). Because the Secretary had not considered the effect of the Tribe's willingness to close its existing gaming facility and move it to Strawberry Fields, the Ninth Circuit remanded to the Secretary to do so.

In October 2016, the Tribe, the Department, and the National Indian Gaming Commission (NIGC) executed a Memorandum of Understanding (MOU) memorializing the parties' mutual understanding that, among other things, Strawberry Fields could satisfy the requirements of 25 CFR 292.12(c)(2) if the Tribe permanently closed its Win-River Casino, or any other gaming operation, before conducting any gaming at Strawberry Fields.² Not only did the Department enter the MOU without opportunity for public comment or consultation with other federally recognized tribes, since then the Department has received numerous comments expressing concern over the MOU from public, tribal, and private parties, including United States Senator

¹ See *Redding Rancheria v. Jewell*, 776 F.3d 706, 716 (9th Cir. 2015) (Callahan, J., dissenting) (quoting letter from Barbara Murphy, Redding Rancheria Vice-Chairperson, to Del Laverdure, Deputy Assistant Secretary – Indian Affairs (Dec. 14, 2010).

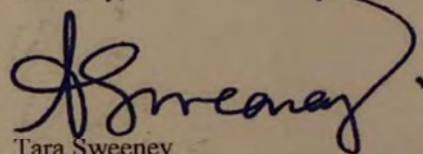
² The MOU is limited to the gaming-eligibility of Strawberry Fields and expressly disclaims any effect on the Secretary's consideration of the Tribe's pending fee-to-trust application.

Diane Feinstein; the Paskenta Band of Nomlaki Indians; and the Shasta County Residents for Responsible Community Development.

Recently the California Supreme Court issued a decision confirming the authority of that state's governor to concur in a two-part Secretarial determination under IGRA. In light also of that decision, the Department has reconsidered the MOU and, upon further review, determined the MOU to be inconsistent with the Department's long-standing interpretation of IGRA's implementing regulations. Specifically, it is our view that the Department's 2010 prior Restored Lands Decision that the Strawberry Fields parcel is not eligible for gaming was the correct application of the regulations. Accordingly, the Department hereby withdraws its participation in the MOU.

As noted above, the California Supreme Court has confirmed that 25 U.S.C. § 2719(b)(1)(A) — the two-part Secretarial determination section of IGRA — provides an established, valid and legal avenue through which the Tribe can pursue a new gaming venue.

Sincerely,

A handwritten signature in black ink, appearing to read "Tara Sweeney". The signature is fluid and cursive, with a large initial "T" and a long, sweeping underline.

Tara Sweeney
Assistant Secretary – Indian Affairs

cc: National Indian Gaming Commission

From: melinda brown <melinbro@aol.com>

Sent: Monday, April 29, 2024 4:29 PM

To: Broussard, Chad N <Chad.Broussard@bia.gov>

Subject: [EXTERNAL] Final EIS Comment - Redding Rancheria Fee to Trust and Casino Final EIS

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April 29, 2024

Chad Broussard,
Bureau of Indian Affairs
Pacific Regional Office

Please accept the attached comment.
Thank you,

Melinda Brown

One attachment • Scanned by Gmail

April 29, 2024

Chad Broussard
Bureau of Indian Affairs
Pacific Regional Office
2800 cottage way
Sacramento, CA

chad.broussard@bia.gov

Redding Rancheria Fee to Trust & Casino Expansion or Relocation Final EIS

The EIS is deficient in stating that traffic and air quality impacts are not significant or in need of any mitigation. This defies common sense.

I am against relocating the Casino to the river site. The impacts are too substantial and can't be mitigated in any acceptable fashion on the Sacramento River site. The Anderson site is the safest in terms of off-site traffic, safe site use of ingress/egress, community impacts, and infrastructure service load and little environmental impact.

The proposed nine-story building height is too high.

Smith Road as main access: The EIS' reasons to discount this option are that it will affect 200 homes, will be growth inducing and it does not fit CALTRANS' rural design protocols. Is this a requirement in code or merely guidance? Calling this brief segment "rural" is hard to justify as the MEGA Casino itself will vault it into a high density development. CALTRANS' own plans and projects reflect their understanding that there will be a merged urban area from Corning to Shasta Lake City requiring a three-lane freeway in both directions which they have already begun to build in segments. So, using their rural ramp distance protocol as a reason not to upgrade Smith Road to serve the Casino is not consistent or realistic. The BIA is cherry picking. Further, this solution could be a way to have the Casino pay for it as their project would be driving it.

The Casino expansion traffic impact on Bonnyview and Bechelli will be catastrophic for all users. Semi-trucks making deliveries at increased frequency to the expanded Casino added to the existing traffic load is staging for accidents at the current roundabout and proposed double direct freeway access roundabouts,

Stating that making the Smith Road overpass into on/off ramps is not desirable because it would be growth-inducing is cherry picking again – the Mega Casino itself is the major growth inducer vaulting the short rural buffer area into a high density high traffic urban area conjoined to South Redding commercial zone. The Mega Casino itself with indoor and outdoor events will produce the biggest traffic surges in the North State.

Traffic mitigation is for the Mega Casino to be required to have its main access the smith road new constructed ramps and use Bonnyview for emergency egress and delivery access only. Problem solved. The 200 residents impacted are clearly far fewer than the thousands of existing and future

commuters on Bonnyview and the delivery semi trucks for all the commercial retail in the area. Adding to this the extra delivers for a Mega Casino Hotel Restaurant Event Concert Retail Center – well, it is a preventable nightmare.

The Mega Casino lights up to a 9-story height will penetrate well into the valley rural area to the south and disrupt bats and migratory birds, other wildlife and neighbors.

If the BIA is interested in the health of the Tribe, they will protect them from themselves in this overreach, protect the good name and relationships the Redding Rancheria is proud to have built up over the past decades, and disallow the casino expansion on this site. Otherwise, the Tribe will rightfully earn anger and disrespect from everyone negatively affected on a daily basis.

To possibly allow a mega septic field in a floodplain adjacent to California's most important river with likely sub surface water flow is against common sense and should be against the Tribe's values. This fallback plan should be taken off the table. And no riprapping of the river should be allowed. The Tribe should implement the highest level of low impact building and landscape design and habitat restoration.

The Outdoor Concert Amphitheater is still mentioned in the various alternatives, yet I don't see it on the site layouts. If it is still contemplated? I am total against this as it creates one of the more egregious impacts of the Mega Casino. It creates pulsed traffic jams along with noise and lights late into the night to assault and disrupt wildlife and neighbors. Removing this forever from the project is my fondest hope.

The Tribe wants I-5 exposure. The Anderson site gives them that and it has two ingress egress opportunities and existing I-5 access. If the amphitheater is taken out of the equation, this site could have lower impact as traffic would only briefly be on city streets. Intersections could be improved to make it more acceptable to residents.

Again, the Redding Rancheria should be prohibited from inflicting this on the Redding area for their own good as they will earn many enemies if this is built as proposed.

<https://www.reddingeis.com/final-eis/>

bia pr office
2800 cottage way
Sacramento, CA

chad.broussard@bia.gov

Expanding on the current site is my preferred a choice, freeing up space by building a multilevel parking structure can allow for a larger, viable operation. It is more of a "right-sized" opportunity. Super-sizing their casino may set the Tribe up for years of economic stress. Expanding the existing site still adds more vehicles to the Bonny view/Bechelli/ 273 intersections and roundabouts but it would be more livable for all the current users of those intersections.

They can drive gamers to their casino with a more robust series of billboards on I-5 to increase the Casino's presence, undermine the competition with greater incentives like extended freeplay and

prizes and free meals to induce gamers to exit and choose WinRiver rather than trundling on down to Rolling Hills.

In summary, the BIA preferred alternative turns a blind eye on impacts on the Sacramento River, wildlife, residents and adjacent businesses in the Casino environs and approach path. Local Government 40 year growth plans already anticipate major stressors on all systems. Adding a Mega-sized casino as proposed to the mix is not sustainable, not justifiable and really can't be mitigated unless the outdoor event center is dropped and the main access moved down to Smith road and all efforts are made to protect the river, wildlife and the environment.

Melinda Brown
9951 Tilton Mine Road
Redding, CA 96001

From: Joe Hinostro <joe.hinostro@gmail.com>
Sent: Thursday, May 2, 2024 8:17 PM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Subject: [EXTERNAL] DEIS Comments, Redding Rancheria Project

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To Whom It May Concern:

Please excuse the time it took for me to respond, but I felt I should research this topic and the history of the case before doing so.

My research brought me to the conclusion that the tribe mentioned should be allowed to proceed with the transfer of said 232 acres in trust for their gaming facility. However, the tribe must also follow through with the closing of their original gaming facility, (upon the completion of the new facility), and utilizing it for other tribal needs.

Should you need any further input, I would gladly provide it.

Joe Bravo Hinostro
6430 Stanley St, Bakersfield, CA 93308
joe.hinostro@gmail.com
661-565-6753

Thank you,
Joe Bravo Hinostro

From: Bruce Miller <camilbossbjm@icloud.com>
Sent: Friday, May 3, 2024 2:23 AM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Subject: [EXTERNAL] DEIS Comments, Redding Rancheria Project

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From:
MARJY Cantrell
3981 Golf Drive
P O Box 992008
Redding, CA
96099-2008

The EIR has not addressed the fact of temperature fluctuation if the Alternative (1) thru (4) is allowed to proceed. The site is clearly proposed in what is locally called the Churn Creek Bottom area. It encompasses rural land consisting of Class 1 and Class 2 soils south of Redding, between bluffs and Churn Creek to the East of Interstate 5 and the Sacramento River to the West of that freeway. When traveling South on that freeway, the temperature, especially during summer months, drops 5 degrees or more when entering the Churn Creek Bottom area. If the Alternative (1) thru (4) projects as designed will require tons of asphalt, cement and other construction materials which will reflect and emit heat changing the surrounding temperatures. There is no current secondary exit from the property and the current overpass does not have ramps to enter or exit the freeway. The East side of that overpass intersects with a narrow 2 lane road with limited ability to handle vehicles projected to visit the project when completed and that would be too close to the Bonnyview/Churn Creek exit and on ramps just to the North. Access from the Bonnyview Road roundabout would be a disaster. That roundabout is too small at the present traffic currently in use.

Alternative (5) is the better preferred location. The EIR must better consider the temperature, entrance and exit encroachments and soils degradation at Alternative (1) thru (4).

Regards,
MARJY Cantrell
530-524-1395

Sent from my iPad

From: Travis Smith <tsmith@grosskleinlaw.com>
Sent: Thursday, May 2, 2024 10:28 PM
To: Broussard, Chad N <Chad.Broussard@bia.gov>
Cc: Stuart Gross <sgross@grosskleinlaw.com>; Ian Atkinson-Young <iatkinsonyoung@grosskleinlaw.com>
Subject: [EXTERNAL] Speak Up Shasta's Comments on the FEIS for the Redding Rancheria Fee-to-Trust Casino Project

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Dear Mr. Broussard-

Attached please find the Speak Up Shasta Association's Comments on the Final Environmental Impact Statement for the Redding Rancheria Fee-to-Trust Casino Project and supporting exhibits.

We appreciate the opportunity to submit these comments and participate in the NEPA review process.

Regards,
Travis Smith

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www.grosskleinlaw.com

sender's email: sgross@grosskleinlaw.com

May 2, 2024

Via Email and U.S. Mail

Chad Broussard
Environmental Protection Specialist
Bureau of Indian Affairs
Pacific Regional Office
2800 Cottage Way, Room W-2820
Sacramento, CA 95825
chad.broussard@bia.gov

Re: Comments by Speak Up Shasta on Final EIS for Redding Rancheria Fee-to-Trust and Casino Project

Dear Mr. Broussard,

We write on behalf of the Speak Up Shasta Association (“SUSA”), an association of more than 6,000 persons who believe that the Strawberry Fields Site should remain free of the development described in the Final Environmental Impact Statement for the Redding Rancheria Fee-to-Trust and Casino Project (“FEIS”) dated February 2024. SUSA’s membership includes local residents and others who have recreational, health, welfare, and aesthetic interests in seeing the sites remain as they are and seeing that their communities are not harmed by the proposed development.

Despite the short timeframe provided for the public to make comments on the FEIS, scores of SUSA members contacted us to provide the specific reasons that they believe this project should not be allowed to go forward. A compendium of relevant excerpts from the comments provided by SUSA’s members is attached hereto as **Exhibit A**. In light of these comments and the perspectives of SUSA’s membership, SUSA hereby submits the following comments to the FEIS. Additionally, having read and assessed the comments submitted by the Paskenta Band of Nomlaki Indians, SUSA concurs with and incorporates those comments by reference here, especially but not exclusively with regard to their analysis of the FEIS’s failure to consider the impacts of lighting on juvenile salmonids in the Sacramento River; its failure to address the issues arising from the project’s situation within the 100-year floodplain; and its failure to address the impact that the project’s groundwater components will have on habitats.

I. Law Enforcement, Fire, and Emergency Services

A major concern for SUSA members is the impact that the project would have on already strained public services provided by Shasta County, namely law enforcement, fire, and emergency services. The FEIS acknowledges that the project will impact these services. According to the FEIS, there is expected to be a more than 50% increase in emergency law enforcement calls under the preferred alternative. (FEIS Vol. 1, p. 3-14.) And because, as discussed below, there is no realistic plan to pay for these services, Shasta County residents would effectively be subsidizing the project's law enforcement, emergency, and fire services at the cost of direct monetary expenditures and/or decreased services for other residents, as services are diverted to the project or project-related impacts. In effect, as SUSA member Stan Bridges observed, the project would require Shasta County to provide "resources funded by tax payers that would never be fully reimbursed." Indeed, the FEIS itself makes clear that, in the words of Joe Dokes, "[t]he Rancheria is not paying its fair share for the government services it will receive."

The FEIS presents two options for addressing the law enforcement, fire, and emergency response needs of the project.

Option 1 for providing these services is that the Redding Rancheria will "enter into a service agreement to reimburse the Shasta County Sheriff's Office (SCSO) or other qualified agency for quantifiable direct and indirect costs incurred in conjunction with providing law enforcement services." (FEIS Vol 2, pp. ES-25-26) The FEIS goes on to say that "the existing County IGA described in Section 1.5.4 would fulfill this mitigation requirement." (FEIS Vol. 2, ES-26.) The language addressing emergency and fire services is identical. (*Id.*)

The stated goal of the Intergovernmental Agreement (the "Agreement"), included as Appendix R to the FEIS, is to offset the impacts of the project's operation on Shasta County's resources for fire, emergency, and law enforcement services. But the payments made under the Agreement are far too low to actually do that. As detailed in the complaint filed in the matter of *California Land Stewardship Council, LLC v. County of Shasta and its Board of Supervisors*, Case No. 204273, Shasta County Superior Court, Shasta County's board of supervisors in July 2023 approved the Agreement between Shasta County and Redding Rancheria, under which Shasta County would provide law enforcement, fire, and emergency services to the proposed casino in exchange for certain one-time and recurring payments. A true and correct copy of this complaint is attached hereto as **Exhibit B**. According to the credible allegations in the complaint and in light of the FEIS's own conclusions, the payments that the Redding Rancheria will make in exchange for these services are entirely inadequate to offset the cost of providing these services.

The Fire Chief and the Sheriff were both explicit about the fact that the inadequacy of the payments under the Agreement would strain and diminish their ability to provide services to Shasta County residents. As demonstrated by the quotation in the complaint, Shasta County's Sheriff made this clear before the Board of Supervisors. The Sheriff is quoted in the complaint as saying: "I am charged with looking out for the public safety of this County, and that's why I am up here urging you and pleading with you that you defer your decision on this Agreement and give us a chance to go back to

the table and negotiate with the Tribe and hopefully come up with a more equitable agreement.” Similarly, the complaint quotes the Fire Chief as saying that, “just like the Sheriff, I am proposing to you to make sure that all the information that you guys have is accurate in a timely manner and you have all the fact[s] behind what, how that’s going to impact, not only my shop but the Sheriff’s shop and everybody else. . . . And I obviously don’t have the tools right now as your fire chief in order to mitigate a significant event at that casino.” In particular, the Fire Chief stated that his department did not have a ladder truck capable of reaching the upper floors of the 9-story building included in the project, and the department would therefore need to purchase this additional equipment in order to serve the project. The \$1 million non-recurring payment for fire services falls well below the \$2 to \$3 million necessary to purchase such equipment.

If this agreement stands, it will therefore place a tremendous burden—both in terms of finances and in terms of demand for services—on Shasta County’s law enforcement, emergency, and fire response systems that will not be offset by the meager payments included therein. This means that ordinary taxpayers in Shasta County will either receive reduced law enforcement, fire, and emergency response services as a result of the project, pay more for these services in taxes, or both. This is due in part to the fact that the agreement simply doesn’t provide for adequate contributions by the Redding Rancheria to cover the services that will be provided by Shasta County on the project site itself. It is also due in part to the fact that the Agreement makes no provision to mitigate the knock-on effects of increased law enforcement, fire, and emergency services requirements that the project will create in the surrounding areas.

The FEIS notes that “Direct spending by local governments on public services (including police, fire, medical, and other emergency services), can be expected to increase under Option 1 because of the added visitation.” (FEIS Vol. 2, p. 4.7-7.) The “net effects to the fiscal finances of local governments could potentially be significant under Option 1, when taking ‘direct’ costs of law enforcement and fire protection services into account.” (FEIS Vol. 2, p. 4.7-8.) The FEIS then suggests that the mitigation measures proposed therein would reduce the above effects to “less than significant” levels. *Id.* But this would clearly not be the case where the amount expended significantly exceeds the amount contributed, whether directly through the minimal payments made under the Intergovernmental Agreement or indirectly through the minimal increase in off-site tax revenue, as is true here. Appendix L to FEIS Vol. 3, p. 7, shows direct fiscal costs of more than \$400,000 per year to Redding and Shasta County under the preferred alternative. The Agreement, on the other hand, only provides for two one-time payments of \$1,000,000 each for law enforcement and fire and emergency services.¹ Setting aside the fact that the relevant departments would be required to use some or all of these funds to purchase the equipment necessary to provide services to the project—i.e., assuming *arguendo* that a \$0 investment in additional equipment were required—these payments would still leave these departments in the red within just five years.

¹ An additional payment of \$1.6 million included in the Agreement is “in lieu of property taxes,” and so not earmarked for any specific services, and the only regular recurring payment contemplated in the agreement, \$50,000 per year, is for maintenance of roads and traffic controls, not for the provision of law enforcement or emergency services.

Further, as mentioned above, the Agreement entirely fails to capture another category of costs: those created off-site by the project. The increased traffic to and activity around the project will require additional law enforcement activities in the vicinity of the project, and will also trigger greater fire and emergency services burdens. Aside from the one-time payments, which, as discussed above, are patently inadequate, the Agreement makes no attempt to provide for these costs. While the Agreement does include a per-call payment structure for fire, emergency, and law enforcement services, these payments will only be triggered when law enforcement, fire, or emergency responders are required to *go to the site itself*. This means that there is no way to capture the impacts of increased off-site demand on law enforcement or emergency services, and the County will have to bear these costs on its own.²

What happens when the Sheriff is stretched thin because of the additional demands of traffic enforcement in the light of increased traffic to the project, especially when additional services are required in nearby neighborhoods as a result of the project? Shasta County residents will receive inferior services. Similarly, if the fire department and emergency responders are required to spend millions of dollars on new equipment, in addition to being required to address increased traffic accidents as a result of the project, who will bear the brunt of these impacts? SUSA members and other Shasta County residents. Because it failed to take this into account at all, the EIS failed to adequately analyze this issue, which will almost certainly cause significant impacts for SUSA members and other residents of Shasta County and which will require additional mitigation measures.

There is also a significant chance, however, that the Agreement will not go into or remain in effect. Given the significant irregularities that are alleged to have occurred with regard to the approval of this agreement in direct violation of Shasta County's administrative policies—including keeping key county staff such as the county counsel and the county's risk manager in the dark about the agreement, both when it was being negotiated and after it was signed—the Agreement could well be invalidated or renegotiated. Either of these outcomes would pose new problems for the residents of Shasta County.

If this agreement is reformed or renegotiated as a result of the aforementioned lawsuit, on the one hand, the FEIS will not have analyzed this new agreement or its impacts. There is no guarantee that any such negotiation would yield better results for SUSA members or Shasta County residents than the current egregiously inadequate Agreement, especially as the "Renegotiation Events" at paragraph 8(A) of the Agreement significantly favor the Redding Rancheria. If this agreement is invalidated and a new agreement cannot be reached, on the other hand, the project may proceed with Option 2 for the provision of these services: construction of a "Public Safety Building."

² Additionally, these per-call payments are woefully inadequate. Section 3(A) of the Agreement provides for a payment of \$1,000 per call, but even minor crimes can cost the Sheriff's Department several times that to investigate and prosecute. Investigating and prosecuting a violent crime, however, can cost more than \$100,000 per crime.

The Public Safety Building option was not seriously analyzed anywhere in the EIS review process. This means that how this Public Safety Building would address the law enforcement, fire, and emergency response issues on the project site is not clear. With regard to law enforcement, the EIS only mentions that, in the event of Option 2, Redding Rancheria would have 5 full-time law enforcement officials on site. (FEIS Vol. 2 p. 4.10-6.) It does not discuss the kind of equipment they would have, nor does it deal with the fact Shasta County Sheriff's personnel would be needed for arrests or other participation in cases where the Tribe does not have or does not wish to exercise jurisdiction or where additional assistance is necessary because of the scope of a given event. Further, the FEIS is up-front about the fact that the Redding Rancheria Law Enforcement Department is at this point hypothetical. **"The Redding Rancheria Law Enforcement Department is not currently active but could be funded and staffed in order to provide law enforcement services under Option 2."** (FEIS, Vol. 2, p. 2-19 (emphasis added).) Additionally, the proposed location for the Public Safety Building relies on the southern off-site access route for ingress and egress, but the FEIS makes no provision for the possibility that this route may end up being infeasible because no right of way is granted, nor does it account for the impacts that this location may have on the provision of emergency services to other portions of the site.

The FEIS's failure to analyze whether these levels of staffing are adequate, especially in light of the fact that the Redding Rancheria law enforcement department has no operational history that demonstrates the department's capacity to undertake these responsibilities, and its failure to address the proposed location of the Public Safety Building mean that the FEIS did not adequately analyze this option. These are significant failures of the FEIS, especially in light of the likelihood that the Agreement will be nullified as a result of the California Land Stewardship Council case discussed above. These inadequacies in Option 2 will either mean that, on the one hand, services are siphoned off from other Shasta County residents to be provided on the project site, or, on the other hand, that the fire, law enforcement, and emergency response situations that transpire on the project site will grow to impact area residents.

In the same vein, the FEIS only states, with regard to fire and emergency services under Option 2, that the Redding Rancheria will have one Fire Chief and one EMT, and will establish a team of volunteer firefighters of unspecified size. (FEIS Vol. 2, p. 4.10-7.) There is no mention of requirements in the EIS for fire-fighting equipment or personnel or emergency response equipment or personnel, other than the bare minimum of individuals. There is nothing about their qualifications or ensuring that the staffing levels are adequate to meet the needs of the project without recourse to services from Shasta County. The staffing levels specified in the EIS are, in fact, likely to be wholly inadequate and require frequent assistance from Shasta County personnel, which, under Option 2, would not be compensated. This option would therefore consume Shasta County's fire and emergency services resources, reducing the quality and level of service for other residents of Shasta County significantly. Thus, this option was inadequately reviewed in the EIS and is likely to present significant negative impacts to Shasta County and its residents which will not be mitigated by the proposed mitigation measures.

II. Traffic

While the proposed project poses many issues for SUSA members and other residents, traffic issues represent a significant area of concern. Roughly half of the responses to the FEIS that SUSA's members provided addressed this issue. These members note that there are *already* traffic issues in the area. Leann Owens, for example, expressed that “[t]raffic is already a nightmare in that area.” Indeed, Mary Speigle says that “[t]he intersection of Bechelli Lane, I-5 and the Bonnyview bridge is already a dangerous intersection that many people avoid.” Similarly, Terry Cowan says that “traffic in the new Costco area is already atrocious.” Terry Cowan goes on to say that, “[i]f approved this [project] would make the traffic in that area unmanageable.”

One of the principal concerns voiced by SUSA members is that the project has the potential to “create a traffic disaster for every day commuters, traveler's and potential emergency evacuations,” as Jeanne-Marie Carr put it. And while “[t]he I5 Bechelli Lane interchange is already congested,” Marsha Nelson expresses concern that “[t]he casino will make traveling thru that area which I do daily impossible.” She further adds that there are lots of accidents at the roundabout that was opened in November 2022 and which will be necessary to get to the project. Casino traffic will only add to this problem.

Echoing a sentiment held by many SUSA members and residents of Shasta County, Joshua Jones expressed concern more generally about the potential for “clogged roads, noise pollution and a host of new oppressive situations to surrounding neighborhoods” as a result of the project. Bridget Rose says that “[a]s a family living near the new Costco, we have already seen a huge impact in traffic in the Churn Creek, Bonnyview, and Bechelli Lanes areas” from recent development in the area. These impacts would only worsen with further development. Abel Jasso believes that “[t]his project will detrimentally increase traffic on Bonnyview Drive, especially now that the Costco store has relocated to this area. This will affect all the residential neighborhoods which are immediately in the area.”

Several SUSA members also justifiably raise the question of whether the project will put drivers who have been imbibing in drugs or alcohol on nearby I-5 or the adjacent rural roadways, which “are already dangerous without drunk drivers,” according to Joe Vanenkenvort. Keith West voiced the concern that this “will also cause some major injuries or death.”

The concerns of SUSA's members are well-founded and are not addressed by the FEIS. Both the initial Traffic Impact Study (“TIS”) performed in 2019 and the update prepared in 2023 are significantly flawed, meaning that the traffic impacts stemming from the project were not properly analyzed in the FEIS and that the concerns of SUSA's membership have yet to be adequately analyzed. This, in turn, means that these concerns will not be addressed by the mitigation measures in the FEIS. In fact, despite the FEIS's lip service to these concerns, the evidence indicates that this project will serve to drastically overburden an already strained transportation network, and the mitigation measures, both because they are based on flawed data and because they do not address all of the impacts that will be caused by the project, will not solve these problems. This worsened traffic will add time to SUSA members' commutes and make their streets less

healthy and less safe. It will reduce their quality of life, and the project will do nothing to offset these harms for SUSAs's members and other residents of Shasta County.

Going to the point Jeanne-Marie Carr and Marsha Nelson make about the project's impacts on everyday commuter traffic, a major flaw of both the initial and updated TIS is that they only analyze a narrow window of the average week and do not address traffic impacts when they matter most to residents of Redding and Shasta County: at the typical rush hour. The TIS was conducted *only during the evening peak period*, between 5:00 and 7:00 p.m., and *only on Friday and Saturday*. These days are among the lightest traffic days in the week, and the numbers contained in the TIS therefore fail to account for the experience of the average working resident of Redding or Shasta County. As Kile McClure said, "[m]ore traffic in this area would result in a greater disaster. The people that travel through that general area in the mornings and evenings have a hard enough time, as do the people going in and out of the Costco shopping center." The TIS ignored just such people who travel this area in the mornings and on a daily basis, and instead focused, in essence, on the traffic impacts *for attendees of the casino*.

Even if it were true, the stated reason for this narrow focus—that gaming impacts tend to occur predominately during this timeframe—would not justify excluding consideration of the impacts that residents are likely to face during other times. Even if the increased traffic resulting from the casino is highest during the 5:00 to 7:00 p.m. window on Friday and Saturday, that does not lead to the conclusion that the project will not have a significant impact on day-to-day rush hour traffic that impacts Redding residents and SUS members. It almost certainly will. Instead of assessing this impact, as it was also required to do by the City of Redding Traffic Impact Analysis Guidelines, the TIS ignored it. The TIS, and the FEIS in turn, are therefore inadequate as a result.

Additionally, the data for the TIS were collected in July and September of 2016. The September numbers were higher. (FEIS, Vol. 3, Appendix R, p. 20.) The TIS recognized this seasonal variation, which suggests that some portion of the traffic was related to school traffic, as schools are out of session in July. School-related traffic will be higher for 9-10 months out of the year. An even weighting between the two periods therefore undercounts the actual average amount of traffic during this timeframe, and, as the TIS fails to address morning or mid-afternoon traffic, completely ignores the fact that many Redding and Shasta County residents could feel the bulk of the impact from the casino earlier, during school pick-up and drop-off times.

The TIS makes several other flawed assumptions. The assumption that the traffic for hotel trips would be reduced by the presence of an onsite hotel to the tune of a 75% reduction in trips, for example, is not warranted given the lack of explicit confirmation that the hotel will, in fact, employ a pricing structure that favors guests of the casino and therefore captures the bulk of that business. While this may be common in casinos with on-site hotels, without information about the intended pricing structure at this project, it is not reasonable to assume that this would be the case. Additionally, given the total number of rooms to be included in the on-site hotel, this 75% reduction is unreasonable and represents a number larger than the capacity of the hotel.

Additionally, the events at the conference center are anticipated to begin between 7:00 and 8:00 a.m. However, because the only time covered in the traffic study was during peak p.m. hours, the morning traffic impacts that will result from events at the conference and event center were not accounted for in the TIS. Thus, even though the morning rush hour time period, when ordinary residents of Redding and Shasta County are taking their kids to school or going to work, is likely to be significantly impacted by large-capacity events at the conference center, these impacts are not considered anywhere in the FEIS or the component analyses. Similarly, because much of the casino development will contain office and office-type work, many new cars will be on the road to bring these employees to and from the casino. These impacts are not taken into account in the TIS, or, by extension, the FEIS. Further, the FEIS concedes that the Trip Generation Manual created by the Institute of Transport Engineers does not include a land use category similar to the casino, event center, or conference center portions of the proposed project. (FEIS Vol. 2, pp. 4.8-1-2.) Instead, the trip generation figures for these categories were created on an ad hoc basis by Kimley-Horn.

The TIS also fails to adequately consider the impacts of the project on other modes of transportation. For example, there is currently a class II bike path on South Bonnyview Road between SR-273 and I-5, as well as other class II facilities on East Bonnyview Road, Bechelli Lane, and Victor Avenue. (FEIS section 3.8.4, p. 3.8-17). Impacts to these bike lanes, and/or the safety thereof in light of the increased traffic and potential mitigation measures, are not addressed in the FEIS. The TIS merely states that these bike paths do not border the site. But increased traffic levels and new traffic patterns resulting from the project have the potential to create negative interactions between bicycles and motor vehicles in the area surrounding the project. Because class II facilities involve only a stripe separating the bike lane from motor vehicle lanes of traffic, rather than a physical separation, the potential for accidents causing serious injury or death to cyclists as a result of increased traffic is very real. This puts Shasta County residents and SUSA members at risk.

Even with the above issues, which mean that the TIS does not capture the full extent of the traffic impacts, taking the TIS at its face-value reflects that six nearby intersections are projected to operate at unacceptable levels of service with the addition of traffic from the project, and two more will be near that threshold. (FEIS, Vol. 2, pp. 4.8-12-13.) While the EIS does contain recommended improvements to mitigate these issues, there is reason to doubt the efficacy of these measures in light of the substantial changes that have already taken place to the transportation infrastructure and conditions in this area, none of which were analyzed in the update TIS or in the FEIS. There is also reason to doubt whether some of the mitigation measures can actually be implemented. It is not clear whether the Redding Rancheria will actually be able to widen the access to the north, as the access is bounded by I-5 on one side and private property on the other. And to the south, the easement providing access to the property is owned in common with Redding Rancheria and another private party, and Redding Rancheria will likely be unable to unreasonably burden that easement.

Furthermore, these mitigation measures would only be paid for by the Redding Rancheria proportionally. (FEIS Vol. 2, section 5.10). This method of contribution elides

the fact that these mitigation measures would not be necessary but for the presence of the project, and the city of Redding and/or Shasta County are therefore undertaking these mitigation projects where they would not otherwise be necessary. The mitigation measure for the intersection of South Bonnyville Road and Churn Creek Road, for example (FEIS, Vol. 2, p. 5-11), has a “fair share” calculation of 4%. However, this mitigation measure—and others like it—would not be necessary to maintain an adequate level of service if it were not for the project. Thus, the other entities involved will now have to pay for 96% of an improvement occasioned by the project, where without the project they would have been able to spend these funds on other projects benefitting SUSA members and other Shasta County residents.

Additionally, it is questionable whether the Redding Rancheria will actually be able to implement potential traffic mitigation measures to the south, given the Redding Rancheria’s interest (and lack thereof) in the subject property. In particular, as demonstrated in the July 31, 2023 Guarantee of Title issued by First American Title Insurance Company, attached hereto as **Exhibit C**, it appears that the Redding Rancheria only owns a 50% interest in the subject property.³ If the Redding Rancheria cannot actually implement the recommended mitigation measures, the FEIS’s own (deficient) analysis makes clear that SUSA members and other Shasta County residents will experience significant negative impacts.

And while the TIS was inadequate when it was performed, as discussed above, a lot has changed since then. For example, a Costco store, which generates a tremendous amount of traffic, opened just north of the proposed project site in November 2022, and several other shopping developments are in the works.⁴ Further, the makeup of the Costco retail development has changed since the initial plans were approved, meaning that a higher proportion of the businesses in the Costco retail center are drive-through establishments.⁵ Drive-through establishments result in shorter stays, which therefore means more trips and higher traffic. And because drive-throughs are a different category of business from the other businesses here (i.e., retail), there is less cross-over, meaning that these establishments generate new trips rather than extending existing trips.

As a result of these changes, SUSA members like Sarah Breon “have noticed a marked increase in traffic already in the area.” But despite the significant change in circumstances represented by the completion of this store and the changes to nearby

³ These title documents were previously provided to the BIA, and Mr. Broussard in particular, when they were discovered after the close of the comment period for the Draft EIS.

⁴ The Costco has literally caused traffic issues since the day it opened. This news story discusses how the timing of the opening in November of 2022 was altered to address concerns about the traffic. <https://www.redding.com/story/news/local/2022/11/22/costco-redding-grand-opening-shasta-sacramento/69671989007/>.

⁵ An article discussing these changes, and the City of Redding’s decision to deny further changes, was published by local news station KRCR. <https://krctrv.com/news/local/redding-planning-commission-advises-against-bechelli-bonnyview-specific-plan-amendment>

infrastructure (including but not limited to the installation of a four-leg, two-lane roundabout at the intersection of Bonnyview Road and Bechelli Lane) the updated TIS ***did not gather any new data and instead relied on data collected in 2016***. The updated TIS therefore failed to consider whether the mitigation measures implemented for the River Crossing Marketplace had actually ameliorated the traffic conditions they were intended to address, or whether the impacts of the Costco were commensurate with what was anticipated. This is despite the fact that the TIS *explicitly relies on* the River Crossing Marketplace's analysis and mitigation measures. The FEIS states that the improvements constructed at South Bonnyview Road and Bechelli Lane in relation to the River Crossing Marketplace Project, namely the roundabout, already account for the increases in traffic due to the Redding Rancheria project. (FEIS, Vol. 2, p. 4.8-12.) This assertion, however, dates from before the Costco opened near that location, not to mention the remainder of the development. It is therefore unclear how these impacts could be analyzed in conjunction with the impacts from the Redding Rancheria project, when they also predate other significant contributors to traffic and congestion in the area.

Indeed, there is significant reason to believe that the roundabout has actually worsened traffic in the area. Aleta Carpenter, among many other SUSA members, voiced her concern: "Having just gone to the circus that is Costco this morning and witnessing a crash at the roundabout, the idea that additional traffic in that general area is frightening. More traffic, more pollution, more crashes and/or near-misses. I do not oppose a new casino; I simply oppose one in that location." Another SUSA member concerned about this feature, Robbin Borden, said that "[a]dding casino traffic to that new roundabout alone is unconscionable." SUSA member Milt Irwin perceptively notes that the roundabout was designed to address traffic patterns different from those that the project would present. "The roundabout could become treacherous because the westbound left turns across the roundabout into the casino could dominate the traffic pattern. The roundabout was designed for and functions well with traffic 'as is'; not for what might be." And Steve Belongie, while he too says that he is not against a casino as a general matter, also notes that "[t]he intersection of Churn Creek and Bonnyview has already seen a massive uptick in accidents by adding the roundabout. Traffic leaving the casino later in the evening would only add to this." Laura Jones stated that she is "very concerned about the location of the proposed casino as it will have a very negative impact on traffic patterns on an already confusing intersection prior to the roundabout and the entrance to the hotel which leads to the supposed access to the casino. I can hardly begin to imagine what that will be like in the case of a co[n]cert or other special event."

As succinctly stated by SUSA member Nancy Williams, "with the addition of Costco, other new businesses on both sides of the freeway, and the new round-about traffic circle, additional casino traffic will only make an already terribly congested intersection/area worse than it already is." And, as Steven Williams noted, "[a]ny type of commercial development will negatively impact an already congested traffic area." These impacts have the potential to drastically decrease not only the quality of life for residents nearby, but also raise the likelihood for negative health outcomes caused by the increased noise, pollution, and accidents that additional traffic will occasion. The FEIS did not adequately analyze this full spectrum of harms, and the mitigation measures proposed therein will not address them.

III. Harms to Surrounding Neighborhood

A. Light and Noise

As reflected in SUSA's comments 193-02 and 193-08 on the Draft EIS, SUSA's members, and especially those who live near the proposed project site, have significant concerns about the impact that the increase in light, noise, and activity resulting from the project will have on their neighborhood. As Robin Petersen noted, "This project would be detrimental to the environment, wildlife, property owners and the public in general. Those of us that live near the site are already impacted by the Costco shopping center. Traffic is a nightmare. This project would add additional traffic, noise pollution and light pollution not to mention the public safety concerns a casino brings." Kile McClure rightly observes that the casino "will have to ADVERTISE which means big signs, big buildings, and BRIGHT and FLASHY lights. Not to mention the noise that it will bring to the neighbors that are across the river when the casino has events at the property let alone the noise of the construction that the neighbors have to listen to while its being built."

These impacts are often just the kind of thing that residents around the projected project site sought to avoid when they moved to this area. Says Laura Jones, "Those of us who are property owners purchased our land not expecting that we would have to sacrifice our desire to live out of congested areas and to be out of the way of excessive noise and congestion. As a property owner in this area I feel as if I am being forced to make a decision to move, to put security gates around my property at great expense, and to give up the beauty of my front yard view and the lovely sounds of the outdoors I exchange for glaring lights and noise." Similarly, Joshua Jones "moved to churn creek bottom to gain some space for my kids to play and space from the noise and crime of the inner city. Placing this casino in the strawberry fields near Churn Creek bottom and on I-5 frontage property is a money grab and completely neglects consideration for those living in the area."

While the FEIS considers noise impacts from loading docks, idling vehicles, and HVAC systems, it does not take into account the noise from events at the event center or conference center or general noise caused by visitors to the casino and hotel. Because the project will drastically change the composition and character of neighborhoods around the project site, SUSA's members do not believe the FEIS analyzes the full extent of these impacts or contemplates mitigation measures sufficient to offset the same, and the FEIS additionally fails to adequately address comments 193-02 193-08 submitted previously by SUSA.

B. Homelessness and Crime

Many of SUSA's members are concerned about the increase in homelessness and crime that may result from the project. Janice Phelps, for example, says that "[t]he existing casino has attracted many problems in the surrounding area. The police are frequently responding to criminal activity in the parking lot. Many homeless people are camping nearby to be close to the casino."

SUSA previously brought concerns about the socioeconomic impacts of the project to the BIA's attention in the context of the Draft EIS, and other commenters—

such as the individual at I102-08 and the Shasta County Board of Supervisors at A6-11—specifically raised concerns about homelessness in connection with the project, but the FEIS’s response to comments on this issue is wholly inadequate. The response to these comments, in FEIS Vol. 1 on p. 3-14, considers only the parcel of land, not the business to be run on said parcel, in reaching the conclusion that the project would have a less than significant impact on the incidence of homelessness in the area around the project. It further uses the backward logic that, by occupying the property, the project would actually *reduce* homelessness. But the site is not currently used by homeless individuals. The concern is that the operation of a casino will attract *more* homeless individuals to the area, as has been the case with the existing casino. The report prepared by ProForma and attached as Appendix L to the FEIS offers no further substantive response to SUSA’s or other commenter’s concerns about this issue (though it does recognize that homelessness is a current problem at the Redding Rancheria’s *current* gaming operation) except to baldly assert that *any* development of the site would carry such effects. (FEIS, Vol. 3, Appendix L, p. 9.) There is no reason to believe this however, and the report accordingly points to none. Even if it were true, it does not follow that the project would not have greater impacts in this regard than some other kinds of development.

With regard to crime, the FEIS, at Vol. 2, p. 4.7-14, states that “There is a general belief that the introduction of legalized gambling into a community increases crime. However, this argument is often based on anecdotal evidence rather than empirical evidence. Whenever large volumes of people are introduced into an area, the volume of crime would be expected to increase.” The FEIS makes this statement as if it should allay the concerns of residents. But the conditions for an increase in crime are exactly what the project represents: a large influx in the volume of people in an area that is currently agricultural. Thus, even by the FEIS’s own assessment, there is likely to be an increase in crime in the area of the project, and the FEIS does not adequately address this issue. Indeed, the report prepared by ProForma and included as Appendix L to the FEIS actually acknowledges that at least one study links casinos and crime, but tries to insinuate that the study is not applicable here because of the presence of the Win-River Casino. (FEIS, Vol. 3, Appendix L, p. 2.) However, the Win-River casino is approximately two miles away from the current site, and is a smaller operation than the proposed project. Merely moving the casino to the Strawberry Fields site will put the casino in proximity with new neighborhoods, thereby bringing new levels of crime. The FEIS does not adequately consider this issue, and accordingly fails to propose mitigation measures that will address it.

Fundamentally, despite attempts to dismiss residents’ legitimate fears as being based on anecdotal rather than empirical evidence, it is undeniable that the current Win-River Casino is already the site of significant criminal activity in the community. Speak Up Shasta requested and received the logs of emergency calls made from Win-River Casino from January 1, 2021 to December 31, 2022. These logs, attached hereto as **Exhibit D**, show more than 600 emergency calls within that timeframe, including dozens of calls using police codes related to violent crimes. Even without these call logs, however, it is clear to the community that the Win-River casino is a locus of crime in Shasta County; violent and erratic criminal behavior at the Win-River casino is not

uncommon and is a distressing fixture of SUSA members' and other Shasta County residents' news feeds.⁶

Not only do the emergency calls discussed above demonstrate that substantial levels of criminal activity already taking place in the current, *smaller* casino, they also show the extent to which these events siphon off resources from Shasta County's emergency response services. Even smaller offenses like petty thefts—of which there were more than 100—can cost the Sheriff's Department thousands of dollars to investigate and prosecute. Investigating and prosecuting a violent crime, however, for which there were dozens of calls, can cost more than \$100,000 per crime.

The proposed project will not only move this crime into a new area, it will expand it by expanding the size of the casino operation, with all the attendant societal and fiscal costs that this entails. This will have a significant impact on Shasta County residents that was not adequately assessed in the FEIS.

C. Property Values

SUSA members and other residents who live near the proposed project site are justifiably concerned about the prospect that the project—which threatens to reduce public services while increasing traffic, noise, crime, and homelessness—will reduce their property values. While the FEIS considered this concern, it ultimately determined that no mitigation measures were necessary to address the potential for decline in regional property values. (FEIS, Vol. 2, ES-21.) This ignores the FEIS's own statements about the likelihood of impacts.

The FEIS states that “there is no anticipated impact on residential home values because of the existing operation of the Win-River Casino in the larger market area, the location of the Strawberry Fields Site near Interstate 5 (I-5) and other commercial areas. Consequently, it is reasonable to conclude that the development of Alternative A would have a less-than-significant impact on surrounding housing property values.” (FEIS, Vol. 2, p. 4.7-9.) This assessment fails to take into account the acute close-proximity impacts posed by the project. As the FEIS also notes, “Changes in property value can be affected by a number of factors, including the proximity of the casino to other properties in the

⁶ See, for example, <https://krcrtv.com/news/local/woman-arrested-after-allegedly-attempting-to-run-over-her-partner-at-win-river-casino> (woman arrested and charged with attempted murder after allegedly attempting to run over her partner at Win-River Casino); https://www.actionnewsnow.com/news/crime/man-sentenced-to-60-years-to-life-in-win-river-casino-officer-involved-shooting/article_aff8409e-6f39-11ec-a18e-b37311271913.html (man who assaulted an 80-year-old woman and shot at police officers at Win-River was sentenced to 60 years to life); <https://www.redding.com/story/news/local/2021/03/05/sheriff-redding-man-arrested-after-making-threats-win-river-casino/4600136001/#:~:text=Deputies%20arrested%20a%20Redding%20man,in%20the%20area%20this%20year> (man arrested after threatening to 'kill everyone' at Win-River Casino); <https://www.redding.com/story/news/2018/12/29/officer-involved-shooting-investigated-anderson/2439937002/> (police K9 shot pursuing a suspect who was driving a stolen vehicle out of the Win River parking lot).

vicinity, the mix of properties surrounding the casino, whether the casino stimulates additional development and whether or not the casino is located in an urban area. Impacts to surrounding commercial and industrial uses would probably be neutral to positive because a casino development would bring increased economic activity and because such a project may stimulate additional commercial development in the vicinity of the site.”
Id.

Thus, even according to the FEIS’s own reasoning, additional economic activity stimulated by the location of the casino could negatively impact nearby residential properties and their values. The foregoing review of the FEIS more generally demonstrates that increased traffic, and the increased incidence of crime and homelessness that is associated with casinos, will impact the area around the project, making harms to property values likely.

Given the likely impacts of the project, as discussed above, Laure Jones rightly asks “Who is going to purchase my property knowing this is what they will be faced with?” SUSA members and other residents should not have to suffer a significant decrease in their property values so that another entity can use the space for commercial gain. They are owed, as part of this process, a realistic assessment of whether that is likely to happen if this project is completed as planned. The FEIS does not provide that analysis.

IV. Harm to Nature and Habitats

A. Habitat Damage

Many of SUSA’s members are life-long nature lovers. They care profoundly about the nature that surrounds them, and see Shasta County as an area of profound natural beauty. As Robbin Borden expressed: “[w]e are a recreational city and a city surrounded by the beauty of mountain wilderness, lakes and streams with every sport known to come from such places.” To these SUSA members, as Mary Speigle so aptly expressed, “[p]lacing a casino on prime riparian habitat at the southern entrance to Redding is the height of disregard for Shasta County’s environmental appeal as an area of recreation. Locals and tourists appreciate the natural beauty of our county when hiking, biking and enjoying water activities on our lakes and river.”⁷ Steven Hill speaks for many SUSA members and other residents of Shasta County when he opines that “[a]ny development on this special property by the river would be an atrocity to this natural setting.”

As previously discussed in comments 193-03 and 193-04, the destruction of habitat and impacts to wildlife are major concerns for SUSA members. Donna Kaye expressed that she is “opposed to this project because of the animals that will be displaced (eagles, ospreys, otters, turkey) just to name a few.” As Jeanne-Marie Carr told

⁷ Speak Up Shasta’s comments of June 17, 2019 on the Draft EIS relatedly dealt with the aesthetic impacts of the project on users of the Sacramento River. (Comment 193-02.) SUSA’s members do not believe that the response in the FEIS is adequate with regard to these issues.

us, “[w]e want to keep a quieter, greenbelt to protect wildlife habitat in the fields, the trees, and the Sacramento River.” Further, as Kathy Grisson notes, “[w]ay too much open space has been destroyed in Redding in the last few years. Thousands of trees have been cut down. Enough is enough.” Ms. Grisson echoes the sentiments of many SUSA members and other residents of Shasta County and Redding when she proposes that the site for the proposed project be made into “a wildlife refuge or trails or plant trees or something to enhance the environment.”

Candice Sullivan, who has lived near the proposed site for decades, makes a poignant appeal for the preservation of the habitat in this area:

I have been a resident of the beautiful Churn Creek Bottom area south of Redding for 35 years. Me and my family have enjoyed the huge assortment of wildlife that inhabit this area near the Sacramento River. This includes turkey, pheasant, quail, owl, deer, fox, skunk, raccoon, opossum, rabbit, squirrel, coyote, hawks and many other wildlife. Their survival depends upon the availability of open space and riparian habitat in the area known as the Strawberry Fields. It is truly a unique jewel of Churn Creek Bottom. The Wintu tribe should be concerned with their responsibility of being a good steward of the land just as their ancestors depended on the areas riches for their survival. Most importantly the current tribe members owe it to the future generations to SAVE this jewel in its’ current state for future generations to enjoy. Covering the rich loam soil with asphalt and cement and bringing in thousands of people, cars, bright lights and loud sounds will result in the permanent loss of the wildlife native to this area... We cannot risk losing nature’s very important jewel of Shasta County. We must protect the wildlife, floral and fauna that thrives in this beautiful, peaceful place. How can we in good faith explain to the children why we stood by and let this magnificent area be destroyed and the animals lose their home?

When the Draft EIS was published, SUSA brought concerns about the potential impacts to the habitats of native and threatened species to the BIA’s attention in its letter dated June 17, 2019. The FEIS’s response to these comments, however, does not address several of the concerns SUSA raised in that letter with regard to impacts to habitat. In particular, SUSA’s letter expressed concern about the potential impact that the water and wastewater impacts of the project could have on the habitats in the Sacramento River, but these concerns were not addressed in the FEIS. The FEIS at Vol. 1, section 3.12.2, p. 3-25, discusses only the fact that the wastewater leach field would remain open space, not whether the leach field could have other impacts on subterranean species or the Sacramento River. Nor are the potential impacts of groundwater usage on surface water or groundwater-dependent ecosystems analyzed. Also not analyzed are the potential impacts of construction activities or the potential impacts of vibration, noise, and light from the project on these habitats. In particular, the Draft EIS, section 4.11.1, p. 4.11-5, only analyzes the impact of vibration on human receptors, and does not take into account the impact of such vibration on wildlife. Without this analysis, it is unclear whether and

to what extent these activities will negatively impact the habitats at and around the proposed project site.

Further, the areas of the Sacramento River immediately adjacent to the site do, in fact, contain many threatened and endangered species, including but not limited to anadromous species. The Environmental Assessment for the Upper Sacramento Anadromous Fish Habitat Restoration Program, performed in 2016 and attached hereto as **Exhibit E**, makes this clear.⁸ Because both the Draft EIS and the FEIS fail to consider the impact that the project will have on these species and others, the FEIS cannot support a record of decision approving this project. Neither the Draft EIS nor the FEIS, for example, contain any analysis of the impacts of increased lighting from the project on juvenile salmonids; the only analysis of lighting deals exclusively with birds. This is despite the fact that recent studies demonstrate that increased night-time lighting can have significant negative impacts on the predation of juvenile salmonids, including federally and state-listed species. Without an analysis of these risks, and/or potential mitigation measures, the FEIS does not adequately assess the biological impacts of the project as proposed.

Fundamentally, as life-long residents of Shasta County with a deep affinity for the nature there, SUSA's members take the long-term view. The responses to SUSA's comments, and the FEIS more generally, do not. These responses, for example, state that some of the areas impacted by the project are not *currently* habitat for certain species because of geographical range. This fails to take into account that changes in climate or riparian patterns could lead to changes in geographic distribution of species or changes to habitat suitability, meaning that the impacted areas have the potential to become habitats for listed species and others, especially in light of the adjacent designated critical habitat for steelhead and chinook salmon. It is important to preserve as much habitat as possible for native species, especially those that are facing threats to their very existence. The FEIS's failure to include either a geotechnical review of the impacts of siting certain elements of the project within the 100-year floodplain or an analysis of whether the 150-foot setback is adequate reflects a focus on the short term that is starkly at odds with the perspectives of SUSA members and Shasta County residents, not to mention the intended function of the EIS process.

Thus, for the foregoing reasons, the FEIS fails to adequately respond to SUSA's comments 193-03 and 193-04 to the Draft EIS, and generally fails to adequately analyze the impact of the project upon habitats and wildlife, such that it cannot form an adequate basis for a record of decision.

B. Failure to Consult with NMFS About the Revised Plan for the Stream Bank

The Draft EIS of April 2019 included a plan to stabilize the stream bank using the window rock slope protection ("RSP") method, which involves installing boulders at the water's edge. (Draft EIS, Vol. 1, p. 2-20.) As discussed in the FEIS Vol. 1 at section 3.11,

⁸ This Environmental Assessment was previously provided to the BIA, and Mr. Broussard specifically, by Speak Up Shasta after the close of the comment period for the Draft EIS.

p. 3-23, however, that plan has been abandoned. The Final EIS now contains a planned setback of 150 feet from the stream bank, in lieu of the boulders proposed in the Draft EIS.⁹

This new solution, however, has not been analyzed by the National Marine Fisheries Service (“NMFS”) pursuant to § 7 of the Endangered Species Act (“ESA”).¹⁰ While NMFS was consulted and did concur on the methods included in the *Draft EIS* as required by ESA § 7, that concurrence was based on the project as described in the Draft EIS, not its present incarnation. (FEIS Vol. 1, p. 3-26.) Because the changes to this plan were not publicized until the publication of the FEIS, neither the public nor NMFS has had the opportunity to comment on or review this revised element of the FEIS or the impacts it could have on the animals that live on the stream bank or in the channel.¹¹ While the impacts from this change could be similar to the previous plan or neutral, without having done this review, it is impossible to say whether the NMFS would have reached the same conclusion about the project as currently proposed.

In essence, because the project as currently contemplated is materially different with regard to the new proposals for the treatment of the stream bank than the project on which NMFS concurred, a consultation has not been completed for the purposes of § 7 of the ESA. Even though the new methods may sound acceptable on paper, the procedural requirements of environmental statutes, including the ESA and the National Environmental Policy Act, are intended to allow knowledgeable entities and agencies to weigh in on important issues before a project can move forward. The NMFS has not done so here, as the revised project is completely different from the one it signed off on. The FEIS is therefore deficient in this regard.

⁹ There is also significant ambiguity about the specifics of the proposal with regard to the stream bank. While the FEIS’s Response to Comment T6-20 indicates that the streambank stabilization measure would entail balanced removal and replacement of material within the floodplain, the proposed biotechnical bank stabilization measure, as described in Appendix N of the FEIS, only contemplates planting willows along the bank and native trees at top of the bank, without any soil removal. These conflicting descriptions create ambiguity that makes it impossible to analyze the efficacy of the FEIS’s proposed mitigation measures. The additional failure to explicitly address the fact that the streambank stabilization measures are within the 100-year floodplain further supports the conclusion that the FEIS does not form an adequate basis for a record of decision about this project.

¹⁰ In addition to not being analyzed by the NMFS, the removal of the RSP method and the replacement with a setback, because not included in the Draft EIS, was never open to meaningful comment with regard to the setback’s adequacy to address concerns about erosion and flooding.

¹¹ This change additionally constitutes a substantial change to the Proposed Action that is relevant to environmental concerns, and a supplemental EIS should therefore have been issued to give the public the opportunity to comment on this revised proposal. (*See* FEIS, Vol. 1, section 3.1.3, p. 3-2.)

Sincerely,

/s/ Stuart G. Gross

STUART G. GROSS

EXHIBIT A

Selection of Comments Received from Members of the Speak Up Shasta Association
After Publication of the Final Environmental Impact Study for the Redding Rancheria
Fee-to-Trust Project, April 2024

"I am opposed to the Casino project being built on the proposed location of Strawberry Fields because I am concerned as a taxpayer that this location will bring added crime to the area and that the Rancheria will not be paying their fair share of the services, including police and ambulance, that will likely grow to be more of a problem than it already is at their current location. Most city of Redding citizens agree that the city should not be footing the bill for those services. Also, with the addition of Costco, other new businesses on both sides of the freeway, and the new round-about traffic circle, additional casino traffic will only make an already terribly congested intersection/area worse than it already is. The Rancheria also intends to build a huge concert venue along with the casino, which will take away much-needed revenue from our downtown jewel, the Cascade Theater, which currently draws big-name performers. But if performers are siphoned away from the Cascade to the larger Rancheria venue, the Cascade would likely be shuttered. That would be a shame and a huge blow to the current revitalization project currently happening in downtown Redding. "

Nancy Williams, 4/12/24

"I oppose the casino as it will negatively impact our traffic and economy, as well as create an area in this community that is not safe."

Monty Apple, 4/12/24

"Even tho the lanes on I 5 have been widened, traffic would definitely be a problem for a casino. We have voted continually against this measure! Why r the politicians taking money to get this passed against the community's desires? Why invite MORE crime?"

Betsy Ann Raymond, 4/12/24

"The Rancheria is not paying its fair share for the government services it will receive. Sheriff, Fire, Medical could potentially cost the taxpayers 1000's of dollars. This proposal smacks of corruption with the Rancheria donating heavily to Board of Supervisors who voted for it. Some of them have taken tens of thousands of dollars in campaign donations from the tribe. The Rancheria is already involved in state sanctioned federally illegal marijuana business. The new Casino will most likely see some kind of cannabis lounge which will only put more impaired drivers upon our roads , in this case directly on the Five freeway, California largest north south traffic artery. The strawberry fields are a rich part of Shasta County's history, once destroyed forever lost."

Joe Dokes, 4/12/24

"Please do not allow the Indian Casino be developed on the property on and near Strawberry Fields and Interstate 5. It will create a traffic disaster for every day

commuters, traveler's and potential emergency evacuations. It will also cause a strain and increased costs on our law enforcement agencies due to increased crimes, which unfortunately occurs with casino development. We want to keep a quieter, greenbelt to protect wildlife habitat in the fields, the trees, and the Sacramento River. The Redding Rancheria has a successful casino hotel off Highway 273 in an appropriate location. They should be able to continue business there. Please do not allow a casino to be developed. Thank you."

Jeanne-Marie Carr, 4/12/24

"Having just gone to the circus that is Costco this morning and witnessing a crash at the roundabout, the idea that additional traffic in that general area is frightening. More traffic, more pollution, more crashes and/or near-misses. I do not oppose a new casino; I simply oppose one in that location. Its immediate adjacency to the Sacramento River is also concerning, and replacing a beautiful green area with asphalt is detrimental to the environment. "

Aleta Roseanne Carpenter, 4/12/24

"I feel moving the Win River Casino to the area known as Strawberry Fields will be a terrible travesty to our community for several reasons- First, the crime that is in and around the Casino environment ... This Casino until recently was in cooperative with law enforcement in Shasta County. - they do not pay there way regarding the cost to the community of law enforcement on the Rancheria. Look at the number of calls there are for the casino for law enforcement. Even with the deal they recently made will not cover the added costs of activity at the Casino. - The Indian Casinos pay no sales tax or occupancy tax! I as a citizen consequently subsidize Casino activities or services. - personally I feel the Casinos promote a unhealthy life style for their customers. Both physically and financially. Most folks in the Casino can't afford to be there. -The tribe was allotted their Casino, why would you allow them to move it? -Tribal members make purchases and then take delivery on the Tribal land, avoiding Sales tax in the community. Intellectually this is wrong for our community! I am truly adverse to moving the Casino to the entrance to the City of Redding. "

George Emmerson, 4/12/24

"I am against relocating the casino to Strawberry Fields location. That beautiful location is one of the entry ways into Redding. I do not want visitors or locals viewing a Casino first thing on Interstate five before entering our city. It would attract more crime, more drunk driving issues and bad congestion an area that is already experiencing major congestion. Locals will be covering the cost of policing and traffic issues. It is a fact that criminals are attracted to casino locations and with it being on a direct Interstate route it will be even more convenient for them to drop in and have a quick escape if wanted. Please do not allow this to be the beaconing light at the south entrance to Redding! Please think more of our area and what we want to attract and think more of the safety of the citizens living in Redding! Please consider the expense to the taxpayers of Redding and Shasta County. Please do not allow this casino move to Strawberry Fields!"

Joyce A. Cannon, 4/12/24

"i am not in favor of the casino project for many reasons. most of witch have already been addressed im sure. one main concern for me is the fact that some people leaving the place will be intoxicated and will probably try to avoid I 5 and travel down the other narrow dark country roads insted. those roads are already dangerous without drunk drivers. also there is only one way in to that land and that area has seen a ten fold in trafic conjection after the save mart and costco construction. add a hotel and casino to that and someone is going to need to widen the I5 overpass to handle it. enviornment and wild life is always on my mind but also the quality of life for others. neighbors, dogs livestock etc. will the 24 hour noise keep dogs barking all night. or keep horses cows and sheep awake all night?? it probably will. and crime or confrontations with those intoxicated folks lost in a farming and ag area. if this go's through redding will be just like other citys on the I 5 coridoor. urban sprall covering every green space between towns untill you cant tell when you left one and entered the next. lets face it there are other options for the tribe. i personally would like to see them expand on land that has already been coverd with asphalt and is not being used.it seems like the mentality is build build build and dont try to restore land back to nature. and thats just a few reasons i oppose this development."

Joe Vanenkenvort, 4/12/24

"Placing a casino on prime riparian habitat at the southern entrance to Redding is the height of disregard for Shasta County's environmental appeal as an area of recreation. Locals and tourists appreciate the natural beauty of our county when hiking, biking and enjoying water activities on our lakes and river. The intersection of Bechelli Lane, I-5 and the Bonnyview bridge is already a dangerous intersection that many people avoid. Adding additional traffic from a casino would be criminal."

Mary Claire Speigle, 4/12/24

"I'm opposed to this project because of the animals that will be displaced (eagles, ospreys, otters, turkey) just to name a few. I'm opposed to the traffic from the homeless who will come from the already existing casino and the neighborhoods they will prowl at night and the problems that come with that aspect (drugs, stolen cars, robberies) just to name a few. I'm opposed to the cost to public safety and the cost taxpayers will have to bear for police and fire. The traffic that already to much for such a small area. I think that the new casino is just a bad idea for our community, our children and our future ! Thank You for allowing me to share my thoughts on this matter. Donna Jones "

Donna Kaye Jones, 4/12/24

"My wife and I are opposed to moving the casino to the strawberry field. The traffic impact will be huge, they claim the river is sacred to them yet they are willing to move to there right next to it. The impact to local businesses will be immense. Four members of the Board of Supervisors voted to approve a sweethard deal to the tribe for county services. The tribe had supported them with campaign funds. This happened when the local sheriff, fire marshal, county counsel, County Administrator had all objected to the deal. That case is being litigated."

Greg Boehle, 4/12/24

“This is only going to bring more crime in an already high crime area. Low income and depressed inhabitants turn to this for excitement which leads to a cycle of more crime! I hope this project never happens for the health and safety of our area.”

Mary R. Salles, 4/12/24

“We do not need another casino in Shasta County!”

Kiyo Tracy, 4/12/24

"This is the wrong project in the wrong place-there are no good solutions for traffic, or any infrastructure services ie water/sewage treatment and would pave valuable soil that is unique for aquifer recharge. Any development on this special property by the river would be an atrocity to this natural setting. The tribe alrwyd has a casino and when this property was first purchased , the tribe lied and said it was not for a new casino."

Steven Thomas Hill, 4/12/24

“Traffic will be a huge problem. The only way this project could go forward is if they would add an on/off ramp further down I5.”

Shirley A. McCarthy, 4/12/24

"I believe that a casino is a temptation to people to not make good use of their resources, especially to those people who have less material things than average. The expanding of the casino would give more people this temptation."

Floyd Noble, 4/12/24

“Way too much open space has been destroyed in Redding in the last few years. Thousands of trees have been cut down. Enough is enough. The tribe already has a casino. They just finished expanding it. There is no reason for another one or to move it. That land has historic importance. They should honor those killed there and make the area a wildlife refuge or trails or plant trees or something to enhance the environment. There is enough pavement and traffic in south Redding. I can't even stand to go to Redding anymore.”

Kathy Grisson, 4/12/24

“I am not in favor of any more development around Costco. Especially Strawberry Fields. Please leave some part of our natural rural environment. I am afraid we are going to look like Woodland and Davis.”

Julia Ann Screechfield, 4/12/24

"This project would be detrimental to the environment, wildlife, property owners and the public in general. Those of us that live near the site are already impacted by the Costco shopping center. Traffic is a nightmare. This project would add additional traffic, noise pollution and light pollution not to mention the public safety concerns a casino brings. The effects on wildlife are not adequately addressed. The EIR was done prior to the Costco project and does consider the impacts of it. The impacts of a 9-story hotel are endless. This project does not belong on the land so close to the Sacramento River and all the creatures dependent on the ecosystem surrounding it. This project would bring additional financial hardships to businesses offering similar services and products. "

Robin Rene Petersen, 4/12/24

"i am steadfastly opposed to the construction of the Casino on the Strawberry Fields. This is excellent soil and should NOT be covered with a huge building, lots of cement, and asphalt. A construction like this, and of such size, should be placed on property that is not so rich for growing. This type of land should NEVER be used for any type of large construction. "

Diane L. Mort, 4/12/24

"It would add to the existing crime, homelessness, traffic issues that currently exist. Our town has become a downtown LA ghetto. Casinos notoriously have been known for exploiting seniors & lower income families. Gambling addictions destroy quality of life for families. Not a good thing for Redding's future. We don't need more casinos in California."

Evangelina Marta Andersen, 4/13/24

"WRC can afford to pay their fair share to the city of Redding, Shasta County and surrounding neighbors. WRC brings in minimum \$30,000,000 a month. I know this for a fact and have proof. They need to pay their fair share. They drain the services of our paying tax payers pay for. They are nothing but a large corporation so they need to pay their fair share. If you look at the City of Redding stating a business is to pay a tax to the City of Redding of the gross receipts and in one month WRC brings in \$30,000,000 a month WRC should be paying \$300,000 a month to the City of Redding if it's at 1%. That would be \$3.6 million a year towards the city to use for services such as Fire, police, mental, etc. That's on the low end for what they should be paying. Most of their donations comes from grants they apply for. Which that money comes from tax payers. So don't let them fool you thinking they pay their fair share. "

Robert E. Stone, 4/13/24

"This project is bad for both our city and county governments ! It would cause more traffic jams, crime, and less revenues. It would also cost more for resources funded by tax payers that would never be fully reimbursed. It would also exponentially create more gambling addictions than this casino already has."

Stan Bridges, 4/13/24

"The city of Redding has voted the casino down. None of us are quite sure why this is even an issue still. We do not want to be known as a casino city and the first thing people see driving into the city limits. We are a recreational city and a city surrounded by the beauty of mountain wilderness, lakes and streams with every sport known to come from such places. The glaring lights, traffic pollution, air pollution, noise pollution and just the unsightliness ugliness of a casino right near all those neighborhoods should be considered a crime against the city of Redding and not what its being touted. What kind of evil is this plopping a casino in an environment so ecologically pristine. I can't imagine the negative impact such a project would incur on our community. Adding casino traffic to that new roundabout alone is unconscionable but all of the rest is a crime against the environment and the city of Redding and its people. Redding voted. No casino. Why do you persist against a decision already made? "

Robbin W. Borden, 4/13/24

"This project will detrimentally increase traffic on Bonnyview Drive, especially now that the Costco store has relocated to this area. This will affect all the residential neighborhoods which are immediately in the area."

Abel Jasso, 4/13/24

"I don't think it's a good idea to put a casino so close to town like they want. Traffic alone will be a nightmare. I limit my trips to Costco just because of the congestion. And they can say there is no crime element that comes with it, most know the facts. Just because the government passes a bill that says a crime is a less evil than it was 5 years ago because of funds, doesn't make it so. And the cost to our emergency services is already up. Something else that cannot be denied. If they want a casino by the freeway, acquire land far away from our 4 Shasta Co. cities and make a destination like Reno or similar. While have friends in the tribe and who work there, I cannot support this build. Respectfully, Seth. "

Seth Hinton, 4/13/24

"PLEASE do not approve building the casino. The traffic there is a nightmare now that Costco and other new businesses are going in which will add to more congestion. There will also be more drunk and drug impaired drivers leaving the casino onto I-5 which will also cause some major injuries or death."

Keith Ceary West, 4/13/24

"Redding rancheria needs to pay their share of taxes, as they use a large amount of city resources. Moreover, the area they are wanting to build in can't sustain the amount of traffic and people a casino would bring. That area is a hot mess already during rush hour and weekends. If we add a casino to the mix, it would make it ten times worse. A casino at strawberry fields is NOT in Reddings best interest. Maybe it is for the tribe, but they do not stand to lose anything, only gain. "

Katie B., 4/13/24

“The roundabout could become treacherous because the westbound left turns across the roundabout into the casino could dominate the traffic pattern. The roundabout was designed for and functions well with traffic 'as is'; not for what might be.”

Milt Irwin, 4/13/24

"What are we as a city? With all our surrounding beauty and resources, we can't afford the quiet infestation of the dark side of gambling to be a spotlight on us. Keep the casino where it is. Not shining on I-5 and sucking the life out of the people that have a gambling addiction, and the poor. They are already required to make available a hotline phone number to combat that problem. Should it not confirm it's dangerous to society? STOP THIS PROJECT! Thank you"

Jim Quinn, 4/13/24

"The area needs another casino like we need more taxes. This is a California tax free entity. The pay no income tax, sales tax and county tax. Put your efforts into something more productive for Shasta County. Gary Wyatt "

Gary Wyatt, 4/13/24

"Not only traffic and public safety will greatly get worse, but gambling is a huge addiction for some people. We already have a horrible drug addiction problem in the north state! A mega casino will only make it worse, it will also increase homelessness! "

Lance D. Smith, 4/13/24

"I grew up right where that casino would go. South Redding is one of the few rural places left. It would be a massive disgrace to put another casino right there, just so somebody can make a bunch of money, without any regard for the people who have lived there their whole lives; not to mention the more lives that will be ruined by this casino. The last thing Redding needs is another Casino; more personal debt. Not to mention the kind of people and road traffic this would bring. If this gets passed I will completely have given up on this county, and will be moving away, because I do not want to raise my family with a casino at every turn. We already have 2 large casinos within 30 miles. We do not need another"

Daniel Patrick Cerro, 4/13/24

"I have lived in Redding with my wife and raised 4-children in the community for over 30+-years and we are against the casino being moved to 'Strawberry Fields. With the recent build of the new Costco and other businesses by the area the congestion is already too much. The casino has their land at the Rancheria and the only reason to relocate is to generate more income but at what price? There will be increased traffic flow, crime has historically increased when an Indian Casino is built and taking money from the tribes for police services can be easily mistaken for control on how the police handle the area. There is already a casino on the Rancheria land, and they invested in the build of a hotel, so the negative of relocating the casino to another location is damaging to the Redding

Community. Redding needs to think logically about the request to relocate the casino on 'strawberry field' since it does not add any benefit to our community, but it creates a blight off HWY 5 for the Redding community. As a long-term resident, I say NO TO THE CASINO ON 'STRAWBERRY FIELD! Respectfully, Scott Banghart"

Scott Brad Banghart, 4/13/24

"We don't want a casino on that property, already too much traffic and this is a beautiful piece of land that doesn't need their casino,"

Geraldine Ann Schmiedl, 4/13/24

""We are concerned about Win-River moving to Strawberry Fields right off the freeway. As a family living near the new Costco, we have already seen a huge impact in traffic in the Churn Creek, Bonnyview, and Bechelli Lanes areas. Among other concerns are traffic concerns, impacts on the local economy, public safety, and impacts on local taxpayers. Another chief concern is the lack of transparency from the County Council in signing a 30-year contract with no oversight from the County's council or the public. Please reconsider approving this proposed development. "

Bridget Rose, 4/13/24

“Would create traffic congestion - poor use of fertile cropland - ugly commercialization - greed over aesthetics - WAY too much asphalt already”

William Unruh, 4/13/24

"First, it is a shame that the land is not being used for crops, orchards or livestock. Second, the traffic would instantly become the worst in the whole north state."

John Tasello, 4/13/24

I do not want the first thing I see when entering the City of Redding to be a large casino. The land on which the Native Americans want to build is not part of their reservation. The whole project is an eye sore for me and would be for others entering our city.

Curtiss Allen Nelson, 4/13/24

I've been following this issue for 4 years now. I'm not knee jerk opposed to the Casino; but the location is a terrible choice for the local community. Please reject the Casino's proposed location. Thank you for your cooperation. Bernard Sullivan

Bernard Francis Sullivan, 4/13/24

NO! on the casino that is AGRICULTURAL LAND It will bring more traffic and undesireables

Janet Zeis, 4/13/24

"Hello. I have been a resident of the beautiful Churn Creek Bottom area south of Redding for 35 years. Me and my family have enjoyed the huge assortment of wildlife that inhabit this area near the Sacramento River. This includes turkey, pheasant, quail, owl, deer, fox, skunk, raccoon, opossum, rabbit, squirrel, coyote, hawks and many other wildlife. Their survival depends upon the availability of open space and riparian habitat in the area known as the Strawberry Fields. It is truly a unique jewel of Churn Creek Bottom. The Wintu tribe should be concerned with their responsibility of being a good steward of the land just as their ancestors depended on the areas riches for their survival. Most importantly the current tribe members owe it to the future generations to SAVE this jewel in its' current state for future generations to enjoy. Covering the rich loam soil with asphalt and cement and bringing in thousands of people, cars, bright lights and loud sounds will result in the permanent loss of the wildlife native to this area. Additionally we are concerned with the crime and criminal element that is drawn to casinos. What a detriment to this beautiful community. I implore the decision makers to REJECT the Win River casino project at this location. We cannot risk losing nature's very important jewel of Shasta County. We must protect the wildlife, floral and fauna that thrives in this beautiful, peaceful place. How can we in good faith explain to the children why we stood by and let this magnificent area be destroyed and the animals lose their home? Make a wise, common sense decision and please vote NO on this project. It is not good for the community. Thank you so much."

Candice Sullivan, 4/13/24

"Criminal Activity: The existing casino has attracted many problems in the surrounding area. The police are frequently responding to criminal activity in the parking lot. Many homeless people are camping nearby to be close to the casino. Prime horticultural soil. The Strawberry Fields have river bottom soil, which is needed for agriculture. The rural feeling that has existed for many many years will be ruined by the influx of traffic and homeless people camping wherever they can hide to be close to the new casino. The existing Casino sits on soil not nearly as good as the Strawberry Fields. Let it stay where it is. Redding's first impression of those traveling on Interstate Five doesn't need a large casino on prime farmland. "

Janice Phelps, 4/13/24

"To whom it may concern- I would not like to see the casino move to the strawberry fields area. This will be an unsightly business to see as the public will drive through the city of Redding. It will decrease the natural beauty of this area. The casino will not blend in with the surroundings. It will have to ADVERTISE which means big signs, big buildings, and BRIGHT and FLASHY lights. Not to mention the noise that it will bring to the neighbors that are across the river when the casino has events at the property let alone the noise of the construction that the neighbors have to listen to while its being built. Just think of the Corning casino and how it doesn't look appealing when driving through. This will also disturb the wildlife in the area that live there and feed off the land or that have a habitat in the river. This move will increase the taxes at some point for us to pay for having police and fire departments to attend when the occasion arises. More traffic in this area would

result in a greater disaster. The people that travel through that general area in the mornings and evenings have a hard enough time, as do the people going in and out of the Costco shopping center. Thank you for your time. Kile McClure "

Kile McClure, 4/13/24

"the fact that the traffic is dangerous and numerous at the crossings at south bonnyview and churn creek rd and bechelli ln. and the new shopping centers on bechelli ln and the one on churn creek Rd. that creates a dangerous traffic jam is only some of the problems there. the fact that the existing winriver casino wants to put in another gambling casino in the area is simply unacceptable. they want to build a 9 story hotel, an ampha theater near the river, truck parking with lights and all the noise that goes along with a truck stop. so all the people that have lived a quiet peaceful life style for many years, I guess will have their peaceful lives ended. some of them have lived there for forty years or more. allowing this stupid plan to happen will bring many new hazards to the area. as the old casino has brought narcotics sales to the area along with many users and many other crimes, many hidden from law enforcement when they could. this area is 1 of the last pristine areas along the river. it has been used for pasture land for the last 70 years that I know of. many people have fished that area time and again. one of the city council men accepted money from the tribe for his campaign fund and used the term that a few unknowing lost souls were led to vote against this program. there were a lot of us informed citizens who rose up against this. not because of any anger against the tribe or any individuals, but by our knowledge of the workings of the other casino's in the area. all have had their troubles with crimes of narcotics, theft, assaults and some have led to murders. during the many meetings in the city council members of the tribe brought up massacre's in the area. the problems we had with the new casino were not stemming from any angst or Ill will about Indian raids on settlers, farmers or minors. of which there were many, but because of traffic and other conditions in the area. I'm retired Redding police. also part Indian. in my younger years took many history classes. I have been fairly involved in Redding, and worked for the city of Redding many years. thanks for listening. I hope you will continue to side with the people who live and reside here."

Philip Chase, 4/13/24

"This project is wifely opposed in our community. We are the taxpayers and we should have more influence than a small special interest group. This project benefits an Indian tribe only and the community is damaged by the traffic, crime and environmental impact. People come to Redding for the lovely natural surroundings. This corrupt project will replace the bucolic scene which creates the first impression of our city and replace it with the blight of yet another hideous master planned gambling complex which have ruined so many quaint small towns. They already have a casino. Let tucked back as it should be. Don't do more harm to our community. "

Deborah Horton, 4/13/24

"The new purposed casino would bring nothing but higher crime rates, clogged roads, noise pollution and a host of new oppressive situations to surrounding neighborhoods. I moved to churn creek bottom to gain some space for my kids to play and space from the noise and crime of the inner city. Placing this casino in the strawberry fields near churn

creek bottom and on I-5 frontage property is a money grab and completely neglects consideration for those living in the area. Has anyone taken a moment to see what the neighborhood looks like near the existing casino? If the casino is approved we move! I will not tolerate noise or physically harassment night after night from the casino and drunk and desperate patrons that attend. Gambling brings in desperate people and desperate problem equal dangerous people, not the type of people I want to plant my roots near. DON'T LET THIS ATROCITY TAKE PLACE IN OUR BEAUTIFUL CHURN CREEK BOTTOM. - Josh Jones "

Joshua Wayne Jones, 4/15/24

"Development of this site highly inappropriate. The Strawberry fields are appropriate for agriculture with very limited farming access. Any type of commercial development will negatively impact an already congested traffic area. The existing Rancheria site has additional development opportunity and the casino should remain where it is currently located. Casino location shopping was never intended."

Steven Lee Williams, 4/13/24

"Our home is rural and pristine as the North State should remain. The casino's present location is perfect and can be upgraded with executive planning, and provide more than enough space for improvements. Please vote to not allow this project to go forward, our environment asks for no Casino expansion. Thank you."

Jon Moore, 4/13/24

"Please do not consider allowing the land in Redding to be used for yet another casino in the north state. That casino will not bring more revenue from outside the county to Shasta. It will cause more trouble for traffic that has gotten excruciating bad since other businesses in Redding have moved and opened up near South Bonnyview. It will not produce more jobs that are of quality pay. This county is not in need of another gambling establishment. We need industry that will produce jobs that can provide for inflation and that higher taxes we are suffering with. Please do not consider this proposal."

Lesley McCoy, 4/13/24

"I am opposed to the casino for reasons of public safety, traffic and emergency services resources."

Patrick R. Crowley, 4/14/24

"I oppose the casino at Strawberry Fields. The agreement by the Board of Supervisors with the tribe to provide law enforcement is unreasonable and unfair to the taxpayers. The taxpayers should not subsidize the operations of the tribe. Win River Casino attracts too many criminal activities which necessitate law enforcement calls. The expansion and relocation of the casino leads to a conclusion that there would be more criminal activities there with more law enforcement involvement addressing calls, investigations, arrests, and

convictions. The traffic in the area of the Costco is congested. When the approved businesses in the shopping center open along with Costco and the McDonalds, the congestion will be near a breaking point. I understand there are numerous vehicle accidents in the area already. The new casino would create a nightmare level of traffic. I frequently use South Bonnyview from 273 to access I-5 from my home in West Redding especially when I want to go to East Redding or South of Redding. The present traffic flow is tolerable. I want it not to become intolerable. I am also concerned about the urban fringe along the Sacramento River being converted to a large commercial, crowded, noisy operation as a casino or similar large commercial operation there. For example, I think a shopping center or auto mall on that property would be ill advised. "

Donald Selke, 4/14/24

"I lived off Bechelli Ln and knew of this proposal to move the Winriver Casino and I worried how this would affect me and my neighbors in terms of traffic, air quality, crime, congestion and how this would impact the wildlife in this big church of property. I have since moved to Cottonwood but still am concerned for that residential area and the I' negative impact it would have given all I have written. Please do NOT allow this move to take place as the quality of life in this area would certainly suffer! Thank you"

Linda J. Holland, 4/14/24

"I just don't think we need a bigger casino and along I-5. I've always believed if this was Reno or Las Vegas who rely on gaming. Go north; south south east or west and find other casinos neaby. Corning isn't too far and they have Rolling Hills Casino. The crime and strain on our police and other law enforcement persons would be emence. Thanks. 'NO FOR BIGGER CASINO'"

Geoffrey White, 4/14/24

"NO on Strawberry Fields new casino. Terrible for traffic, bad location, ridiculous tax structure!"

Linda Beth Cottengim, 4/14/24

"I am a taxpayer of Shasta County who lives very close to the proposed Casino project. I am very concerned about the impact a casino would have on crime in the area. I have noticed a marked increase in traffic already in the area. Adding a casino would decrease the quality of life considerably for my family and the surrounding neighbors. Please vote NO on this casino project. Thank you."

Sarah A. Breon, 4/14/24

"Let's not destroy this beautiful space entering Redding with big Casio eyesore."

Leon DeWitt, 4/14/24

"Although I am not against the casino in general, the issues and changes to the general area will be just too much. 1. The intersection of Churn Creek and Bonny View has already seen a massive uptick in accidents by adding the roundabout. Traffic leaving the casino later in the evening would only add to this. 2. Although not spoken about yet, the plan is to connect with Smith Rd to add trucking and exit traffic another way to avoid the Bonny View location. This is a massive plan of spoken off as cutting down oak trees and widening the road along the ACID canal. 3. This is a rural/ag zoned area. By adding or changing this to work with the new commercial zoning will destroy property values and create issues with the prop 13 rules in place. 4. Along with the displacement of local wildlife that uses the fields to access the river, there is also the information about a possible historical event that has come to light should be looked into. 5. Lastly this is a stop gap spending for the short term which will be redone when the city of Redding takes over the area. They have had a plan in place to change the upper Churn Creek bottom city limits from the Ranch Hill to the knighted road crossing extending to Airport Rd. This has been talked about for years and a major cash tax possibility will be in their favor when they annex the area."

Steve Belongie, 4/14/24

The I5 Bechelli Lane interchange is already congested with Costco. The casino will make traveling thru that area which I do daily impossible. Lots of accidents at the roundabout which will need to get to and from the casino.

Marsha Jane Nelson, 4/14/24

"The traffic in the new Costco area is already atrocious. If approved this would make the traffic in that area unmanageable. It should also be noted that prior to Patrick Jones being elected as a Shasta county supervisor the Shasta county supervisors voted Unanimously against the proposed casino. However Win River has been successful (after large campaign contributions to Jones and others) in gaining the non unanimous support of the supervisors. Shame on those who accepted the campaign donations from Win River and voted in favor of the new casino, you should be ashamed of yourself!!! It also should be noted there are those who claim that the strawberry fields in the site of a large Wintu massacre. If so, how in the world could the Wintu tribe even consider building a casino over the burial grounds of their ancestors? Answer=MONEY!!!!!!!!!!"

Terry Cowan, 4/14/24

"I am a resident of Shasta County & I am very opposed to having the casino at Strawberry Fields! I believe that it would create a lot more traffic! It would hurt the local economy! When people spend their money in casinos, they usually spend a lot less in the community stores & restaurants, etc! When less money is spent locally, then there is not enough for the tax revenues. Casinos can also increase addictions & crime. Our community would not be as safe! I say No to having a casino at Strawberry fields!!"

Cynthia Marie Fink, 4/15/24

"I am very concerned about the location of the proposed casino as it will have a very negative impact on traffic patterns on an already confusing intersection prior to the roundabout and the entrance to the hotel which leads to the supposed access to the casino."

I can hardly begin to imagine what that will be like in the case of a concert or other special event. My other concern regarding traffic is that other options would be presented to provide ie: Smith road access into the back part of the casino property. Environmentally the proposed casino is in very close proximity to the river which may have negative impact on wildlife that currently inhabits the area. The proposed location will have a definite negative impact on current residents along the river and those who live in churn creek bottoms. Those of us who are property owners purchased our land not expecting that we would have to sacrifice our desire to live out of congested areas and to be out of the way of excessive noise and congestion. As a property owner in this area I feel as if I am being forced to make a decision to move, to put security gates around my property at great expense, and to give up the beauty of my front yard view and the lovely sounds of the outdoors I exchange for glaring lights and noise of parking lots and outdoor amphitheater. Who is going to purchase my property knowing this is what they will be faced with? I feel like as a property owner I have absolutely no say against the power of the tribe and their proposed move into the current beauty of open outdoor space ... are they considering the little people in this move ??? "

Laura Lee Jones, 4/15/24

"This casino move to the new location should not be allowed to go through as the archeological report on Strawberry fields is an inch thick!! The entire area, from Bonneyview to Cottonwood, has village sites and burials. The Redding Rancheria knows this and still wants to build over these historical sites. Strawberry fields should be protected. The Redding Rancheria can build the casino somewhere else along I-5 but it should not be built on our ancestors. As a born and raised Redding resident and as the Tribal Secretary to a local tribe, I highly oppose this location for the casino. Look at the 'Strawberry Fields' archeological report and verify with the NAHC (Native American Heritage Commission) that these sites should not be built on. Look at the laws that would be broken - AB52, SB18 Thank you"

Cyndie Childress, 4/15/24

"Since the Tribe has purchased the land across the street from us on Smith Rd, I've been concerned with the impact of increase traffic on our road if or when they decide to build. If they put the casino on the land across I-5 from us, I've been told that they would like to add an on-ramp/off ramp on Smith to facilitate traffic flow to and from the proposed casino. I'm also very concerned with an increase in the crime rate in our area, similar to the problems near the existing casino. "

Marie Belongie, 4/15/24

"Please do not allow this casino project to move forward. It will take away from the beauty of the surroundings. Where is the wildlife go? Traffic is already a nightmare in that area. The police and sheriff are against this project and do not have the extra man power to provide us protection. They already have a casino and hotel that seem too be bringing in a lot of money, seems like they are getting greedy instead of doing what's right for the environment and the planet. We need trees and wildlife, the flora and fauna to keep our area and our planet alive. We don't need more concrete and asphalt. Do not allow this project to move forward. It's bad for our community "

Leann M. Owens, 4/15/24

EXHIBIT B

FILED

FEB 13 2024

SHASTA COUNTY SUPERIOR COURT
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SUPERIOR COURT OF CALIFORNIA

COUNTY OF SHASTA

16 CALIFORNIA LAND STEWARDSHIP
 17 COUNCIL LLC,

Petitioner and Plaintiff,

v.

18 COUNTY OF SHASTA and its BOARD OF
 19 SUPERVISORS,

Respondents and Defendants.

Case No. **204273**

**VERIFIED PETITION FOR WRIT OF
MANDATE AND COMPLAINT**

UNLIMITED JURISDICTION

By Fax

1 5. By January 2023, four of the five Supervisors who had opposed the Project had been
 2 replaced. In early 2023, the Tribe and one or more Supervisors began negotiating the terms of the
 3 Agreement. The one remaining Supervisor who had voted against the Project in 2019 and 2022
 4 was, in her own words, kept “in the dark” as to the negotiations. Likewise, the County Counsel,
 5 Risk Manager, Sheriff, and Fire Chief were not kept apprised of the negotiations.

6 6. At the July 25, 2023, meeting, County staff and public safety department heads made
 7 formal presentations to the Board opposing the proposed Agreement. County staff recommended
 8 that the Board delay approving the Agreement to allow staff more time to analyze the Project’s
 9 potential impacts. Staff presented to the Board the below table, comparing (without adjusting for
 10 inflation) the drastic differences between the recurring and non-recurring payments the County
 11 would receive under the proposed Agreement and those received by other local governments in
 12 connection with similar agreements for similar sized projects.

California Intergovernmental Agreement Comparison						
Agreement:	Shasta County Redding Rancheria (Proposed)	Sonoma County Graton Rancheria (2012)	City of Rohnert Park Graton Rancheria (2013)	Madera County North Fork Rancheria (2004)	City of Madera North Fork Rancheria (2006)	Yuba County Enterprise Rancheria (2002)
Acres	232	254	254	305	305	40
Square Feet	69,500	65,000	65,000	68,150	68,150	91,000
# of Machines	1,200	3,000	3,000	2,000	2,000	2,100
# of Rooms	250	200	200	200	200	170
One-Time Payments	\$3.6M	\$5.1M	\$9.7M	\$6.9-17.9M	\$6.3M-10.3M	\$1.9M
Recurring Payments	\$50k	\$12.2M	\$12.0M	\$4.0M	\$1.1M	\$5.0M

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 19 Staff explained that the “Agreement would not fully mitigate the anticipated costs related to the
 20 new Casino for providing law enforcement, fire emergency services, and the costs to maintain the
 21 County roads and traffic controls.”

22 7. Consistent with the concerns of staff, the Sheriff and Fire Chief also opposed the
 23 proposed Agreement. The Sheriff informed the Board that the payments would be insufficient to
 24 cover the cost to the County related to providing law enforcement services. He stated: “I am
 25 charged with looking out for the public safety of this County, and that’s why I am up here urging
 26 you and pleading with you that you defer your decision on this Agreement and give us a chance to
 27 go back to the table and negotiate with the Tribe and hopefully come up with a more equitable
 28 agreement.” The Fire Chief reached the same conclusion: “Just like the Sheriff, I am proposing to