



BOARD OF SUPERVISORS COUNTY OF INYO

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October 18, 2016

Gloriana Bailey, Director
Bishop Paiute Development Corporation
270 See Vee Lane, Box 1
Bishop, CA 93514

Re: Environmental Assessments for the Bishop Paiute Hotel and Business Incubator Project and the Bishop Paiute Casino Project

Ms. Bailey:

On behalf of the Inyo County Board of Supervisors, thank you for the opportunity to review the Environmental Assessments (EA) for the Bishop Paiute Hotel and Business Incubator Project and the Bishop Paiute Casino Project. We support the Tribe's efforts to enhance the economic vitality of the Bishop region, and commend your public outreach efforts regarding these projects.

We recognize that the EAs identify potentially significant effects and mitigation measures to address impacts, and we encourage the Tribe to monitor implementation and alert us to any unanticipated issues as soon as possible. In regards to the adequacy of the EAs, we compliment the Tribe for its analysis of aesthetics and air quality, and suggest that the mitigation for aesthetics include protecting night skies.

In addition, we offer the following:

1. **Water Resources** – in regards to stormwater runoff, we are aware of water quality issues in the vicinity, as well as stormwater flooding, and we support the Tribe's efforts to minimize polluted stormwater flows due to the projects. Measures should be employed to ensure no net increase in polluted stormwater runoff due to the projects.
2. **Transportation/Traffic** – the Traffic Study performed by Solaegui Engineer, Ltd. recommends installation of a raised center median at the south approach of the US-395/Pa Ha Lane intersection in order to prohibit left turn movements at the north driveway serving the gas station/convenience store. This was proposed to mitigate queuing conflicts due to congestion and poor circulation at the fuel pumps and in the parking lot. This was not identified as a mitigation measure in the EAs. This mitigation is necessary avoid queuing conflicts at the US-395/Pa Ha Lane interstection.
3. **Public Services (Solid Waste)** – impacts to the County's solid waste programs should be categorized as potentially significant, and mitigation measures identified to reduce impacts to less than significant. We suggest the following: "The County is required to divert solid waste towards recycling targets, and all construction materials that can be recycled through the County recycling programs will be source separated and delivered to the landfill in a manner that complies with current County recycling operations. In the long-term, the project will incorporate adequate solid waste and recycling receptacles capable of the storage and handling of all items that are presently

able to be processed and recycled, as well as any future capabilities available, and the Tribe will work to assist the County in meeting its overall targets.”

4. **Public Services (Sheriff)** – impacts to the County’s Sheriff services should be categorized as potentially significant, and mitigation measures identified to reduce impacts to less than significant. Additional resources will be required due to the increase in the numbers of people occupying the hotel and enlarged casino, the provision of which could result in significant environmental impacts. The Sheriff estimates that it will cost approximately \$20,000 per year to address the additional response demands due to the projects, in excess of the existing demands of almost \$150,000 per year, which are presently unfunded by the Tribe or Casino. (We note that Indian Gaming Special Distribution Fund monies, previously available from the State on a competitive basis to offset a fraction of the costs to address impacts of tribal gaming on local agencies, are no longer available.)
5. **Public Services (Environmental Health)** – impacts to the County’s environmental health services should be categorized as potentially significant, and mitigation measures identified to reduce impacts to less than significant. Additional resources will be required to respond to emergencies, spills, etc. if something were to occur, the provision of which could result in significant environmental impacts.
6. **Hotel Transient Occupancy Taxes** – Under normal circumstances, any proposed hotel on the Tribal lands would fall in the unincorporated area of the County and thus should be subject to levying the transient occupancy tax (TOT) on all non-native guests. We understand that many tribal casino operations in California are collecting and remitting TOT to their respective jurisdictions. The County requests that the Tribe enter into an agreement with the County to collect TOT from all non-native guests at the proposed hotel component of the projects and remit it to the County.

Thank you. Pursuant to Section 10.8.2(a)(4) of the Tribe’s compact with the State, we request that the Tribe meet with the Inyo County Board of Supervisors to discuss mitigation of significant adverse off-Reservation environmental impacts. Furthermore, we encourage the Tribe to continue to work with us through the North Sierra Highway Specific Plan efforts to address these and other pertinent regional issues that may be identified through the planning process. If you have any questions, please contact the County’s Administrative Officer, Kevin Carunchio, at (760) 878-0292 or kcarunchio@inyocounty.us.

Sincerely,



Jeff Griffiths, Chair
Inyo County Board of Supervisors