

NOTICE OF AVAILABILITY
ENVIRONMENTAL ASSESSMENT
AND DRAFT CONFORMITY DETERMINATION
FOR THE KOI NATION OF NORTHERN CALIFORNIA
SHILOH RESORT AND CASINO PROJECT

Notice is hereby given that the Bureau of Indian Affairs (BIA), Department of the Interior has released an Environmental Assessment (EA) dated September 2023 for the Koi Nation of Northern California Shiloh Resort and Casino Project. The EA has been prepared pursuant to the requirements of the National Environmental Policy Act (NEPA; 42 United States Code [USC] §4321 et seq.), the Council on Environmental Quality Guidelines for Implementing NEPA (40 CFR Parts 1500-1508), and the BIA NEPA guidebook (59 Indian Affairs Manual 3-H) and assesses the environmental impacts that could result from the acquisition by the BIA of a 68.6-acre property (Project Site) into federal trust status for the benefit of the Tribe for gaming purposes (Proposed Action), and the subsequent development of a resort facility that includes a casino, hotel, ballroom/meeting space, event center, spa, and associated parking and infrastructure (Proposed Project). Additionally, in accordance with Section 176 of the Clean Air Act 42 U.S.C. 7506, and the U.S. Environmental Protection Agency's (EPA) general conformity regulations 40 C.F.R. Part 93, Subpart B, a Draft Conformity Determination (DCD) has been prepared for the Proposed Project. The DCD is contained within Appendix F-2 of the EA.

The Project Site is located outside of, but contiguous to, the Town of Windsor, and approximately 12 miles from the Koi Nation's tribal headquarters in Santa Rosa, California. The Project Site is bordered by Shiloh Road and residential parcels to the north, Old Redwood Highway and residential parcels to the west, and agricultural and commercial parcels in unincorporated Sonoma County to the south and east. Existing land uses on the Project Site consist of a residence and operating vineyard; Pruitt Creek bisects the central portion of the site.

The purpose of the Proposed Action is to facilitate tribal self-sufficiency, self-determination, and economic development, thus satisfying both the Department of the Interior's (Department) land acquisition policy as articulated in the Department's trust land regulations at 25 CFR Part 151, and the principal goal of IGRA as articulated in 25 USC § 2701. Based on the analysis and impacts discussed in the EA and comments received during the public review period, the BIA will decide whether to reach a Finding of No Significant Impact, direct further work on the EA, or initiate the preparation of an Environmental Impact Statement.

The public comment period for the EA and DCD will be open for 45 days, beginning on September 12, 2023 and ending on October 27, 2023. An online virtual public meeting is scheduled for September 27, 2023 from 6:00 p.m. until the final comment is heard. Instructions for participation in the public hearing are available online at <https://www.shilohresortenvironmental.com/>.

For additional information, please contact Chad Broussard, Environmental Protection Specialist, Bureau of Indian Affairs, Pacific Region, at (916) 978-6165 or by email at chad.broussard@bia.gov. Written comments should be emailed to chad.broussard@bia.gov or mailed to the following address:

Amy Dutschke, Regional Director
Bureau of Indian Affairs, Pacific Regional Office
2800 Cottage Way, Room W-2820, Sacramento, CA 95825

Copies of the EA are available for public review on the internet at <https://www.shilohresortenvironmental.com/> or at the Windsor Regional Library located at 9291 Old Redwood Hwy #100, Windsor, CA 95492, telephone (707) 838-1020.