



**1505 Pavilion Center Drive  
Las Vegas, NV 89135**

June 21, 2012

**Subject: Graton Rancheria Resort and Casino Project**

Dear Resident,

**Introduction and Background**

This letter provides an update on the status of the Graton Rancheria Resort and Casino Project (the "Project"). In October 2010, the National Indian Gaming Commission issued a Record of Decision ("ROD") authorizing the construction of the Project on land held in trust for the Federated Indians of Graton Rancheria ("Tribe") and located just west of the City of Rohnert Park (the "City") between Wilfred and Business Park Drive (the "Reservation" or "Site"). Since then, the Tribe's developer, SC Sonoma Development, LLC ("SC") (a subsidiary of Station Casino LLC), and the Tribe have worked diligently with architects and engineers to finalize the design of the Project approved in the ROD. The Tribe has also worked with federal agencies to satisfy the conditions of federal permits and purchase credits to mitigate Project impacts on biological resources and wetlands, all as specified in the ROD.

We want you to know that the Tribe understands the sensitivity regarding the Project and how it may affect the residents living near the Reservation. We believe that the Project will have an overall positive impact on the community; however, there may be some short term disturbances during construction and longer term operational impacts that the Tribe wants to address in the most responsible manner possible. This letter is focused on two specific areas of potential impact: temporary traffic impacts and potential groundwater impacts.

**Project Construction/Roadways**

The Project will be built in two phases. The first phase of the Project involves the construction of the casino, restaurants, and parking. Phase 1 construction will take approximately 16-1/2 months, starting in late June 2012. The Tribe is working with the City, County, and Caltrans to keep traffic delays and other inconveniences to a minimum during construction by implementing several measures, including the following:

- The contractor will deliver materials to the Site primarily via a new driveway being constructed off Rohnert Park Expressway.
- Traffic to and from the Site will be scheduled during times other than the peak morning and afternoon commute hours to minimize traffic congestion.
- Deliveries which may impact specific roadways will be noticed and controlled cooperatively with the appropriate agencies to minimize disruption to traffic near the Site.
- Entrances and exits from the Site will be designed to minimize the tracking of mud and dirt.
- The Tribe will provide funds for the construction of improvements to roadways impacted by the Project.

No road shutdowns or alternative access arrangements are planned at this time, but should they be determined to be necessary, you will be sent a separate notification in advance.

## **Groundwater**

The Project will use groundwater from on-site wells. The amount of water that will be used by the Project will be substantially lower than what was estimated in the Environmental Impact Statement (“EIS”), because 1) conservation measures will be implemented, 2) the overall Project has been downsized and will be phased as indicated above, and 3) the Tribe will use more reclaimed water at the Project. Below are key facts regarding groundwater use by the Project.

- The higher groundwater pumping rates assumed in the EIS (i.e., the pumping rates associated with the Project prior to downsizing) have been reduced.
- One existing and one new water well on the Site will be used to supply the Project, although generally only one will be used at a time.
- The existing on-site well was pump-tested in late May 2012. Several more pump tests are planned over the coming months. Water from the pump tests will be percolated into the ground on site with no discharge off site.
- Groundwater monitoring to gather baseline data about the wells has begun. In addition to groundwater elevation data already available from the City and Sonoma County Water Agency, groundwater elevations are being monitored at several wells on and near the Reservation on a monthly basis, consistent with the mitigation measures required by the ROD.
- Considerable groundwater pumping and use will not begin until just before the opening of Phase I of the Project, scheduled for fall of 2013. Baseline monitoring will be completed in advance of the Project opening.

The Tribe is required to implement a program to compensate neighboring well owners for impacts to well operation based on interference drawdown caused by Project pumping. Key elements of this program, which is described in more detail in the ROD, are as follows:

- The Tribe will reimburse the owners of wells that become unusable within three years of the onset of Project pumping for a portion of the prevailing, customary cost for well replacement, rehabilitation or deepening. In order to be eligible, the well owner must provide the Tribe with documentation of the well location and construction (diameter, depth, screened interval, pump type, etc.), and that the well was constructed and usable before Project pumping was initiated.
- The Tribe will reimburse the owners of wells with pumps that require lowering within three years of the onset of Project pumping for a portion of the prevailing, customary cost for this service. In order to be eligible, the well owner must provide the Tribe with documentation of the well location and construction, including pump intake depth, and that the well was constructed and usable before Project pumping was initiated.
- The Tribe will reimburse well owners pumping more than 100 acre-feet/year for their additional annual electrical costs at the prevailing electrical rate. In order to qualify for reimbursement, the well owner must provide proof of the actual annual volume of water pumped and/or the electrical usage associated with the pumping.

The Tribe is currently developing the details of the well compensation program in consultation with Sonoma County and more detailed information will be available in the coming months at [www.gratoneis.com](http://www.gratoneis.com). Please check this website periodically for updates. If you own a working well and live within two miles of the Site, please use the link on the website to provide us with your contact information and details about your well and water use.

## **Conclusion**

The Tribe and Station Casinos are committed to fulfilling all of our environmental obligations related to the construction and operation of the Project. We look forward to working cooperatively with our neighbors and all governmental agencies to ensure a smooth construction process, and a successful opening of a facility that will prove to be an asset to the community. If there are any questions or concerns regarding traffic or groundwater issues, please feel free to call, email, or write the following:

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