

Greenville Rancheria
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March 12, 2001

Mayor and Council Members
City of Oxnard
305 West Third Street
Oxnard, CA 93030

Dear Mayor and Council Members:

On behalf of the Greenville Rancheria of Maidu Indians of California ("Tribe"), a federally recognized Indian tribe, I would like to ask the Council to consider joining with us to take advantage of a unique opportunity that we believe could both make our Tribe's dream of economic independence a reality and bring very significant economic benefits to the City of Oxnard. First, allow me to begin by telling you the story of our Tribe.

Our Tribe has had a long and remarkable history. It is generally agreed that the Maidu first settled in the area that is now Plumas and Tehama Counties in Northern California sometime after 1000 A.D. The aboriginal territory of the Greenville Rancheria corresponds to modern-day Shasta, Lassen, Tehama and Plumas Counties.

It is estimated that 4,000 Maidu lived in Plumas County alone. However, with the discovery of gold in 1849, our culture and well-being underwent profound change. The Gold Rush had a severe impact on our natural environment; mining activities silted streams, destroyed fisheries and plant resources, and destroyed animal habitat further limiting our hunting resources.

Throughout the last 150 years, our ability to survive as a people has been greatly challenged. Many Maidu were massacred, others were lost to disease and starvation. By 1962, only 350 Indian people remained in Plumas County.

Most devastating of all, in 1960 the United States Government terminated federal recognition of a host of California Tribes, including ours, pursuant to the California Rancheria Act passed by Congress in 1958. By this act, we were stripped of our rights and identity, and we ceased to benefit from any of the services which otherwise are provided by the federal government to Indian tribes and their members. Most devastatingly, the illegal termination removed the

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federal trust status which previously protected our land from alienation. As a result, our tribal land base was entirely lost.

Over the past 40 years, almost all of the original Rancheria inhabitants were forced to relocate to other areas in order to find work. Those of us who remained were resolute in the effort to preserve our identity, our culture and our history. We marshaled the limited resources we had, and sued the federal government for illegally terminating our Tribe and for removing from protected trust status the small fraction of what was left of our once vast ancestral lands. Thankfully, we prevailed in United States District Court, and the Tribe's sovereignty was restored in 1983 to federal recognition status. However, our Tribe still remains landless.

We have come to accept the fact that what was taken from us forty years ago can never be fully restored. However, we are committed to providing economic opportunities for our people. As you probably are aware, gaming-based activities have proved to be a valuable source of economic development for Indian tribes.

Oxnard might wish to partner with us to create a gaming-based economic project that would benefit both our people. We would like to have the opportunity to propose development of a Class III facility, organized pursuant to federal law and the laws of the State of California, at an appropriate site within the City.

We are aware that other sites have been considered for a gaming based business and that concerns have been raised about those sites. For example, we understand that the Channel Islands location generated concerns related to the overall location in the Harbor, the immediate adjacency of residential neighborhoods, and the potential impacts of traffic.

In deference to these concerns, our Tribe wanted to only consider sites which we believe address most, if not all, of the concerns raised, and which might be acceptable to City Government and the community. The sites we are considering have already been approved for a level of development intensity and traffic generation permissive of an Indian casino. The sites we are considering enjoy excellent freeway access, and are buffered from residential development by significant build-out of commercial and industrial uses. Furthermore, the Tribe is committed to working with the City to insure mitigation of the project's impacts, and to ensure that there is a significant benefit that will accrue to the Oxnard community from this highly regulated industry.

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Jobs
Tourism
recreation !

The economic benefits of the project include hundreds of new jobs for local residents, from entry level to highly skilled, and increased tourism and recreation opportunities. In addition, the Tribe is willing to negotiate a local impact fee based on gaming revenue to be paid to local governments to fully mitigate any impacts to the full extent allowed under the California State Tribal Compact. Recently, this type of agreement was entered into in Northern California.

In accordance with the California Compact, the Tribe and its consultants are eager to meet with the City to discuss the proposal in greater detail and to determine the best way to identify and resolve the issues raised by this proposed project. In addition, we would like to work proactively with local law enforcement officials to ensure that we maintain the high licensing standards for our gaming activities as required by the Tribal-State Compact.

*So they already
have an for their
tiny number*

The Tribe is prepared to submit an application to the City for this effort. We understand that the success of this effort will be contingent on the City examining all of the facts surrounding this proposal, weighing the benefits and the impacts, and being able to conclude there is mutual benefit for all parties.

We would be most happy to answer any questions, or to meet with you at your convenience to discuss this proposal in more detail. I look forward to hearing from you.

Sincerely,
GREENVILLE RANCHERIA

Lorie Jaimes
Lorie Jaimes
Tribal Chairperson

cc: Edmund Sotelo, City Manager
Gary Gillig, City Attorney

Greenville Rancheria Oxnard Project Fact Sheet

The Greenville Rancheria of Maidu Indians of California, a federally recognized tribe, is considering sites within the City of Oxnard for purposes of developing a gaming-based entertainment center. Each of these sites established entitlements for building and development, including parking, transportation and highway access that the Greenville Rancheria believes could immediately accommodate an 85,000 square foot casino. The project would be developed in phases.

All gaming would be conducted under a tribal-state compact between the Greenville Rancheria and the State of California, made possible by the passage of Proposition 1A in March of 2000.

In Phase I, the Tribe would develop an approximately 85,000 square foot temporary casino, with 349 slot machines, 100 table games and limited food and beverage facilities. Surface parking would be provided for 550 cars. Additional slot machines and table games would be added pursuant to the terms of the compact. The temporary casino will be housed in a "Sprung structure" for a period of approximately 12 – 15 months, until such time a permanent facility could be opened.

The Phase I and Phase II projects described would satisfy approximately 50% of potential demand in the area market. According to our gaming consultants, the area market can successfully accommodate:

- 150,000 sq. ft. casino, featuring 2,000 slot machines and 175 table games;
- A full-service 3 or 4 star 250 room hotel;
- A range of restaurant dining options;
- Lounges and showrooms;
- Resort retail stores; and
- A flex assembly facility for concerts, meetings, trade show, sporting events, etc.

Based on final site selection and entitlements, we would anticipate commencing a planning process to develop these additional facilities as soon as conditions permitted.

The gaming facility would be open for business 365 days a year, and is projected to employ 500 full-time equivalent employees (FTE), based on 349 machines and 100 table games. At stabilized operations, assuming 2,000 slot machines and 175 table games, the casino is projected to employ 1,500 FTE.

Greenville Rancheria Oxnard Project Benefits

- Gaming-based Oxnard Entertainment Center would include:
 - 150,000 sq. ft. casino, with 175 table games and 2,000 slot machines
 - A full-service, 3 or 4 star 250 room hotel;
 - A range of restaurant dining options;
 - Lounges and showrooms;
 - Resort retail stores; and
 - A Flex Assembly Facility for concerts, meetings, trade shows, sporting events, etc.
- All project impacts will be mitigated, and the local governments will receive an annual mitigation fee, which will be negotiated based on gaming revenue.
- Casino's architecture and design will be planned by a respected team of architects. Redevelopment of the site will incorporate the highest standards of construction and finish available to the design team.
- The economic benefits of the project include hundreds of new jobs for local residents, from entry level to highly skilled; and increased tourism and recreation opportunities.
- The project will generate local jobs. During Phase I of operations, based on 349 slot machines and 100 table games, the project will employ 500 FTE. At stabilized operations, assuming 2,000 machines and 175 table games, the casino is projected to employ 1,500 FTE.
- Gaming revenues would be the basis for determining the Mitigation Fee paid annually by the Tribe to local government. The exact percentage of gaming revenues, which determines the Mitigation Fee, will be negotiated in the Mitigation Agreement.
- Indian gaming currently makes a large and growing contribution to economic activity in California. This contribution results both from the expenditures of gaming patrons within Indian casinos and from their accompanying incremental expenditures outside casinos for goods and services including transportation, lodging and meals. These direct expenditures by gaming patrons in turn lead to subsequent rounds of activity in the economy as Indian casinos and other directly affected businesses hire employees, purchase goods and services from local vendors, and undertake construction and maintenance projects. These indirect, or "multiplier" effects increase the total impact of Indian gaming in the state.

California Tribal Compact
Regulates Indian Gaming in the State of California.

All gaming would be conducted under a Tribal-State compact between the Greenville Rancheria and the State of California, made possible by the passage of Proposition 1A in March of 2000.

The Tribal-State Compact provides strict guidelines for the licensing of all employees and vendors affiliated with the casino. It provides guidelines for employee/ employer hearings and how to suspend or revoke gaming licenses.

The Tribal-State Compact requires that each gaming tribe establish a Tribal Gaming Commission to oversee operations of the gaming facility. The Tribal Gaming Commission must conduct thorough background checks on proposed employees. The Tribe looks forward to working with your local law enforcement officials to assist us in enforcing these provisions.

The Tribal-State Compact provides steps for resolutions of disputes, and requires that gaming tribes have a \$5 million patron liability insurance policy.

In addition, the Tribal-State Compact requires the Tribe to adopt standards that are no less stringent than:

- The State's food and beverage code.
- Federal safe water standards.
- UBC or local code standards.
- Federal workplace and OSHA standards.
- Tribal health and safety standards.
- Federal and State laws prohibiting discrimination (but not prohibiting tribal preference).
- Tribal and State laws prohibiting the cashing of welfare/social security checks.

The Tribal-State Compact also:

- Prohibits free or reduced drink prices. If alcohol is served, the tribe must follow all applicable Alcohol Beverage Control regulations.
- Prohibits firearms, except for authorized law enforcement personnel.
- Prohibits extensions of credit.
- Requires adequate emergency medical and fire services.
- Requires participation in State or comparable Workers' Compensation program.
- Requires participation in State's unemployment insurance program.
- Requires withholding of all required state and SUI taxes (excludes tribal members).

The Tribe must adopt a labor ordinance permitting employees to organize and select a union by secret ballot.