

Appendix J

Notice to Prepare an
Environmental Assessment –
Informal Scoping

DEPARTMENT OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS

Notice to Prepare an Environmental Assessment for the Osage Nation Lake Ozark Casino Resort Project, City of Lake Ozark, Miller County, Missouri

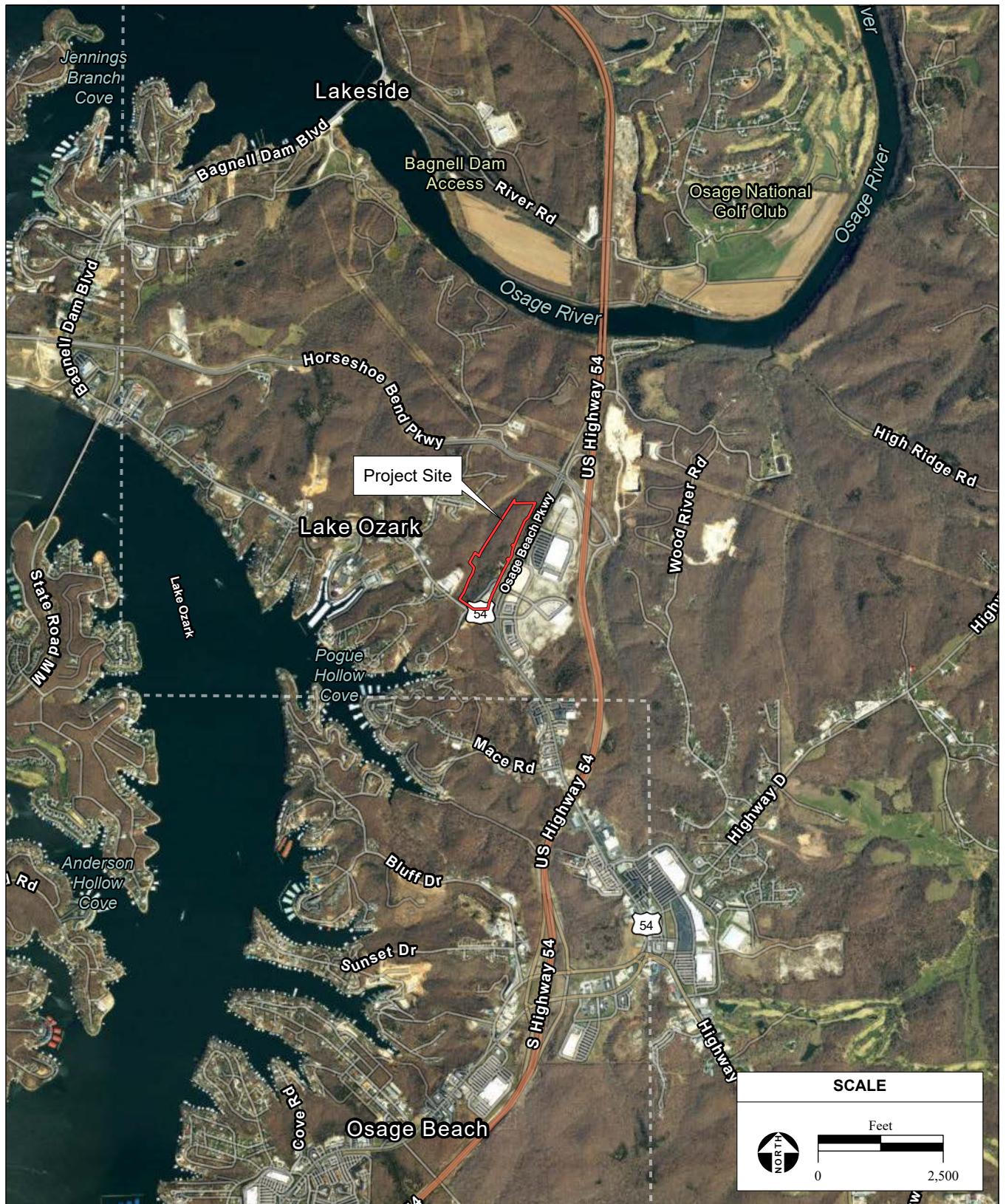
This notice advises the public that the Bureau of Indian Affairs (BIA), as lead agency, intends to prepare an Environmental Assessment (EA) pursuant to the National Environmental Policy Act (NEPA) for the proposed Osage Nation Lake Ozark Casino Resort Project in the City of Lake Ozark within Miller County, Missouri.

The Osage Nation submitted a fee-to-trust application to BIA requesting that the United States take into trust approximately 27.6 acres of fee land (Project Site) for the development of a Class II gaming facility and hotel (Proposed Action). The Project Site comprises one parcel (Assessor Parcel No. 129032000000012000) and is bounded by Bagnell Dam Boulevard and Osage Beach Parkway. A map identifying the location of the Project Site is included in **Exhibit A** and can be viewed online at OsageLakeOzarkEA.com. Proposed facilities include a casino with approximately 40,000 square feet of gaming floor space, food and beverage areas, surface parking, and support space, and a 15-story hotel tower with 150 rooms, meeting rooms, fitness center, and support space.

The Proposed Action includes the federal approvals requested by the Tribe to implement its project, including the transfer of the Project Site into federal trust status for the benefit of the Tribe under Section 5 of the Indian Reorganization Act and issuance of a Two-Part Determination by the Secretary of the Interior under Section 20 of Indian Gaming Regulatory Act. The EA will identify and evaluate issues and environmental impacts related to these approvals and will also evaluate a range of reasonable alternatives. This notice invites agencies and the public to provide input on potential issues, concerns, and alternatives to be considered in the EA.

Written comments on the scope of the EA should be submitted no later than November 16, 2024 and may be emailed to Mosby Halterman, BIA Regional Environmental Scientist, Eastern Oklahoma Region at Mosby.Halterman@bia.gov or mailed to P.O. Box 8002, Muskogee, Oklahoma, 74402-8002. Please include your name, return address, and "Scoping Comments: Osage Nation Lake Ozark Casino Resort Project" in the email subject line or on the first page of mailed comments.

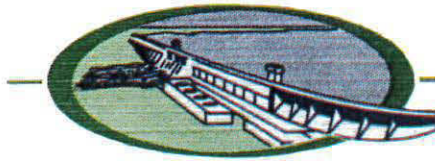
For further information please contact Mr. Mosby Halterman, BIA Regional Environmental Scientist, Eastern Oklahoma Region, (918) 781-4660, Mosby.Halterman@bia.gov.



SOURCE: Miller County Parcels, 2021; USDA NAIP aerial photograph, 7/24/2020;
ESRI, 2024; Acorn Environmental, 9/30/2024

SCOPING MAILING LIST
OSAGE NATION LAKE OZARK CASINO RESORT PROJECT

Name	Mailing Address
Counties	
Miller County	2001 Highway 52 Tuscumbia, MO 65082
Camden County	1 Ct Cir NW Camdenton, MO 65020
Cities	
City of Lake Ozark	3162 Bagnell Dam Blvd Lake Ozark, MO 65049
City of Osage Beach	1000 City Parkway Osage Beach, MO 65065
Public Works	
Miller County Sheriff's Department	1999 MO-52 Tuscumbia, MO 65082
Lake Ozark Fire Protection District	1767 Bagnell Dam Blvd Lake Ozark, MO 65049
Agencies	
USEPA Region 7	11201 Renner Boulevard Lenexa, KS 66219
Missouri Department of Natural Resources	P.O. Box 176 Jefferson City, MO 65102-0176
Missouri Department of Transportation, Central Region, Central District	1511 Missouri Blvd Jefferson City, MO 65102



City of Lake Ozark

At Bagnell Dam — Lake of the Ozarks

Date: November 15, 2024

To: Mosby Halterman, Regional Environmental Scientist
Bureau of Indian Affairs, Eastern Oklahoma Region

From: Harrison D. Fry
City Administrator

Re: Comments on Environmental Assessment Scoping- Osage Nation Project

Dear Mr. Halterman,

I am writing on behalf of the City of Lake Ozark regarding the Bureau of Indian Affairs' (BIA) intent to prepare an Environmental Assessment (EA) for the proposed Osage Nation Lake Ozark Casino Resort Project in our city.

The City of Lake Ozark would like to request a copy of the draft EA once it is completed. As the local municipality, we have several primary concerns that we hope will be thoroughly evaluated in the EA process:

Traffic Flow Impact on City-Owned and Other Road Assets - The proposed casino resort project has the potential to significantly impact traffic flow and congestion in the area, especially along Bagnell Dam Boulevard and Osage Beach Parkway, which are city-owned and maintained roads. We are concerned about the project's effect on traffic patterns and the strain it may place on our existing transportation infrastructure, as well as the nearby Highway 54 intersection and corridor. The EA should closely examine traffic projections, potential mitigation measures, and the overall impact on city and state-controlled traffic assets.

Water Supply to Service the Site - The project will require a substantial amount of water to operate. We want to ensure that the project's water usage and its impact on the city's water supply systems are comprehensively assessed, including during peak flow and fire flow events. The EA should evaluate the availability of water resources to meet the increased demand from this development.

Additional Resources Required of the City- As the host municipality, the City of Lake Ozark may be called upon to provide additional public services and resources to support the casino resort, such as law enforcement, public works response, and other municipal services. The EA should analyze the potential impacts on city budgets, staffing, and our ability to maintain current service levels for the entire community.

Lake Ozark City Hall
City of Lake Ozark, MO
P.O. Box 370 Lake Ozark, MO 65049
Phone 573-365-5378 Fax 573-365-4515

We also recommend including the following agencies and entities on the list of those to receive copies of the draft EA: Lake Ozark-Osage Beach Joint Sewer Board, City of Osage Beach, Miller County Commission, Miller County Sheriff's Office, Lake Regional Health System, Lake Ozark Fire Protection District, Missouri Department of Transportation, School of the Osage Board of Education, and Ameren Missouri.

The City of Lake Ozark is committed to working collaboratively with the BIA and the Osage Nation throughout the NEPA review process. We appreciate the opportunity to provide input and look forward to receiving the draft EA for our review and comment.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Harrison D. Fry", is written over a light blue horizontal line.

Harrison D. Fry
City Administrator