

4.10 Public Services

4.10.1 Alternative A – Proposed Action

Impact 4.10.1-1 Effects to Public Water Supply (Potentially Significant)

The following discussion incorporates information from the Utility Report (**Appendix H**) and Water Supply Report (**Appendix I**) prepared for the Proposed Action and alternatives.

Water Demand. The water demand for Alternative A is estimated to be 103.1 acre-feet or 33.5 million gallons. The average daily demand is estimated to be approximately 92,023 gallons with a constant withdrawal rate of 64 gallons per minute (gpm). The peak daily flow is estimated to be 171,490 gallons with a required pump rate of 119 gpm.

Water Demand with Use of Reclaimed Water. The annual water demand for Alternative A with use of reclaimed water is estimated to be 74.6 acre-feet or 24.3 million gallons. The associated average daily demand is estimated to be approximately 66,639 gallons with a constant withdrawal rate of 46 gpm. The associated peak daily flow is estimated to be 126,147 gallons with a required pump rate of 88 gpm. It is assumed that reclaimed water would be used for toilet flushing, fire protection, and irrigation uses.

Water supply for Alternative A would be obtained from either on-site wells (private option) or the City of Cloverdale (municipal option). The water facilities and improvements proposed for both the private and municipal options are discussed further in **Section 2.2.1**.

Private Option

The site of the proposed well is shown on **Figure 2-1**. Well tests were conducted near the proposed well location. The well was pumped at a rate of 100 gallons per minute for 8 hours and showed total and constant drawdown of 1.7 feet during the test with 100% recovery several minutes after cessation of pumping. Under the private option it is assumed that reclaimed water would be available from private on-site facilities. The capacity of the well is calculated to be 59 gpm per foot of drawdown which could supply the project demand of 46 gpm with use of reclaimed water. The test rate at 100 gpm also indicates that the well could supply the peak flow of 88 gpm. As water under this option would adequately be provided privately, impacts to public water suppliers would be less than significant.

Municipal Option

The Tribe would contract with the City of Cloverdale to supply water to Alternative A under this option. As the Tribe does not currently have an agreement to obtain water from the City and the construction of off-site distribution lines would be required to connect the project to the City water system, this impact is considered potentially significant. **Mitigation Measure 5.10-1** is recommended which would reduce the impact to a less than significant level.

On-Site Utility Relocation

Development of Alternative A would require the relocation of 1,750 feet of 8-inch line for the South Cloverdale Water District within the boundaries of the project site. The relocation of distribution facilities would result in temporary service impacts similar to those that would normally occur for improvement or relocation of water distribution lines; thus this impact is considered less than significant.

Significance after Mitigation: Less than Significant

Impact 4.10.1-2 Effects to Public Wastewater Services (Potentially Significant)

The following discussion incorporates information from the Utility Report (**Appendix H**) and Wastewater Treatment and Disposal Report (**Appendix J**) prepared for the Proposed Action and alternatives. The annual wastewater flow for Alternative A is estimated to be 33.6 million gallons with a daily average of 92,023 gallons. The peak daily flow is estimated at 171,496 gallons. Wastewater treatment and disposal would be provided either by facilities on the project site (private option) or by the City of Cloverdale (municipal option). The wastewater facilities and improvements proposed for both the private and municipal options are discussed further in **Section 2.2.1**.

Private Option

The layout of proposed wastewater facilities is shown on **Figure 2-1**. Wastewater would be treated to a tertiary level for reuse and disposal. Treated effluent would be disposed to sprayfields or recycling storage for landscape irrigation and fire suppression. The sprayfield area would be an alfalfa field or similar crop with high evapotranspiration capabilities of approximately 14.6 acres. Considering the size of the field, soil percolation rates, soil holding capacity, depth to groundwater, and evapotranspiration of the chosen crop, the spray field should provide adequate application area for treated effluent, ensuring that surface ponding and runoff would not occur and the underlying soil can accommodate the applied water (ESA, 2009). As wastewater treatment and disposal would be provided privately, impacts to public wastewater services would be less than significant.

Municipal Option

Under the municipal option, the Tribe would contract with the City of Cloverdale for wastewater service and connect to the existing 18-inch sewer main which runs along the southern and northeastern project boundary. As the Tribe does not currently have an agreement to obtain wastewater service from the City, this impact is considered potentially significant. **Mitigation Measure 5.10-2** is recommended, which would reduce the impact to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.1-3 Effects to Solid Waste Facilities (Less than Significant)

Construction

Construction would result in a temporary increase in waste generation. Construction waste would include, but is not limited to, the following materials: concrete, lumber, glass, plastic, cardboard, insulation, metal, non-hazardous containers, aluminum, and electrical wiring. Construction waste would be taken to a site such as the Healdsburg Transfer Station or Central Disposal Site which accepts construction wastes. As construction waste would be a temporary impact and there is currently capacity for construction waste in the area, this impact would be less than significant.

Operation

During operation, solid waste would be generated by patrons and employees. The California Integrated Waste Management Board (CIWMB) has estimated waste disposal rates for various business types. The development includes business activities which typically generate from 0.9 to 3.1 tons per employee per year as shown in **Table 4.10-1**. Alternative A would employ approximately 1,610 people. Assuming various distributions of staffing between business types, Alternative A would generate approximately 2,000 to 4,000 tons per year. The Tribe would contract with Redwood Empire, or a similar provider, to provide collection services for recycling and solid waste. Solid waste and recycling would be hauled to the Healdsburg Transfer Station and then to one of several out-of-county landfills. As discussed in **Section 3.10**, the County currently transfers solid waste to several landfills and is in the process of updating the County Integrated Waste Management Plan. This amount is not expected to significantly decrease the life expectancy of any single landfill and thus impacts would be less than significant.

**TABLE 4.10-1
SOLID WASTE DISPOSAL RATES**

Business Code	Business Type	Tons/Employee/Year	Alternative
18	Trucking and Warehousing	1.9	E
29	Restaurants	3.1	A-E
30	Retail Trade	1.9	A-E
32	Hotels	2.1	A-C
33	Business Services	1.7	A-E
38	Amusement and Recreation Services	0.9	A-D

SOURCE: CIWMB, 2007. Solid Waste Disposal Rates for Businesses.
<http://www.ciwmb.ca.gov/wastechar/DispRate.htm>; ESA, 2008

Impact 4.10.1-4 Effects to Electricity, Natural Gas and Telecommunications Services (Less than Significant)

Electricity is available to the Proposed Action from Pacific Gas & Electric (PG&E) from lines which currently serve the project site. Natural gas would require installation of a 6-inch gas main,

extending from the existing gas main on the east side of Asti Road approximately 2,500 feet south of Santana Drive. PG&E is the certified carrier of electric and gas energy serving the project site and to date has taken no action to close commercial rates to new or additional electric and gas requirements. Extensions and services are made in accordance with approved tariffs with the California Public Utilities Commission; thus, energy would be made available to the site. If natural gas extension is infeasible the project will utilize electric appliances and/or propane gas. Electricity lines and AT&T phone lines on the project site will be relocated underground during the construction process. Accessing cable would require utility extension to the project site; however, several satellite providers are available if cable extension is infeasible.

Impact 4.10.1-5 Effects to Law Enforcement Services (Potentially Significant)

The State of California and local law enforcement have enforcement authority over criminal activities on Tribal land, pursuant to Public Law 280. The project site includes parcels which are located within the jurisdiction of the Sonoma County Sheriff's Office and one parcel located within the jurisdiction of the City of Cloverdale Police Department. It is anticipated that the Tribe will contract with the City of Cloverdale Police Department; however, without an agreement in place enforcement authority would defer to the Sheriff's Department under Public Law 280.

The development of the project site would increase calls for service to local law enforcement. The development would generate increases in calls from the volume of people entering the community, similar to a tourist attraction or a shopping mall. In addition, research has been done on whether or not casinos increase crime in the general community over time. The results of these studies have been inconclusive as summarized in **Section 4.7**. Mitigation recommended below would lessen potential increased demands in the overall community.

The Tribe would provide security on site which would deter some illegal activities but there would still be increased demands on the primary law enforcement provider. The increased service demands would primarily affect patrol operations and detective functions. Increased demands affect each police department differently. The department may have the capacity to provide services or may have existing needs not created by the development. If the City of Cloverdale provided services it is likely that an additional patrol officer would be needed so that existing staff could fulfill a detective position as the casino would likely bring calls requiring follow-ups and potentially out of City investigations. If Sonoma County provided services it is assumed that the Tribe would need to fund increased patrol responses to the project site to maintain existing levels of service. Whether the County or City provides services, the increased demand without compensation could have a potentially significant impact on the department. Additionally, if the City should propose to construct a new police facility it is recommended that the Tribe fund a fair share of this development. **Mitigation Measure 5.10-3** is recommended to reduce impacts to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.1-6 Effects to Fire Protection Services (Potentially Significant)

Construction

Construction of the project would increase the risk of fire on the project site. Equipment could create sparks which could ignite vegetation. The project site is not located in an area at high risk for wildland fires (Elliott, pers. comm., 2009). The risk for construction fires is similar to those found at other construction sites and would be lessened with standard best management practices including the use of spark arresters for construction equipment and clearing dried vegetation from the area; thus, the fire risk during construction would be less than significant.

Operation

The building incorporates fire protection features including indoor sprinkler systems and fire-resistant construction. On-site defibrillators would be located onsite and staff would be trained to operate defibrillator equipment prior to emergency service provider arrival. The project site is within the service area of the Cloverdale Fire Protection District and it is anticipated that it would provide fire suppression services and a portion of emergency medical services to the site. Development of the site would increase the number of calls for the site, particularly emergency medical assists. The development of the hotel and parking structures would also exceed the height of buildings in the area creating additional demands for an aerial apparatus as the nearest ladder truck is approximately 17 miles away. The District also has existing equipment needs (i.e. the daily use of a fire engine from 1975) and would need regional training for fighting multi-story fires. An aerial apparatus was identified as a need for the proposed Alexander Valley Resort project located just south of the project site so it is anticipated that the Tribe could fund a proportionate share of this need rather than the full cost of the apparatus. The increased demands without compensation could have a potentially significant impact on the District. This impact is potentially significant and would be reduced to less than significant with **Mitigation Measure 5.10-4**.

Significance after Mitigation: Less than Significant

Impact 4.10.1-7 Effects to Emergency Medical Services (Potentially Significant)

Ambulance services and hospitals bill individual patients for service and do not typically require contracts with individual businesses. It is assumed that increased demand would pay for additional staff, facility and equipment needs. As emergency medical services are provided by private companies and additional costs would be paid for by persons receiving service, it is anticipated that any increased services needs could be adequately funded; however, without an agreement for ambulance service this impact is potentially significant and would be reduced to less than significant with **Mitigation Measure 5.10-5**.

Significance after Mitigation: Less than Significant

4.10.2 Alternative B – Reduced Hotel and Casino

Impact 4.10.2-1 Effects to Public Water Supply (Potentially Significant)

Water Demand. The water demand for Alternative B is estimated to be 76.5 acre-feet or 24.9 million gallons. The average daily demand is estimated to be approximately 68,303 gallons with a constant withdrawal rate of 47 gallons per minute (gpm). The peak daily flow is estimated to be 126,700 gallons with a required pump rate of 88 gpm.

Water Demand with Use of Reclaimed Water. The annual water demand for Alternative B with use of reclaimed water is estimated to be 54.6 acre-feet or 17.8 million gallons. The associated average daily demand is estimated to be approximately 48,697 gallons with a constant withdrawal rate of 34 gpm. The associated peak daily flow is estimated to be 92,101 gallons with a required pump rate of 64 gpm. If wastewater service is provided privately, the project would use tertiary treated wastewater for toilet flushing, fire protection and irrigation uses.

Water supply for Alternative B would be obtained through either a private or municipal arrangement.

Private Option

The site of the proposed well is shown on **Figure 2-3**. As well tests indicate that a private well in this area could supply average and peak demands for Alternative A, and Alternative B has a lower water demand than Alternative A, it is reasonable to assume that under this option adequate water could be privately provided. Thus, impacts to public water suppliers would be less than significant.

Municipal Option

As with Alternative A, Alternative B would require a service agreement with the City and construction of off-site distribution lines. This impact is considered potentially significant and **Mitigation Measure 5.10-1** is recommended, which would reduce the impact to a less than significant level.

On-Site Utility Relocation

The relocation of distribution facilities for the South Cloverdale Water District would result in temporary service impacts similar to those that would normally occur for improvement or relocation of water distribution lines; thus, this impact is considered less than significant.

Significance after Mitigation: Less than Significant

Impact 4.10.2-2 Effects to Public Wastewater Services (Potentially Significant)

The annual wastewater flow for Alternative B is estimated to be 24.9 million gallons with a daily average of 68,303 gallons. The peak daily flow is estimated at 126,673 gallons. Wastewater treatment and disposal would be provided through either the private or municipal option.

Private Option

The layout of proposed wastewater facilities is shown on **Figure 2-3**. As with Alternative A wastewater would be treated to a tertiary level for reuse and disposal. Alternative B would produce less wastewater flows than Alternative A and thus at most 14.6 acres of sprayfield would be required for effluent disposal. As wastewater treatment and disposal would be provided privately, impacts to public wastewater services would be less than significant.

Municipal Option

As with Alternative A, Alternative B would require a service agreement with the City. As the Tribe does not currently have an agreement to obtain wastewater service from the City, this impact is considered potentially significant. **Mitigation Measure 5.10-2** is recommended, which would reduce the impact to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.2-3 Effects to Solid Waste Facilities (Less than Significant)

As construction waste would be a temporary impact and there is currently capacity for construction waste in the area, this impact would be less than significant. During operation, solid waste would be generated by patrons and employees. The development includes business activities which typically generate from 0.9 to 3.1 tons per employee per year as shown in **Table 4.9-1**. Alternative B would employ approximately 1,350 people. Assuming various distributions of staffing between business types, Alternative B would generate approximately 1,500 to 3,500 tons per year. As discussed for Alternative A, this is not expected to significantly decrease the life expectancy of any single landfill and thus impacts would be less than significant.

Impact 4.10.2-4 Effects to Electricity, Natural Gas and Telecommunications Services (Less than Significant)

Impacts to electricity, natural gas, and telecommunications services would be the same as Alternative A, although energy demands may be slightly lower for Alternative B. This impact is less than significant.

Impact 4.10.2-5 Effects to Law Enforcement Services (Potentially Significant)

It is anticipated that the Tribe will contract with the City of Cloverdale Police Department; however, without an agreement in place enforcement authority would defer to the Sheriff's Department under Public Law 280. Increased demands would be similar although slightly less than those discussed for Alternative A. Whether the County or City provides services, the increased demand without compensation could have a potentially significant impact on the department. **Mitigation Measure 5.10-3** is recommended to reduce impacts to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.2-6 Effects to Fire Protection Services (Potentially Significant)

The risk for construction fires is similar to those found at other construction sites and would be less than significant with the use of standard best management practices. Increased demands would be similar although slightly less than those discussed for Alternative A. The increased demands without compensation could have a potentially significant impact on the District. **Mitigation Measure 5.10-4** is recommended to reduce impacts to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.2-7 Effects to Emergency Medical Services (Potentially Significant)

As emergency medical services are provided by private companies and additional costs would be paid for by persons receiving service, it is anticipated that any increased services needs could be adequately funded; however, without an agreement for ambulance service this impact is potentially significant and would be reduced to less than significant with **Mitigation Measure 5.10-5**.

Significance after Mitigation: Less than Significant

4.10.3 Alternative C – Reduced Casino

Impact 4.10.3-1 Effects to Public Water Supply (Potentially Significant)

Water Demand. The water demand for Alternative C is estimated to be 68.6 acre-feet or 22.3 million gallons. The average daily demand is estimated to be approximately 61,194 gallons with a constant withdrawal rate of 42 gallons per minute (gpm). The peak daily flow is estimated to be 114,460 gallons with a required pump rate of 79 gpm.

Water Demand with Use of Reclaimed Water. The annual water demand for Alternative C with use of reclaimed water is estimated to be 49.1 acre-feet or 16.0 million gallons. The associated average daily demand is estimated to be 43,849 gallons with a constant withdrawal rate of 30 gpm. The associated peak daily flow is estimated to be approximately 82,691 gallons with a required pump rate of 57 gpm. If wastewater service is provided privately, the project would use tertiary treated wastewater for toilet flushing, fire protection and irrigation uses.

Water supply for Alternative C would be obtained through either the private or municipal option.

Private Option

The site of the proposed well is shown on **Figure 2-5**. As well tests indicate that a private well in this area could supply average and peak demands for Alternative A, and Alternative C has a lower water demand than Alternative A, it is reasonable to assume that under this option adequate water could be privately provided. Thus, impacts to public water suppliers would be less than significant.

Municipal Option

As with Alternative A, Alternative C would require a service agreement with the City and construction of off-site distribution lines. This impact is considered potentially significant and **Mitigation Measure 5.10-1** is recommended, which would reduce the impact to a less than significant level.

On-Site Utility Relocation

The relocation of distribution facilities for the South Cloverdale Water District would result in temporary service impacts similar to those that would normally occur for improvement or relocation of water distribution lines; thus, this impact is considered less than significant.

Significance after Mitigation: Less than Significant

Impact 4.10.3-2 Effects to Public Wastewater Services (Potentially Significant)

The annual wastewater flow for Alternative C is estimated to be 22.3 million gallons with a daily average of 61,194 gallons. The peak daily flow is estimated at 114,437 gallons. Wastewater treatment and disposal would be provided through either the private or municipal option.

Private Option

The layout of proposed wastewater facilities is shown on **Figure 2-5**. As with Alternative A wastewater would be treated to a tertiary level for reuse and disposal. Alternative C would produce less wastewater flows than Alternative A and thus at most 14.6 acres of sprayfield would be required for effluent disposal. As wastewater treatment and disposal would be provided privately, impacts to public wastewater services would be less than significant.

Municipal Option

As with Alternative A, Alternative C would require a service agreement with the City. As the Tribe does not currently have an agreement to obtain wastewater service from the City, this impact is considered potentially significant. **Mitigation Measure 5.10-2** is recommended, which would reduce the impact to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.3-3 Effects to Solid Waste Facilities (Less than Significant)

As construction waste would be a temporary impact and there is currently capacity for construction waste in the area, this impact would be less than significant. During operation, solid waste would be generated by patrons and employees. The development includes business activities which typically generate from 0.9 to 3.1 tons per employee per year as shown in **Table 4.9-1**. Alternative C would employ approximately 1,170 people. Assuming various distributions of staffing between business types, Alternative C would generate approximately 1,500 to 3,000 tons per year. As discussed for Alternative A, this is not expected to significantly decrease the life expectancy of any single landfill and thus impacts would be less than significant.

Impact 4.10.3-4 Effects to Electricity, Natural Gas and Telecommunications Services (Less than Significant)

Impacts to electricity, natural gas, and telecommunications services would be the same as Alternative A, although energy demands may be slightly lower for Alternative C. This impact is less than significant.

Impact 4.10.3-5 Effects to Law Enforcement Services (Potentially Significant)

It is anticipated that the Tribe will contract with the City of Cloverdale Police Department; however, without an agreement in place enforcement authority would defer to the Sheriff's Department under Public Law 280. Increased demands would be similar although slightly less than those discussed for Alternative A. Whether the County or City provides services, the increased demand without compensation could have a potentially significant impact on the department. **Mitigation Measure 5.10-3** is recommended to reduce impacts to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.3-6 Effects to Fire Protection Services (Potentially Significant)

The risk for construction fires is similar to those found at other construction sites and would be less than significant with the use of standard best management practices. Increased demands would be similar although slightly less than those discussed for Alternative A. The increased demands without compensation could have a potentially significant impact on the District. **Mitigation Measure 5.10-4** is recommended to reduce impacts to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.3-7 Effects to Emergency Medical Services (Potentially Significant)

As emergency medical services are provided by private companies and additional costs would be paid for by persons receiving service, it is anticipated that any increased services needs could be adequately funded; however, without an agreement for ambulance service this impact is potentially significant and would be reduced to less than significant with **Mitigation Measure 5.10-5**.

Significance after Mitigation: Less than Significant

4.10.4 Alternative D – Casino Only

Impact 4.10.4-1 Effects to Public Water Supply (Potentially Significant)

Water Demand. The water demand for Alternative D is estimated to be 41.4 acre-feet or 13.5 million gallons. The average daily demand is estimated to be approximately 36,968 gallons with a constant withdrawal rate of 26 gallons per minute (gpm). The peak daily flow is estimated to be 63,920 gallons with a required pump rate of 44 gpm.

Water Demand with Use of Reclaimed Water. The annual water demand for Alternative D with use of reclaimed water is estimated to be 28.4 acre-feet or 9.3 million gallons. The associated average daily demand is estimated to be approximately 25,369 gallons with a constant withdrawal rate of 18 gpm. The associated peak daily flow is estimated to be 44,495 gallons with a required pump rate of 31 gpm. If wastewater service is provided privately, the project would use tertiary treated wastewater for toilet flushing, fire protection and irrigation uses.

Water supply for Alternative D would be obtained through either the private or municipal option.

Private Option

The site of the proposed well is shown on **Figure 2-7**. As well tests indicate that a private well in this area could supply average and peak demands for Alternative A, and Alternative D has a lower

water demand than Alternative A, it is reasonable to assume that under this option adequate water could be privately provided. Thus, impacts to public water suppliers would be less than significant.

Municipal Option

As with Alternative A, Alternative D would require a service agreement with the City and construction of off-site distribution lines. This impact is considered potentially significant and **Mitigation Measure 5.10-1** is recommended, which would reduce the impact to a less than significant level.

On-Site Utility Relocation

The relocation of distribution facilities for the South Cloverdale Water District would result in temporary service impacts similar to those that would normally occur for improvement or relocation of water distribution lines; thus, this impact is considered less than significant.

Significance after Mitigation: Less than Significant

Impact 4.10.4-2 Effects to Public Wastewater Services (Potentially Significant)

The annual wastewater flow for Alternative D is estimated to be 9.4 million gallons with a daily average of 25,722 gallons. The peak daily flow is estimated at 63,923 gallons. Wastewater treatment and disposal would be provided through either the private or municipal option.

Private Option

The layout of proposed wastewater facilities is shown on **Figure 2-7**. As with Alternative A wastewater would be treated to a tertiary level for reuse and disposal. Alternative D would produce substantially less wastewater flows than Alternative A and thus less than 14.6 acres of sprayfield would be required for effluent disposal. As wastewater treatment and disposal would be provided privately, impacts to public wastewater services would be less than significant.

Municipal Option

As with Alternative A, Alternative D would require a service agreement with the City. As the Tribe does not currently have an agreement to obtain wastewater service from the City, this impact is considered potentially significant. **Mitigation Measure 5.10-2** is recommended, which would reduce the impact to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.4-3 Effects to Solid Waste Facilities (Less than Significant)

As construction waste would be a temporary impact and there is currently capacity for construction waste in the area, this impact would be less than significant. During operation, solid waste would

be generated by patrons and employees. The development includes business activities which typically generate from 0.9 to 3.1 tons per employee per year as shown in **Table 4.9-1**. Alternative D would employ approximately 960 people. Assuming various distributions of staffing between business types, Alternative D would generate approximately 1,000 to 2,500 tons per year. As discussed for Alternative A, this is not expected to significantly decrease the life expectancy of any single landfill and thus impacts would be less than significant.

Impact 4.10.4-4 Effects to Electricity, Natural Gas and Telecommunications Services (Less than Significant)

Impacts to electricity, natural gas, and telecommunications services would be the same as Alternative A, although energy demands would be lower for Alternative D. This impact is less than significant.

Impact 4.10.4-5 Effects to Law Enforcement Services (Potentially Significant)

It is anticipated that the Tribe will contract with the City of Cloverdale Police Department; however, without an agreement in place enforcement authority would defer to the Sheriff's Department under Public Law 280. Increased demands would be similar although slightly less than those discussed for Alternative A. While Alternative D does not include a hotel it is anticipated that the increased demands would result primarily from the casino. Whether the County or City provides services, the increased demand without compensation could have a potentially significant impact on the department. **Mitigation Measure 5.10-3** is recommended to reduce impacts to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.4-6 Effects to Fire Protection Services (Potentially Significant)

The risk for construction fires is similar to those found at other construction sites and would be less than significant with the use of standard best management practices. While the project would increase demands to local fire protection services, this alternative does not include a multi-story hotel and thus it is anticipated that the project would not increase the need for an aerial apparatus. The increased demands without compensation could have a potentially significant impact on the District. **Mitigation Measure 5.10-4** is recommended to reduce impacts to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.4-7 Effects to Emergency Medical Services (Potentially Significant)

As emergency medical services are provided by private companies and additional costs would be paid for by persons receiving service, it is anticipated that any increased services needs could be adequately funded; however, without an agreement for ambulance service this impact is potentially significant and would be reduced to less than significant with **Mitigation Measure 5.10-5**.

Significance after Mitigation: Less than Significant

4.10.5 Alternative E – Commercial Retail-Office Space**Impact 4.10.5-1 Effects to Public Water Supply (Potentially Significant)**

Water Demand. The water demand for Alternative E is estimated to be 35.9 acre-feet or 11.7 million gallons. The average daily demand is estimated to be approximately 32,028 gallons with a constant withdrawal rate of 22 gallons per minute (gpm). The peak daily flow is estimated to be 42,426 gallons with a required pump rate of 29 gpm.

Water Demand with Use of Reclaimed Water. The annual water demand for Alternative E with use of reclaimed water is estimated to be 28.5 acre-feet or 9.3 million gallons. The associated average daily demand is estimated to be approximately 25,428 gallons with a constant withdrawal rate of 18 gpm. The associated peak daily flow is estimated to be 33,313 gallons with a required pump rate of 23 gpm. If wastewater service is provided privately, the project would use tertiary treated wastewater for toilet flushing, fire protection and irrigation uses.

Water supply for Alternative E would be obtained through either the private or municipal option.

Private Option

The site of the proposed well is shown on **Figure 2-9**. As well tests indicate that a private well in this area could supply average and peak demands for Alternative A, and Alternative E has a lower water demand than Alternative A, it is reasonable to assume that under this option adequate water could be privately provided. Thus, impacts to public water suppliers would be less than significant.

Municipal Option

As with Alternative A, Alternative E would require a service agreement with the City and construction of off-site distribution lines. This impact is considered potentially significant and **Mitigation Measure 5.10-1** is recommended, which would reduce the impact to a less than significant level.

On-Site Utility Relocation

The relocation of distribution facilities for the South Cloverdale Water District would result in temporary service impacts similar to those that would normally occur for improvement or relocation of water distribution lines; thus, this impact is considered less than significant.

Significance after Mitigation: Less than Significant

Impact 4.10.5-2 Effects to Public Wastewater Services (Potentially Significant)

The annual wastewater flow for Alternative E is estimated to be 11.7 million gallons with a daily average of 32,028 gallons. The peak daily flow is estimated at 42,126 gallons. Wastewater treatment and disposal would be provided through either the private or municipal option.

Private Option

The layout of proposed wastewater facilities is shown on **Figure 2-9**. As with Alternative A wastewater would be treated to a tertiary level for reuse and disposal. Alternative E would produce substantially less wastewater flows than Alternative A and thus less than 14.9 acres of sprayfield would be required for effluent disposal. As wastewater treatment and disposal would be provided privately, impacts to public wastewater services would be less than significant.

Municipal Option

As with Alternative A, Alternative E would require a service agreement with the City. As the Tribe does not currently have an agreement to obtain wastewater service from the City, this impact is considered potentially significant. **Mitigation Measure 5.10-2** is recommended, which would reduce the impact to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.5-3 Effects to Solid Waste Facilities (Less than Significant)

As construction waste would be a temporary impact and there is currently capacity for construction waste in the area, this impact would be less than significant. During operation, solid waste would be generated by patrons and employees. The development includes business activities which typically generate from 1.7 to 3.1 tons per employee per year as shown in **Table 4.9-1**. Alternative E would employ approximately 935 people. Assuming various distributions of staffing between business types, Alternative E would generate approximately 2,000 to 2,500 tons per year. As discussed for Alternative A, this is not expected to significantly decrease the life expectancy of any single landfill and thus impacts would be less than significant.

Impact 4.10.5-4 Effects to Electricity, Natural Gas and Telecommunications Services (Less than Significant)

Impacts to electricity, natural gas, and telecommunications services would be the same as Alternative A, although energy demands would be lower for Alternative E. This impact is less than significant.

Impact 4.10.5-5 Effects to Law Enforcement Services (Potentially Significant)

It is anticipated that the Tribe will contract with the City of Cloverdale Police Department; however, without an agreement in place enforcement authority would defer to the Sheriff's Department under Public Law 280. Increased demands would be less than those discussed for Alternative A, as Alternative E does not include a gaming or hotel component; however, it is anticipated that due to the scale of development there would be additional need for law enforcement staff. Whether the County or City provides services, the increased demand without compensation could have a potentially significant impact on the department. **Mitigation Measure 5.10-3** is recommended to reduce impacts to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.5-6 Effects to Fire Protection Services (Potentially Significant)

The risk for construction fires is similar to those found at other construction sites and would be less than significant with the use of standard best management practices. While the project would increase demands to local fire protection services, this alternative does not include a multi-story hotel and thus it is anticipated that the project would not increase the need for an aerial apparatus. The increased demands without compensation could have a potentially significant impact on the District. **Mitigation Measure 5.10-4** is recommended to reduce impacts to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.10.5-7 Effects to Emergency Medical Services (Potentially Significant)

As emergency medical services are provided by private companies and additional costs would be paid for by persons receiving service, it is anticipated that any increased services needs could be adequately funded; however, without an agreement for ambulance service this impact is potentially significant and would be reduced to less than significant with **Mitigation Measure 5.10-5**.

Significance after Mitigation: Less than Significant

4.10.6 Alternative F – No Action

Alternative F would have no impact to public services in the near term. In the long term, any new development would be required to pay a fair share of the cost of providing public services to the project site and thus impacts to public services would be less than significant. These fees may be paid through property taxes (including improvements) or through fee programs developed by the City and County.

References

ESA, 2009. Technical Memorandum Supplemental Evaluation of Dispersal by Spray Irrigation, Sirrah Property, Cloverdale Rancheria EIS Project, Cloverdale, CA. July 30, 2009.