

TABLE OF CONTENTS

Cloverdale Rancheria of Pomo Indians Fee-to-Trust and Resort Casino Final EIS

	<u>Page</u>
Executive Summary	ES-1
ES.1 Introduction	ES-1
ES.2 Purpose and Need	ES-1
ES.3 Alternatives	ES-1
ES.4 Areas of Environmental Controversy	ES-3
ES.5 Environmental Consequences and Mitigation Summary	ES-3
1.0 Purpose and Need	1-1
1.1 Introduction	1-1
1.2 Project Location	1-2
1.3 Purpose and Need for the Proposed Action	1-7
1.4 Overview of the Environmental Review Process	1-8
1.5 References	1-9
2.0 Alternatives	2-1
2.1 Introduction	2-1
2.2 Alternatives	2-1
2.3 Regulatory Requirements, Permits, and Approvals	2-37
3.0 Description of Affected Environment	3-1
3.1 Introduction	3.1-1
3.2 Land Resources	3.2-1
3.3 Water Resources	3.3-1
3.4 Air Quality	3.4-1
3.5 Biological Resources	3.5-1
3.6 Cultural and Paleontological Resources	3.6-1
3.7 Socioeconomic Conditions	3.7-1
3.8 Transportation	3.8-1
3.9 Land Use and Agriculture	3.9-1
3.10 Public Services	3.10-1
3.11 Noise	3.11-1
3.12 Hazardous Materials	3.12-1
3.13 Visual Resources	3.13-1
3.14 Environmental Justice	3.14-1

	<u>Page</u>
4.0 Environmental Consequences	4.1-1
4.1 Introduction	4.1-1
4.2 Land Resources	4.2-1
4.3 Water Resources	4.3-1
4.4 Air Quality	4.4-1
4.5 Biological Resources	4.5-1
4.6 Cultural and Paleontological Resources	4.6-1
4.7 Socioeconomic Conditions	4.7-1
4.8 Transportation	4.8-1
4.9 Land Use and Agriculture	4.9-1
4.10 Public Services	4.10-1
4.11 Noise	4.11-1
4.12 Hazardous Materials	4.12-1
4.13 Visual Resources	4.13-1
4.14 Environmental Justice	4.14-1
4.15 Indirect Effects	4.15-1
4.16 Cumulative Effects	4.16-1
5.0 Mitigation	5-1
5.1 Introduction	5-1
5.2 Land Resources	5-1
5.3 Water Resources	5-2
5.4 Air Quality	5-3
5.5 Biological Resources	5-6
5.6 Cultural and Paleontological Resources	5-8
5.7 Socioeconomic Conditions	5-9
5.8 Transportation	5-10
5.9 Land Use and Agriculture	5-13
5.10 Public Services	5-14
5.11 Noise	5-15
5.12 Hazardous Materials	5-15
5.13 Visual Resources	5-16
5.14 Environmental Justice	5-16
6.0 Consultation, Coordination and List of Preparers	6-1
6.1 Lead Agency	6-1
6.2 Cooperating Agencies	6-1
6.3 Consultants	6-2
7.0 Acronyms and Abbreviations	7-1

Page**Appendices (PDF on accompanying CD)**

Appendices Included in Draft EIS

A.	Preliminary Grading Study
B.	Preliminary Drainage Study
C.	Air Quality Data
D.	Biological Assessment
E.	CNDDDB and USFWS Species List
F.	Cultural Resources Technical Report (Bound Under Separate Cover)
G.	Transportation Analysis
H.	Preliminary Utilities Study
I.	Water Supply Report
J.	Wastewater Treatment and Disposal Report
K.	Phase II Environmental Investigations Reports
L.	NHPA Section 106 and Tribal Consultation Correspondence
M.	Farmland Conversion Impact Rating Form and Site Assessment Criteria
N.	Fire District Letter of Intent
O.	Wetland Delineation and Jurisdictional Determination
P.	NOAA Fisheries and USFWS Letters

Appendices Prepared for Final EIS

Q.	Preliminary Stormwater Quality Management Plan
R.	Comments on Draft EIS
S.	Response to Comments on Draft EIS
T.	Response to Fee-to-Trust Application Comments

List of Figures

1-1	Regional Location	1-3
1-2	Project Site and Vicinity	1-4
1-3	Aerial Photograph	1-5
1-4	Historical Topographic Map	1-6
2-1	Alternative A Site Plan	2-3
2-2	Alternative A – Architectural Rendering	2-4
2-3	Alternative B Site Plan	2-13
2-4	Alternative B – Architectural Rendering	2-14
2-5	Alternative C Site Plan	2-19
2-6	Alternative C – Architectural Rendering	2-20
2-7	Alternative D Site Plan	2-25
2-8	Alternative D – Architectural Rendering	2-26
2-9	Alternative E Site Plan	2-31
2-10	Alternative E – Architectural Rendering	2-32
3.2-1	Soils Map	3.2-2
3.2-2	Regional Fault Map	3.2-4
3.3-1	Russian River Near Cloverdale, Average Daily Flow 1993-2008 (Cubic Feet per Second)	3.3-2
3.3-2	Average November-April and May-October Russian River Flows, 1997-2008	3.3-3
3.3-3	Flood Zones	3.3-8
3.5-1	Habitat and Water Features	3.5-3
3.8-1	Study Intersections	3.8-2

	<u>Page</u>	
3.8-2	Lane Configurations	3.8-3
3.8-3	Existing Traffic Volumes	3.8-10
3.8-4	2015 Traffic Volumes	3.8-13
3.9-1	Sonoma County Land Use Designations	3.9-3
3.9-2	City of Cloverdale Land Use Designations	3.9-5
3.9-3	Sonoma County Zoning	3.9-6
3.9-4	City of Cloverdale Zoning	3.9-8
3.9-5	Cloverdale Municipal Airport	3.9-9
3.9-6	Farmland Mapping	3.9-12
3.11-1	Effect of Noise on People	3.11-2
3.11-2	Noise Measurement Locations	3.11-7
3.11-3	Long Term Measurement 1: Santana Drive Friday April 11, 2008	3.11-8
3.11-4	Long Term Measurement 1: Santana Drive Saturday April 12, 2008	3.11-8
3.11-5	Long Term Measurement 1: Santana Drive Sunday April 13, 2008	3.11-9
3.11-6	Long Term Measurement 2: North Side of Property Friday April 11, 2008	3.11-9
3.11-7	Long Term Measurement 2: North Side of Property Saturday April 12, 2008	3.11-10
3.11-8	Long Term Measurement 2: North Side of Property Sunday April 13, 2008	3.11-10
3.11-9	Long Term Measurement 3: 115 ft from 101 SB Friday April 11, 2008	3.11-11
3.11-10	Long Term Measurement 3: 115 ft from 101 SB Saturday April 12, 2008	3.11-11
3.11-11	Long Term Measurement 3: 115 ft from 101 SB Sunday April 13, 2008	3.11-12
3.13-1	Views from Highway 101	3.13-3
3.13-2	View from West Bank of Russian River	3.13-4
4.5-1	Impacts to Habitats – Alternatives A-D	4.5-2
4.5-2	Impacts to Habitats – Alternatives E	4.5-17
4.8-1	Alternative A Traffic Volumes	4.8-4
4.8-2	Alternative B Traffic Volumes	4.8-12
4.8-3	Alternative C Traffic Volumes	4.8-19
4.8-4	Alternative D Traffic Volumes	4.8-26
4.8-5	Alternative E Traffic Volumes	4.8-34
4.11-1	Land Use and Noise Compatibility Standards (Exterior)	4.11-2
4.13-1	Project Site Rendering	4.13-3
4.13-2	Project Site Rendering	4.13-4
4.13-3	Project Site Rendering	4.13-5
4.13-4	View of Project after 15 Years	4.13-6
4.16-1	2030 Traffic Volumes	4.16-9

List of Tables

ES-1	Summary of Impacts and Mitigation Measures	ES-4
1-1	Project Parcels	1-2
2-1	Proposed Action Facilities	2-2
2-2	Alternative B Facilities	2-12
2-3	Alternative C Facilities	2-21
2-4	Alternative D Facilities	2-24
2-5	Alternative E Facilities	2-28
2-6	Potential Permits and Approvals Required	2-37
3.3-1	US EPA Maximum Contaminant Levels for Drinking Water	3.3-6
3.3-2	Surface Water Quality Objectives for the Russian River Hydrologic Unit in the Vicinity of the Project Site	3.3-12
3.4-1	State and National Criteria Air Pollutant Standards, Effects, and Sources	3.4-2

	<u>Page</u>	
3.4-2	Attainment Status	3.7-3
3.4-3	List of AB 32 Recommended Actions to Reduce GHG Emissions by Sector	3.4-6
3.4-4	Air Quality Data Summary (2005–2007) for the Study Area	3.4-15
3.5-1	Wildlife Habitats within the Project Study Area	3.5-2
3.5-2	USACE Jurisdictional Features within the Project Study Area	3.5-8
3.5-3	List of Potentially Affected Species	3.5-15
3.7-2	Historical Population in Sonoma and its Cities (1990 – 2008)	3.7-3
3.7-3	Population Projections for Sonoma County and its Cities (2008 – 30)	3.7-3
3.7-4	Housing within Sonoma County and its Cities (1990 – 2008)	3.7-4
3.7-5	Housing Vacancy in Sonoma County and its Cities (2000–8)	3.7-5
3.7-6	Housing Growth Projections for Sonoma County and its Cities (2008 – 30)	3.7-6
3.7-7	Sonoma Labor Force and Unemployment (1998 – 2008)	3.7-7
3.7-8	Annual Jobs and Output by Sector – Sonoma County (2007)	3.7-8
3.7-9	Personal Income in Sonoma County and its Cities	3.7-9
3.7-10	Project Site Current Assessed Values and Annual Property Taxes (2009)	3.7-10
3.8-1	Intersection Level of Service (Los) Criteria	3.8-6
3.8-2	Freeway Level of Service Criteria	3.8-7
3.8-3	Intersection Average Delay and Level of Service (Existing and 2015 Baseline Conditions)	3.8-9
3.8-4	Summary of Traffic Collision Rates (2002-2007) (Per Million Vehicles [MV])	3.8-11
3.9-1	Land Use and Zoning for Project Site	3.9-2
3.9-2	Farmland Conversion Impact Form Scoring Summary	3.9-13
3.10-1	Offenses Known to Sonoma County Sheriff's Department	3.10-3
3.10-2	Offenses Known to City of Cloverdale Police Department	3.10-4
3.11 -1	Existing Noise Environments at Project Site	3.11-5
3.12-1	Databases Searched in Project Area Assessment	3.12-1
3.14-1	Racial Composition for Applicable Study Area (2000)	3.14-2
3.14-2	Income of Applicable Study Area (2000)	3.14-3
4.4-1	General Conformity Rule Thresholds	4.4-1
4.4-2	Local Air Quality District Thresholds	4.4-2
4.4-3	Alternative A Construction Emission Estimates	4.4-3
4.4-4	Alternative A Operation Emission Estimates	4.4-4
4.4-5	Estimated Carbon Monoxide Concentrations	4.4-6
4.4-6	Alternative A Indirect GHG (Metric Tons Per Year)	4.4-7
4.4-7	Alternative B Construction Emission Estimates	4.4-9
4.4-8	Alternative B Operation Emission Estimates	4.4-11
4.4-9	Estimated Carbon Monoxide Concentrations	4.4-12
4.4-10	Alternative B Indirect GHG Emissions (Metric Tons Per Year)	4.4-13
4.4-11	Alternative C Construction Emission Estimates	4.4-15
4.4-12	Alternative C Operation Emission Estimates	4.4-16
4.4-13	Estimated Carbon Monoxide Concentrations	4.4-18
4.4-14	Alternative C Indirect GHG Emissions (Metric Tons Per Year)	4.4-19
4.4-15	Alternative D Construction Emission Estimates	4.4-21
4.4-16	Alternative D Operation Emission Estimates	4.4-22
4.4-17	Estimated Carbon Monoxide Concentrations	4.4-23
4.4-18	Alternative D Indirect GHG Emissions (Metric Tons Per Year)	4.4-24
4.4-19	Alternative E Construction Emission Estimates	4.4-26
4.4-20	Alternative E Operation Emission Estimates	4.4-28
4.4-21	Estimated Carbon Monoxide Concentrations	4.4-29
4.4-22	Alternative E Indirect GHG Emissions (Metric Tons Per Year)	4.4-30

	<u>Page</u>	
4.5-1	Potential Effects to Upland Wildlife Habitat Types- Alternative A	4.5-3
4.5-2	Potential Direct Effects to Waters of the U.S.- Alternative B	4.5-4
4.5-3	Potential Effects to Upland Wildlife Habitat Types- Alternative B	4.5-6
4.5-4	Potential Direct Effects to Waters of the U.S.- Alternative B	4.5-7
4.5-5	Potential Effects to Upland Wildlife Habitat Types- Alternative C	4.5-10
4.5-6	Potential Direct Effects to Waters of the U.S.- Alternative C	4.5-10
4.5-7	Potential Effects to Upland Wildlife Habitat Types- Alternative D	4.5-13
4.5-8	Potential Direct Effects to Waters of the U.S.- Alternative D	4.5-14
4.5-9	Potential Effects to Upland Wildlife Habitat Types- Alternative E	4.5-18
4.5-10	Potential Direct Effects to Waters of the U.S.- Alternative E	4.5-18
4.7-1	Projected Construction Costs and Employment by Alternative	4.7-2
4.7-2	Projected Operations Total Sales and Employment by Alternative	4.7-4
4.7-3	Projected Sales by Category – Alternative A	4.7-5
4.7-4	Projected Net Sales in Sonoma County – Alternative A	4.7-5
4.7-5	Job Category and Wage Projections – Alternative A	4.7-7
4.7-6	Estimated Indirect and Induced Spending from Construction by Alternative	4.7-10
4.7-7	Estimated Indirect and Induced Employment from Construction by Alternative	4.7-11
4.7-8	Estimated Indirect and Induced Spending from Operations by Alternative	4.7-11
4.7-9	Estimated Indirect and Induced Employment from Operations by Alternative	4.7-12
4.7-10	Sonoma County Labor Force, Unemployment Rate and Potentially Employable Labor Force (2008)	4.7-13
4.7-11	State and Local Tax Impacts to Businesses from Construction – All Alternatives	4.7-18
4.7-12	Annual State and Local Tax Impacts to Businesses from Operations – All Alternatives	4.7-20
4.8-1	Trip Generation Summary – Alternative A	4.8-2
4.8-2	Trip Distribution – Alternative A	4.8-3
4.8-3	Summary of Intersection Average Delay and Levels of Service – Alternative A	4.8-5
4.8-4	Trip Generation Summary – Alternative B	4.8-10
4.8-5	Trip Distribution – Alternative B	4.8-10
4.8-6	Summary of Intersection Average Delay and Levels of Service – Alternative B	4.8-13
4.8-7	Trip Generation Summary – Alternative C	4.8-18
4.8-8	Trip Distribution – Alternative C	4.8-18
4.8-9	Summary of Intersection Average Delay and Levels of Service – Alternative C	4.8-21
4.8-10	Trip Generation Summary – Alternative D	4.8-27
4.8-11	Trip Distribution Casino Assumptions	4.8-27
4.8-12	Summary of Intersection Average Delay and Levels of Service – Alternative D	4.8-28
4.8-13	Trip Generation Summary – Alternative E	4.8-32
4.8-14	Trip Distribution – Alternative E	4.8-33
4.8-15	Summary of Intersection Average Delay and Levels of Service – Alternative E	4.8-35
4.9-1	General Plan Consistency	4.9-8
4.10-1	Solid Waste Disposal Rates	4.10-3
4.11-1	Measures of Substantial Increase for Transportation Noise Exposure	4.11-1
4.11-2	Typical Construction Noise Levels	4.11-4
4.11-3	Typical Noise Levels from Construction Equipment	4.11-4
4.11-4	Existing and Short Term (2015) Pm Peak Hour Traffic Noise Levels along Roadways in the Project Vicinity	4.11-6
4.11-5	Existing and Buildout (2030) Pm Peak Hour Traffic Noise Levels along Roadways in the Project Vicinity	4.11-7
4.15-1	Estimated Net Direct, Indirect, and Induced Employment	4.15-1
4.16-1	Cumulative Projects	4.16-2

	<u>Page</u>
4.16-2 Intersection Average Delay and Level of Service (Cumulative 2030 Baseline Conditions)	4.16-10
4.16-3 Cumulative Intersection Average Delay and Levels of Service – Alternative A	4.16-11
4.16-4 Cumulative Intersection Average Delay and Levels of Service – Alternative B	4.16-14
4.16-5 Cumulative Intersection Average Delay and Levels of Service – Alternative C	4.16-16
4.16-6 Cumulative Intersection Average Delay and Levels of Service – Alternative D	4.16-18
4.16-7 Cumulative Intersection Average Delay and Levels of Service – Alternative E	4.16-20
5-1 Summary of Traffic Mitigation Measures	5-10

