

# ***SECTION 2.0***

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## ***ALTERNATIVES***

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## ALTERNATIVES

### 2.1 INTRODUCTION

Consistent with Council on Environmental Quality (CEQ) Regulations (40 Code of Federal Regulations [CFR] §1502.14), this section includes a detailed description and comparison of the alternatives analyzed in this Environmental Impact Statement (EIS). These alternatives include six development alternatives as well as the No Action Alternative. Alternatives that were considered but are not analyzed in this EIS are also described. A reasonable range of alternatives has been selected based on consideration of the purpose and need of the Proposed Action and opportunities for potentially reducing environmental effects. The range of alternatives includes:

- Alternative A – Proposed Project
- Alternative B – Proposed Project with No Retail Alternative
- Alternative C – Reduced Intensity Alternative
- Alternative D – Non-Gaming Alternative
- Alternative E – Anderson Site Alternative
- Alternative F – Expansion of Existing Casino Alternative
- Alternative G – No Action Alternative

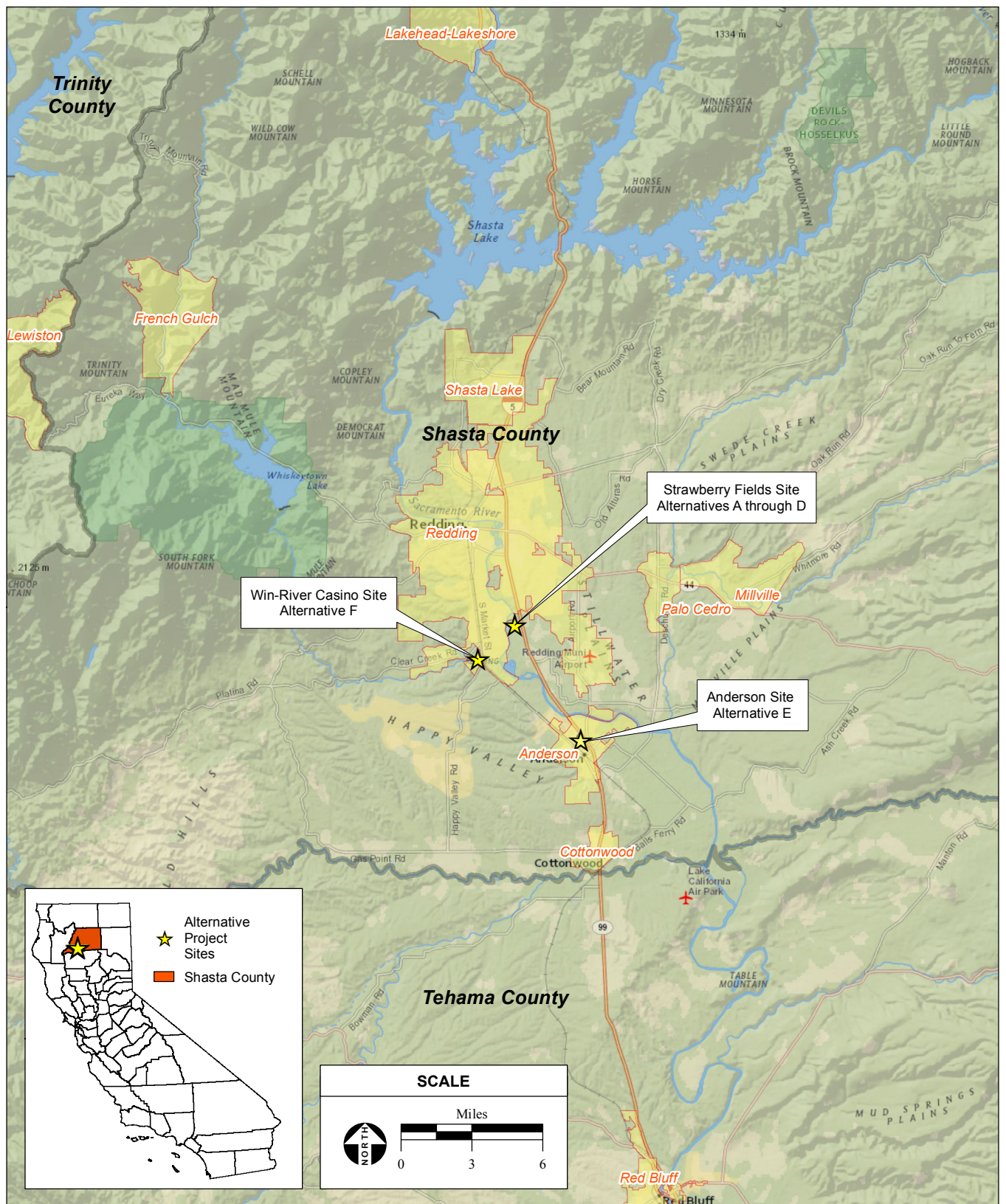
### 2.2 ALTERNATIVE SITE LOCATIONS

Three alternative site locations for development are considered in this EIS: the Strawberry Fields Site, which is the primary location proposed for the development; the Anderson Site, an alternative site selected for analysis; and the Win-River Casino Site, which encompasses the entirety of the current Rancheria, where the Tribe's existing casino is currently located. Alternatives A through D, if chosen, would be built on the approximately 232-acre Strawberry Fields Site. Alternative E, if selected, would be built on the approximately 55-acre Anderson Site. Alternative F, if chosen, would be built on the approximately 14.8-acre Win-River Casino Site. **Figure 2-1** shows regional location of the three sites. The three alternative sites, as well as the potential locations of off-site access improvements, are described below.

#### 2.2.1 STRAWBERRY FIELDS SITE – ALTERNATIVES A, B, C, AND D

The Strawberry Fields Site is an approximately 232-acre property located within unincorporated Shasta County (County), California, immediately south of the City of Redding (City), California. The





SOURCE: NatGeo, 2017; AES, Date: 8/11/2017

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**Figure 2-1**  
Regional Location

Strawberry Fields Site is bound by private properties to the north and south, the Sacramento River to the west, and Interstate 5 (I-5) to the east. The site is located approximately 1.6 miles northeast of the existing Win-River Casino. **Figure 2-2** shows the location of the Strawberry Fields Site and an aerial photograph is provided as **Figure 2-3**. The property is comprised of seven parcels, Assessor's Parcel Numbers (APNs) 055-010-011, 055-010-012, 055-010-014, 055-010-015, 055-020-001, 055-020-004, and 055-020-005. Regional access to the Strawberry Fields Site is provided by I-5, and local access is provided by South Bonnyview Road and Bechelli Lane.

The majority of the Strawberry Fields Site is zoned by the County as Limited Agriculture (A-1), with a small sliver of land adjacent to the Sacramento River zoned as Designated Floodway (F-1; Shasta County, 2013). The Strawberry Fields Site is currently undeveloped and mostly unimproved, with the exception of cattle fencing and several dirt roads which traverse the property. Portions of the site have formerly been used for irrigated row crops prior to ownership by the Tribe; the site is currently used by the Tribe for seasonal cattle grazing. Land uses to the south consist of rural residential housing and agricultural/grazing land. A single family residential neighborhood within the City is located west of the site across the Sacramento River. Land uses to the north consist of rural residential homes, the Sunnyhill wastewater pump station (Sunnyhill Lift Station) operated by the City, the Hilton Garden Inn which is owned and operated by the Tribe, and other commercial uses within the City.

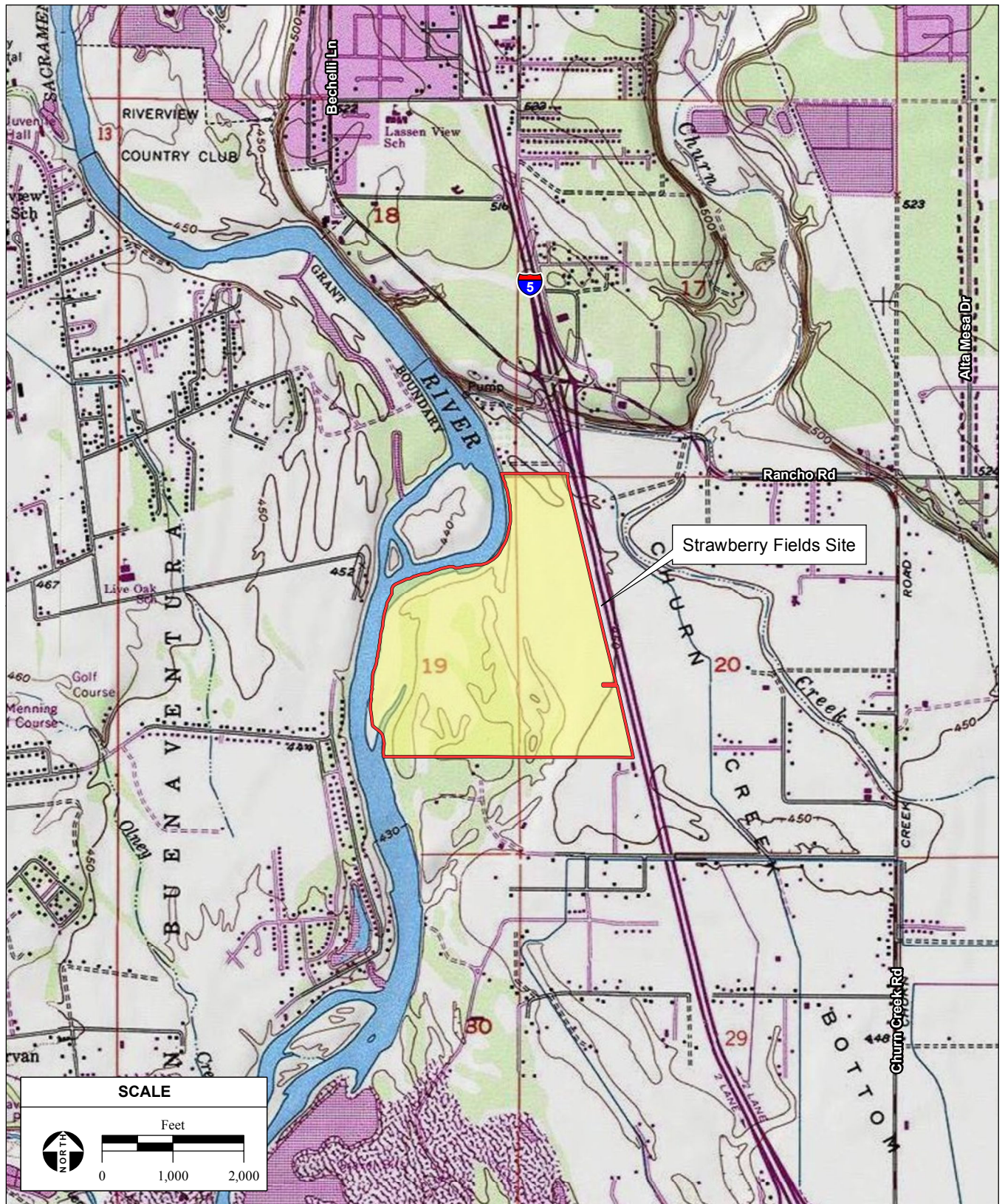
## 2.2.2 OFF-SITE ACCESS IMPROVEMENT AREAS – ALTERNATIVES A, B, C, AND D

In addition to the Strawberry Fields Site described above in **Section 2.2.1**, the project site for Alternative A, B, C, and D analyzed within this EIS includes several areas that would not be taken into trust, but would be modified to allow sufficient access to the Strawberry Fields Site. These additional areas are referred to as “Off-site Access Improvement Areas” (**Figure 2-3**) and are described below. Refer to the discussions below in **Section 2.3.2**, **Section 2.4**, **Section 2.5.3**, and **Section 2.6.2** regarding proposed access improvements for these areas proposed under Alternatives A through D.

**North Access Improvement Area.** The North Access Improvement Area includes Bechelli Lane, and land located on either side of Bechelli Lane from its intersection with Bonnyview Road to the Strawberry Fields Site. Within the northern portion of the alignment, these areas are mostly paved and currently developed with sidewalks, and parking areas for the Hilton Garden Inn (owned by the Tribe); within the southern portion of the alignment, the proposed improvements areas include disturbed road shoulders, undeveloped land, and the Sunnyhill Lift Station driveway and parking areas.

**South Access Improvement Area.** The South Access Improvement Area includes an existing private access driveway and land located on either side of the driveway from its connection point with the Strawberry Fields Site and intersection with Smith Road to the south. The access driveway is referred to as Adra Way on certain County maps; however, it is not currently a County maintained road. The driveway currently provides access to the Strawberry Fields Site and several rural residential homes and



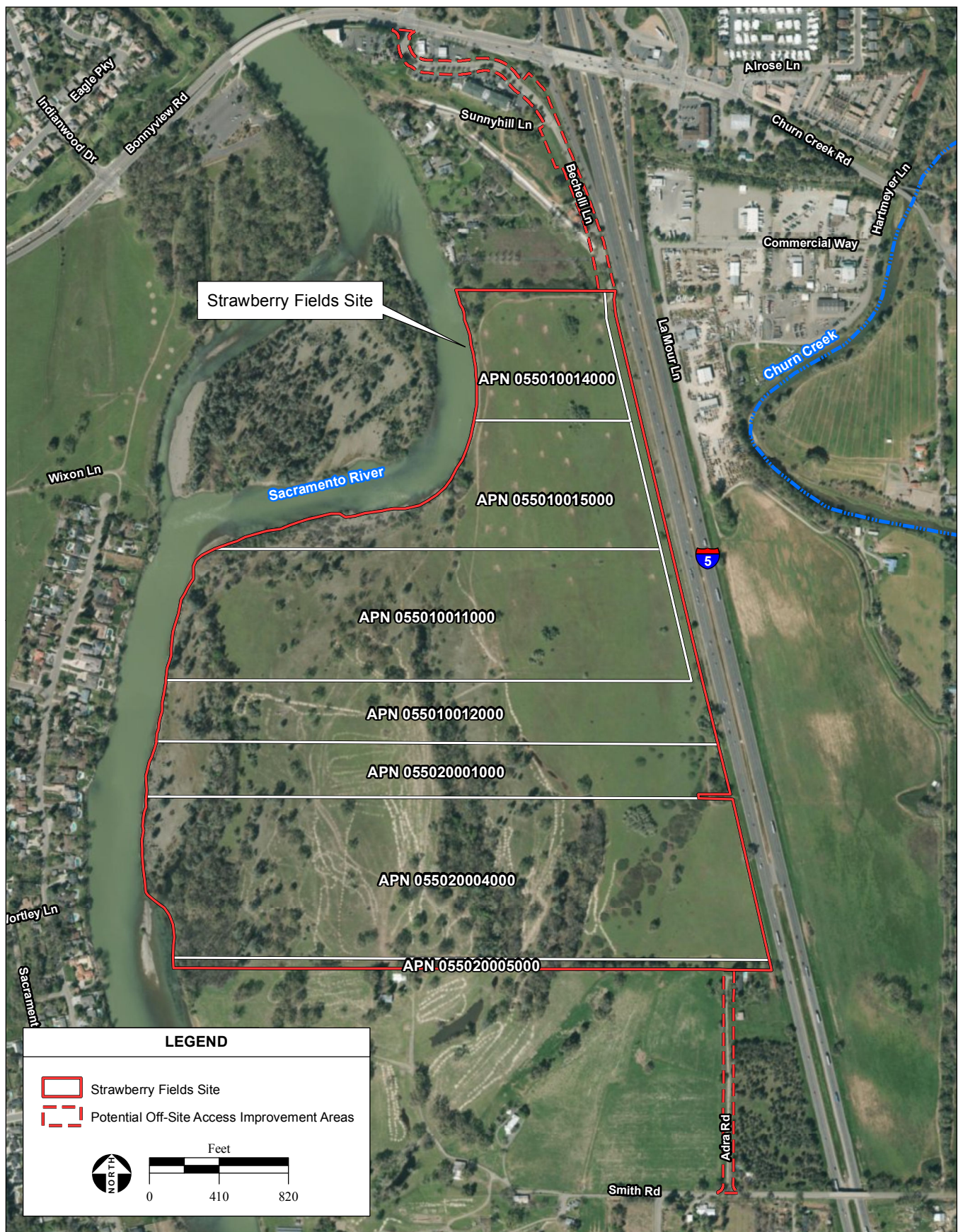


SOURCE: "Enterprise, CA" USGS 7.5 Minute Topographic Quadrangle, T31N, R4W, Section 18, 19, & 20, Mt. Diablo Baseline & Meridian; ESRI Data, 2016; AES, 8/11/2017

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**Figure 2-2**  
Site and Vicinity - Strawberry Fields Site





SOURCE: USDA aerial photograph, 7/26/2014; ESRI Data, 2016; AES, 8/14/2017

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**Figure 2-3**  
Aerial Photograph - Strawberry Fields Site

properties located to the east of the drive. Land located immediately adjacent to the driveway consists of front yards of existing rural residential homes and grazing land. As described further in **Section 2.3.2**, the southern Off-site Access Improvement Area would only be modified under one of the options for access to the site.

### 2.2.3 ANDERSON SITE – ALTERNATIVE E

The Anderson Site is an approximately 55-acre property located at 3300 Automall Drive, south of Alexander Avenue, in the City of Anderson, California, as shown in **Figure 2-4**. The Anderson Site is comprised of four parcels, APNs 201-720-004, 201-720-013, 201-720-014, and 201-730-001. The Anderson Site currently consists of undeveloped land. Tormey Drain, a local street drainage with small flow capacity that originates in the west-central part of the City of Anderson and drains to the Sacramento River, runs through the Anderson Site. The majority of the Anderson Site is located within the 100-year floodplain of the Tormey Drain within Flood Zone AE (FEMA, 2011a; refer to **Section 3.3.2**). The site is bounded to the north, west, and south by commercial and single-family residential development within the City of Anderson. I-5 bounds the east side of the Anderson Site. A storm drainage pond borders the northwestern boundary of the site. The Anderson Site is zoned as Residential-Low Density (R1; City of Anderson, 2005). An aerial photograph of the Anderson Site is provided as **Figure 2-5**. Regional access to the Anderson Site is provided by I-5, and local access is provided by North Street and Oak Street.

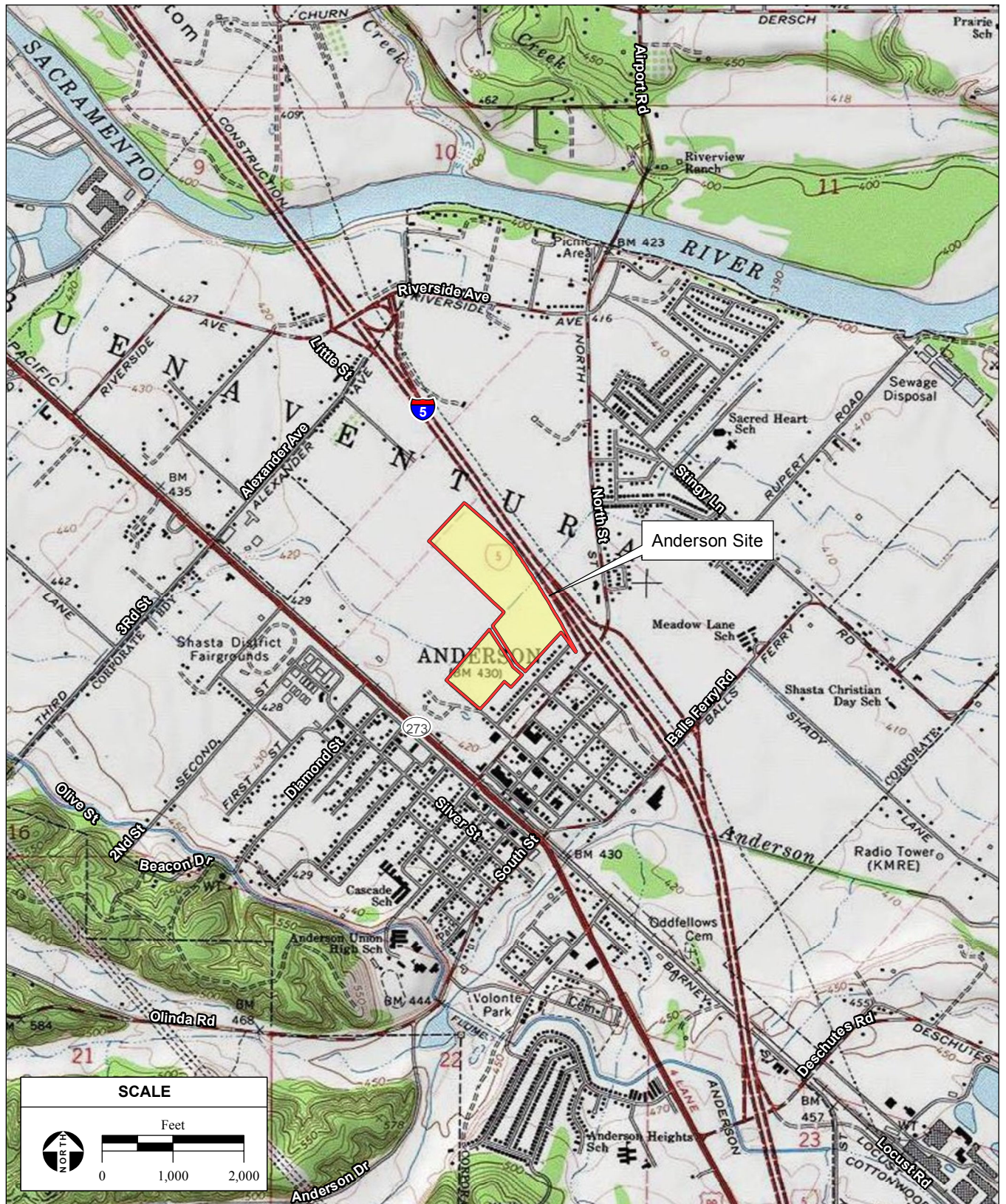
### 2.2.4 WIN-RIVER CASINO SITE – ALTERNATIVE F

The Win-River Casino Site is located at 2100 Redding Rancheria Road, Redding, Shasta County, California (**Figure 2-1**) and consists of an approximately 14.8-acre property currently held in federal trust for the Tribe. The Win-River Casino Site is currently developed with the Tribe's 141,607-square foot (sf) Win-River Casino, which consists of a gaming area with 835 gaming positions, poker room, restaurants and dining establishments, an event center, an 84-room hotel, and approximately 380 surface parking spaces, in addition to housing and tribal offices located west of the casino. **Figure 2-6** shows the Win-River Casino Site and vicinity, and an aerial photograph of the Win-River Casino Site is provided as **Figure 2-7**. Regional access is provided by I-5, and local access is provided by Redding Rancheria Road.

## 2.3 ALTERNATIVE A – PROPOSED PROJECT

Alternative A consists of the following components: 1) the transfer of the 232-acre Strawberry Fields Site from fee to trust status on behalf of the Tribe for gaming purposes; 2) the subsequent development of the Strawberry Fields Site with a variety of uses including, but not limited to, a casino, 250-room hotel, conference and event centers, restaurants, retail facilities, parking, and other supporting facilities; 3) the construction of access roadways within the Off-site Access Improvement Areas; and 4) the closure of the existing Win-River Casino and the conversion of the facility into tribal services and housing uses. This is the Tribe's Proposed Project.





SOURCE: "Enterprise, CA" USGS 7.5 Minute Topographic Quadrangle, T30N, R4W, Unsectioned Area of San Buenaventura/Andersen, Mt. Diablo Baseline & Meridian; AES, 8/11/2017

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**Figure 2-4**  
Site and Vicinity - Anderson Site



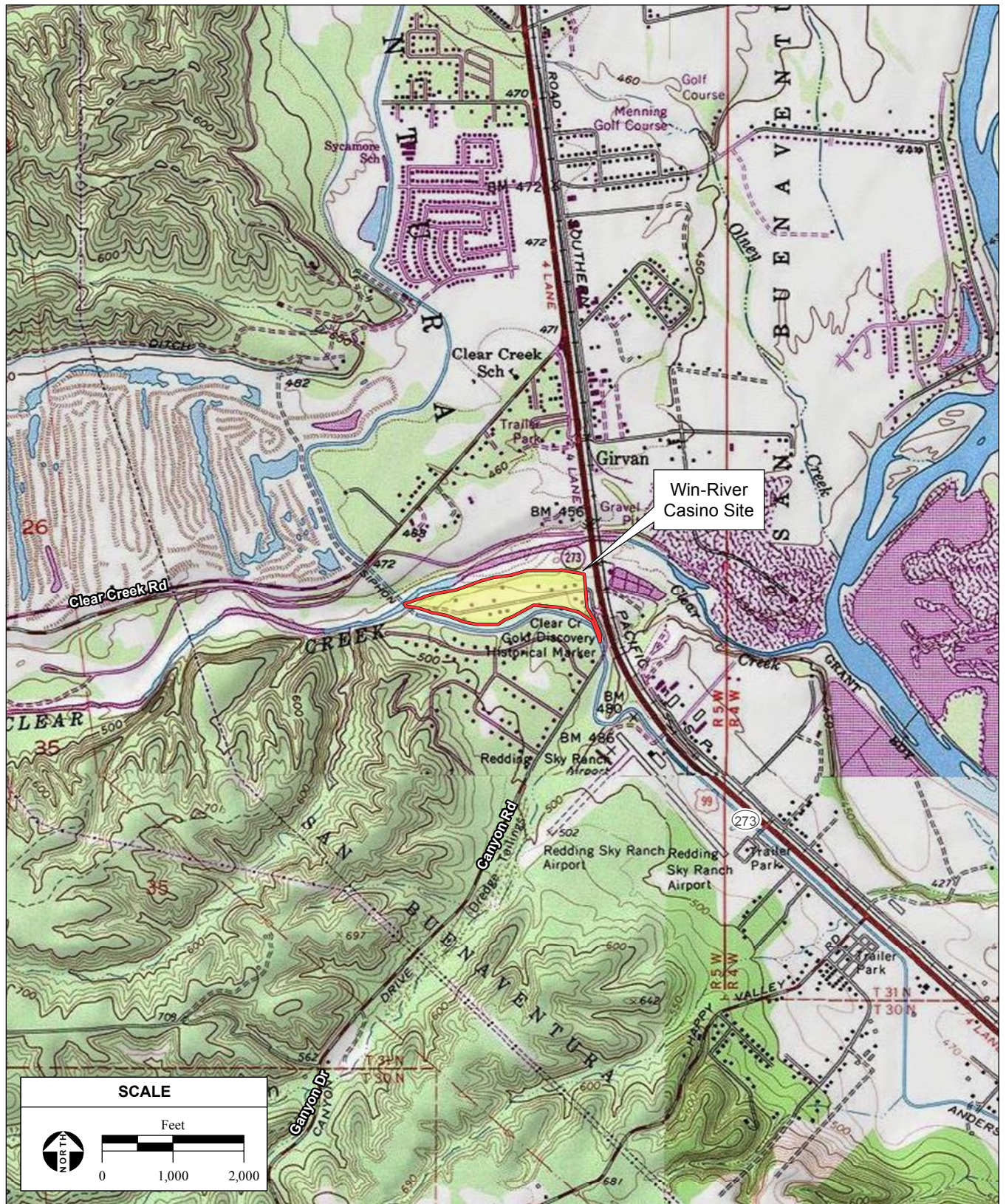


SOURCE: USDA aerial photograph, 7/26/2014; ESRI Data, 2016; AES, 8/11/2017

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**Figure 2-5**  
Aerial Photograph - Anderson Site



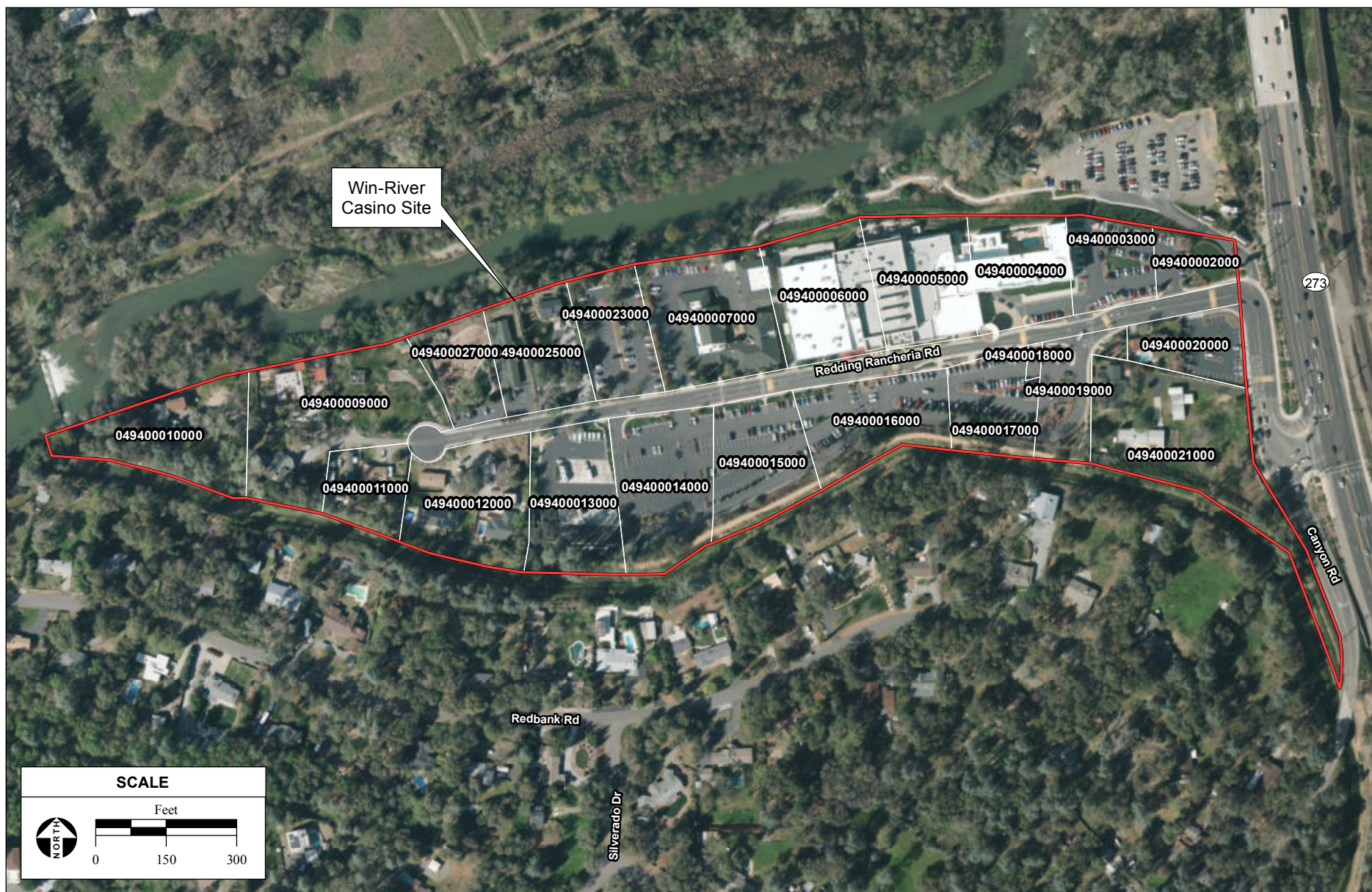


SOURCE: "Enterprise, CA" USGS 7.5 Minute Topographic Quadrangle, T31N, R4W, Unsectioned Area of San Buenaventura, Mt. Diablo Baseline & Meridian; AES, 8/11/2017

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**Figure 2-6**  
Site and Vicinity - Win-River Casino Site





SOURCE: City of Redding SRTA aerial photograph, 3/17/2016; ESRI Data, 2016; AES, 8/11/2017

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**Figure 2-7**  
Aerial Photograph - Win River Casino Site

### 2.3.1 FEE-TO-TRUST TRANSFER

The Tribe submitted an application to the Bureau of Indian Affairs (BIA) for the transfer of 152 acres of land within the Strawberry Fields Site into federal trust in 2008, and a supplemental application for the transfer of the remaining 80 acres of the site into federal trust in 2010. Together, these applications request the transfer of the 232-acre Strawberry Fields Site into trust for the development of a casino-resort and related facilities (Proposed Action). The proposed trust boundary is shown in **Figure 2-3** as the Strawberry Fields Site. The BIA will make its determination regarding the fee-to-trust acquisition in accordance with the procedures set forth in 25 CFR Part 151. The regulations in 25 CFR Part 151 implement Section 5 of the Indian Reorganization Act (IRA), codified at 25 United States Code (USC) §5108. Section 5 of the IRA is the general statute that provides the Secretary with authority to acquire lands in trust status for tribes and individual Indians.

### 2.3.2 ALTERNATIVE A PROJECT COMPONENTS

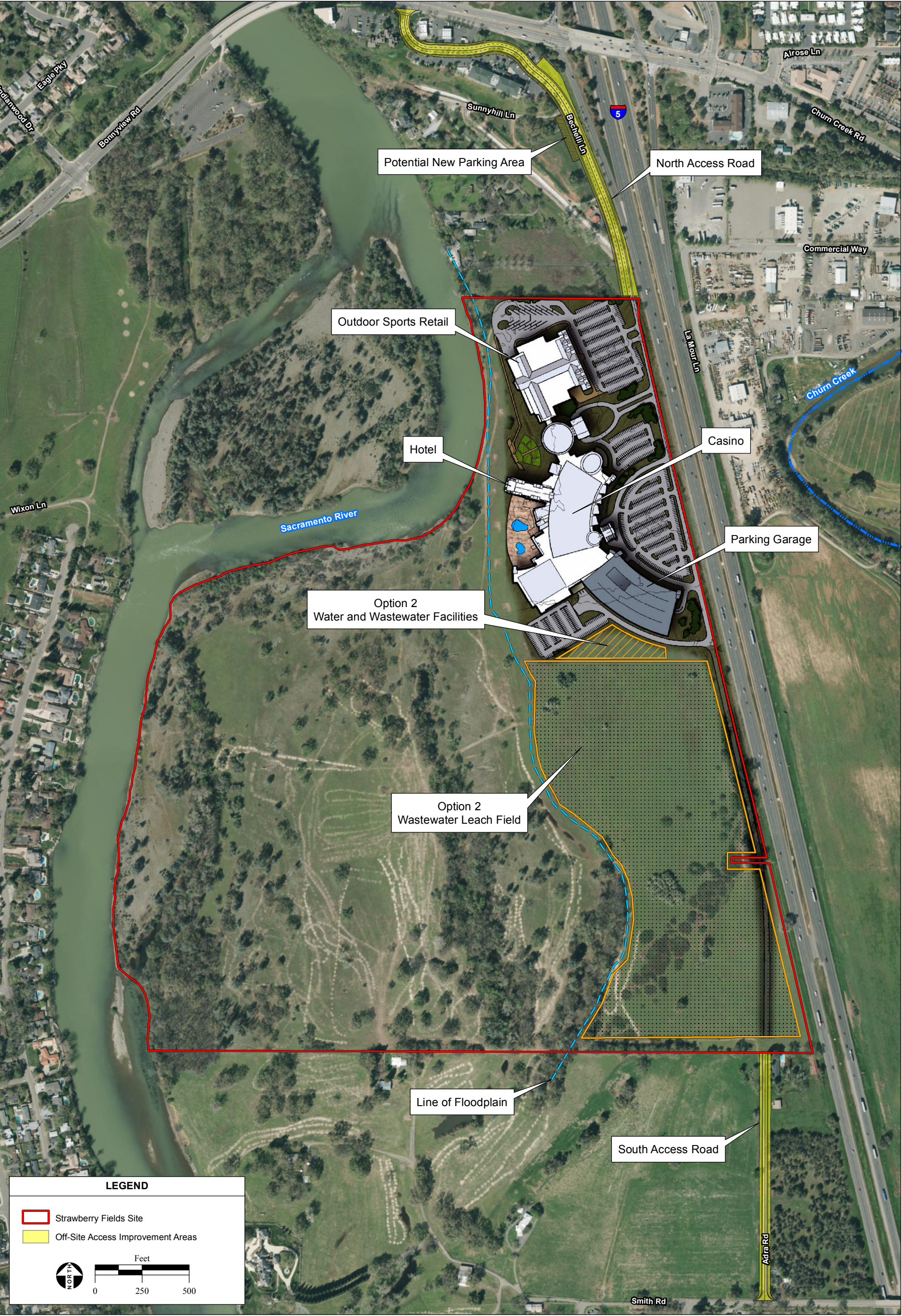
Alternative A would result in the development of approximately 37 acres within the Strawberry Fields Site with a casino-resort, retail facilities, and related infrastructure. An additional 46 acres would be developed with water supply and wastewater facilities if Option 2 for Water Supply and Wastewater is implemented (this includes a 45-acre leach field, as discussed below). The remainder of the site (195 acres under Option 1 for Water Supply and Wastewater and 149 acres under Option 2 for Water Supply and Wastewater) would remain as undeveloped open space. A site plan for the proposed facilities is presented as **Figure 2-8** and an architectural rendering is presented as **Figure 2-9**. As shown in **Figure 2-8**, all proposed facilities would be located outside of the Sacramento River floodplain. **Table 2-1** provides a breakdown of project components with associated square footages. Proposed facilities would be constructed to meet International Building Code (IBC) requirements.

Alternative A is anticipated to employ a total of approximately 1,075 employees, of which 650 would be new full time equivalent employee positions (**Appendix A**).

### Casino-Resort

The proposed casino-resort would have a gross footprint of approximately 383,893 sf. The gaming component of the facility would consist of electronic gaming devices (EGDs), table games, and poker room tables. At build-out, the gaming component of the facility would consist of approximately 1,200 EGDs and 36 table games. The main gaming area would include service bars and a player's club. Restaurant facilities include a 225-seat buffet, 24-hour bakery/deli, sports bar and grill, food court, and specialty restaurants. The 9-story hotel would be located in the northwest portion of the development and would be comprised of 225 standard guest rooms and 25 suites; it would also include an outdoor pool, winter garden, outdoor amphitheater, spa, and fitness center. The hotel tower would be approximately 119 feet tall. The event center would be located in the southwest portion of the development and would include a pre-function area, bar, box office, stage, green room, banquet kitchen, and storage within the 52,200-sf facility. The event center and conference center will not be used on a daily basis throughout the





SOURCE: SRTA aerial photograph, 3/17/2016; ESRI Data, 2016; AES, 12/15/2017

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**Figure 2-8**  
Alternative A - Site Plan







**TABLE 2-1**  
**ALTERNATIVE A – PROPOSED PROJECT**

<b>Area</b>	<b>Units</b>	<b>Approximate Square Footage</b>
<b>Casino-Resort</b>		
<b>Casino Facility</b>		<b>69,541</b>
Gaming Floor	1,200 machines / 210 table game seats	48,060
Bar Service		6,040
Circulation/restrooms	100 seats	15,441
<b>Porte-cochere</b>		<b>5,400</b>
<b>Food and Beverage</b>		<b>30,565</b>
Buffet	225 seats	
Café	100 seats	
Specialty Restaurants	66 seats	
Bakery/Deli Counter	15 seats	
Food Court	125 seats	
Sports Bar and Grill	124 seats	
<b>Retail (one shop)</b>		<b>1,000</b>
<b>Admin/Back of House</b>		<b>43,820</b>
<b>Conference Center</b>		<b>10,080</b>
Divisible Ballroom		4,800
Stage/Back of House (BOH) Amenities		5,280
<b>Event Center</b>	1,800 seats	<b>52,200</b>
<b>Hotel</b>		<b>171,287</b>
Guest Room Tower	250 rooms	152,605
Lobby		1,368
Admin/Back of House		5,324
Winter Garden		5,500
Fitness Center		990
Spa		5,500
<b>Sub-total Casino-Resort</b>		<b>383,893</b>
<b>Outdoor Pool</b>		<b>6,080</b>
<b>Outdoor Amphitheatre</b>	1,500 seats	<b>19,800</b>
<b>Regional Retail</b>		<b>130,000</b>
<b>Parking</b>		
Garage Parking	1,650 spaces	583,500
Surface Parking	600 spaces	-
<b>Total Square Footage<sup>1</sup></b>		<b>1,123,273</b>
Notes: 1 – Line items do not precisely add to total due to rounding. Source: HBG, 2017.		

year, with a total yearly usage of 256 days per year, on average. One parking structure would be located in the southeast portion of the Strawberry Fields Site and would provide 1,650 parking spaces. Additionally, approximately 600 surface parking spaces would be provided (**Figure 2-8**) for a total of 2,250 parking spaces.

### **Big-Box/Regional Retail**

Under Alternative A, 130,000 sf of regional retail space would be developed. The Tribe proposes leasing this space for the development of an outdoor sporting goods retail facility (inclusive of hunting, fishing, camping, and related merchandise). The operational hours of this facility would be typical of other sporting goods stores, likely between 9 a.m. and 9 p.m.

### **Off-site Access Improvements**

Access to the Strawberry Fields Site would be provided by either the North Access or a combination of the North Access and South Access (Site Access Options 1 and 2). Proposed access improvements to manage the ingress and egress of traffic at the Strawberry Fields Site are described below.

#### ***Site Access Option 1 – North Access Only***

Under Site Access Option 1, access to the Strawberry Fields Site would be provided from the north only. This option involves widening Bechelli Lane from two lanes to four lanes, which would require the acquisition of additional roadway right-of-way (ROW) from adjacent property owners. The improved Bechelli Lane would consist of four 12-foot lanes and a 4-foot shoulder in each direction, with a 6-foot sidewalk on the western side of the road, to connect the existing sidewalk north of Sunnyhill Lane to the Strawberry Fields Site. This option would encroach into the existing parking lot at the Hilton Garden Inn, owned by the Tribe, located on the south side of Bechelli Lane. A potential location for replacement parking is noted on **Figure 2-8**. Site Access Option 1 would also require widening and improvements to the existing bridge over the canal located just north of the Strawberry Fields Site on Bechelli Lane. Additionally, the Tribe intends to construct a solid wall at least 6 feet in height around the perimeter of the outdoor pool area at the Hilton Garden Inn to reduce ambient noise associated with increased traffic volumes on Bechelli Lane south of South Bonnyview Road.

#### ***Site Access Option 2 – North and South Access***

Under Site Access Option 2, access to the Strawberry Fields Site would be provided from both the north and the south. Improvements to the North Access area would be as described above, and a southern access would be provided through a new roadway connecting the Strawberry Fields Site to Smith Road. The new roadway would be constructed along the alignment of an existing rural driveway (referred to as Adra Way, which is not a County-maintained road) that currently provides access to the Strawberry Fields Site and several private properties located to the east. Per Shasta County development standards, the new roadway would have two 12-foot lanes with 4-foot paved shoulders and a 60-foot designated ROW. Site

Access Option 2 would require ROW acquisitions along both the North and South Access areas. Additionally, during the operation of the Proposed Project, the Tribe will set and maintain a speed limit no higher than 30 mph on the portion of the South Access within the Strawberry Fields Site.

### **Architecture, Signage, Lighting, and Landscaping**

The buildings architecture and exterior signage would enhance the natural and rural characteristics of the site and vicinity by incorporating native materials and colors. Illuminated signs would be designed to blend with the light levels of the building and landscape lighting in both illumination levels and color characteristics. The exterior lighting of the project would be integrated into components of the architecture and would be designed in accordance with Unified Facilities Criteria (UFC) 3-530-01, so as not to cast light or glare off site.. Lighting will consist of pole-mounted lights up to a maximum height of 25 feet and use high pressure sodium or light-emitting diodes (LEDs) with cut-off lenses and downcast illumination, unless an alternative light configuration is needed for security or emergency purposes. Additionally, no strobe lights, spot lights, or flood lights will be used and shielding will be used in accordance with UFC 3-530-01.

The architectural design of the project would be enhanced by landscaping using drought tolerant plants native to the region. This includes the incorporation of landscape amenities to complement buildings and parking areas, including setbacks, raised landscaped berms and plantings of trees and shrubs. Screening features and natural elements will be integrated into the landscaping design of the project to screen the view of the facilities from directly adjacent existing residences. Additionally, all exterior glass will be non-reflective low-glare glass.

### **Fire Protection / Emergency Response**

The Strawberry Fields Site and the existing Win-River Casino are served by the Shasta County Fire Department (SCFD). SCFD, the Redding Fire Department (RFD), and California Department of Fire and Forestry (CAL FIRE) maintain a mutual/automatic aid agreement. It is anticipated that the Tribe will enter into an agreement with SCFD and/or RFD for the provision of fire and emergency response services for the Proposed Project.

### **Security / Law Enforcement**

Primary law enforcement services for the Strawberry Fields Site and the existing Win-River Casino are provided by the Shasta County Sheriff's Office (SCSO), which is allied with the Redding Police Department (RPD). It is anticipated that the Tribe will enter into an agreement for law enforcement services with SCSO. SCSO would have the authority to enforce all non-gaming state criminal laws on the proposed trust lands pursuant to Public Law 280. The Tribe would employ security personnel to patrol the facilities to reduce and prevent criminal and civil incidents. Additionally, surveillance equipment would be installed in the casino and parking areas and tribal security personnel would work

cooperatively with the local law enforcement agencies to provide general law enforcement services to the Strawberry Fields Site. It is not anticipated that law enforcement services from the City of Redding will be required.

## **Water Supply**

As detailed in the Water and Wastewater Study included as **Appendix B**, the estimated average daily potable water demand for the development of the Strawberry Fields Site under Alternative A would be approximately 210,400 gallons per day (gpd), and the average daily landscape irrigation demand would be approximately 10,919 gpd. Additionally, a capacity rate of approximately 3,000 gallons per minute (gpm) for 4 hours duration is required to supply the necessary fire flow for Alternative A. There are two options proposed to supply water to Alternative A, as described below.

### ***Off-site Supply (Option 1)***

Under Water Supply Option 1, water supply to serve the Proposed Project would be provided through a connection to the City of Redding's municipal water supply infrastructure. Connection to the City's water system would require construction of approximately 777 linear feet of water pipelines from the site to an existing 24-inch water main at the intersection of Bechelli Lane and the driveway leading west to 5170 Bechelli Lane (**Figure 4.14-2**). The City's water system would meet the demands of the Proposed Project and would provide required fire protection flows. The Tribe would enter into an agreement with the City for the provision of water similar to its existing agreement regarding water service at the Win-River Casino (refer to **Section 1.5.3**). Environmental impacts of the construction of off-site pipelines are analyzed in **Section 4.14**.

### ***On-site Supply (Option 2)***

Under Water Supply Option 2, potable water supply to serve the Proposed Project would be provided through the installation of groundwater wells on the Strawberry Fields Site. Recycled water from on-site wastewater treatment would be reused for indoor non-potable uses (such as toilet flushing) and for landscape irrigation. The proposed groundwater wells would be drilled to a depth of between 300 and 600 feet, which is anticipated to produce water of sufficient quantity and quality. According to consultation with local jurisdictions, groundwater in the area is a reliable water source (**Appendix B**). Prior to the construction of the water supply wells, water quality testing would be conducted to confirm that the quality of the treated groundwater is consistent with or exceeds United States Environmental Protection Agency (USEPA) standards for drinking water and determine what, if any, treatment requirements are necessary to ensure the water meets all potable water quality standards. Based on information about water quality in the vicinity of the Strawberry Fields Site, groundwater may require treatment for arsenic and/or manganese to USEPA standards; treatment could include the use of methods such as pressure filters loaded with greensand media, media adsorption, coagulation and filtration, or oxidation filtration. In addition to groundwater wells, a booster pump station would be required to pressurize water provided by the well through any required treatment processes. A separate fire booster



pump facility would be required to provide fire flows to the system. A water tank will be constructed to provide necessary operational and fire flow storage of 737,000 gallons.

## Wastewater Treatment and Disposal

The projected average daily wastewater generation for Alternative A would be approximately 200,300 gpd with peak hour flows estimated at 500,750 gpd and a typical weekend maximum day demand of 289,000 gpd (**Appendix B**). As with water supply, there are two different options for wastewater treatment and disposal proposed under Alternative A.

### *Off-site Treatment and Disposal (Option 1)*

Under Wastewater Option 1, wastewater treatment would be provided by the City of Redding via connection to the City's conveyance system and wastewater treatment plant (WWTP). Connection to the existing treatment system would require the installation of a lift station on the Strawberry Fields Site, and 702 linear feet of sewer forcemain pipelines between the new lift station located northwest of the casino and the existing Sunnyhill Lift Station, located at 5100 Bechelli Lane, currently operated by the City (refer to **Section 4.14, Figure 4.14-2**). From the Sunnyhill Lift Station, wastewater from Alternative A would be conveyed to the City's Clear Creek WWTP for treatment and disposal. A detailed description of the proposed wastewater conveyance facilities and connection to the City's system is provided in **Appendix B**. Environmental impacts of the construction of off-site pipelines are analyzed in **Section 4.14**.

### *On-site Treatment and Disposal (Option 2)*

Under Wastewater Option 2, wastewater would be treated at an on-site WWTP, located to the south of the casino-resort (**Figure 2-8**). The WWTP would be sized to treat the peak flows resulting from Alternative A. An immersed membrane bioreactor (MBR) system would be used to produce tertiary-treated water for reuse or disposal. The MBR is a state-of-the-art system that consists of utilizing a biological reactor and microfiltration in one unit process. The ability of an MBR to eliminate secondary clarification and to operate at higher suspended solids concentrations gives the system the ability to react to wide variations in flows as would be expected at gaming facilities on weekends or holidays. A detailed description of the proposed on-site WWTP under Wastewater Option 2 is presented in **Appendix B**.

### *Recycled Water*

Reclaimed water from the on-site WWTP would be utilized for casino toilet flushing and landscape irrigation. To use recycled water for "in-building" purposes, the plumbing system within the building would have recycled water lines plumbed separately from the building's potable water system with no cross connections. The dual plumbing systems would be distinctly marked and color-coded.

All water used for reclamation would meet the equivalent of State standards governing the use of recycled water as described in Title 22 of the California Code of Regulations (CCR). Title 22 specifies

redundancy and reliability features that must be incorporated into the WWTP. Under the current version of the Title 22 Water Recycling Criteria, the highest level of treatment is referred to as “Disinfected Tertiary Recycled Water.” The proposed WWTP would produce an effluent meeting the criteria for this highest level of recycled water. Disinfected tertiary-treated recycled water can be used for irrigation of parks, playgrounds, schoolyards, residential landscaping, golf courses and food crops. Additional permitted uses include non-restricted recreational impoundments, cooling towers, firefighting, toilet flushing, and decorative fountains. The water produced by this treatment system is highly treated and poses negligible health risks for the proposed uses.

A recycled water storage tank would be constructed to hold one to two days of peak treated water reuse demand. The purpose of the recycled water storage tank would be to provide equalization storage for on-site recycled water use for toilet flushing, on-site landscaping, and for effluent discharge.

### *Leach Fields*

On-site leach fields would be used to dispose of excess treated wastewater effluent by distributing it underground through a network of perforated pipes or infiltration chambers. The location of the proposed leach field, in the southeast of the Strawberry Fields Site, is shown on **Figure 2-8**. The size of the leach field would be approximately 45 acres, which includes a replacement leach field area of 100 percent in the event of leach field failure, and a 20 percent contingency to avoid oversaturation of the soil and to handle high peak flows.

## **Grading and Drainage**

Construction would involve grading and excavation for building pads and parking lots. Up to approximately 37 acres of impervious surfaces would be created on site. As discussed in the Grading and Drainage Analysis Report (SDS, 2017; **Appendix C**), it is anticipated that 94,000 cubic yards of cut and fill would be balanced under Alternative A, with no import or export of material required. Finished floor elevations (there will be no basements) will be approximately 3 feet above the Federal Emergency Management Agency (FEMA) 100-year floodplain (**Appendix C**).

As discussed in the Grading and Drainage Report (**Appendix C**), the Strawberry Fields Site is relatively flat and generally drains southwesterly from I-5 towards the Sacramento River. The current FEMA Flood Insurance Rate Map (FIRM) identifies that the proposed development area under Alternative A is outside of the 100-year floodplain and the State Central Valley Flood Protections Board Floodway Map shows that the proposed development area is outside of the designated floodway of the Sacramento River. However, during storm events smaller than a 100 year event, approximately 600-700 cubic feet per second (cfs) will flow through the site from east of I-5. This flow comes from Churn Creek, spills over I-5 and is conveyed overland to the Sacramento River.

Under Alternative A, surface parking lots would be constructed with a west-to-east slope toward storm drain inlets, which would be placed at appropriate intervals to capture runoff and convey it via an underground storm drain system. Catch Basin insert filters will be installed at select area drains to capture sediment, debris, trash, oil, and grease from stormwater. These filters would clean the stormwater during low flows, and have no standing water, minimizing any bacteria and odor problems. Regular maintenance and regular inspection will ensure the catch basin insert filters are working properly and a buildup of debris is not occurring. A 40-foot wide, 5-foot deep vegetated swale is proposed to run north to south between the access road within the site and I-5. This vegetated swale would convey project runoff, provide stormwater filtration and infiltration, as well as provide a bypass channel for the 600-700 cfs flow coming westerly from Churn Creek during extreme rain events. The vegetated swale would pass south of the proposed development through a box culvert under the access road and to a 650,000-cubic foot water quality retention pond as shown in Figure A4 of **Appendix C**. The proposed water quality retention pond has been sized in accordance with the California Stormwater Quality Association (CASQA) California Stormwater Best Management Practice (BMP) Handbook for New Development and Redevelopment, and would retain water and allow infiltration into the native alluvial soil during a typical rain event. During rare extreme runoff events, the wet pond will spill and runoff will make its way south to the Sacramento River. The wet pond will be submerged when the Sacramento River is flooding.

### ***Sacramento River Streambank Stabilization***

The eastern bank of the Sacramento River is actively eroding in areas adjacent to the proposed development during exceptionally high river flows. As part of the Proposed Project, the upper loam portion of the riverbank will be stabilized using the windrow rock slope protection (RSP) method (**Appendix C**; also refer to Figure 6.1 of **Appendix C** for a diagram of this stabilization method). This involves removal of existing stream bank material above the ordinary high water mark (OHWM) and placement of a row of appropriately sized rock boulders over the existing alluvium up to at least the flood water surface elevation of the river. The river-side and top surface of the boulders are then covered with native alluvium, and the top surface is further covered with a minimum of 18 inches of native loam.

## **Energy**

It is anticipated that the Tribe will enter in an agreement with the Redding Rancheria Utility Corporation (RRUCO), which receives electricity via a contract with Redding Electric Utility (REU) department, for the provisions of electrical service to the Strawberry Fields Site similar to the existing agreement for the provision of electrical service to the Win-River Casino (refer to **Section 1.5.2**). No existing natural gas service lines connect to the site. Pacific Gas and Electric Company (PG&E) would supply natural gas services to the Strawberry Fields Site. The Tribe will be responsible for a fair share of costs associated with any relocation of existing REU and PG&E facilities to accommodate the proposed development and off-site access improvements. Appropriate funds will be made available to conduct any necessary relocation and to construct any system upgrades required by the project.

## Renovation of Existing Casino for Tribal Governmental Uses

Under Alternative A, the existing Win-River Casino would be converted to tribal services and housing uses. While no exterior renovations would occur, interior renovations may take place.

## Construction

Construction of the Proposed Project is anticipated to begin in the summer of 2019 and continue over a number of years, with full buildout being achieved in 2025. The cumulative duration of construction activities is expected to be approximately 18-30 months.

## Protective Measures and Best Management Practices

Protective measures and BMPs have been incorporated into the design of Alternative A. Where applicable, these measures will be incorporated into any design or construction contracts to eliminate or substantially reduce environmental consequences from Alternative A. These measures are discussed below in **Table 2-2**.

**TABLE 2-2**  
PROPOSED PROJECT ALTERNATIVE BEST MANAGEMENT PRACTICES

Resource Area	Best Management Practices
Water Resources	<ul style="list-style-type: none"> <li>▪ The Tribe shall adjust landscape irrigation based on weather conditions—reducing irrigation during wet weather—to prevent excessive runoff.</li> <li>▪ Fertilizer use shall be limited to the minimum amount necessary and shall be adjusted for the nutrient levels in the water used for irrigation. Fertilizer shall not be applied within 24 hours of a rain event predicted by the National Oceanic and Atmospheric Administration (NOAA).</li> <li>▪ The Tribe shall implement water conservation measures, including but not limited to use of low flow faucets and showerheads, recycled water for toilets, and voluntary towel re-use by guests in the hotel; use of low-flow faucets, recycled water for toilets, and pressure washers and brooms instead of hoses for cleaning, in public areas and the casino; use of garbage disposal on-demand, re-circulating cooling loop for water cooled refrigeration and ice machines where possible, and service of water to customers on request, in restaurants; and use of recycled and/or gray water for cooling.</li> </ul>
Air Quality Construction	<ul style="list-style-type: none"> <li>▪ The following dust suppression BMPs will be implemented by the Tribe to control the production of fugitive dust (PM10) and prevent wind erosion of bare and stockpiled soils:               <ul style="list-style-type: none"> <li>○ Spray exposed soil with water or other suppressant twice a day or as needed to suppress dust.</li> <li>○ Minimize dust emissions during transport of fill material or soil by wetting down loads, ensuring adequate freeboard (space from the top of the material to the top of the truck bed) on trucks, and/or covering loads.</li> <li>○ Apply soil stabilizer on unpaved roads.</li> <li>○ Apply water to exposed construction areas twice a day.</li> <li>○ Restrict vehicle speeds on the construction site to 15 miles per hour.</li> <li>○ Promptly clean up spills of transported material on public roads.</li> <li>○ Restrict traffic speeds on site to 15 miles per hour to reduce soil disturbance.</li> <li>○ Provide wheel washers to remove soil that would otherwise be carried off site by vehicles to decrease deposition of soil on area roadways.</li> <li>○ Cover dirt, gravel, and debris piles as needed to reduce dust and wind-blown debris.</li> <li>○ Install wind fencing and phase grading operations where appropriate, and operate water trucks for surface stabilization under windy conditions.</li> </ul> </li> </ul>

Resource Area	Best Management Practices
	<ul style="list-style-type: none"> <li>▪ The following BMPs shall be implemented by the Tribe to reduce emissions of criteria pollutants, greenhouse gases (GHGs), and diesel particulate matter (DPM) from construction.               <ul style="list-style-type: none"> <li>○ The Tribe shall control criteria pollutants and GHG emissions by requiring all diesel-powered equipment be properly maintained and minimize idling time to five minutes when construction equipment is not in use, unless per engine manufacturer's specifications or for safety reasons more time is required. Since these emissions would be generated primarily by construction equipment, machinery engines shall be kept in good mechanical condition to minimize exhaust emissions. The Tribe shall employ periodic and unscheduled inspections to accomplish the above mitigation.</li> <li>○ Require all construction equipment with a horsepower rating of greater than 50 be equipped with diesel particulate filters, which would reduce approximately 85 percent of DPM.</li> <li>○ Require all construction equipment with a horsepower rating of greater than 50 be equipped with California Air Resources Board (CARB) rated Tier 3 engines.</li> <li>○ Require the use of low reactive organic gases (ROGs; 250 grams per liter or less) for architectural coatings to the extent practicable.</li> <li>○ Environmentally preferable materials, including recycled materials, shall be used to the extent readily available and economically practicable for construction of facilities.</li> <li>○ Prohibit engine tampering to increase horsepower, except when meeting manufacturer's recommendations.</li> <li>○ Ensure that diesel-powered construction equipment is properly tuned and maintained.</li> <li>○ The Tribe shall locate diesel engines, motors, and equipment staging areas as far as possible from residential areas and sensitive receptors.</li> <li>○ The Tribe shall reduce construction-related trips of workers and equipment, including trucks. Develop a construction traffic and parking management plan that minimizes traffic interference and maintains traffic flow.</li> <li>○ The Tribe shall use newer, cleaner construction equipment (1996 or newer model), using a minimum of 75 percent of the equipment's total horsepower.</li> <li>○ The Tribe shall use lower-emitting engines and fuels, including electric, liquefied gas, hydrogen fuel cells, and/or alternative diesel formulations were feasible.</li> </ul> </li> </ul>
Air Quality Operation	<ul style="list-style-type: none"> <li>▪ The Tribe shall reduce emissions of criteria air pollutants and GHGs during operation through the following actions, as appropriate and practical:               <ul style="list-style-type: none"> <li>○ The Tribe shall use clean fuel vehicles in the vehicle fleet where practicable, which would reduce criteria pollutants and GHG emissions.</li> <li>○ The Tribe shall provide preferential parking for vanpools and carpools, which would reduce criteria pollutants and GHGs.</li> <li>○ The Tribe shall use low-flow appliances and utilize recycled water to the extent practicable. The Tribe shall use drought-tolerant landscaping and provide "Save Water" signs near water faucets.</li> <li>○ The Tribe shall control criteria pollutants, GHG, and DPM emissions during operation by requiring all diesel-powered vehicles and equipment be properly maintained and minimizing idling time to five minutes at loading docks when loading or unloading food, merchandise, etc. or when diesel-powered vehicles or equipment are not in use; unless per engine manufacturer's specifications or for safety reasons more time is required. The Tribe shall employ periodic and unscheduled inspections to accomplish the above mitigation.</li> <li>○ The Tribe shall install recycling bins throughout the hotel and casino for glass, cans and paper products. Trash and recycling receptacles shall be placed strategically outside to encourage people to recycle.</li> <li>○ The Tribe shall plant trees and vegetation on site or fund such plantings off site. The addition of photosynthesizing plants would reduce atmospheric carbon dioxide (CO<sub>2</sub>), because plants use CO<sub>2</sub> for elemental carbon and energy production. Trees planted near buildings would result in additional benefits by providing shade to the building; thus reducing heat absorption, reducing air conditioning needs and saving energy.</li> <li>○ The Tribe shall use energy-efficient appliances in the hotel and casino.</li> <li>○ Energy-efficient lighting shall be installed throughout the facilities. Dual-level light switching shall be installed in support areas to allow users of the buildings to reduce lighting energy usage when the task being performed does not require all lighting to be on. Day lighting</li> </ul> </li> </ul>

Resource Area	Best Management Practices
	<p>controls shall be installed near windows to reduce the artificial lighting level when natural lighting is available. Controls shall be installed for exterior lighting so it is turned off during the day. Energy-efficient lighting would reduce the project's energy usage, thus reducing the project's indirect GHG emissions.</p> <ul style="list-style-type: none"> <li>○ The selected heating, ventilation, and air conditioning (HVAC) system shall minimize the use of energy by means of using high efficiency variable speed chillers, high efficiency low emission steam and/or hot water boilers, variable speed hot water and chilled water pumps, variable air volume air handling units, and air-to-air heat recovery where appropriate.</li> </ul>
Solid Waste	<ul style="list-style-type: none"> <li>▪ Construction waste shall be recycled to the fullest extent practicable by diverting green waste and recyclable building materials (including, but not limited to, metals, steel, wood, etc.) away from the solid waste stream.</li> <li>▪ Environmentally preferable materials, including recycled materials, shall be used, to the extent readily available and economically practicable for construction of facilities.</li> <li>▪ During construction, the site shall be cleaned daily of trash and debris to the maximum extent practicable.</li> <li>▪ A solid waste management plan shall be developed and adopted by the Tribe that addresses recycling and solid waste reduction on site. These measures shall include, but not be limited to, the installation of a trash compactor for cardboard and paper products, and periodic waste stream audits.</li> <li>▪ Recycling bins shall be installed throughout the facilities for glass, cans, and paper products.</li> <li>▪ Trash and recycling receptacles shall be placed strategically throughout the site to encourage people not to litter.</li> <li>▪ Security guards shall be trained to discourage littering on site.</li> </ul>
Law Enforcement	<ul style="list-style-type: none"> <li>▪ Parking areas shall be well lit and monitored by parking staff, and/or roving security guards at all times during operation. This will aid in the prevention of auto theft and other similar criminal activity.</li> <li>▪ Areas surrounding the gaming facilities shall have "No Loitering" signs in place, be well lit and be patrolled regularly by roving security guards.</li> <li>▪ The Tribe shall provide traffic control with appropriate signage and the presence of peak-hour traffic control staff during special events. This would aid in the prevention of off-site parking.</li> <li>▪ The Tribe shall conduct background checks of all gaming employees and ensure that all employees meet licensure requirements established by the Indian Gaming Regulatory Act (IGRA) and the Tribe's Gaming Ordinance.</li> <li>▪ The Tribe shall adopt a Responsible Alcoholic Beverage Policy that shall include, but not be limited to, checking identification of patrons and refusing service to those who have had enough to drink.</li> </ul>
Fire Protection and Emergency Services	<ul style="list-style-type: none"> <li>▪ During construction, any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws. Staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak.</li> </ul>
Electricity and Natural Gas	<ul style="list-style-type: none"> <li>▪ The Tribe shall contact the Utility Notification Center, which provides a free "Dig Alert" to all excavators (e.g., contractors, homeowners, and others) in the State of California. This call shall automatically notify all utility service providers at the excavator's work site. In response, the utility service providers shall mark or stake the horizontal path of underground facilities, provide information about the facilities, and/or give clearance to dig.</li> </ul>
Noise	<ul style="list-style-type: none"> <li>▪ Construction using heavy equipment shall not be conducted between 8:00 PM and 7:00 AM.</li> <li>▪ Equipment and trucks used for project construction shall utilize the best available noise control techniques, including: improved mufflers; equipment redesign; and the use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds.</li> <li>▪ Impact tools used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used on the compressed air exhaust. External jackets shall be used on the tools themselves. Quieter procedures shall be utilized whenever possible, such as the use of drills rather than impact equipment.</li> </ul>

Resource Area	Best Management Practices
	<ul style="list-style-type: none"> <li>▪ Trucks shall be operated in accordance with posted speed limits. Truck engine exhaust brake use shall be limited to emergencies.</li> <li>▪ Loud stationary construction equipment shall be located as far away from residential receptors as feasible.</li> <li>▪ All generator sets shall be provided with enclosures.</li> <li>▪ On-site HVAC equipment shall be shielded to reduce noise.</li> <li>▪ To the extent feasible, HVAC equipment shall be located the furthest practical distance from neighboring private residences.</li> <li>▪ Unnecessary vehicle idling shall be prevented during loading dock operations occurring between the hours of 10:00 PM and 7:00 AM.</li> <li>▪ Buses shall not be allowed to idle unnecessarily in areas adjacent to sensitive receptors. Bus parking areas shall also be located as far as feasible from sensitive receptors.</li> </ul>
Hazardous Materials	<ul style="list-style-type: none"> <li>▪ Personnel shall follow BMPs for filling and servicing construction equipment and vehicles. BMPs that are designed to reduce the potential for incidents/spills involving the hazardous materials include the following:               <ul style="list-style-type: none"> <li>○ To reduce the potential for accidental release, fuel, oil, and hydraulic fluids shall be transferred directly from a service truck to construction equipment.</li> <li>○ Catch-pans shall be placed under equipment to catch potential spills during servicing.</li> <li>○ Refueling shall be conducted only with approved pumps, hoses, and nozzles.</li> <li>○ All disconnected hoses shall be placed in containers to collect residual fuel from the hose.</li> <li>○ Vehicle engines shall be shut down during refueling.</li> <li>○ No smoking, open flames, or welding shall be allowed in refueling or service areas.</li> <li>○ Refueling shall be performed away from bodies of water to prevent contamination of water in the event of a leak or spill.</li> <li>○ Service trucks shall be provided with fire extinguishers and spill containment equipment, such as absorbents.</li> <li>○ Should a spill contaminate soil, the soil shall be put into containers and disposed of in accordance with local, state, and federal regulations.</li> <li>○ All containers used to store hazardous materials shall be inspected at least once per week for signs of leaking or failure.</li> </ul> </li> <li>▪ In the event that contaminated soil and/or groundwater is encountered during construction related earth-moving activities, all work shall be halted until a professional hazardous materials specialist or other qualified individual assesses the extent of contamination. If contamination is determined to be hazardous, the Tribe shall consult with the USEPA to determine the appropriate course of action, including development of a Sampling and Remediation Plan if necessary. Contaminated soils that are determined to be hazardous shall be disposed of in accordance with federal regulations.</li> <li>▪ Hazardous materials must be stored in appropriate and approved containers in accordance with applicable regulatory agency protocols.</li> </ul>

## 2.4 ALTERNATIVE B – PROPOSED PROJECT WITH NO RETAIL ALTERNATIVE

Alternative B would be located on the same site as Alternative A (**Figures 2-2 and 2-3**) and is identical to Alternative A in all aspects with the exception that Alternative B would not include the construction of the 130,000-sf regional retail facility. Alternative B would result in the development of approximately 27 acres within the Strawberry Fields Site with a casino-resort, and related infrastructure. An additional 37 acres would be developed with water supply and wastewater facilities if Option 2 for Water Supply and Wastewater is implemented (this includes a 36-acre leach field, as discussed below). The remainder of the site (205 acres under Option 1 for Water Supply and Wastewater and 168 acres under Option 2 for

Water Supply and Wastewater) would remain in undeveloped open space. A site plan for the proposed facilities is presented as **Figure 2-10** and an architectural rendering is presented as **Figure 2-11**. **Table 2-3** provides a breakdown of Alternative B components with associated square footages.

Alternative B is anticipated to directly employ approximately 744 employees, of which 319 would be new employee positions (**Appendix A**).

Refer to **Section 2.3** for a description of the project components under Alternative B, including: 1) fee-to-trust transfer, 2) casino-resort, 3) site access, 4) architecture, signage and lighting, 5) fire protection and emergency response, 6) security and law enforcement, 7) energy, 8) renovation of the existing Win-River Casino, and 9) BMPs. A description of the water supply, wastewater treatment and disposal facilities, grading and drainage plan and construction schedule under Alternative B is provided below.

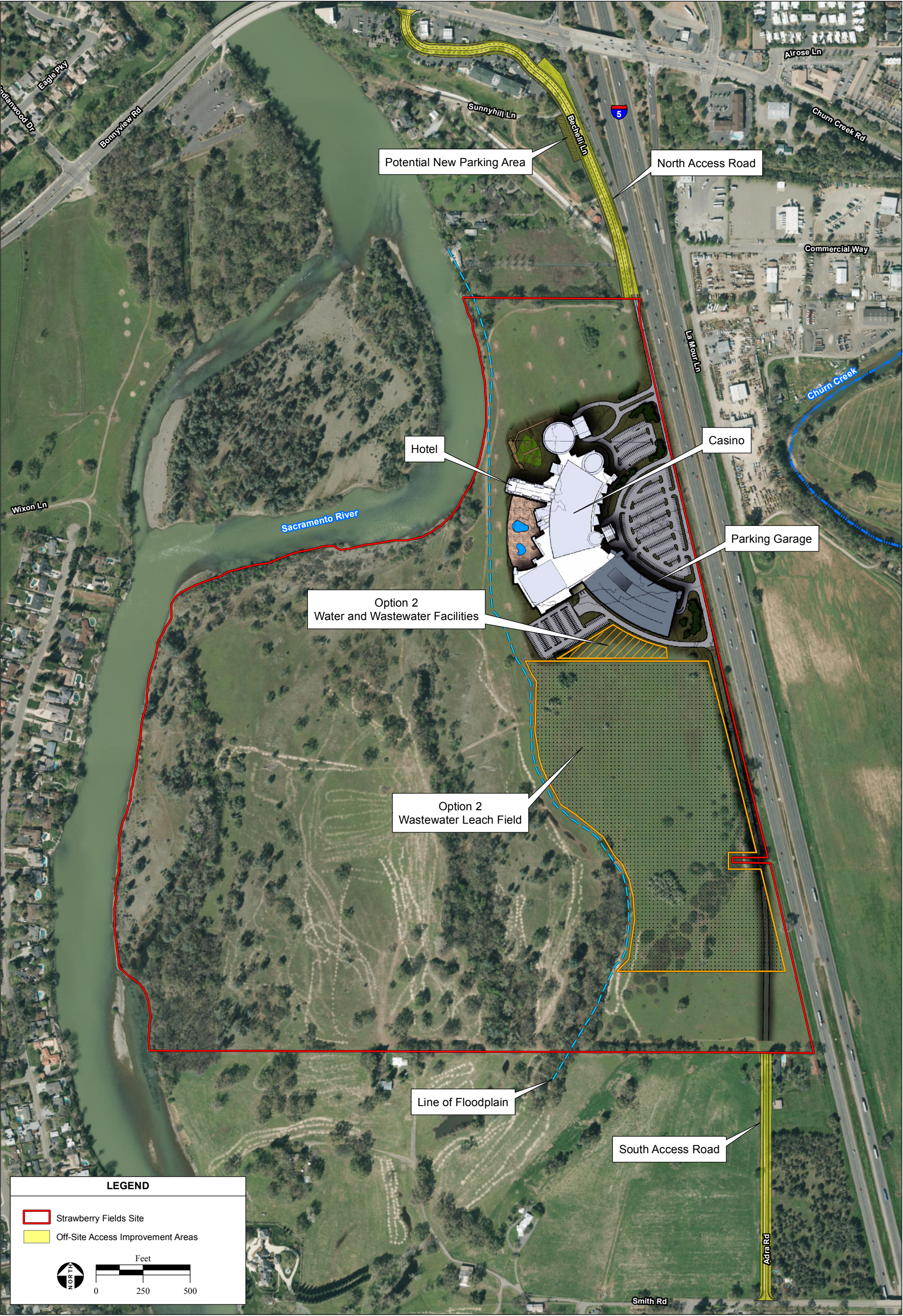
### **2.4.1 WATER SUPPLY**

The estimated average daily potable water demand for the development of the Strawberry Fields Site under Alternative B would be approximately 174,600 gpd, and the average daily landscape irrigation demand would be approximately 7,935 gpd (**Appendix B**). Under Water Supply Option 2, recycled water from on-site wastewater treatment would be reused for indoor non-potable uses (such as toilet flushing) and for landscaping irrigation. As with Alternative A, Alternative B includes two water supply options. Under Alternative B, Water Supply Option 1 would be identical to Alternative A. Water Supply Option 2 would differ from Alternative A in that the total water storage tank volume under Alternative B would be 705,000 gallons.

### **2.4.2 WASTEWATER TREATMENT AND DISPOSAL**

The projected average daily wastewater generation for Alternative B would be approximately 166,200 gpd with peak hour flows estimated at 415,500 gpd and a typical weekend maximum day demand of 247,100 gpd (**Appendix B**). As with Alternative A, Alternative B includes two wastewater treatment and disposal options. Under Alternative B, Wastewater Option 1 would be identical to Alternative A. Wastewater Option 2 would require 36 acres of leach fields under Alternative B.





SOURCE: SRTA aerial photograph, 3/17/2016; ESRI Data, 2016; AES, 12/15/2017

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**Figure 2-10**  
Alternative B - Site Plan







**TABLE 2-3**  
**ALTERNATIVE B – PROPOSED PROJECT WITH NO RETAIL ALTERNATIVE**

<b>Area</b>	<b>Units</b>	<b>Approximate Square Footage</b>
<b>Casino-Resort</b>		
<b>Casino Facility</b>		<b>69,541</b>
Gaming Floor	1,200 machines / 210 table game seats	48,060
Bar Service		6,040
Circulation/restrooms	100 seats	15,441
<b>Port-cochere</b>		<b>5,400</b>
<b>Food and Beverage</b>		<b>30,565</b>
Buffet	225 seats	
Café	100 seats	
Specialty Restaurants	66 seats	
Bakery/Deli Counter	15 seats	
Food Court	125 seats	
Sports Bar and Grill	124 seats	
<b>Retail (one shop)</b>		<b>1,000</b>
<b>Admin/Back of House</b>		<b>43,820</b>
<b>Conference Center</b>		<b>10,080</b>
Divisible Ballroom		4,800
Stage/BOH/Amenities		5,280
<b>Event Center</b>	1,800 seats	<b>52,200</b>
<b>Hotel</b>		<b>171,287</b>
Guest Room Tower	250 rooms	152,605
Lobby		1,368
Admin/Back of House		5,324
Winter Garden		5,500
Fitness Center		990
Spa		5,500
<b>Sub-total Casino-Resort</b>		<b>383,893</b>
<b>Outdoor Pool</b>		<b>6,080</b>
<b>Outdoor Amphitheatre</b>	1,500 seats	<b>19,800</b>
<b>Parking</b>		
Garage Parking	1,650 spaces	583,500
Surface Parking	600 spaces	-
<b>Total Square Footage<sup>1</sup></b>		<b>993,273</b>
Notes: 1 – Line items do not precisely add to total due to rounding. Source: HBG, 2017.		

### 2.4.3 GRADING AND DRAINAGE

Construction would involve grading and excavation for building pads and parking lots. Up to approximately 27 acres of impervious surfaces would be developed within the site. As discussed in the Grading and Drainage Analysis Report (SDS, 2017; **Appendix C**), it is anticipated that 80,000 cubic yards of cut and fill would be balanced under Alternative B, with no import or export of material required. Finished floor elevations (there will be no basements) will be approximately 2 to 3 feet above the FEMA 100-year floodplain (**Appendix C**).

As with Alternative A, surface parking lots would be constructed with a west-to-east slope toward storm drain inlets, which would be placed at appropriate intervals to capture runoff and convey it via an underground storm drain system. Vegetated swales would convey the stormwater to a 510,000-cubic foot water quality retention pond, located south of the Alternative B development. The vegetated swale system and wet pond would be designed to convey and provide infiltration for project runoff, as well as flows from Churn Creek during extreme weather events (**Appendix C**).

Under Alternative B, the windrow RSP method would be used to stabilize the bank of the Sacramento River as described in **Section 2.3.2**.

### 2.4.4 PROTECTIVE MEASURES AND BEST MANAGEMENT PRACTICES

As with Alternative A, construction and operation of Alternative B would incorporate a variety of industry standard BMPs. **Section 2.3.2** presents select BMPs that have been specifically incorporated to avoid or minimize adverse effects resulting from the development of Alternative B.

### 2.4.5 CONSTRUCTION

Similar to Alternative A, construction of Alternative B is anticipated to begin in the summer of 2019 and continue over a number of years, with full buildout being achieved in 2025. The cumulative duration of construction activities is expected to be approximately 18-24 months. Industry standard BMPs would be implemented during construction. In many cases, such as SWPPPs prepared for coverage under the NPDES General Construction Permit, certain BMPs are requisite conditions of permit compliance.

## 2.5 ALTERNATIVE C – REDUCED INTENSITY ALTERNATIVE

Alternative C would be located on the Strawberry Fields Site (**Figures 2-2** and **2-3**) and is similar to Alternative A, but on a reduced scale. Alternative C also includes the transfer of the Strawberry Fields Site into federal trust status for the Tribe as described under **Section 2.3.1**, and the development of casino-resort, retail facilities and infrastructure within the Strawberry Fields Site, but some of the proposed facilities would be reduced in size when compared to Alternative A. Refer to **Section 2.3.2** for a description of the BMPs under Alternative C.

Alternative C would result in the development of approximately 37 acres within the Strawberry Fields Site with a casino-resort, and related infrastructure. An additional 43 acres would be developed with water supply and wastewater facilities if Option 2 for Water Supply and Wastewater is implemented (this includes a 42-acre leach field, as discussed below). The remainder of the site (195 acres under Option 1 for Water Supply and Wastewater and 152 acres under Option 2 for Water Supply and Wastewater) would remain in undeveloped open space.

A site plan for the proposed facilities is presented as **Figure 2-12** and an architectural rendering is presented as **Figure 2-13**. **Table 2-4** provides a breakdown of Alternative C components with associated square footages.

Alternative C is anticipated to employ approximately 983 employees (**Appendix A**), of which 558 would be new employees positions (**Appendix A**).

### 2.5.1 CASINO-RESORT

The proposed casino-resort would have a gross footprint of approximately 362,662 sf. The gaming component of the facility would consist of EGDs, table games, and poker room tables. At build-out, the gaming component of the facility would consist of approximately 825 EGDs and 21 table games. Restaurant facilities include a 200-seat buffet, bakery/deli, sports bar and grill, food court, and specialty restaurants. The 9-story hotel would be comprised of 225 standard guest rooms and 25 suites; it would also include a winter garden, spa, and fitness center. The hotel tower would be approximately 119 feet tall. The 52,200 event center would include a pre-function area, bar, box office, stage, green room, banquet kitchen, and storage. A total of 600 surface parking spaces and 1,650 garage spaces would be provided for a total of 2,250 parking spaces. Under Alternative C required site access improvements are similar to those described under Alternative A. Refer to the description of each component under Alternative A (**Section 2.3.2**) for more detail. The event center and conference center will not be used on a daily basis throughout the year, with a total yearly usage of 256 days per year, on average.

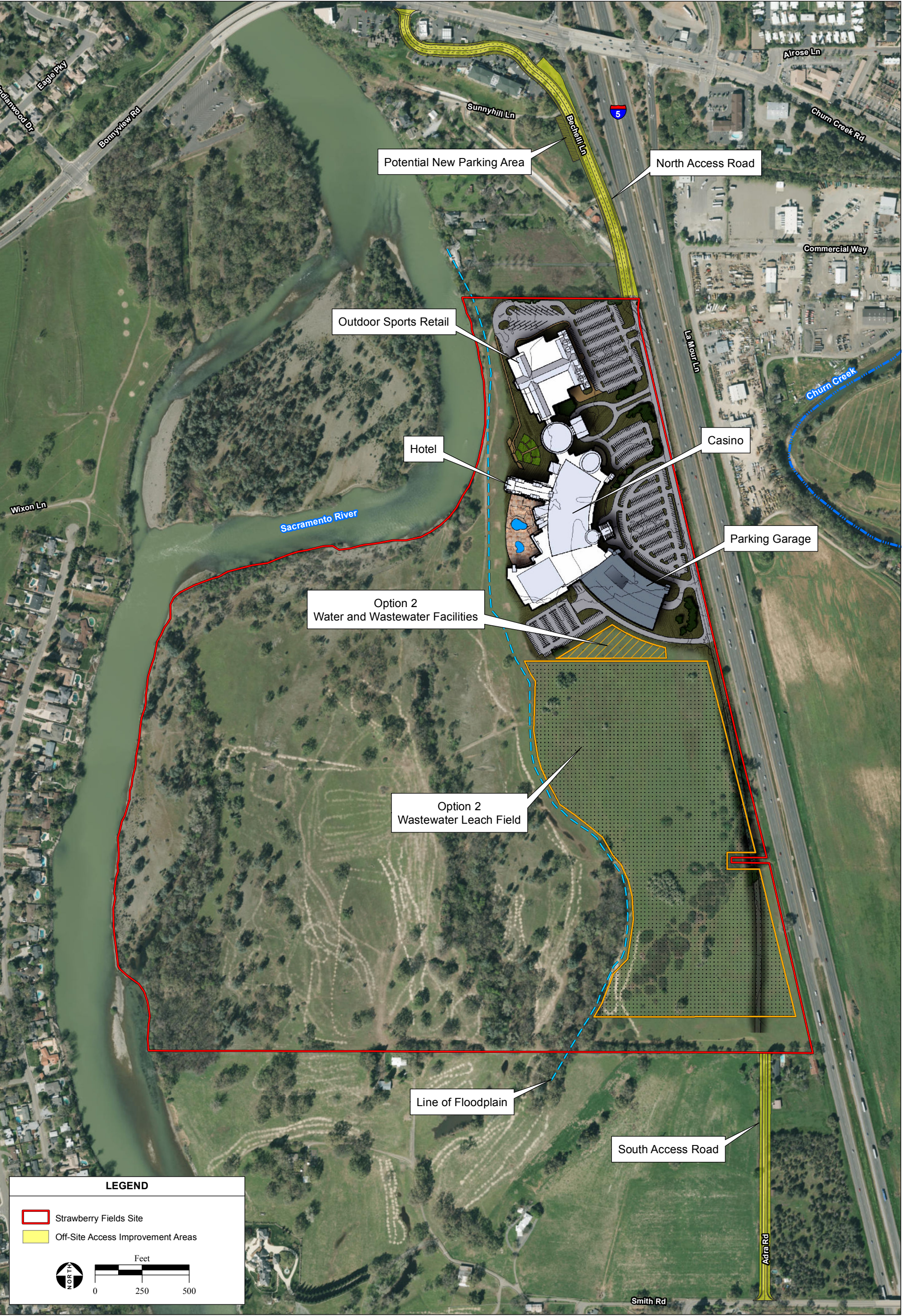
### 2.5.2 BIG-BOX / REGIONAL RETAIL

Under Alternative C, the regional retail facility would be identical to that described under Alternative A. Refer to **Section 2.3.2**.

### 2.5.3 SITE ACCESS

The site access options under Alternative C would be identical to the two options described in **Section 2.3.2** for Alternative A.





SOURCE: SRTA aerial photograph, 3/17/2016; ESRI Data, 2016; AES, 12/15/2017

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**Figure 2-12**  
Alternative C - Site Plan







**TABLE 2-4**  
**ALTERNATIVE C – REDUCED INTENSITY ALTERNATIVE**

<b>Area</b>	<b>Seats/Rooms/ Parking Spaces</b>	<b>Approximate Square Footage</b>
<b>Casino-Resort</b>		
<b>Casino Facility</b>		<b>56,412</b>
Gaming Floor	825 machines	36,060
Bar Service	175 seats	6,040
Circulation/Restrooms	40 seats	14,312
<b>Porte-cochere</b>		<b>5,400</b>
<b>Food and Beverage</b>		<b>29,390</b>
Buffet	200 seats	
Café	100 seats	
Specialty Restaurants	66 seats	
Bakery/Deli Counter	15 seats	
Food Court	125 seats	
Sports Bar and Grill	124 seats	
<b>Retail (one shop)</b>		<b>1,000</b>
<b>Admin/Back of House</b>		<b>36,893</b>
<b>Conference Center</b>		<b>10,080</b>
Divisible Ballroom		4,800
Stage/BOH/Amenities		5,280
<b>Event Center</b>	1,800 seats	<b>52,200</b>
<b>Hotel</b>		<b>171,287</b>
Guest Room Tower	250 rooms	152,605
Lobby		1,368
Admin/Back of House		5,324
Winter Garden		5,500
Fitness Center		990
Spa		5,500
<b>Sub-total Casino-Resort</b>		<b>362,662</b>
<b>Outdoor Pool</b>		<b>6,080</b>
<b>Outdoor Amphitheater</b>	1,500 seats	<b>19,800</b>
<b>Regional Retail</b>		<b>130,000</b>
<b>Parking</b>		
Garage Parking	1,650 spaces	583,500
Surface Parking	600 spaces	
<b>Total Square Footage<sup>1</sup></b>		<b>1,102,042</b>
Notes: 1 - Line items do not precisely add to total due to rounding. Source: HBG, 2017.		



## 2.5.4 FIRE PROTECTION / EMERGENCY RESPONSE AND SECURITY / LAW ENFORCEMENT

Provision of these services would be identical to Alternative A. Refer to **Section 2.3.2**.

## 2.5.5 WATER SUPPLY

The estimated average daily potable water demand for the development of the Strawberry Fields Site under Alternative C would be approximately 200,300 gpd, and the average daily landscape irrigation demand would be approximately 10,546 gpd (**Appendix B**). Under Water Supply Option 2, recycled water from on-site wastewater treatment would be reused for indoor non-potable uses (such as toilet flushing) and for landscape irrigation. As with Alternative A, Alternative C includes two water supply options. Under Alternative C, Water Supply Option 1 would be identical to Alternative A. Water Supply Option 2 would differ from Alternative A in that the total water storage tank volume under Alternative C would be 729,000 gallons.

## 2.5.6 WASTEWATER TREATMENT AND DISPOSAL

The projected average daily wastewater generation for Alternative C would be approximately 190,700 gpd with peak hour flows estimated at 476,750 gpd and a typical weekend maximum day demand of 277,450 gpd (**Appendix B**). As with Alternative A, Alternative C includes two wastewater treatment and disposal options. Under Alternative C, Wastewater Option 1 would be identical to Alternative A. Wastewater Option 2 would require 42 acres of leach fields under Alternative C.

## 2.5.7 GRADING AND DRAINAGE

Construction would involve grading and excavation for building pads and parking lots. Up to approximately 37 acres of impervious surfaces would be developed within the site. As discussed in the Grading and Drainage Analysis Report (SDS, 2017; **Appendix C**), it is anticipated that 94,000 cubic yards of cut and fill would be balanced under Alternative C, with no import or export of material required. Finished floor elevations (there will be no basements) will be approximately 3 feet above the FEMA 100-year floodplain (**Appendix C**).

As with Alternative A, surface parking lots would be constructed with a west-to-east slope toward storm drain inlets, which would be placed at appropriate intervals to capture runoff and convey it via an underground storm drain system. Vegetated swales would convey the stormwater to a 650,000-cubic foot water quality retention pond, located south of the Alternative C development. The vegetated swale system and wet pond are designed to convey and provide infiltration for project runoff, as well as flows from Churn Creek during extreme weather events (**Appendix C**).

Under Alternative C, the windrow RSP method would be used to stabilize the bank of the Sacramento River as described in **Section 2.3.2**.

### 2.5.8 ENERGY

Under Alternative C, electric and natural gas services would be provided as described under Alternative A. Refer to **Section 2.3.2**.

### 2.5.9 RENOVATION OF EXISTING CASINO FOR TRIBAL GOVERNMENTAL USES

Under Alternative C, the existing Win-River Casino would be converted to tribal services and housing uses. While no exterior renovations would occur, interior renovations may take place.

### 2.5.10 PROTECTIVE MEASURES AND BEST MANAGEMENT PRACTICES

As with Alternative A, construction and operation of Alternative C would incorporate a variety of industry standard BMPs. **Section 2.3.2** presents select BMPs that have been specifically incorporated to avoid or minimize adverse effects resulting from the development of Alternative C.

### 2.5.11 CONSTRUCTION

Construction of Alternative C is estimated to commence in the summer of 2019 with full buildout occurring on or around the year 2025. The cumulative duration of construction activities is expected to be approximately 14 months.

## 2.6 ALTERNATIVE D – NON-GAMING ALTERNATIVE

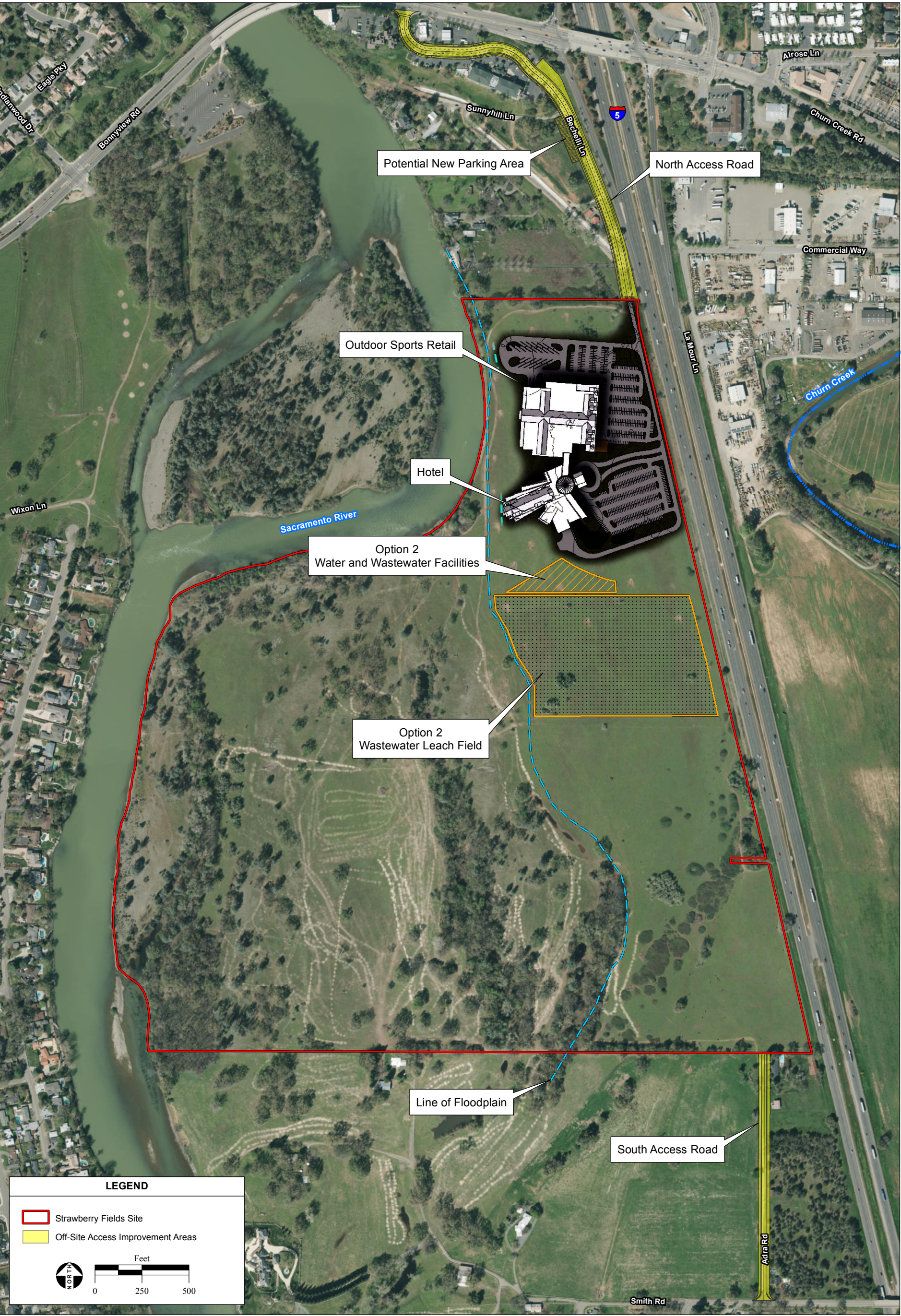
Alternative D differs from the other alternatives in that it does not include a casino or gaming element. Alternative D would also occur on the Strawberry Fields Site and involve its transfer into federal trust status as described under **Section 2.3.1**. Under Alternative D, the existing Win-River Casino would continue to operate as it does under current conditions. Refer to **Section 2.3.2** for a description of the BMPs under Alternative D.

Alternative D would result in the development of up to approximately 19 acres within the Strawberry Fields Site with a hotel, regional retail facilities, and related infrastructure. An additional 17 acres would be developed with water supply and wastewater facilities if Option 2 for Water Supply and Wastewater is implemented (this includes a 16-acre leach field, as discussed below). The remainder of the site (213 acres under Option 1 for Water Supply and Wastewater and 196 acres under Option 2 for Water Supply and Wastewater) would remain in undeveloped open space.

A site plan for the proposed facilities is presented as **Figure 2-14** and an architectural rendering is presented as **Figure 2-15**. **Table 2-5** provides a breakdown of project components with associated square footages.

Alternative D is anticipated to directly employ approximately 346 employees (**Appendix A**).





SOURCE: SRTA aerial photograph, 3/17/2016; ESRI Data, 2016; AES, 12/15/2017

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**Figure 2-14**  
Alternative D - Site Plan







related merchandise). The hotel, sports retail facility, and food services would be reduced in size when compared to Alternative A.

### 2.6.1 HOTEL AND REGIONAL RETAIL

Alternative D would result in the development of a 128-room, 9-story (89-foot-tall) hotel, restaurants, and regional retail facilities within the Strawberry Fields Site. The proposed development would total 234,656 sf at build-out. A total of 200 surface parking spaces would be provided. No casino would be developed. Similar to Alternative A, it is anticipated that the retail space would be leased for the development of an outdoor sporting goods retail facility (inclusive of hunting, fishing, camping, and related merchandise). The operational hours of this facility would be typical of other sporting goods stores, likely between 9 a.m. and 9 p.m.

**TABLE 2-5**  
ALTERNATIVE D – NON-GAMING ALTERNATIVE

Area	Seats/Rooms/ Parking Spaces	Approximate Square Footage
<b><i>Hotel</i></b>		<b><i>95,064</i></b>
Guest Room Tower	128 rooms	73,234
Lobby		4,668
Admin/Back of House		5,324
Fitness Center		900
Spa		5,000
Café/Deli Counter	100 seats	
Retail		1,000
<b><i>Food and Beverage</i></b>		<b><i>8,112</i></b>
Steakhouse	66 seats	
Sports Bar and Grill	99 seats	
<b><i>Porte-cochere</i></b>		<b><i>5,400</i></b>
<b><i>Outdoor Pool</i></b>		<b><i>6,080</i></b>
<b><i>Regional Retail</i></b>		<b><i>120,000</i></b>
<b><i>Parking</i></b>		
Surface Parking	200 spaces	
<b><i>Total Square Footage<sup>1</sup></i></b>		<b><i>234,656</i></b>
Notes: 1 – Line items do not precisely add to total due to rounding. Source: HBG, 2017.		

### 2.6.2 SITE ACCESS

The site access options under Alternative D would be identical to the two options described in **Section 2.3.2** for Alternative A.

### 2.6.3 FIRE PROTECTION / EMERGENCY RESPONSE AND SECURITY / LAW ENFORCEMENT

Provision of these services would be identical to Alternative A. Refer to **Section 2.3.2**.

### 2.6.4 WATER SUPPLY

The projected average daily potable water demand for the development of the Strawberry Fields Site under Alternative D would be approximately 72,800 gpd (**Appendix B**), and the average daily landscape irrigation demand would be approximately 5,094 gpd. Under Water Supply Option 2, recycled water from on-site wastewater treatment would be reused for indoor non-potable uses (such as toilet flushing) and for landscape irrigation. As with Alternative A, Alternative D includes two water supply options. Under Alternative D, Water Supply Option 1 would be identical to Alternative A. Water Supply Option 2 would differ from Alternative A in that the total water storage tank volume under Alternative D would be 606,000 gallons.

### 2.6.5 WASTEWATER TREATMENT AND DISPOSAL

The projected average daily wastewater generation for Alternative D would be approximately 69,300 gpd with peak hour flows estimated at 173,250 gpd and a typical weekend maximum day demand of 91,000 gpd (**Appendix B**). As with Alternative A, Alternative D includes two wastewater treatment and disposal options. Under Alternative D, Wastewater Option 1 would be identical to Alternative A. Wastewater Option 2 would require 16 acres of leach fields under Alternative D.

### 2.6.6 GRADING AND DRAINAGE

Construction would involve grading and excavation for building pads and parking lots. Up to approximately 17 acres would be developed with impervious surfaces. As discussed in the Grading and Drainage Analysis Report (SDS, 2017; **Appendix C**), it is anticipated that 75,000 cubic yards of cut and fill would be balanced under Alternative D, with no import or export of material required. Finished floor elevations (there will be no basements) will be approximately 3 feet above the FEMA 100-year floodplain (**Appendix C**).

As with Alternative A, surface parking lots would be constructed with a west-to-east slope toward storm drain inlets, which would be placed at appropriate intervals to capture runoff and convey it via an underground storm drain system. Vegetated swales would convey the stormwater to a 450,000-cubic foot water quality retention pond, located south of the Alternative D development. The vegetated swale system and water quality retention pond would be designed to convey and provide infiltration for project runoff, as well as flows from Churn Creek during extreme weather events (**Appendix C**).

Under Alternative D, the windrow RSP method would be used to stabilize the bank of the Sacramento River as described in **Section 2.3.2**.

### 2.6.7 ENERGY

Under Alternative D, electric and natural gas services would be provided as described under Alternative A. Refer to **Section 2.3.2**. The Tribe shall be responsible for a fair share of costs associated with any relocation of existing PG&E facilities to accommodate the proposed development. Appropriate funds shall be made available to conduct any necessary relocation and to construct any system upgrades required by the project.

### 2.6.8 PROTECTIVE MEASURES AND BEST MANAGEMENT PRACTICES

As with Alternative A, construction and operation of Alternative D would incorporate a variety of industry standard BMPs. **Section 2.3.2** presents select BMPs that have been specifically incorporated to avoid or minimize adverse effects resulting from the development of Alternative D.

### 2.6.9 CONSTRUCTION

Construction of Alternative D is estimated to commence in the summer of 2019 with full buildout occurring on or around the year 2025. The cumulative duration of construction activities is expected to be approximately 14 months. Similar to Alternative A, the existing buildings within the site would be demolished and removed.

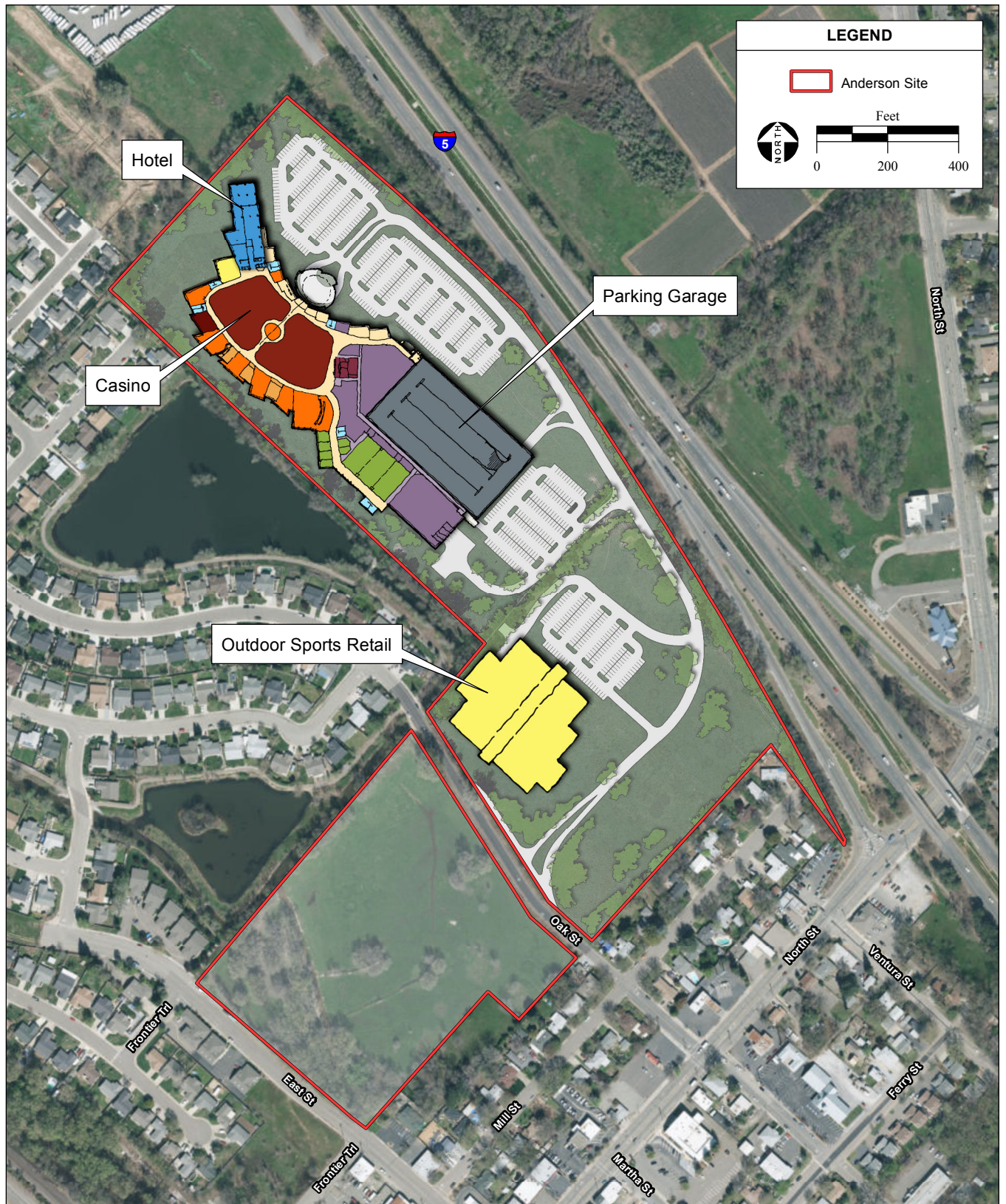
## 2.7 ALTERNATIVE E – ANDERSON SITE ALTERNATIVE

Alternative E consists of the following components: 1) the transfer of the 55-acre Anderson Site from fee to trust status on behalf of the Tribe for gaming purposes; 2) the subsequent development of the Anderson Site with a casino, 250-room hotel, retail facilities, parking, and other supporting facilities; and 3) the closure of the existing Win-River Casino and the conversion of the facility into tribal services and housing uses. Refer to **Section 2.3.2** for a description of BMPs under Alternative E.

Alternative E would result in the development of approximately 25 acres within the Anderson Site with a casino-resort, retail facilities, and related infrastructure. The remaining 30 acres of the site would be used for a material borrow area and stormwater infiltration and storage. A site plan for the proposed facilities is presented as **Figure 2-16** and an architectural rendering is presented as **Figure 2-17**. **Table 2-6** provides a breakdown of project components with associated square footages. Alternative E is anticipated to directly employ approximately 979 employees (**Appendix A**), of which 554 would be new employees.

### 2.7.1 CASINO-RESORT

Under Alternative E, the proposed casino and hotel facility would be approximately 383,893 sf at build-out. The gaming component of the facility would consist of EGDs, table games, and poker room tables. At build-out, the gaming component of the facility would consist of approximately 1,200 EGDs and 30 table games. The main gaming area would include service bars and a player's club. Restaurant facilities



SOURCE: USDA aerial photograph, 7/26/2014; ESRI Data, 2016; AES, 7/18/2018

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**Figure 2-16**  
Alternative E - Site Plan







**TABLE 2-6**  
**ALTERNATIVE E – ANDERSON SITE ALTERNATIVE**

<b>Area</b>	<b>Seats/Rooms/Parking Spaces</b>	<b>Approximate Square Footage</b>
<b>Casino Resort</b>		
<b>Casino Facility</b>		<b>69,541</b>
Gaming Floor	1,200 machines / 210 table game seats	48,060
Bar Service		6,040
Circulation/restrooms	100 seats	15,441
<b>Porte-cochere</b>		<b>5,400</b>
<b>Food and Beverage</b>		<b>30,565</b>
Buffet	225 seats	
Café	100 seats	
Specialty Restaurants	66 seats	
Bakery/Deli Counter	15 seats	
Food Court	125 seats	
Sports Bar and Grill	124 seats	
<b>Retail (one shop)</b>		<b>1,000</b>
<b>Admin/Back of House</b>		<b>43,820</b>
<b>Conference Center</b>		<b>10,080</b>
Divisible Ballroom		4,800
Stage/BOH/Amenities		5,280
<b>Event Center</b>	1,800 seats	<b>52,200</b>
<b>Hotel</b>		<b>165,787</b>
Guest Room Tower	250 rooms	152,605
Lobby		1,368
Admin/Back of House		5,324
Fitness Center		990
Spa		5,500
<b>Sub-total Casino-Resort</b>		<b>378,393</b>
<b>Outdoor Pool</b>		<b>6,080</b>
<b>Regional Retail</b>		<b>120,000</b>
<b>Parking</b>		
Garage Parking	1,650 spaces	583,500
Surface Parking	600 spaces	
<b>Total Square Footage<sup>1</sup></b>		<b>1,087,973</b>
Notes: 1 – Line items do not precisely add to total due to rounding. Source: HBG, 2017.		



include a 225-seat buffet, 24-hour bakery/deli, sports bar and grill, food court, and specialty restaurants. The event center and conference center will not be used on a daily basis throughout the year, with a total yearly usage of 256 days per year, on average.

### **2.7.2 SITE ACCESS**

Access to Alternative E would be from a driveway constructed off of Oak Street, located west of the I-5/North Road interchange in the City of Anderson.

### **2.7.3 FIRE PROTECTION / EMERGENCY RESPONSE**

The Anderson Fire Department (AFD) currently provides fire protection and emergency medical services to the Anderson Site. It is anticipated that the Tribe would enter into an agreement for fire protection and emergency medical services with AFD.

### **2.7.4 SECURITY / LAW ENFORCEMENT**

It is anticipated that the Tribe would enter into an agreement for law enforcement services with the Anderson Police Department (APD), which would have the authority to enforce all non-gaming state criminal laws on the proposed trust lands pursuant to Public Law 280. The Tribe would employ security personnel to patrol the facilities to reduce and prevent criminal and civil incidents. Additionally, surveillance equipment would be installed in the casino and parking areas and tribal security personnel would work cooperatively with the local law enforcement agencies to provide general law enforcement services to the Anderson Site.

### **2.7.5 WATER SUPPLY**

As detailed in the Water and Wastewater Study included as **Appendix B**, the estimated average daily potable water demand for the development of the Anderson Site under Alternative E would be approximately 203,800 gpd, and the average daily landscape irrigation demand would be approximately 10,311 gpd (**Appendix B**). Additionally, a capacity rate of approximately 3,000 gpm for 3 hours duration is required to supply the necessary fire flow for Alternative A.

#### **Off-site Supply (Option 1)**

Under Water Supply Option 1, the City of Anderson's water supply system would be extended to the Anderson Site to serve Alternative E. A 12-inch water line running from the northeast corner of the Anderson Site approximately to the midpoint of the southeastern border would be constructed (Exhibit 4 of **Appendix B**). This proposed pipeline would commence from the City of Anderson's existing 12-inch water line along the northeast boundary of the Anderson Site to an existing 10-inch water line along the Anderson Site's southeast border. The City of Anderson's water system would meet the demands of the Alternative E and would provide required fire protection flows.

## On-site Supply (Option 2)

Under Water Supply Option 2, water for domestic use, emergency supply, and fire protection would be provided by groundwater wells on the Anderson Site. As part of Water Supply Option 2, a water tank will be constructed to provide necessary operational and fire flow storage of 731,000 gallons.

**Appendix B.**

### 2.7.6 WASTEWATER TREATMENT AND DISPOSAL

The projected average daily wastewater generation for Alternative E would be approximately 194,100 gpd with peak hour flows estimated at 485,250 gpd and a typical weekend maximum day demand of 281,800 gpd (**Appendix B**). Under Alternative E, wastewater treatment would be provided by the City of Anderson via connection to the City's conveyance system and WWTP. The City of Anderson's nearest sewer pipeline is aligned with the Tormey Drain, a local street drainage with small flow capacity that originates in the west-central part of Anderson and drains to the Sacramento River through the Anderson Site (**Figure 2-5**).

### 2.7.7 GRADING AND DRAINAGE

Currently, surface drainage within the Anderson Site flows eastward toward the Tormey Drain and I-5. The Tormey Drain flows through the Anderson Site to a box culvert under I-5 (**Appendix C**). According to the FEMA FIRM maps, a majority of the Anderson Site is located within the special flood hazard area within the 100 year flood plain of the Tormey Drain, which means that the site is subject to inundation during the 100-year event.

Construction would involve grading and excavation for building pads and parking lots. Up to approximately 25 acres would be developed with impervious surfaces. Since the project proposes a large amount of fill within the 100-year flood plain, an excavation equal to that fill volume would be constructed in order to prevent additional flooding and maintain pre-development flood levels at all locations upstream and downstream of the project. Two large retention ponds will be constructed along the southern portion of the site on either side of Oak Street as shown in Figure E4 of **Appendix C**. As discussed in the Grading and Drainage Analysis Report (SDS, 2017; **Appendix C**), it is anticipated that 138,000 cubic yards of cut and fill would be balanced under Alternative E, with no import or export of material required. Finished floor elevations (there will be no basements) will be approximately 2 to 3 feet above the FEMA 100-year floodplain (**Appendix C**).

Surface parking lots would be constructed with a west-to-east slope toward storm drain inlets, which would be placed at appropriate intervals to capture runoff and convey it via an underground storm drain system. The two large retention ponds (99,000 cubic feet total) that would be constructed within the Anderson Site on either side of Oak Street would retain stormwater and allow infiltration into the soil during a typical rain event (**Appendix C**).



### 2.7.8 ENERGY

Electrical and natural gas service to the Anderson Site would be provided by PG&E. The Tribe will be responsible for a fair share of costs associated with any relocation of existing PG&E facilities to accommodate the proposed development. Appropriate funds will be made available to conduct any necessary relocation and to construct any system upgrades required by the project.

### 2.7.9 RENOVATION OF EXISTING CASINO FOR TRIBAL GOVERNMENTAL USES

Under Alternative E, the existing Win-River Casino would be converted to tribal services and housing uses. While no exterior renovations would occur, interior renovations may take place.

### 2.7.10 PROTECTIVE MEASURES AND BEST MANAGEMENT PRACTICES

As with Alternative A, construction and operation of Alternative E would incorporate a variety of industry standard BMPs. **Section 2.3.2** presents select BMPs that have been specifically incorporated to avoid or minimize adverse effects resulting from the development of Alternative E.

### 2.7.11 CONSTRUCTION

Construction of Alternative E is estimated to commence in the summer of 2019 with full buildout occurring on or around the year 2025. The cumulative duration of construction activities is expected to be approximately 18 months.

## 2.8 ALTERNATIVE F – EXPANSION OF EXISTING CASINO ALTERNATIVE

Alternative F consists of an expansion of the Tribe's existing Win-River Casino, located on the 14.8-acre Win-River Casino Site. A fee-to-trust acquisition would not be necessary for Alternative F because the Win-River Casino Site is on land that is already in federal trust for the Tribe and is authorized for gaming under the IGRA as restored lands. Operation of the casino facility would be similar to current operations. Components of Alternative E are described below. Refer to **Section 2.3.2** for a description of BMPs under Alternative F.

### 2.8.1 CASINO EXPANSION

The expanded gaming component of the facility would consist of 250 additional gaming machines within a 9,826-sf gaming floor area to be located in place of the existing building currently developed as an event center. New construction associated with the expansion of the gaming facility would be consistent with applicable seismic codes and IBC standards. A site plan for Alternative F is presented as **Figure 2-18**. **Table 2-7** provides a breakdown of project components with associated square footages.



SOURCE: City of Redding SRTA aerial photograph, 3/17/2016; AES, 7/18/2018

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**Figure 2-18**  
Alternative F - Site Plan



**TABLE 2-7**  
**ALTERNATIVE F – EXPANSION OF EXISTING CASINO ALTERNATIVE**

Element	Existing	Proposed Expansion		Total
		Remodeled	New Development	
Gaming Floor <sup>1</sup>	32,658 SF 835 positions	9,826 SF 250 positions		42,484 SF 1,085 positions
Poker Room	1,552 SF		-	1,552 SF
Hotel	56,735 SF 84 Rooms		-	56,735 SF 84 Rooms
Spa	3,929 SF		-	3,929 SF
Event Center <sup>1</sup>	9,826 SF		10,000 SF	10,000 SF
Restaurants	5,502 SF (Sports Bar and Elements)		-	5,502 SF (Sports Bar and Elements)
Pool Deck	5,012 SF		-	5,012 SF
Miscellaneous Public Spaces	5,532 SF		-	5,532 SF
Back of House	20,825 SF		-	20,825 SF
<b>Casino Subtotal</b>	<b>141,571 SF</b>	<b>9,826 SF</b>	<b>10,000 SF</b>	<b>151,571 SF</b>
7-Story Parking garage	N/A		604,500 SF 1,710 spaces	604,500 SF 1,710 spaces
<b>Total Square Feet</b>	<b>141,571 SF</b>	<b>9,826 SF</b>	<b>614,500 SF</b>	<b>756,071 SF</b>

Notes: 1 – Alternative F proposes to expand casino gaming floor into existing event center and construction of a new event center.

Alternative F would directly generate approximately 45 new employee positions (**Appendix A**) at the Win-River Casino, bringing the total number of employees to 470. The event center will not be used on a daily basis throughout the year, with a total yearly usage of 256 days per year, on average.

## 2.8.2 PARKING GARAGE

Alternative F includes the construction of a new parking garage, which would provide 1,710 parking spaces. Currently, 380 surface parking spaces are available on site; however, the addition of the parking garage and event center would reconfigure 227 of these surface spaces. With the addition of the 1,710-space parking garage, the number of available parking spaces would total 1,869.

## 2.8.3 ANCILLARY COMPONENTS

Under Alternative F, no changes to the site access, signage, and landscaping of the current Win-River Casino would occur (refer to **Section 3.0** for a description of existing conditions).

## 2.8.4 WATER SUPPLY

Under Alternative F, the City of Redding would continue to provide water service to the Win-River Casino Site. The estimated increase in average daily water consumption generated by Alternative F would be approximately 4,000 gpd, with a weekend peak demand increase of 6,000 gpd demand.

### **2.8.5 WASTEWATER TREATMENT AND DISPOSAL**

The City of Redding would continue to provide sewer service for Alternative F as it currently does for the existing Win-River Casino. Pursuant to Section 2 of the agreement between the City of Redding and the Tribe, payment for sewer service is made on a per-use basis. The estimated average increase in wastewater generation as a result of Alternative F would be approximately 4,000 gpd with a weekend peak demand increase of approximately 6,000 gpd (**Appendix B**).

### **2.8.6 GRADING AND DRAINAGE**

All development under Alternative F would occur within currently paved areas with existing buildings and surface parking lots. Stormwater from the site would continue to drain towards the north into Clear Creek. Alternative F would include some pavement removal and foundation construction, but no significant grading.

### **2.8.7 FIRE PROTECTION / EMERGENCY RESPONSE AND SECURITY / LAW ENFORCEMENT**

The SCSO and RPD would continue to provide law enforcement services for Alternative F as it currently does for the existing Win-River Casino. The RFD would continue to provide fire protection and emergency services to the Win-River Casino Site via a mutual aid agreement with SCFD and CAL FIRE.

### **2.8.8 PROTECTIVE MEASURES AND BEST MANAGEMENT PRACTICES**

As with Alternative A, construction and operation of Alternative F would incorporate a variety of industry standard BMPs. **Section 2.3.2** presents select BMPs that have been specifically incorporated to avoid or minimize adverse effects resulting from the development of Alternative F.

### **2.8.9 CONSTRUCTION**

Construction of Alternative F is estimated to commence in the summer of 2019 with full buildout occurring on or around the year 2025. The cumulative duration of construction activities is expected to be approximately 9 months.

### **2.8.10 ENERGY**

In June 2010, the Tribe entered into an electrical utilities agreement with the City for the provision of electrical utilities to the Win-River Casino Site. The Win-River Casino expansion would obtain power from the City under the existing electrical utilities agreement.



## **2.9 ALTERNATIVE G – NO ACTION ALTERNATIVE**

Under the No Action Alternative, none of the six development alternatives (Alternatives A through F) considered within this EIS would be implemented. The No Action Alternative assumes that the existing uses on the Strawberry Fields Site, Anderson Site, and Win-River Casino Site would not change.

## **2.10 ALTERNATIVES ELIMINATED FROM FURTHER STUDY**

The intent of the analysis of alternatives in the EIS is to present to decision-makers and the public a reasonable range of alternatives that are both feasible and sufficiently different from each other in critical aspects. 40 CFR Section 1502.14(a) of the CEQ's Regulations for implementing National Environmental Policy Act (NEPA) requires a brief discussion of alternatives that were eliminated from further study and the reasons for their having been eliminated. The alternatives discussed herein were considered and eliminated from further study because these alternatives were determined to be infeasible or would not fulfill the stated purpose and need of the Proposed Action.

### **2.10.1 HERITAGE CENTER AND WALKING TRAILS ALTERNATIVE**

This alternative was suggested by a commenter during the public scoping period. Under this alternative, a heritage center, parking lot, and associated facilities would be developed along with walking trails that would provide access throughout the site, including along the bank of the Sacramento River. This alternative was eliminated from consideration because it would not meet the purpose and need of the Proposed Action as described in **Section 1.2** to facilitate tribal self-sufficiency, self-determination, and economic development.

### **2.10.2 VINEYARD ALTERNATIVE**

This alternative was suggested by a commenter during the public scoping period. This alternative would develop the majority of the Strawberry Fields Site as an agricultural vineyard, with associated irrigation infrastructure and buildings for tool and produce storage. This alternative was eliminated from consideration because it would result in a greater area of land disturbance and thus the potential for impacts associated with visual resources, biological resources, and cultural resources. Additionally, given the lack of other vineyard developments in the region, it appears unlikely that this alternative would be economically feasible and thus would not meet the purpose and need of the Proposed Action as described in **Section 1.2** to promote economic development opportunities and the self-sufficiency of the Tribe.

### **2.10.3 STRAWBERRY FIELDS SITE ACCESS OPTION 3**

Under this alternative, the primary access to the Strawberry Fields Site would be provided from the south through the construction of a full interchange at the Smith Road I-5 overcrossing. However, this alternative was eliminated from detailed consideration within the EIS due to a greater potential for environmental impacts associated with construction of the new interchange and potential for growth

inducement. Additionally, construction of an interchange at Smith Road would require a considerable amount of ROW acquisition from private property owners, and would not meet Caltrans' interchange spacing requirements for rural areas. Caltrans' minimum spacing requirements are designed to ensure the operation of freeways is minimally impacted from vehicles entering and exiting the roadway.

#### **2.10.4 STRAWBERRY FIELDS SITE WASTEWATER TREATMENT AND DISPOSAL OPTION 3**

This method of on-site wastewater disposal would involve discharge of treated wastewater to surface water in the Sacramento River. Surface water disposal would require a NPDES permit which would have significant requirements and constraints. As such, this method would have high operational costs, increased responsibilities, and liabilities associated with a NPDES surface water discharge permit (**Appendix B**). Additionally, the Sacramento River provides habitat for multiple endangered species, and thus this alternative would have greater potential for environmental impacts. This alternative was therefore eliminated from consideration due to decreased ability to meet the purpose and need of the project and higher potential for environmental impacts.

#### **2.10.5 STRAWBERRY FIELDS SITE WASTEWATER TREATMENT AND DISPOSAL OPTION 4**

This method of on-site wastewater disposal would involve disposal of treated effluent through land application or irrigation methods. This option for wastewater disposal would require 50 acres of sprayfield irrigation areas under Alternative A which would extend to the south of the proposed development areas and into the open space floodplain areas of the site near the Sacramento River. To protect the sprayfield from flooding, levees would be required. This alternative was rejected due to the potential for increased environmental effects associated with water quality, biological resources, floodplain risk, aesthetics, and odor. Additionally, compared to other on-site disposal options, this method would require a larger land area and thus have the potential for increased environmental effects associated with construction activities.

#### **2.10.6 ANDERSON SITE ON-SITE WASTEWATER TREATMENT AND DISPOSAL**

This alternative was eliminated from further consideration as there is not sufficient land available for wastewater surface disposal on the Anderson Site, and there is a lack of suitable land for subsurface disposal (**Appendix B**). Approximately 42 acres would be required to accommodate the required sub-surface disposal design (42 acres with recycled water), but there are only 8 acres available for sub-surface or surface disposal on the Anderson Site (**Appendix B**).

### **2.11 COMPARISON OF ALTERNATIVES**

Section 1502.14 of the CEQ's Regulations for Implementing NEPA states that an EIS should present environmental impacts of proposed alternatives in a comparative form, thus sharply defining the issues



and providing a clear basis for choice among options by the decision maker and the public. Alternatives considered must include those that may be feasibly accomplished in a successful manner considering economic, environmental, social, technological, and legal factors. A summary comparison of each of the proposed alternatives, including the No Action Alternative, is provided below.

### 2.11.1 SUMMARY OF ALTERNATIVES

Alternatives A, B, and C have the following similar components: (1) transfer of the Strawberry Fields Site into trust; and (2) development on the proposed trust parcel of a casino and hotel facility, parking, and supporting facilities. Alternative A consists of the development of a 383,893-sf casino/hotel facility, which would include 1,410 total gaming positions, a 31,565-sf food/beverage/retail building area, and a 130,000-sf sports retail facility. Alternative A also includes on-site and off-site options for water supply and wastewater treatment and disposal (described in **Section 2.3.2**), and site access options involving either the North Access alone or both the North and South Accesses (refer to **Section 2.2.2**).

Alternative B would include all of the components of Alternative A, without the regional retail component. Options for water supply, wastewater treatment and disposal, and site access are the same as described for Alternative A. Alternative B would have reduced construction and development costs compared to Alternative A.

Alternative C is a reduced intensity alternative and would include a smaller 362,662-sf casino/hotel facility with 1,000 total gaming positions and a 30,090-sf food/beverage/retail building area. Under Alternative C, the regional sports retail facility would be the same size as Alternative A. Options for water supply, wastewater treatment and disposal, and site access are the same as described for Alternative A. The casino/hotel, and food and beverage options would be reduced in size under Alternative C compared to Alternative A. Alternative C would have reduced construction and development costs compared to Alternatives A and B.

Alternative D is a non-gaming alternative that would develop the Strawberry Fields Site with an 89,126-sf hotel facility, 120,000-sf retail development, parking, and other supporting facilities. Alternative D does not include construction of a parking garage. Options for water supply, wastewater treatment and disposal, and site access are the same as described for Alternative A. Under Alternative D, federal discretionary approvals would potentially include approval of lease agreements by the BIA for commercial vendors. The revenue generated by this alternative would be far less than the revenues generated for Alternatives A, B, and C. Alternative D would have reduced construction and development costs compared to Alternatives A and B.

Alternative E, the Anderson Site Alternative, would develop a casino, restaurants, retail, and parking facilities on an approximately 25-acre area of land located within the approximately 55-acre Anderson Site south of Alexander Avenue, in the City of Anderson, California. The development would be of a similar size and scale as Alternative A. Site access under Alternative E would be from a driveway off

Oak Street, west of the I-5/North Road interchange. Alternative E would connect to the City of Anderson sewer system for wastewater disposal; this alternative also includes off-site and on-site options for water supply.

Alternative F involves an expansion of the Tribe's existing Win-River Casino. Alternative F would remodel 9,826 sf of existing event center space to become additional gaming floor, while adding 10,000 sf of new event center space. Alternative F also involves the construction of a 7-story, 604,500-sf parking garage. Because the land is already in trust and used for gaming, Alternative F would potentially generate some additional revenue for the Tribe, but it is unclear if the additional revenue would offset the development costs under this alternative.

Alternative G is the No Action Alternative, which would involve no fee-to-trust transfer and result in no economic benefits to the Tribe and it is assumed that no development would take place on the alternative sites in the near term.

### 2.11.2 COMPARISON OF ENVIRONMENTAL AND ECONOMIC CONSEQUENCES

In accordance with CEQ Regulations, the alternatives considered in this document include those which could accomplish most of the purpose and need for the project, and that could avoid or substantially lessen one or more of the significant effects of the project. **Section 4.0** describes potential environmental impacts as a result of each alternative, while **Section 5.0** identifies appropriate mitigation to reduce potential adverse effects of development. A summary comparison of environmental impacts is provided below:

Alternative A would result in increased employment and economic growth and would also result in an increase in demand for goods and services. Project-related traffic associated with Alternative A would generate a significant increase in traffic, which would increase air emissions and noise effects, both during construction and operation. Of the alternatives evaluated in this EIS, Alternative A would best meet the purposes and needs of the BIA for acquiring the Strawberry Fields Site in trust by promoting the long-term economic vitality and self-governance of the Tribe as the casino-resort facility described under Alternative A would provide the Tribe with the best opportunity for securing a viable means of attracting and maintaining a long-term, sustainable revenue stream.

Alternatives B and C would result in increased employment and economic growth and would also result in an increase in demand for goods and services, but to a lesser extent than under Alternative A. Alternatives B and C would generate less traffic than Alternative A and therefore would have fewer impacts associated with traffic congestion, mobile air emissions and traffic-related noise effects. During construction, traffic impacts would also be less than under Alternative A, as the footprint would be smaller, requiring fewer trips to deliver materials, less equipment, and fewer trips to transport fill. Alternatives B and C would also provide economic development opportunities for the Tribe; however, the



economic returns would be smaller than under Alternative A and, therefore, would not be the most efficient means of attracting and maintaining a long-term, sustainable revenue stream.

Alternative D would result in increased employment and economic growth and would also result in an increase in demand for goods and services, but to a lesser extent than under Alternative A. Alternative D would generate less traffic than Alternative A and therefore would have fewer impacts associated with traffic congestion, mobile air emissions and traffic-related noise effects. During construction, traffic impacts would also be less than under Alternative A, as the footprint would be smaller, requiring fewer trips to deliver materials, less equipment, and fewer trips to transport fill. Alternative D would also provide economic development opportunities for the Tribe; however, the economic returns would be smaller than under Alternative A and, therefore, would not be the most efficient means of attracting and maintaining a long-term, sustainable revenue stream.

Alternative E would result in increased employment and economic growth and would also result in an increase in demand for goods and services, but to a lesser extent than under Alternative A. Alternative E would generate less traffic than Alternative A and therefore would have fewer impacts associated with traffic congestion, mobile air emissions and traffic-related noise effects. During construction, traffic impacts would also be less than under Alternative A, as the footprint would be smaller, requiring fewer trips to deliver materials, less equipment, and fewer trips to transport fill. Alternative E would also provide economic development opportunities for the Tribe; however, the economic returns would be smaller than under Alternative A and, therefore, would not be the most efficient means of attracting and maintaining a long-term, sustainable revenue stream. Additionally, the restoration off tribal lands would be lesser under Alternative E than under Alternatives A through D.

Alternative F would result in increased employment and economic growth and would also result in an increase in demand for goods and services, but to a lesser extent than under Alternative A. Alternative F would generate less traffic than Alternative A and therefore would have fewer impacts associated with traffic congestion, mobile air emissions and traffic-related noise effects. During construction, traffic impacts would also be less than under Alternative A, as the footprint would be smaller, requiring fewer trips to deliver materials, less equipment, and fewer trips to transport fill. Alternative F would also provide economic development opportunities for the Tribe; however, the economic returns would be smaller than under Alternative A and, therefore, would not be the most efficient means of attracting and maintaining a long-term, sustainable revenue stream. Alternative F would not restore any lands to the Tribe.

Alternative G, the No Action Alternative, would avoid all environmental effects associated with the development of Alternatives A, B, C, D, E, and F, and thus would have significantly less environmental effects. However, this alternative would not meet the purpose and need for the Proposed Action.