

SECTION 2.0

PROPOSED ACTION AND ALTERNATIVES

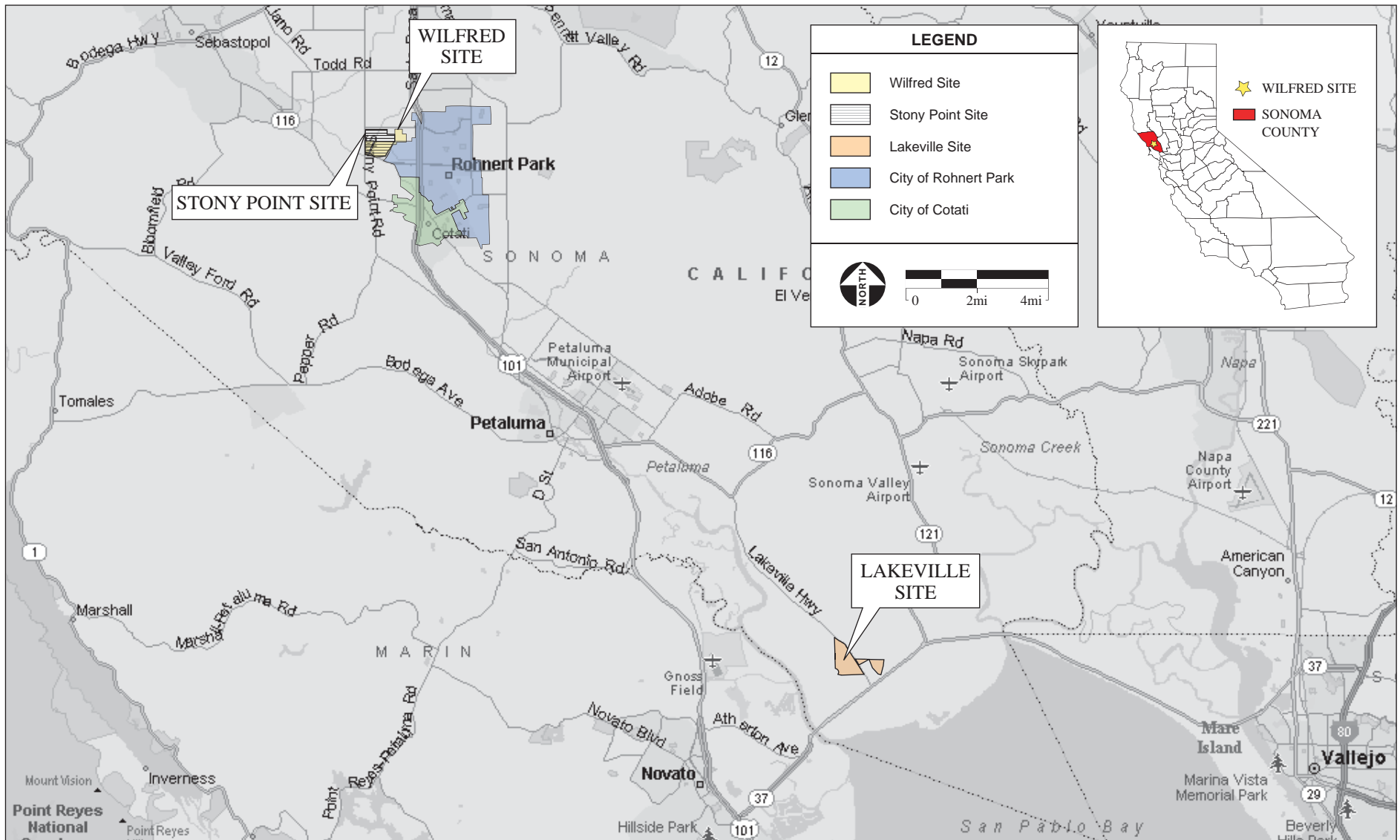
2.1 ALTERNATIVES ANALYZED WITHIN THE EIS

The EIS will analyze the same five alternatives addressed in the initial scoping report with the addition of one new alternative. Originally, a casino and hotel development was proposed on a site in southern Sonoma County near the intersection of Lakeville Highway and State Route 37. Due to environmental concerns of proximity to the San Pablo Bay and increased traffic another location was considered. A 322-acre portion of this site, referred to as the Lakeville Site, will be included in the EIS as the development site for Alternative F. The second development site proposed was the 360-acre property known as the Stony Point Site. The Stony Point Site is considered in this EIS as the development site for Alternatives B, C, D and E. During preparation of this EIS, numerous environmental constraints from development at the Stony Point Site were identified, including wetlands and flooding. Therefore, the casino-hotel resort is now proposed on the approximately 252-acre project site, referred to as the Wilfred Site. The Wilfred site includes the southern 182 acres of the Stony Point Site and a new 70-acre portion of land to the northeast. This added alternative is the new Alternative A and the other alternatives have been reorganized accordingly. A handout distributed at the supplemental scoping meeting, which outlined the alternatives, is included as **Appendix G**.

2.1.1 ALTERNATIVE A – WILFRED SITE CASINO

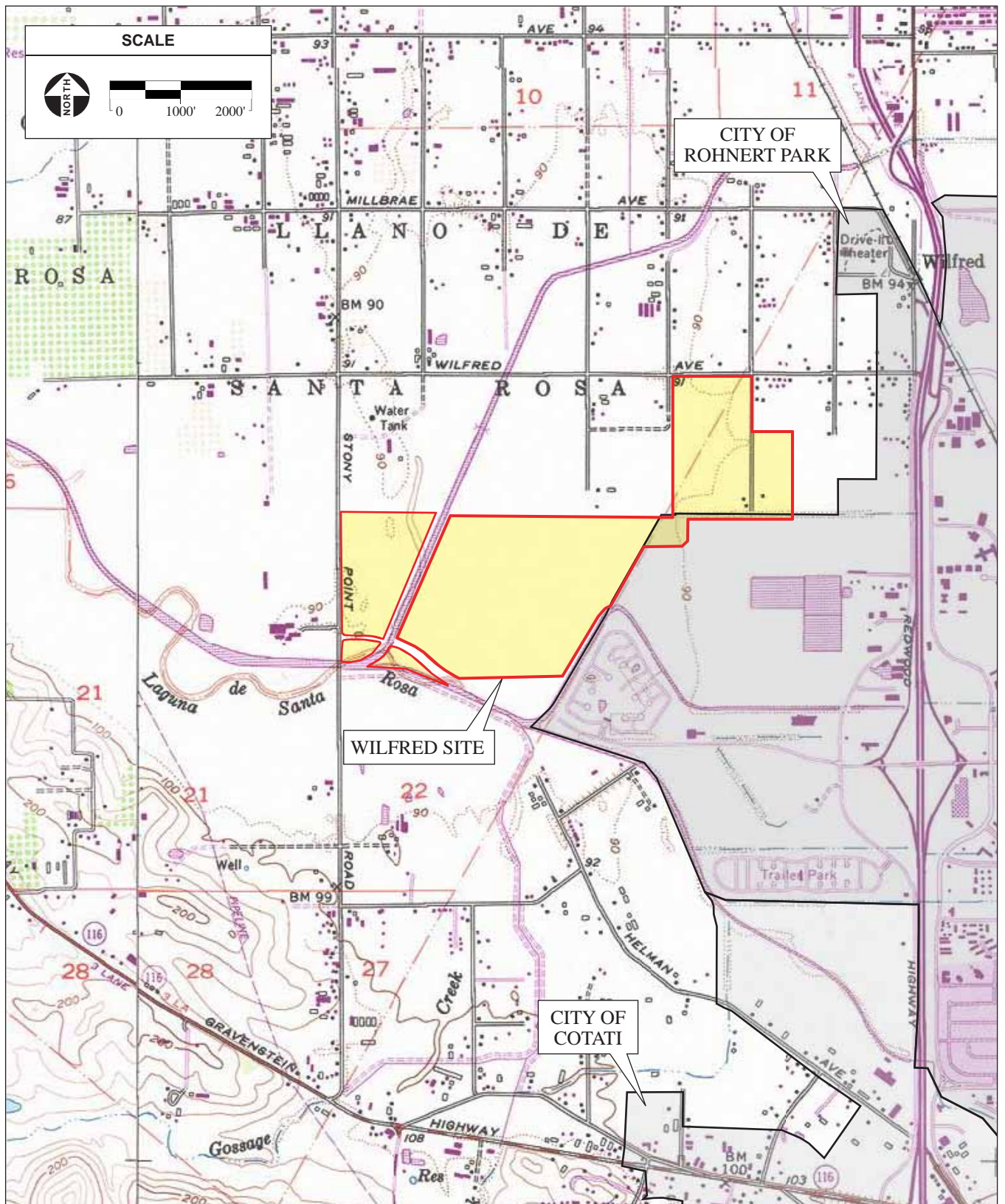
Alternative A consists of the National Indian Gaming Commission's (NIGC) approval of a management contract between the Tribe and SC Sonoma Management, LLC. The foreseeable consequence of this action would be the development of a casino-hotel resort on a portion of approximately 252 acres of land (Wilfred Site) that would be taken into trust for the Tribe.

Figure 2-1 shows the regional location of the Wilfred Site in central Sonoma County. The Wilfred Site is adjacent to the western boundary of the City of Rohnert Park as shown in **Figure 2-2**. The Wilfred Site is bordered by Wilfred Avenue, residences, and farmland to the north; Stony Point Road, residences, farmland, and a dairy to the west; Business Park Drive, light industrial land uses, Rohnert Park Expressway, farmland, and the Laguna de Santa Rosa to the south; and a business park, mobile home park, and farmland to the east. **Figure 2-3** shows an aerial photo of the Wilfred Site. The Wilfred Site is composed of 11 separate parcels owned in fee by SC Sonoma Development, LLC. U.S. Route 101 (US-101) provides regional access from the San Francisco Bay Area to the south and from Santa Rosa,



SOURCE: Microsoft Streets & Trips, 2003; AES, 2006

Figure 2-1
Regional Location



SOURCE: "Cotati, CA" USGS 7.5 Minute Topographic Quadrangle,
 Un-sectioned Area "Llano De Santa Rosa", T6N, R8W,
 Mt. Diablo Baseline and Meridian; AES, 2006

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Figure 2-2
 Wilfred Site – Site and Vicinity

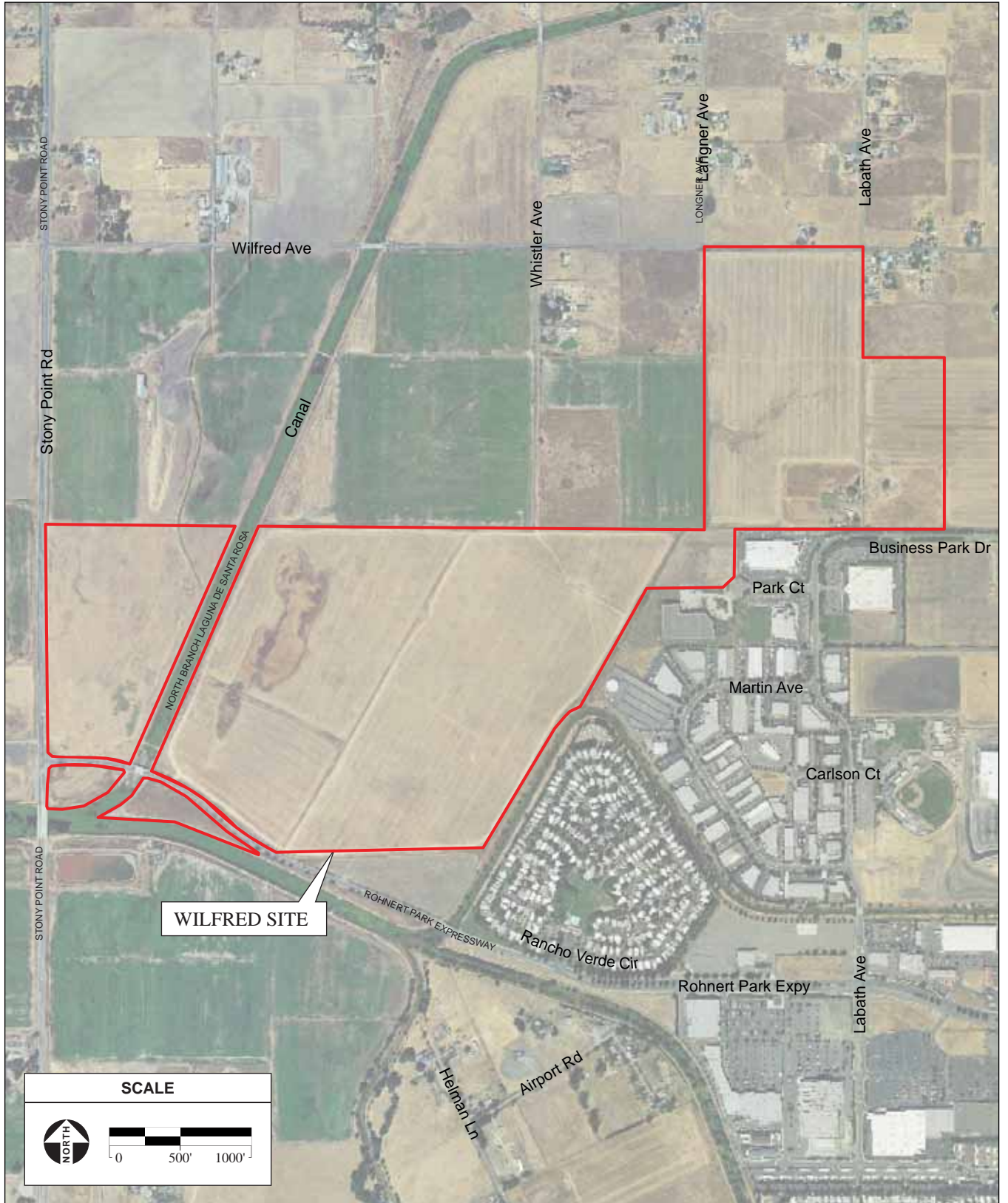


Figure 2-3
Wilfred Site – Aerial Site Map

approximately seven miles to the north. Local access to the Wilfred Site is provided from Business Park Drive and Wilfred Avenue, both of which connect to Rohnert Park and US-101.

Alternative A consists of the same components as described in the previous scoping report, comprising 762,300 square feet of building space (**Appendix A**). The casino-hotel resort is planned on the northeast portion of the Wilfred Site. The remainder of the Wilfred Site would remain undeveloped and would be used for pasture, biological habitat, detention basins, and/or recycled water sprayfields. The two-story casino would consist of a mixture of uses, including: gaming; retail; food and beverage areas; an entertainment venue; and banquet/meeting space. The 8-story hotel would include 300 rooms adjacent to a pool and spa.

2.1.2 ALTERNATIVE B – NORTHWEST STONY POINT CASINO

Alternative B consists of the development of a casino-hotel resort on the northwest portion of the Stony Point Site. The Stony Point Site is an approximately 360-acre site located in central Sonoma County adjacent to the western border of the City of Rohnert Park (**Figure 2-4**). **Figure 2-5** shows an aerial photo of the Stony Point Site. In the previous scoping report this alternative was identified as Alternative A; the location and components have remained the same (**Appendix A**). Under Alternative B, the NIGC would be responsible for approving a management contract between the Tribe and SC Sonoma Management, LLC.

2.1.3 ALTERNATIVE C – NORTHEAST STONY POINT CASINO

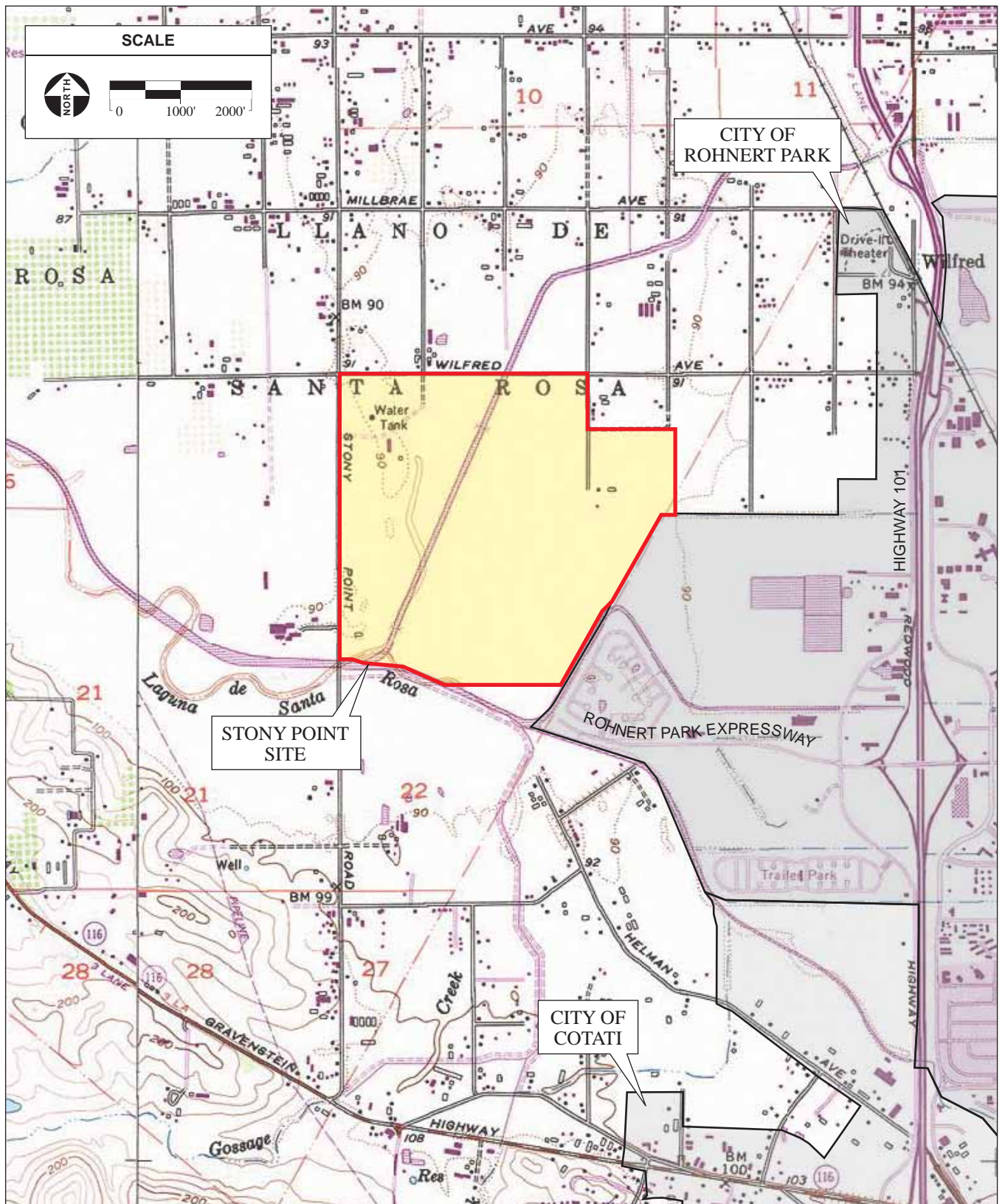
Alternative C consists of the development of a casino-hotel resort on the northeast portion of the Stony Point Site. In the previous scoping report this alternative was identified as Alternative B; the location and components have remained the same (**Appendix A**). Under Alternative C, the NIGC would be responsible for approving a management contract between the Tribe and SC Sonoma Management, LLC.

2.1.4 ALTERNATIVE D – REDUCED INTENSITY

Alternative D consists of a smaller-scale version of Alternative A on the northwest corner of the Stony Point Site. In the previous scoping report this alternative was identified as Alternative C; the location and components have remained the same (**Appendix A**). Under Alternative D, the NIGC would be responsible for approving a management contract between the Tribe and SC Sonoma Management, LLC.

2.1.5 ALTERNATIVE E – BUSINESS PARK

Alternative E consists of the development of a business park on the northwest corner of the Stony Point Site. This was included in the previous scoping report as Alternative D; the location and components have remained the same (**Appendix A**).



SOURCE: "Cotati, CA" USGS 7.5 Minute Topographic Quadrangle,
 Un-sectioned Area "Llano De Santa Rosa", T6N, R8W,
 Mt. Diablo Baseline and Meridian; AES, 2006

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Figure 2-4
 Stony Point Site – Site and Vicinity

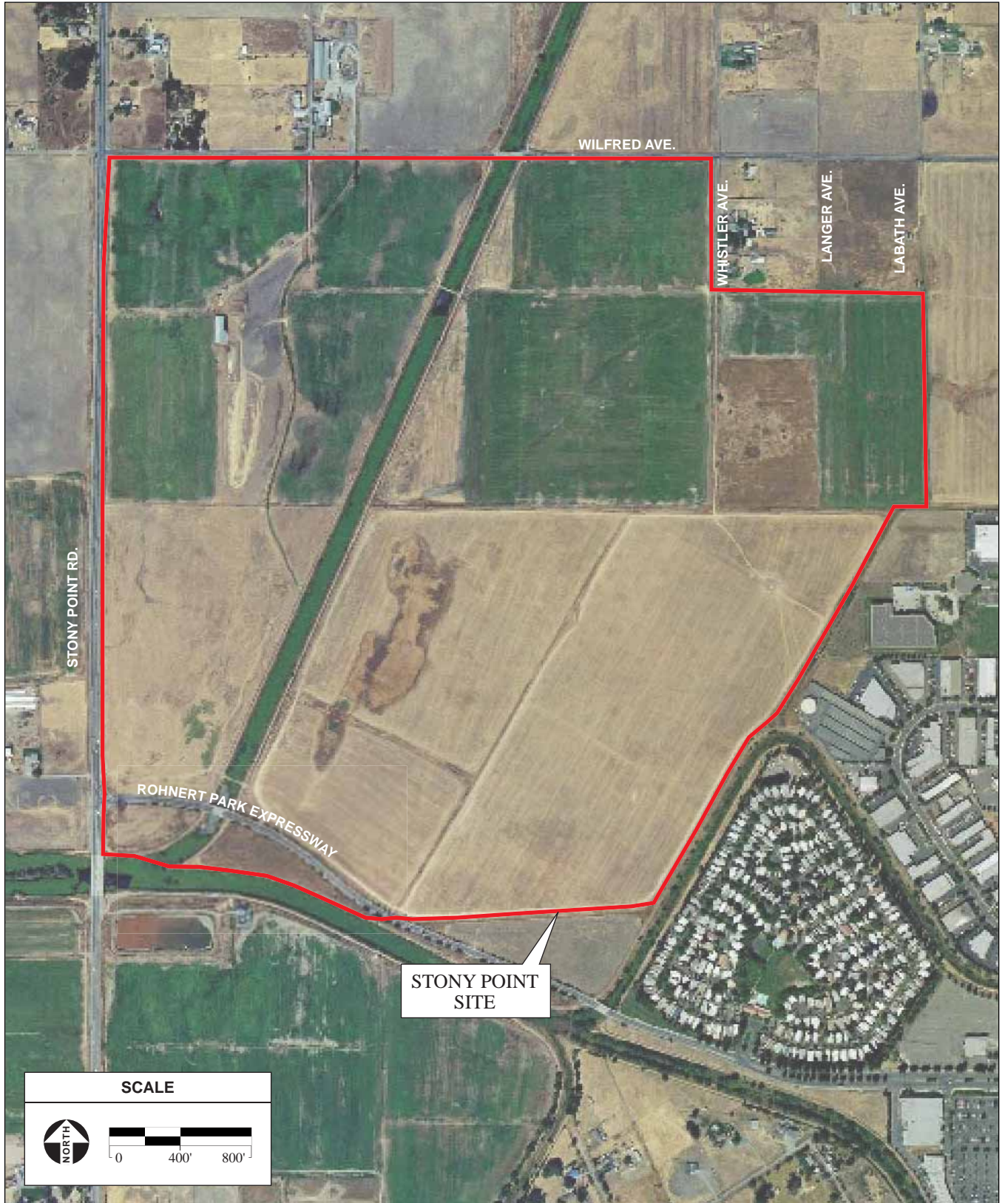


Figure 2-5
Stony Point Site – Aerial Site Map

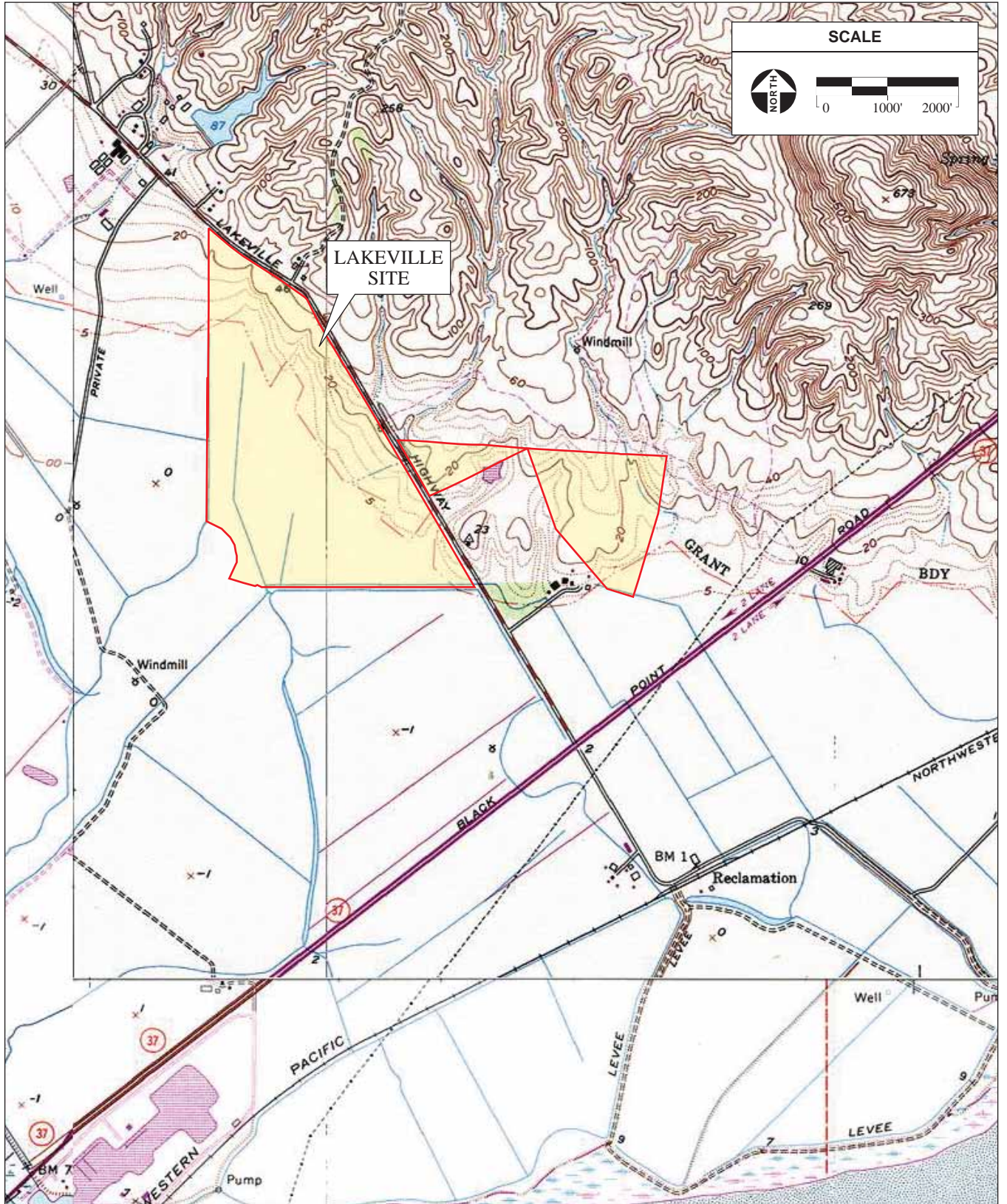
2.1.6 ALTERNATIVE F – LAKEVILLE CASINO

Under Alternative F, the casino-hotel resort would be developed on the Lakeville Site. The Lakeville Site is located in southern Sonoma County near the intersection of Lakeville Highway and State Route 37 (**Figure 2-1**). The approximately 322-acre site is bisected by Lakeville Highway and bordered on all sides by rural residential/grazing land. **Figure 2-6** shows the vicinity of the Lakeville Site. **Figure 2-7** shows an aerial photo of the Lakeville Site. Lakeville Highway provides local and regional access to the Lakeville Site from the San Francisco Bay Area to the south and central and northern Sonoma County to the north.

Components of the casino and hotel resort would be identical to Alternative A. Under Alternative F, the NIGC would be responsible for approving a management contract between the Tribe and SC Sonoma Management, LLC.

2.1.7 ALTERNATIVE G – NO ACTION

Under the No Action Alternative, the NIGC would not approve a management contract between the Tribe and SC Sonoma Management, LLC. The Wilfred Site, Stony Point site, and Lakeville site would not be developed as described under any of the alternatives identified in this document. The Wilfred Site and alternative sites would continue to be utilized for grazing, open space, agricultural land uses, and/or such other uses as local governmental authorities may approve. The Wilfred Site is within the Northwest Specific Plan Area for planned development as identified by the City of Rohnert Park. It is assumed under the No Action Alternative that development for the Wilfred Site would be guided by the uses outlined in the *Northwest Specific Plan, Southern Area (Part “B”)*. As outlined in the Sonoma County General Plan, no development would occur on the Stony Point Site or Lakeville Site under the No Action Alternative.



SOURCE: "Sears Point, CA" USGS 7.5 Minute Topographic Quadrangle, Unsectioned areas of "San Pablo Mountains", T4N, R5W; Mt. Diablo Baseline & Meridian; AES, 2006

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Figure 2-6
Lakeville Site – Site and Vicinity

