

Finding of No Significant Impact

Project Title: Fee-to-Trust 29-acre Site
Lead Agency: Bureau of Indian Affairs
Tribe: San Pasqual Band of Diegueño Mission Indians

Project Description: The Proposed Action consists of the transfer of a 29-acre Site, located in Valley Center, California, into federal trust status for the San Pasqual Band of Mission Indians (Tribe). The land transfer would be completed in accordance with procedures set forth in 25 CFR § 151.3. The trust action would shift civil regulatory jurisdiction over the 29-acre site from the State of California and County of San Diego to the Tribe and the Federal Government.

The environmental impacts for three Project Alternatives have been analyzed in the September 2016 Environmental Assessment (EA). Alternative 1 involves developing the entire 29-acre site into Tribal facilities. These facilities would consist of a fire station, a medical and dental office building, a Tribal administrative building, a recreation center, and athletic sport fields.

Alternative 2 eliminates the construction of the fire station, as well as the medical and dental building. Only a Tribal administrative building and recreation building would be constructed, outside of the existing floodplains within the Site. A portion of the undeveloped land would be maintained under its current land use, while the remaining land would be developed into athletic sport fields, along with parking spots to accommodate the Tribal members and any visitors. Under Alternative 3 (No-Action Alternative), no development would occur.

Alternative 1 (Original Development) was proposed in a previous EA, and released for public comment. Based on the public comments received, the Tribe chose to develop a new alternative in order to address the concerns raised in these public comments, which primarily focused on the associated impacts the development plan would have to the existing floodplain within the 29-acre Site. Alternative 2 (Proposed Development) was formulated, and eliminates Tribal facility development within the floodplain, thereby minimizing development impacts to the floodplain that would have occurred under Alternative 1. The Tribe is no longer implementing the development plans associated with Alternative 1, and will instead implement the development plans associated with Alternative 2.

Public Availability: All persons and agencies on the EA mailing list will receive a copy of the finding of no significant impact (FONSI). Copies of the EA and FONSI are available for public review on the internet (<http://www.sanpasqualbandofmissionindians.org/publications>), and at the San Pasqual Economic Development Agency, 28000 Via Viso Road, Valley Center, CA 92082, 760-751-0012; Valley Center Branch Library, 29200 Cole Grade Road, Valley Center, CA 92082, 760-749-1305; City of San Diego Central Library, 820 E Street, San Diego, CA 92101, 619-236-5800.

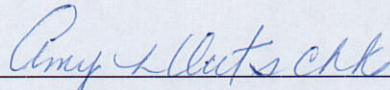
Findings: Based upon comments received and the analysis and mitigation measures documented in the EA, the BIA makes a finding of no significant impact (FONSI). This finding constitutes a determination that the Proposed Action is not a federal action significantly affecting the quality of the human environment. Therefore, an Environmental Impact Statement (EIS) is not required.

This determination is supported by the following findings:

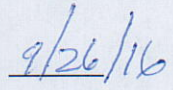
1. Agency and public involvement was conducted, and environmental issues related to development of the 29-acre site were identified. Alternative courses of action, as well as mitigation measures, were developed in response to environmental concerns and issues.
2. The EA discloses the environmental consequences of the proposed action and two potentially viable project alternatives, which include the "no action" alternative.
3. Protective measures and Best Management Practices (BMPs) have been identified in Section 2 of the EA, in order to protect air quality, noise, and water supply and groundwater resources, and help to eliminate or reduce environmental impacts associated with site development, grading, drainage, and construction activities.
4. The proposed action will not significantly impact: Land Resources; Air Quality; Biological Resources; Socioeconomic Conditions/Environmental Justice; Climate Change/Greenhouse Gases; Traffic and Circulation; Land Uses; Agriculture; Hazardous Materials. Therefore, no mitigation measures are necessary for these topics.
5. Impacts to Water Resources (Wastewater Treatment and Disposal; Water Quality and Flooding) are mitigated through the implementation of safety measures described in Section 5.2.
6. While impacts to Cultural Resources are not expected to occur, mitigation measures have been identified in Section 5.5, should an unexpected discovery of cultural resources occur.
7. No near-term impacts to traffic and circulation are expected to occur, and the Site Access Improvements identified in Section 5.8 are recommendations (rather than mitigation measures) to provide a safe roadway environment, and are therefore not mandatory.
8. Impacts to Public Services would be mitigated through the implementation of mitigation measures identified in Section 5.11.
9. Impacts associated with Noise would be mitigated through the implementation of mitigation measures identified in Section 5.12.

10. Impacts to Visual Resources would be mitigated through the implementation of mitigation measures identified in Section 5.14.

11. Future and/or long term Cumulative Impacts associated with Traffic and Circulation would be mitigated through the implementation of the mitigation measures identified in Section 5.8.



Regional Director, Pacific Region
Bureau of Indian Affairs
U.S. Department of the Interior



Date