

**FINDING OF NO SIGNIFICANT IMPACT
FOR THE
RAISING CANE'S AND STARBUCKS PROJECT PSL 244B**

AGENCY: Bureau of Indian Affairs

ACTIONS: Finding of No Significant Impact

SUMMARY:

The Agua Caliente Band of Cahuilla Indians (Tribe) submitted a request to the Bureau of Indian Affairs (BIA) for approval of a sublease (from lease PSL 244B) for the construction of a restaurant (Raising Cane's) and a coffee shop (Starbucks) roughly in the same location as a previously developed Office Depot, which is no longer in operation (Proposed Action). The project site is located at 5601 Ramon Road in Palm Springs, California on Allotment 585-1C. Based upon the entire administrative record including analysis in a December 2020 Environmental Assessment (EA), the BIA makes a finding of no significant impact (FONSI) for the Proposed Action. This finding constitutes a determination the Proposed Action is not a Federal action significantly affecting the quality of the human environment. Therefore, in accordance with Section 102(2)(c) of the National Environmental Policy Act, 42 U.S.C § 4321 et seq., an Environmental Impact Statement (EIS) is not required.

PURPOSE AND NEED:

The purpose and need of the Proposed Action is to maximize the site's development and revenue potential. Additional details regarding the purpose and need can be found in EA Section 1.

ALTERNATIVES CONSIDERED:

Two alternatives are analyzed in the EA: the Proposed Action and No Action. The Proposed Action is an approval of a sublease that would result in the demolishing of the existing 18,780 square foot Office Depot and the construction of a 3,172 square foot (sf) Raising Canes with drive-through at the southeast corner of the intersection of Ramon Road at San Luis Rey Drive. In addition, a 2,200-sf Starbucks with drive-through would be proposed immediately east of the Raising Canes. Under the No Action Alternative, no federal actions would occur, and no demolition or new construction would take place. Additional details regarding these alternatives can be found in EA Sections 1 and 2.

ENVIRONMENTAL IMPACTS:

Potential impacts to land resources, water resources; air quality; biological resources; cultural resources; socioeconomic conditions / environmental justice; transportation and circulation;

land use; public services; noise; hazardous materials; and visual resources were evaluated in the EA, with the following conclusions (see EA Sections 3 and 4 for detailed analysis):

Air Quality

Impacts to air quality would occur during construction and operation. No significant air quality impacts would occur.

Visual Resources

Impacts to visual resource would occur from the demolition of the existing building and the development of two new buildings and associated improvements. No significant visual resources impacts would occur

Biological Resources

Given the highly developed nature of the project site and surrounding area, no impacts to biological resources are expected to occur.

Cultural Resources

Given that the area is highly disturbed, no subterranean excavation would occur, and the existing Office Depot building is not a historic building, no impacts to cultural resources are expected to occur.

Hazardous Materials

Hazardous materials impacts could occur during construction and operation. Significant hazardous materials impacts would not occur.

Land Resources

Land resources impacts could occur during construction. No significant land resources impacts would occur.

Noise

Noise impacts would occur during construction and operation. No significant noise impacts would occur.

Public Services

Impacts to public services would occur during operation. No significant public services impacts would occur.

Socioeconomics and Environmental Justice

No adverse socioeconomic or environmental justice impacts are anticipated to occur given the highly developed nature of the site and surrounding area and given the compatible uses that are proposed. Given that new employment and revenue opportunities would be created, beneficial socioeconomic and environmental justice effects are anticipated.

Transportation and Circulation

Impacts to transportation and circulation would occur during construction and operation. No significant impacts to transportation or circulation would occur.

Water Resources

Impacts to water resources would occur during construction and operation. No significant water resources impacts would occur.

Biological Resources

Given the compatible land use proposed, no impacts to land use are expected to occur.

PUBLIC AVAILABILITY:

A Notice of Availability for the EA and this FONSI has been provided to agencies and interested parties. These documents have been made available for a 15-day review period. BIA will take no action on the Proposed Action prior to expiration of the review period and review of any comments received.

DETERMINATION:

It has been determined that the proposed Federal action detailed above does not constitute a major federal action that would significantly affect the quality of the human environment. Therefore, in accordance with Section 102(2)(c) of the National Environmental Policy Act, 42 U.S.C § 4321 et seq., an Environmental Impact Statement is not required. This determination is supported by the aforementioned findings described in this FONSI and the analysis contained in the entire administrative record, including the December 2020 EA. This fulfills the requirements of NEPA as set out in the Council on Environmental Quality Regulations for Implementing NEPA (40 C.F.R. 1500–1508), and the BIA NEPA Guidebook (59 IAM 3-H, August, 2012).

Approved:

Date:

Regional Director
Bureau of Indian Affairs, Pacific Region