

**FINDING OF NO SIGNIFICANT IMPACT
FOR THE
PECHANGA WOLF VALLEY FEE-TO-TRUST PROJECT**

AGENCY: Bureau of Indian Affairs

ACTIONS: Finding of No Significant Impact

SUMMARY:

The Pechanga Band of Luiseno Indians (Tribe) submitted a request to the Bureau of Indian Affairs (BIA) to transfer two parcels (APNs 962-020-026 and 962-010-007) (project site) into federal trust on behalf of the Tribe to be used for a future commercial project (Proposed Action). The project site is located the City of Temecula near the intersection of Wolf Creek Drive and Pechanga Parkway (see EA Figure 2-1). Based upon the entire administrative record including analysis in a March 2022 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 of the Proposed Action is to facilitate Tribal self-sufficiency, self-determination, and economic development. The need for the Department of the Interior to act on the Tribe's fee-to-trust application is established by regulations at 25 CFR Section 151 and the Tribe's needs related to facilitation of Tribal self-sufficiency, self-determination, and economic development. Additional details regarding the purpose and need can be found in EA Section 1.2.

ALTERNATIVES CONSIDERED:

Two alternatives are analyzed in the EA: the Proposed Action and a No Action Alternative. The Proposed Action is summarized above and includes the fee-to-trust transfer of two parcels of land totaling approximately 20 acres. The Tribe subsequently proposes to develop the parcel with a commercial development that is generally consistent with existing zoning. Under the No Action Alternative, no federal actions would occur, and the Tribe would not construct any developments. Additional details regarding the Proposed Action and Alternatives can be found in EA Section 2.

ENVIRONMENTAL IMPACTS:

Potential impacts to land resources, water resources; air quality; biological resources; cultural resources; socioeconomics; environmental justice; transportation; land use and agriculture;

public services; noise; hazardous materials; and visual resources were evaluated in the EA, with the following conclusions for the Proposed Action¹ (see EA Sections 3 and 4 for detailed analysis and for specific mitigation measures):

Land Resources

Land resources impacts could occur during the construction and operation of the project. No significant land resources impacts would occur.

Water Resources

Impacts to water resources would occur during construction and operation of the project. No significant land resources impacts would occur.

Air Quality

Impacts to air quality would occur during construction and operation of the project. Mitigation measures detailed in EA Section 5 would ensure air quality impacts are less than significant.

Biological Resources

Impacts to biological resources would occur from the development of the project. Mitigation measures detailed in EA Section 4 would ensure impacts to biological resources are less than significant.

Cultural Resources

Impacts to cultural resources could occur from the development of the project. Mitigation measures detailed in EA Section 4 would ensure impacts to cultural resources are less than significant.

Socioeconomics

Impacts to socioeconomics would occur during the fee-to-trust transfer and during the construction/operation of the project. No significant socioeconomic impacts would occur.

Transportation and Circulation

Impacts to transportation and circulation would occur during construction and operation of the project. No significant transportation and circulation impacts would occur.

Land Use and Agriculture

Impacts to land use and agriculture would occur during construction and operation of the project. No significant impacts would occur.

¹ The No Action Alternative would generally not result in detrimental impacts to the environment, therefore the impacts and mitigation measures detailed here are generally not applicable (see EA for more details). As noted in the EA, the No Action Alternative would not meet the purpose and need of the action.

Public Services

Impacts to public services would occur from the operation of the project. No significant impacts would occur.

Noise

Noise and vibration impacts would occur during construction and operation of the project. No significant noise impacts would occur.

Hazardous Materials

Hazardous materials impacts could occur during construction and operation of the project. No significant hazardous materials impacts would occur.

Visual Resources

Impacts to visual resource would occur from the development of the project. No significant impacts would occur.

PUBLIC AVAILABILITY:

A Notice of Availability for the EA and this FONSI has been provided to agencies, organizations, and interested parties. These documents have been made available for a 30 day review period. BIA will take no administrative 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 to take approximately 20 acres of fee land into federal trust for the purpose of commercial development 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 findings described in this FONSI and the analysis contained in the entire administrative record, including the March 2022 EA, and the mitigation imposed. 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