

FINDING OF NO SIGNIFICANT IMPACT FOR THE ENTERPRISE HOUSING FEE-TO-TRUST PROJECT

AGENCY: Bureau of Indian Affairs

ACTIONS: Finding of No Significant Impact

SUMMARY:

The Enterprise Rancheria of Maidu Indians submitted a request to the Bureau of Indian Affairs (BIA), Division of Real Estate Services to transfer two parcels (APNs 079-150-001 and 079-120-012) into federal trust on behalf of the Tribe to be used for the development of Tribal housing (Proposed Action). The project site is located in an unincorporated area of Butte County, California, east of the intersection of California State Route 162 and Foothill Boulevard, just outside the city limits of Oroville (See Environmental Assessment Figures 1 and 2). Based upon the entire administrative record including analysis in a May 2025 Environmental Assessment (EA), mitigation imposed, and consultation with the State Historic Preservation Officer (SHPO), the Responsible Official is considering the issuance of a Finding of No Significant Impact (FONSI) for the Proposed Action.

This finding constitutes a determination by the Responsible Official that 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-determination and help alleviate the Tribe's housing shortage. Additional details regarding the purpose and need can be found in EA Section 1.2.

ALTERNATIVES CONSIDERED:

Three alternatives are analyzed in the EA: the Proposed Action, the Alternate Project Alternative, 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 64.1 acres. The Tribe subsequently proposes to develop the land with approximately 12 houses and two access roads. The Alternate Project Alternative would be similar except that it would include only one access road. Under the No Action Alternative, no federal actions would occur, and the Tribe would not construct any housing. 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; transportation; land use; public services; noise; hazardous materials; and visual resources were evaluated in the EA, with the following conclusions for the Proposed Action

and Alternate Project Alternative¹ (see EA Section 3 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 impacts would occur.

Water Resources

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

Air Quality

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

Biological Resources

Impacts to biological resources would occur from the development of the project. Mitigation measures detailed in EA Section 4.1 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 4.2 would ensure impacts to cultural resources are less than significant. The SHPO concurred with BIA's finding of no historic properties affected in a letter dated August 7, 2023.

Socioeconomics

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

Transportation and Circulation

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

Land Use

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

Public Services

Impacts to public services would occur from the 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.

Noise

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

Hazardous Materials

Hazardous materials impacts could occur during construction and operation of the project. Mitigation measures detailed in EA Section 4.3 would ensure impacts from hazardous materials are less than significant.

Visual Resources

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

PUBLIC AVAILABILITY:

A Notice of Availability for the unsigned FONSI and EA has been made available to the public, agencies, organizations, and interested parties for a period of **14 days**, beginning on June 02, 2025 and ending on June 16, 2025 by the Enterprise Rancheria.

DETERMINATION:

It has been determined that the proposed Federal action to take approximately 64.1 acres of fee land into federal trust for the purpose of developing housing 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 May 2025 EA, consultation with the SHPO, and the mitigation imposed. This fulfills the requirements of NEPA as set out in the National Environmental Policy Act, 42 U.S.C § 4321 et seq., and the BIA NEPA Guidebook (59 IAM 3-H, August, 2012).

Approved:

UNSIGNED

Date:

Acting Regional Director
Bureau of Indian Affairs, Pacific Region