

**FINDING OF NO SIGNIFICANT IMPACT
FOR THE
PROPOSED SOBOBA INDIAN HEALTH CLINIC REPLACEMENT
PROJECT**

AGENCY: Bureau of Indian Affairs

ACTIONS: Finding of No Significant Impact

SUMMARY:

The Riverside-San Bernardino Indian Health Clinics, Inc. (RSBIHCI) submitted an application to the Bureau of Indian Affairs (BIA), to lease approximately 8.3 acres of land held in trust held on behalf of the Soboba Tribe in the Community of San Jacinto, Riverside County (County), California for healthcare and food distribution purposes (Proposed Action). The RSBIHCI subsequently proposes to construct and operate a replacement Soboba Indian health clinic and commodity distribution center on a portion of Assessor's Parcel Number (APN) 433-140-020 (Proposed Project). The project site is located within Section 34, Township 4 South, Range 1 East, and is bordered on the north by Soboba View Drive, on the east by the Soboba Fire Station, and by vacant land on the south and west. The project site is also located within the area evaluated in the BIA's *Final Environmental Impact Statement for Horseshoe Grande Fee to Trust Project*.

Based upon the entire administrative record including analysis in the Environmental Assessment (EA), the BIA makes a finding of no significant impact (FONSI) for the Proposed Action to approve a commercial lease under 25 U.S.C. 415(a) of approximately 8.3 acres of land and subsequent construction and operation of a health clinic and commodity distribution center. 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 provide improved health care services and assure that comprehensive, culturally acceptable personal and public health services are available and accessible to American Indian people residing in Riverside and San Bernardino Counties. These services are needed to maintain and promote the health status and overall quality of life for eligible Native Americans and their families.

ALTERNATIVES CONSIDERED:

The Proposed Action as described in the EA is the preferred alternative. The No Action Alternative was also considered. As required under NEPA and 40 CFR 1502.14, the BIA considered other potential alternatives to the Proposed Action and reached the conclusion that these potential alternatives do not warrant further consideration and have been eliminated from further study. The only feasible alternative that was considered but eliminated from further study was to develop the new/replacement health care and food distribution facilities at the site of the existing Soboba Indian Health Clinic, located at 607 Donna Way, San Jacinto, CA 92583. The reason that the alternative was considered but eliminated from further study, was because there is insufficient space at the current site to accommodate the larger clinic building and installation of the new commodities distribution building. Additionally, health care services at the Soboba Reservation would have to be relocated into temporary facilities during construction. Therefore, the alternative was eliminated from further study.

ENVIRONMENTAL IMPACTS:

Potential impacts to land resources, water resources; air quality and greenhouse gas emissions; biological resources; cultural and paleontological resources; socioeconomics and environmental justice; resource use patterns; transportation; hazardous materials; noise; visual resources; and public services and utilities were evaluated in the EA, with the following conclusions:

The following supports the Finding of No Significant Impact:

Land Resources (EA § 3.1)

The project site is relatively flat site and grading would have negligible to minor impacts on topography. A Spill Control and Countermeasure Plan (SPCC) would be included in the Stormwater Pollution Prevention Plan (SWPPP) that will be prepared for the project to identify the appropriate emergency response in case of a petroleum fluids release into the environment.

The project will obtain coverage under with the National Pollutant Discharge Elimination System Permit (NPDES) Construction General Permit from the United States Environmental Protection Agency (EPA). A SWPPP will be prepared, implemented, and maintained throughout the construction phase to reduce impacts related to soil erosion and ensure that no water quality standards are violated. Implementation of the SWPPP and standard best management practices (BMPs) will reduce soil erosion and prevent, minimize or eliminate the potential for pollutants to reach surface waters through storm water runoff. Erosion control methods will also be implemented to control fugitive dust generation.

The project will be designed in compliance with Executive Order (EO) 13717, Establishing a Federal Earthquake Risk Management Standard, the California Building Code, and the International Building Code. Grading and site preparation recommendations presented in the

geotechnical investigation for the Soboba Community Services Center would be incorporated into the Project. Use of the IBC design and construction standards would allow ground shaking-related hazards to be managed from a geologic, geotechnical, and structural standpoint such that adverse impacts to the health or safety of workers or members of the public would be minimized. Mitigation for seismic considerations will follow the recommendations in the geotechnical investigation for the Soboba Community Services Center or any subsequent project-specific geotechnical investigation.

Project design, implementation of Best Management Practices (BMPs), compliance with EO 13717, the California and International Building Codes, and mitigation measures would ensure that adverse effects to land resources would be less than significant.

Water Resources (EA § 3.2)

The project will have no direct impacts to water resources. The project will comply with the NPDES General Construction Permit from the EPA for construction site runoff during the construction phase in compliance with the Clean Water Act, 33 U.S.C. § 1251 *et seq.* A SWPP will also be prepared, implemented and maintained during construction.

During operations, storm water flows would be collected, conveyed, and discharged to an existing off-site detention basin to attenuate storm water flows. Collected run-off would be allowed to percolate back into the ground to recharge the groundwater table. The design of the project, implementation of BMPs and implementation of mitigation measures will ensure that adverse impacts to water resources would be less than significant.

Air Quality and Greenhouse Gas Emissions (EA § 3.3)

The project's emissions of criteria pollutants during construction and operation would not exceed the South Coast Air Quality Management District (SCAQMD) significance thresholds but would exceed the Localized Significance Thresholds (LSTs) for PM₁₀ and PM_{2.5}. Site Preparation PM₁₀ and PM_{2.5} Reduction Measures will be implemented to reduce emissions to below the LSTs thresholds. Greenhouse gas (GHG) emissions during construction and operation are below the SCAQMD's proposed threshold. Adverse air quality impacts would be minor and GHG emissions would not result in a cumulatively considerable impact on global climate. Similarly, long term operational emissions would not exceed SCAQMD thresholds and adverse air quality impacts would be minor and would be less than significant. A Conformity Determination is not required under 40 CFR Part 51, Subpart W because emissions are below federal De Minimis thresholds.

Biological Resources (EA § 3.4)

The project site is located within the "action area" covered in the Biological Opinion (BO) for the Horseshoe Grande Fee to Trust Project and will implement all applicable minimization measures, terms and conditions identified in the BO to mitigate adverse effects on biological resources to below a level of significance.

Cultural and Paleontological Resources (EA § 3.5)

The BIA has previously conducted consultation with California's State Historic Preservation Office (SHPO) under Section 106 of the National Historic Preservation Act concerning land acquisitions associated with the Horseshoe Grande Fee-to-Trust transfer that overlap the project site. In 2002, the SHPO concurred with BIA's determination of No Historic Properties Affected for the Horseshoe Grande Fee-to-Trust transfer. While the project site is located in a region with high paleontological sensitivity, soil grading and earthwork operations are not planned at depths where potential paleontological resources would be disturbed. No significant impacts to cultural or paleontological resources would occur.

Socioeconomics and Environmental Justice (EA § 3.6)

The project will create approximately 80 new jobs during construction and approximately 10 to 15 jobs during long-term operations of the health clinic. The overall beneficial impact on the local economy would be minor. The provision of a replacement health clinic and commodity distribution center however would result in a social beneficial impact by improving the health and environment of eligible Native Americans and their families living in Riverside or San Bernardino counties which would enhance the long-term social vitality of these areas. With a higher minority population than the national average, the Soboba Reservation is considered to be an Environmental Justice Community. With implementation of the air quality and construction noise mitigation, no disproportionately high or adverse environmental impacts would occur. Impacts to socioeconomic conditions and environmental justice will be less than significant.

Resource Use Patterns (EA § 3.7)

The project site and surrounding land is not used for traditional gathering and hunting and does not contain merchantable timber stands. Commercial agriculture does not occur on the site and the project would not convert farmland to non-agricultural use. Commercial mining is not a current land use activity and the Tribe has no intention to mine sand and gravel on the project site. Additionally, the proposed project would not affect existing, nor generate the need for new or expanded recreational facilities. No significant impacts to resource use patterns would occur.

Transportation (EA § 3.8)

The net increase of 220 daily trips and 34 peak hour trips would not significantly affect operations on any affected street segment or intersection. Potential impacts on local transportation and circulation patterns near the Project site would not be significant.

Other Resources (EA § 3.9)

Hazardous Materials

No recognized environmental conditions were identified within one-mile of the project site. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and is not located near known hazardous waste sites or

non-contaminated permitted facilities. Hazardous waste generated during construction would be collected and transported to a permitted facility. Medical waste would be handled in accordance with the existing clinic's Medical Waste Management Plan on file with Riverside County Department of Environmental Health, which will be updated and modified, as necessary. Solid waste generated during operations activities would be disposed of by a licensed solid waste hauler in a permitting facility. The project's overall impacts of hazardous materials and waste management would not be significant.

Noise

Construction activities would be limited to the daytime hours consistent with the County of Riverside's General Noise Regulations at Chapter 7.35.010 and 7.35.020 of the Code of Ordinances. Mitigation measures will be implemented during construction to minimize temporary construction noise impacts. Operational noise impacts would be negligible. Having considered potential noise impacts during project design/planning and will implementation of mitigation measures, no adverse impacts to the ambient noise environmental will occur during construction or operation. Impacts from noise will be less than significant.

Visual Resources

Minor short-term visual impacts to neighboring properties are anticipated during the construction of the project. The proposed project would introduce new visual elements of the clinic and food distribution center structures, hardscape, and landscaping. However, long-term impacts resulting from the change in visual character of the project site would be reduced by the proposed structures' architectural design and landscaping that would be in harmony with the scale, form, line, color, and texture of the Fire station. Impacts to visual resources would be less than significant.

Public Services and Utilities

The Riverside County Sheriff's Department and the Soboba Fire Department have sufficient manpower and resources to respond to emergencies at the project site. Impacts to police and fire services resulting from the Proposed Project would be negligible. Impacts to schools and public parks are related to project-related population increases. Because the project would not result in a population increase, impacts to schools and public parks would be negligible.

Utilities required for the replacement health clinic and commodities building include potable water, wastewater treatment, electricity; natural gas; communications lines and cellular service. The project will connect to existing water, sewer, electrical and natural gas lines within Soboba Trails Road. Operations will result in minimal demand increases for water and wastewater treatment compared to current conditions, however, this increase will not create the need for new or for additional water supply or wastewater treatment facilities. All utility agencies have enough capacity to provide water, wastewater, electricity, gas, and telephone/communication services for the project.

Public service and utility impacts would be less than significant.

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. Copies of the documents were also available at the locations listed below.

Soboba Band of Luiseño Indians
23904 Soboba Road
San Jacinto, CA 92583

San Jacinto Public Library
5955 San Jacinto Avenue
San Jacinto, CA 92583

BIA took no administrative action on the above described project, prior to expiration of the review period and review of all comments received.

DETERMINATION:

Based on the attached EA, it has been determined that the proposed Federal action to approve the Riverside San Bernardino Indian Health Clinic’s request for a commercial lease of 8.3 acres of land for the purpose of constructing and operating a health clinic and commodity distribution facility, 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, the analysis contained in the entire administrative record, including the 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