

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025120953**Project Title:** Ewiiapaayp Tribal Community and Fee-to-Trust Project

Lead Agency: Bureau of Indian Affairs

Contact Person: Jennifer Hayden, Environmental Protection Specialist

Mailing Address: 2800 Cottage Way

Phone: 916-936-6220

City: Sacramento

Zip: 95825

County: Sacramento County

Project Location: County: San Diego County

City/Nearest Community: Alpine, California

Cross Streets: Alpine Blvd and Star Valley Road

Zip Code: 91901

Longitude/Latitude (degrees, minutes and seconds): 32 ° 49 ' 53.6 " N / 116 ° 43 ' 22.2 " W Total Acres: 48.7

Assessor's Parcel No.: 4040802600, 4040901300, 4040900700

Section: 25

Twp.: 15s

Range: 2E

Base: _____

Within 2 Miles: State Hwy #: _____

Waterways: Viejas Creek

Airports: _____

Railways: _____

Schools: The Heights Charter School, Kinder-tun Preschool, Kinde

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☒ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Tribal Development**Development Type:**☒ Residential: Units 2

Acres .5

☒ Office: Sq.ft. 4924

Acres .5

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: GHG, Hazmat, TCR**Present Land Use/Zoning/General Plan Designation:****Project Description:** (please use a separate page if necessary)

The Ewiiapaayp Band of Kumeyaay Indians (Tribe) submitted a fee-to-trust application to the Bureau of Indian Affairs (BIA), Pacific Region, for the acquisition of an approximately 48.7-acre property located in San Diego County, California, consisting of APNs 4040802600, 4040901300, and 4040900700 (ProjectSite) into federal trust for the benefit of the Tribe (Proposed Action). The Proposed Action was analyzed in an Environmental Assessment (EA) dated December 2025. Based upon the entire administrative record, including analysis in the Final EA, and mitigation imposed, the BIA makes a finding of no significant impact (FONSI) for the Proposed Action.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>11</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>9</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: <u>Acorn Environmental</u>	Applicant: <u>Ewiiapaayp Band of Kumeyaay Indians</u>
Address: <u>5170 Golden Foothill Parkway</u>	Address: <u>4054 Willows Road</u>
City/State/Zip: <u>El Dorado Hills, CA 95762</u>	City/State/Zip: <u>Alpine, CA 91901</u>
Contact: <u>Kaitlan Alonzo</u>	Phone: <u>619-445-6315</u>
Phone: <u>916-235-8224</u>	

Signature of Lead Agency Representative: Kaitlan Alonzo

Digitally signed by Kaitlan Alonzo
Date: 2026.07.02 16:00:52 -0700

Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.