FINDING OF NO SIGNIFICANT IMPACT
FOR THE
COLUSA INDIAN COMMUNITY
WORTHAM FEE-TO-TRUST PROJECT

AGENCY: Bureau of Indian Affairs, Pacific Region

ACTIONS: Finding of No Significant Impact (FONSI)

SUMMARY

The Bureau of Indian Affairs (BIA), Pacific Region, has reviewed the Environmental Assessment (EA) prepared for the Cachil DeHe Band of Wintun Indians of the Colusa Indian Community of the Colusa Rancheria (Tribe) fee-to-trust application to place approximately 519.31 acres of land into federal trust. The Tribe seeks this acquisition to support future economic opportunities.

After evaluating the EA and public comments, the BIA determined that the project will not significantly impact the human environment. Therefore, in accordance with Section 102(2)(c) of the National Environmental Policy Act (NEPA), 42 U.S.C § 4321 et seq. an Environmental Impact Statement (EIS) is not required. This action supports Tribal self-sufficiency and aligns with federal land acquisition polices under C.F.R Part 151.

PROJECT LOCATION

The project site is in Colusa County, California, immediately west of and adjacent to State Route 45 (SR-45) and the Tribe's existing trust lands. The site, consisting of approximately 519.31 acres identified as the Wortham property (Assessor's Parcel Number 015-020-015), will be incorporated into the Tribe's trust lands to expand community resources and development opportunities.

PURPOSE AND NEED

The purpose of the Proposed Action is to enable future economic development opportunities consistent with Tribal goals to support self-determination by converting fee land to trust land in accordance with the land acquisition guidance in 25 C.F.R Part 151.

ALTERNATIVES CONSIDERED

Two alternatives were analyzed in the EA:

1. Alternative 1 – No Action Alternative: The site remains vacant and under fee ownership. No development activities would occur, and the land would not be transferred to Tribal trust status. As a result, there would be no implementation of planned construction phases, infrastructure improvements, or sustainable development initiatives. The community would not benefit from expanded resources, economic opportunities, or enhanced environmental stewardship.
2. Alternative 2 – Proposed Alternative: Land transfer to Tribal Trust Status- establishes the foundation for subsequent development and community use to support the proposed alternative.

    - **Residential Development-** development of 40 new single-family residences across a designated portion of the site with each house on approximately 1 acre of land.

- **Commercial Center-** construction of a commercial center prioritizing Tribal businesses and economic activities. Commercial opportunities would include a mixture of large and small retail venues including shops, restaurants, and business storefronts and is estimated to include 100,000 square feet of retail/restaurant space cumulatively. Designed to foster economic growth and support local entrepreneurship.
- **215-spaces-RV Park Development-** establishment of an RV park to serve visitors and provide recreational opportunities. Features may include buffer zones, recreational space, on-site laundry facilities, public restrooms with showers, and an administration office as well as other amenities such as a pet park and pump stations.
- **Infrastructure Improvements-** construction of roads, and utility connections. Conveyance of wastewater and potable water to/from the Tribe's existing facilities located east of SR 45. Future rights-of-way (ROW) may be required for new and existing utility infrastructure depending on the location of future commercial and housing development.
- **Continued Agricultural Production-** The remaining 330.42 acres would continue to be used for agriculture through cultivation of row crops and nut tree orchards.
- **Community benefits-** expansion of Tribal land base to support future growth and development. Creation of new jobs and business opportunities, with a focus on Tribal enterprises. Improved housing options and recreational amenities for community members. Strengthening environmental stewardship and sustainability for current and future generations.

ENVIRONMENTAL ASSESSMENT AND PUBLIC INVOLVEMENT

A Notice of Availability for the EA and draft unsigned FONSI were posted announcing a 30-day public comment period starting May 20, 2026 and ending June 22, 2026. All received comments were reviewed and responded to.

ENVIRONMENTAL FINDINGS

The EA evaluated potential impacts on land resources, water resources, air quality, biological resources, cultural resources, socioeconomics, transportation and circulation, land use, public services, noise, hazardous materials, and visual resources.

- **Land Resources:** Impacts to land resources would occur during construction and operation of the project. Mitigation measures detailed in EA Section 4.0 would ensure land resources impacts are less than significant.
- **Water Resources:** Impacts to water resources would occur during construction and operation of the project. Mitigation measures detailed in EA Section 4.0 would ensure water resources impacts are less than significant.
- **Air Quality:** Impacts on air quality would occur during construction and operation of the project. Mitigation measures detailed in EA Section 4.0 would ensure adverse air quality impacts are less than significant.
- **Living Resources:** The project will not jeopardize threatened or endangered species under the Endangered Species Act of 1983 (16 U.S.C. § 1531 et seq.). Informal Section 7 consultation with the U.S. Fish and Wildlife Service. Mitigation measures outlined in the conservation measures should be implemented to avoid adverse effects to the Giant Garter Snake and its habitat, and all best management practices that were outlined in the letter should be followed and implemented.
- **Cultural Resources:** There are no effects to historic properties (National Historic Preservation Act, as amended 16 U.S. 470) because no cultural resources meeting the criteria for listing on the National Register of Historic Places were identified within the project area. The BIA

Archaeologist completed consultation with the State Historic Preservation Officer (SHPO) in March 2026. If archaeological remains or other cultural resources are found during ground-disturbing activities, work will cease in that area and follow 36 C.F.R 800.13(b).

- **Socioeconomic Conditions:** No significant impacts anticipated to the Proposed Alternative.
- **Transportation and Circulation:** Impacts to transportation and circulation would occur during operation of the project. Mitigation measures detailed in EA Section 4.0 would ensure adverse traffic and circulation impacts are less than significant.
- **Land Use and Agriculture:** No significant impacts anticipated to the Proposed Alternative.
- **Public Services and Utilities:** No significant impacts anticipated to the Proposed Alternative
- **Noise:** No significant impacts anticipated to the Proposed Alternative.
- **Hazardous Materials:** Impacts from hazardous materials would occur during operation of the project. Mitigation measures detailed in EA Section 4.0 would ensure hazardous materials impacts are less than significant.
- **Visual Resources:** No significant impacts anticipated to the Proposed Alternative.

DETERMINATION

Based on the EA and public comments, the BIA concludes that the proposed action does not constitute a major federal action significantly affecting the quality of the human environment. Therefore, an Environmental Impact Statement is not required. This determination complies with NEPA (42 U.S.C. § 4321 et seq.), the Department's NEPA procedures (43 C.F.R. Part 46), and 516 DM 1 – U.S. Department of the Interior Handbook of NEPA Implementing Procedures.

Approved: **Date:**

RYAN HUNTER

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Acting Regional Director
Bureau of Indian Affairs, Pacific Region