

Finding of No Significant Impact (FONSI)

Quiemuth Village Mixed-Use Fee-to-Trust Project Nisqually Indian Tribe City of Lacey, Washington

This FONSI is based on the July 2025 Final Environmental Assessment (EA) for the *Nisqually Indian Tribe Quiemuth Village Mixed-Use and Fee-to-Trust Project*¹. The Proposed Action consists of the acquisition of 174.07 acres into federal trust in the City of Lacey, Washington (Thurston County Parcel Numbers 11811210200, 11810101101, 11810101103, 11810101000, 11811201000, 11811210402, 11811210400, and 11811210404) for the Nisqually Indian Tribe (Tribe), and the subsequent development by the Tribe of mixed commercial, residential, cultural village, travel center, and parking use.

The Proposed Action was analyzed within an Environmental Assessment (EA), dated August 2024, that was released to the public on September 18, 2024, for a 30-day public comment period that ended on October 18, 2024. The comments received during the public review period were considered, and clarifications were made within a Final Environmental Assessment (Final EA) dated July 2025, prepared in accordance with NEPA, the Department of the Interior's Procedures for the Implementation of NEPA (43 CFR Part 46); and the BIA NEPA guidebook (59 Indian Affairs Manual 3-H). The BIA has determined that by implementation of the agency proposed action and environmental mitigation measures as specified in the EA, the project will not significantly impact the quality of the human environment. In accordance with Section 102 (2) (c) of the National Environmental Policy Act (NEPA), as amended, an Environmental Impact Statement will not be required.

This determination is supported by the following:

1. Agency and public review was conducted. The EA discloses the environmental consequences of the No Action and the Proposed Action Alternative – mixed-use development including commercial and retail, multi-family residential, a Cultural Village, a travel center, and associated parking areas.
2. Protective measures will be implemented as part of the project by the Tribe to protect air quality (Clean Air Act as amended 42 U.S.C. 7401 et seq.), geology and soils, hazardous materials, hydrology and the floodplain (Clean Water Act of 1977, 33 U.S.C. 1251 et seq.), noise, public services, utilities, and visual resources (pgs. 2-18 through 2-23 of the Final EA). Mitigation measures for water resources, biological resources, cultural resources, noise, transportation and circulation, utilities, and public services would ensure avoidance of potential impacts to environmental resources (Final EA pgs. 4-1 through 4-7).
3. The Proposed Action will not jeopardize threatened or endangered species (Threatened and Endangered Species Act of 1983, as amended, 16 U.S.C et seq.). Final determinations of

¹ The July 2025 Final EA is hereby incorporated by reference as part of this finding of no significant impact. The Final EA is available for public review at <http://www.NisquallyEA.com>

effect to these species can be found on pgs. 3-17 through 3-19 of the EA and Appendix I-4.

4. There are no adverse effects on historic properties (National Historic Preservation Act, as amended 16 U.S.C 470) for the purpose of 36 CFR 800.9 (b). Should unknown archeological resources be encountered during project ground-disturbing activities, work will stop in the area of discovery and the stipulations of 36 CFR 800.11 will be followed. Final determinations of effect can be found on pgs. 3-21 and 3-22 of the Final EA and Appendix J-2.
5. The Proposed Action, with appropriate mitigation, will not cause a significant effect to air quality, energy resources, biological resources, cultural resources, geology and soils, hazardous materials, hydrology and floodplains (E.O. 11988), wetlands (E.O. 11990), land use, noise, public services, socioeconomic conditions, transportation and circulation, utilities, or visual resources.
6. The Proposed Action will not affect unique characteristics of the geographic area such as the proximity to park lands, prime farmlands, wetlands, wild and scenic rivers, or ecologically critical areas.
7. The proposed action will not have highly controversial or uncertain effects on the human environment or involve unique or unknown risks.
8. The proposed action will not establish a precedent for future actions with significant effects or represent a decision in principle about a consideration.
9. The proposed action will not threaten a violation of Federal, State, or local law or requirements imposed for the protection of the environment. The Nisqually Indian Tribe shall maintain coverage under the USEPA NPDES Construction General Permit for construction site runoff during the construction phase in compliance with the CWA. A SWPPP shall be prepared, implemented, and maintained throughout the construction phase of the development, consistent with Construction General Permit requirements. With adherence to the NPDES permitting program and implementation of the SWPPP and BMPs, impacts to surface water quality from construction activities would be less than significant (EA, pgs. 3-41 through 3-44).

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Kelly Millhouse, Acting Superintendent
Acting Superintendent, Puget Sound Agency
Northwest Region
Bureau of Indian Affairs

07/10/2025

Date