

**United States Department of the Interior  
BUREAU OF INDIAN AFFAIRS  
EASTERN OKLAHOMA REGIONAL OFFICE  
3100 W. Peak Blvd.  
Muskogee, OK 74401**

**FINDING OF NO SIGNIFICANT IMPACT**

**Business Lease: Chissoe Property Billboard Lease to Gordon Outdoor Advertising**

Gordon Outdoor Advertising submitted an application requesting that the Bureau of Indian Affairs (BIA) approve a business lease and the development of an advertising billboard. The project site, individually owned in restricted status, is located at 10940 South Yale Avenue in the City of Tulsa in Tulsa County, Oklahoma, within Section 28, Township 18 North, Range 13 East of the Indian Meridian.

Approval of the business lease and billboard development constitutes a federal action under the governing Departmental regulations and procedures for compliance with the National Environmental Policy Act (NEPA) of 1969 (42 USC § 4321 et seq.), the Department of the Interior's (DOI) Procedures for the Implementation of NEPA (43 CFR Part 46); and the DOI NEPA Handbook. The Proposed Action was analyzed in an Environmental Assessment (EA) dated April 1, 2026, that was prepared in accordance with NEPA.

**ALTERNATIVES CONSIDERED**

The BIA considered two alternatives. A description of each alternative is provided below.

**No Action:** Under this alternative, a business lease would not be approved for the property, and it would not be developed with a billboard. The Property Owners would not collect revenue from a lease. This alternative would not meet the stated purpose of facilitating tribal self-sufficiency, self-determination, and economic development.

**Proposed Action:** Under this alternative, a business lease would be approved for Gordon Outdoor Advertising for development of a billboard on a portion of the individually owned restricted tract. Gordon proposes to construct a two-sided, monopole-supported, digital LED billboard. The proposed support column will be 42 inches in diameter, to be set in a 60-inch diameter, drilled concrete footing. Total height will be 30 feet above ground surface. The billboard faces will measure 10 feet by 30 feet. This alternative would meet the stated purpose of facilitating tribal self-sufficiency, self-determination, and economic development.

## ENVIRONMENTAL IMPACTS

The EA documents and analyzes potential environmental impacts of the Proposed Action and alternatives. As part of the EA, reasonably foreseeable effects to the human environment were evaluated, with the following conclusions:

Environmental Element	Resource	Signif.	Mitig.	Justification
Land Resources	Topography	No		No impacts.
	Soils	No		No impacts.
	Geology, Mineral, and Paleontological Resources	No		No impacts.
Water Resources	Surface and Ground; Floodplains	No		No surface water is present. See Sec: 5.5, 6.2.
	Quality	No		No impacts.
	Quantity	No		No impacts.
	Use	No		No impacts.
	Rights	No		No impacts.
Air Quality	Quality/Achievement	No		Mit. Meas. identified in EA is standard BMP. See Sec: 6.3.
	Visibility	No		No impacts.
Living Resources	Wildlife	No		See Sec: 6.4.
	Vegetation	No		Standard grass lawn.
	Ecosystems	No		Site is not integral part of existing ecosystem.
	Agriculture	No		Not used for agriculture.
Cultural Resources	Historic and Archaeological Resources	No		No known sites. Mit. Meas. identified in EA is standard unexpected discovery language. See Sec: 6.5.
	Cultural, Sacred, and Traditional Cultural Properties	No		No known sites.
Socioeconomic Conditions	Employment and Income	No		Income limited to lessor.
	Demographic Trends	No		No impacts.
	Lifestyle and Cultural Values	No		No impacts.
	Community Infrastructure	No		No impacts.
Resource Use Patterns	Hunting, Fishing, Gathering	No		Hunting is not allowed in city limits. No fishing or gathering resources on site.
	Timber Harvesting	No		No timber on site.
	Recreation	No		Not used for recreation.

<b>Environmental Element</b>	<b>Resource</b>	<b>Signif.</b>	<b>Mitig.</b>	<b>Justification</b>
	Transportation Networks	No		No impacts.
	Land Use Plans	No		No impacts.
Other Values	Wilderness	No		No wilderness areas.
	Noise and Light	No		Mit. Meas. identified in EA is standard BMP. See Sec: 6.8.
	Visual	No		Existing signage north and south of site. See Sec: 5.12.3.
	Public Health and Safety	No		No impacts.
	Climate Change	No		Minimal. See Sec: 5.12.5.
	Indian Trust Assets	No		No impacts.
	Hazardous Materials	No		Minimal use during const., none stored on site during operation. See Sec: 5.12.7.

## **DETERMINATION**

Based on the analysis contained in the EA, the BIA makes a Finding of No Significant Impact for the Proposed Action. This finding constitutes a determination that the Proposed Action is not a federal action that would result in significant adverse effects to the quality of the human environment; therefore, in accordance with Section 102(2)(c) of the NEPA of 1969, as amended, additional environmental review and preparation of an Environmental Impact Statement (EIS) is not required

This determination is supported by the following findings:

1. Tribal, federal, and state consultation was completed and environmental issues related to the project were identified. The EA discloses the environmental effects of the proposed action.
2. Best Management Practices will be implemented to safeguard land resources, water resources, air quality, noise, and visual resources.
3. A lack of suitable habitat resulted in a “no effect” determination for all listed threatened and endangered species and proposed species. No further consultation is required for compliance with the Endangered Species Act.
4. It is not expected that any cultural or historic remains will be encountered during the surface disturbance activities; however, if any historic or cultural resources are encountered

during the project, all work will immediately cease until consultation has occurred with the BIA, Muscogee (Creek) Nation, Oklahoma Archaeological Survey (OAS), State Historic Preservation Office (SHPO), and any other interested Tribes.

5. In the event there is an inadvertent discovery of human remains during construction activities, all work will immediately cease, and local law enforcement shall be notified immediately. No further ground disturbance will occur within the vicinity until either law enforcement has declared it a cleared site, if deemed a criminal matter, or consultation has occurred with the BIA, Muscogee (Creek) Nation, OAS, and SHPO regarding treatment and disposition of the remains.

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Cristy McSpadden  
Acting Regional Director  
Eastern Oklahoma Region  
Bureau of Indian Affairs  
U.S. Department of the Interior

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Date