



**A & M Engineering and
Environmental Services, Inc.**
Consulting - Design - Construction - Remediation

NEPA ENVIRONMENTAL ASSESSMENT (EA)

Chissoe Property

10940 South Yale Avenue
Tulsa, Tulsa County, Oklahoma 74137

A & M Project Number 2656-0002

Report Date: April 1, 2026

Prepared For:



Gordon Outdoor Advertising, LLC

Mr. Jeff Gordon
202 South Main Street, Suite 203
Broken Arrow, Oklahoma 74012
Email: jeffgordon@gordonoutdoor.com
Phone: (918) 636-6474



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REF: National Environmental Protection Act (NEPA) Environmental Assessment (EA) for the Chissoe Property addressed at 10940 South Yale Avenue, Tulsa, Tulsa County, Oklahoma.

Dear Mr. Gordon:

A & M Engineering and Environmental Services, Inc. (A & M) has completed the enclosed National Environmental Protection Act (NEPA) Environmental Assessment (EA) for the above referenced site. The NEPA EA has been performed to the best of our ability and interpretation in accordance with the procedural provisions of the NEPA of 1969 (as amended). After review of the NEPA EA, a copy should be forwarded to the Bureau of Indian Affairs (BIA) for their consideration in making a determination for this proposed project.

Thank you for choosing A & M. If you have any questions or require further assistance please contact us at (918) 665-6575 or via email.

Respectfully,
A & M Engineering and Environmental Services, Inc.

A handwritten signature in blue ink, appearing to read 'Justin Scott'.

Justin Scott
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A handwritten signature in black ink, appearing to read 'Aubrey Broughton'.

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Enclosure

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1.0 CERTIFICATION

This National Environmental Policy Act (NEPA) Environmental Assessment (EA) has been prepared to the best of our ability and interpretation in accordance with the procedural provisions of the NEPA of 1969 (as amended) for the **Chisoe Property located at 10940 South Yale Avenue, Tulsa, Tulsa County, Oklahoma 74137**. This NEPA EA has been prepared in accordance with acceptable practices including a site inspection, federal and state agencies record review, and correspondence with site representatives. The information is, to the best of our knowledge and belief, true, accurate, and complete.



Justin Scott
Environmental Specialist Lead
A & M Engineering and Environmental Services, Inc.
April 1, 2026

2.0 INTRODUCTION

Gordon Outdoor Advertising, LLC (Gordon), at the request of Mr. Jeff Gordon, contracted with A & M Engineering and Environmental Services, Inc. (A & M) to perform a National Environmental Policy Act (NEPA) Environmental Assessment (EA) to support the following Bureau of Indian Affairs (BIA) actions: (i) approval of Gordon's request to develop a 2,500-square foot portion (the Site) of Restricted Indian Land known as the **Chisoe Property, 10940 South Yale Avenue, Tulsa, Tulsa County, Oklahoma 74137** with an advertising billboard; and (ii) the determination whether a change of use at the Site involving the development of an advertising billboard will require the preparation of an Environmental Impact Statement.

The Site is comprised of a portion of land measuring approximately 2,500 square feet that currently consists of mown/maintained grass. Wooded areas are present approximately 100 feet west of the Site. The Site is accessible from South Yale Avenue to the east.

Title to the Site is held in restricted status by a citizen of the Muscogee (Creek) Nation. This NEPA EA has been completed in accordance with NEPA and 516 DM 1 – U.S. Department of the Interior Handbook of National Environmental Policy Act Implementing Procedures.

The data and information for this document was obtained and compiled by A & M; however, certain tasks, data, and information were provided by Gordon and the Muscogee (Creek) Nation. A & M has relied on the information provided. All data and information are included in this document.

2.1 SUMMARY

The Proposed Action would result in, and thus includes, the BIA approving a business lease and the development of the Site with an advertising billboard. The remainder of the Restricted Indian Land would remain as it currently exists. According to information provided by Gordon, the Site currently consists of approximately 2,500 square feet owned and managed by Darrel and Gene Chisoe, et al. (Property Owner), who are citizens of the Muscogee (Creek) Nation. If the BIA does not approve the planned business lease and development of the Site with an advertising billboard, the Property Owner has no other planned use for the Site, and it will therefore remain undeveloped land.

Coordinates at the approximate center of the Site are: Latitude 36.003094°, Longitude -95.922513°.

[A Vicinity Map \(Figure 1\)](#), [Topographic Map \(Figure 2\)](#), and [Site Layout \(Figure 3\)](#) are provided in [Appendix A \(Figures\)](#). [Site photographs](#) are provided in [Appendix B \(Photographic Record\)](#).

2.2 NEPA EVALUATION

A & M evaluated the following resources and information to determine if the development of the Site with a billboard would have a significant effect on the quality of human health and the environment and if additional environmental assessment is necessary. The criteria, background information, collected data and analysis, professional opinion, and rationale for determination of environmental effect are presented below.

The evaluation consisted of the following:

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- Examination of land status maps.
- Local government correspondence.
- Review of National Flood Insurance Rate Maps.
- Review of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) website regarding Threatened and Endangered Species.
- Review of records on file with the Oklahoma State Historic Preservation Office (SHPO) and the Oklahoma Archeological Survey.
- Tribal correspondence, letters, and reports, as available.
- Review of construction plans (if available) and discussion with site development representatives.
- Site and vicinity reconnaissance.

The BIA will use this NEPA EA to determine whether or not the Proposed Action (defined in Section 4.2) would result in adverse effects to the environment. This NEPA EA will also be used to determine whether a Finding of No Significant Impact (FONSI) or an Environmental Impact Statement (EIS) is appropriate for the Proposed Action.

3.0 PURPOSE AND NEED FOR ACTION

The need for the BIA to act on Gordon's application and request is established by the Department's regulations at 25 C.F.R. Part 162, Subpart D. The BIA's decision constitutes a Federal action subject to NEPA

The Proposed Action would allow for a business lease of restricted land (the Site) and the development of the 2,500-square foot Site with an advertising billboard, to be managed and maintained by Gordon. The remainder of the Parent Tract would continue to be managed and maintained by the Property Owner. Gordon has requested that the BIA approve the Proposed Action in order to facilitate tribal self-sufficiency, self-determination, and economic development.

4.0 ALTERNATIVES

This section describes the alternatives that are analyzed within this NEPA EA. These alternatives include the Proposed Action and the No Action Alternative. A reasonable range of alternatives has been identified based on consideration of the purpose and need, which included consideration of alternative locations and alternative uses for the Site. These additional alternatives were determined not to be reasonable based on the factors discussed below, and therefore were not carried forward and analyzed in this NEPA EA.

4.1 NO ACTION (NO BUILD) ALTERNATIVE

Under the No Action Alternative, the BIA would not approve the development of the Site with a billboard. The No Action Alternative would result in the Property Owner not collecting revenue from a lease to Gordon. The No Action Alternative would not meet the Purpose and Need for the Action, as identified above, and therefore is not a reasonable alternative, but it is being carried forward for evaluation purposes.

Under the No Action Alternative, the Site would remain undeveloped land. The Property Owner currently derives no financial benefit from the Site. The Property Owner has no planned use for the Site other than as a parking lot, and Gordon has no planned use for the Site beyond development with a billboard. Therefore, under the No Action Alternative, the Site would remain as it is today. Maintaining the Site as it is today - vacant and underutilized - provides no discernible benefit to the Property Owner.

4.2 DEVELOPMENT WITH A BILLBOARD AND APPROVAL OF LEASE (PROPOSED ACTION)

The Proposed Action would consist of the BIA's determination that the Site is eligible for development and approval of a commercial lease. Under this Alternative, Gordon would lease a parcel of tribal restricted land (the Site) and develop the Site with an advertising billboard, as further discussed below.

Gordon proposes to construct one (1), two (2)-sided, monopole-supported, digital LED billboard. The proposed support column will be forty-two (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 ten (10) feet by thirty (30) feet.

Development of the Site would include earthwork (drilling). The total area of effect is estimated to be no more than 2,500 square feet.

5.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT

This section describes the existing environment for the proposed Site.

5.1 LOCATION AND SITE DESCRIPTION

The Site is located on the northwest corner of the intersection of South Yale Avenue and East 111th Street South in Tulsa, Tulsa County, Oklahoma, and falls within the SE ¼ of the SE ¼ of the SE ¼ of Section 28, Township 18 North, Range 13 East of the Indian Meridian, Tulsa County, Oklahoma. The Site is situated in the northeast portion of the State of Oklahoma and near the western boundary of Tulsa County. The Site consists of approximately 2,500 square feet of undeveloped land.

A Vicinity Map (Figure 1) and a Topographic Map (Figure 2) are presented in Appendix A (Figures).

5.2 SITE VICINITY AND CHARACTERISTICS

The Site is located in an urban area. The surrounding vicinity consists primarily of residential development.

The Site is adjoined to the north by a smoke shop with residences beyond. Adjoining properties to the west are developed with single-family residences. The Site is adjoined to the east by South Yale Avenue with a stormwater detention basin beyond. The Site is adjoined to the south by East 111th Street South with commercial and residential development beyond.

A Site Layout Map (Figure 3) is presented in Appendix A (Figures). A Photographic Record is presented in Appendix B.

5.3 ZONING

The Site is located within the City of Tulsa and is zoned R-1 (Residential); however, the Site is classified as Restricted Indian Land and local zoning ordinances do not apply. The Muscogee (Creek) Nation does not currently have zoning ordinances in place concerning advertising signage or billboards.

The proposed use of the Site does not conflict with current zoning regulations.

5.4 LAND RESOURCES

The following sections summarize the review of physical setting resources performed as part of this NEPA EA.

5.4.1 Topography

The topography onsite is best described as gently sloping to the east. The elevation of the Site is approximately 735 feet above Mean Sea Level (MSL). The surrounding topography is best described as variable but generally slopes to the east and west. The elevation of the surrounding area ranges from approximately 700 to 740 feet above MSL.

A Topographic Map (Figure 2) is provided in Appendix A (Figures).

5.4.2 Flood Zoning

According to the Federal Emergency Management Agency (FEMA) Map Service Center, the Site does not fall within the 100-year flood plain.

A Flood Map (Figure 4) is provided in Appendix A (Figures).

5.4.3 Soil

According to the Tulsa County Soil Survey, underlying soil at the Site consists of the Larton-Glenpool complex (1-3 percent slopes). General descriptions for the soil components are provided below:

- The Larton component makes up 80 percent of the map unit. Slopes are 0 to 1 percent. This component is on paleoterraces on valleys. The parent material consists of loamy and sandy alluvium and/or eolian deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This soil does not meet hydric criteria.
- The Glenpool component makes up 20 percent of the map unit. Slopes are 0 to 3 percent. This component is on dunes on dune fields on paleoterraces on valleys. The parent material consists of eolian sands. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This soil does not meet hydric criteria.

According to the NRCS, United States Department of Agriculture (USDA), **all areas of Larton-Glenpool complex are classified as Prime Farmland.**

A Soil Map (Figure 6) is provided in Appendix A (Figures). The Soil Report for the Site is provided in Appendix C (NRCS Soil Report).

5.4.4 Geologic Setting, Mineral, and Paleontological Resources

According to the Oklahoma Geological Survey (OGS), underlying geology at the Subject Property consists of Remnants of Older Terrace Deposits, consisting of clay, silt, sand, and gravel adjacent to the flood plain of the Arkansas River. Sand commonly is medium- to rarely coarse-grained and very light colored; when present, gravel locally consists of concentrations of local and distally derived, subrounded pebble and cobble-sized clasts of limestone and dolomite composition. Thickness ranges from zero (0) to as much as 100 feet.

The Geology Map (Figure 7) is provided in Appendix A (Figures).

5.5 WATER RESOURCES

There have been no reported groundwater investigations for the Site, and therefore no groundwater data for the gradient direction within the general Site area nor site-specific data was available for review. The actual direction of the groundwater flow in the immediate is unknown; however, the flow is often reflected by the surface topography. Accordingly, the expected shallow groundwater flow direction onsite is generally toward the east. Groundwater gradient may be influenced by external factors, including subsurface utilities or historical land use conditions (i.e. surface mining). The Site is located within the Polecat-Snake Watershed, Hydrologic Unit Code (HUC 8) Number 11110101.

A request for consultation dated August 4, 2025 was provided to the Oklahoma Water Resources Board (OWRB). A response was received from OWRB dated August 22, 2025 indicating that a general review was performed by OWRB and that the OWRB had no questions or concerns regarding the Proposed Project.

5.5.1 Wetlands

According to the US Fish and Wildlife Service (USFWS) National Wetlands Inventory, no mapped wetland habitats are present within or adjacent to the Site. No surface waters or suspected wetland habitats were observed during the Site reconnaissance.

The Muscogee Nation provided a request for consultation dated August 4, 2025 to the US Army Corps of Engineers (USACE). A response dated August 22, 2025 was received from USACE which stated that the Proposed Action is not subject to regulation under Section 404 of the Clean Water Act and a Department of the Army permit is not required.

A Wetlands Map (Figure 8) is provided in Appendix A (Figures). A Photographic Record is presented in Appendix B.

5.6 AIR QUALITY

Air quality appeared to be good at the Site with no significant air emissions sources, detectable odors, visible fugitive emissions, or environmental issues identified onsite. The Site is located within an urban area containing residential, commercial, and undeveloped properties. A review of the EPA Green Book, which lists Nonattainment Areas for criteria pollutants (data current as of February 28, 2026), found that the Site is not located within a Nonattainment Area.

5.7 LIVING RESOURCES

The Site currently consists of undeveloped land. Significant populations of wildlife or insects are not expected to be present within the Site due to the mown/maintained condition of the Site and the urban/developed condition within the vicinity.

5.7.1 Wildlife

The USFWS Information for Planning and Consultation (IPaC) search conducted via the USFWS website (dated March 4, 2026) identified the following endangered or threatened species are listed for the Site:

Table 1
Threatened and Endangered Species

Species	Status	Critical Habitat	Critical Habitat On-Site?	Suitable Habitat On-Site?	ESA Determination
Tricolored Bat	Proposed Endangered	No critical habitat has been designated for this species	N/A	No	No Effect
Eastern Black Rail	Threatened	No critical habitat has been designated for this species	No	No	No Effect
Piping Plover	Threatened	Final Rule Designated; Site location does not overlap the proposed critical habitat.	No	No	No Effect
Rufa Red Knot	Threatened	Critical habitat rules have been proposed. Site location does not overlap the proposed critical habitat.	No	No	No Effect
Alligator Snapping Turtle	Proposed Threatened	No critical habitat has been designated for this species	No	No	No Effect
American Burying Beetle	Threatened	No critical habitat has been designated for this species	N/A	No	No Effect
Monarch Butterfly	Proposed Threatened	Critical habitat rules have been proposed for this species	No	No	No Effect

The **Tricolored Bat** (*Perimyotis subflavus*), is found in caves and mines during the winter, although in the southern United States, where caves are sparse, Tricolored Bats (TCB) are often found roosting in road-associated culverts. During the spring, summer and fall, TCBs are found in forested habitats where they roost in trees, primarily among the leaves of living or recently deceased deciduous trees. White-nose syndrome, a disease that impacts bats, is caused by a fungal pathogen. **Following online consultation with the USFWS using the TCB determination key within the IPaC, a determination letter was received indicating that a finding of No Effect is appropriate for the TCB and no further consultation is necessary.**

The **Eastern Black Rail** (*Laterallus jamaicensis jamaicensis*) nests in marshes and wet meadows across North America, including riparian marshes, coastal prairies, saltmarshes, and impounded wetlands. All of its habitats have stable shallow water, usually just 1.2 inches deep at most. Away from tidal habitats, Black Rails nest in a variety of wet meadows, marsh edges (including along creeks and rivers), around farm ponds, and even in hayfields with standing water. Migrating birds and wintering birds select habitats with the same characteristics as breeding habitats. **Based on Site observations, no suitable habitat is present within the area of effect and a finding of No Effect is appropriate for the Eastern Black Rail.**

The **Piping Plover** (*Charadrius melodus*), a migratory shorebird species, generally occupies drier portions of broad sandy expanses along rivers and reservoirs with sparse vegetation. While sparse clumps of grass or herbaceous vegetation are important, encroachment of woody vegetation is detrimental to this species. **No critical habitat is located at the Site, and the nearest river or reservoir (Arkansas River) is located approximately 1.35 miles west of the Site. Based on the lack of critical or suitable habitat at the Site, a determination of No Effect is appropriate for the Piping Plover.**

The **Rufa Red Knot** (*Calidris canutus rufa*) is a migratory shorebird that nests in northern Canada and winters primarily in South America. The migratory path is mainly limited to the Gulf of Mexico and Atlantic coastlines; however, there have been a small number of documented sightings during the migration period along broad shorelines of rivers and lakes in Oklahoma and other areas throughout the interior United States. **No critical habitat is located at the Site, and the nearest river or reservoir (North Canadian River) is located approximately 2.3 miles east of the Site. Based on the lack of critical or suitable habitat at the Site, a determination of No Effect is appropriate for the Rufa Red Knot.**

The **Alligator Snapping Turtle** (*Macrochelys temminckii*) is the largest freshwater turtle in North America. The primary threats acting on the alligator snapping turtle include habitat loss or modification, harvest and collection, nest predation, and hook ingestion, entanglement, and drowning due to bycatch associated with freshwater fishing. The Alligator Snapping Turtle is almost exclusively aquatic. Except for egg-laying females, this species almost never comes on land. River systems, lakes, and wetland comprise its preferred habitat. **Based on review of aerial photographs and site reconnaissance, no suitable habitat for the Alligator Snapping Turtle is located within the Site and, should the listing status of the Alligator Snapping Turtle change during the timeframe of the Proposed Action, the Proposed Action will have No Effect on the Alligator Snapping Turtle.**

The **American Burying Beetle** (ABB) (*Nicrophorus americanus*) has been collected from a variety of habitats in Oklahoma: from level areas with loose, well-drained soils, and a well-formed litter layer of previous years' vegetation; from oak-pine and oak-hickory forests; from grasslands and open fields; and along forest edges. Areas considered unsuitable for use by the American Burying Beetle are those that exhibit disturbances such as frequent mowing, grazing, herbicide application to vegetation that is less than 8 inches in height, previously developed lands no longer exhibiting surficial topsoil, leaf litter or vegetation, and areas where monoculture for non-native vegetation occurs. **At the time of the Site reconnaissance, the Project Area consisted of mown/maintained grass and no suitable habitat for the**

ABB was identified. Following online consultation with the USFWS using the ABB determination key within the IPaC, a verification letter was received indicating that a finding of No Effect is appropriate for the ABB and no further consultation is necessary.

The **Monarch Butterfly** (*Danaus plexippus*) is a migratory butterfly that breeds in the United States, laying eggs on their obligatory milkweed host plants. In the fall, in both eastern and western North America, monarchs begin migrating to their respective overwintering sites up to 3,000 km to the south. The USFWS has proposed a rule designating the Monarch Butterfly as Threatened and designating critical habitat. Proposed critical habitat for the monarch is limited to approximately 4,395 acres (1,778 hectares) in Alameda, Marin, Monterey, San Luis Obispo, Santa Barbara, Santa Cruz, and Ventura Counties, California. In addition, no milkweed plants were observed onsite during the Site reconnaissance. **Based on the lack of critical or suitable habitat at the Site, the proposed project will have No Effect on the Monarch Butterfly.**

**Table 2
Migratory Birds of Concern**

Species Name	Bird of Conservation Concern (BCC)	Breeding Season in Project Area
American Golden-plover	Y	Breeds elsewhere
Bald Eagle	N	September 1 to July 31
Chimney Swift	Y	March 15 – August 25
Kentucky Warbler	Y	April 20 – August 20
Least Tern	Y	April 25 – September 5
Lesser Yellowlegs	Y	Breeds elsewhere
Little Blue Heron	Y	March 10 – October 15
Pectoral Sandpiper	Y	Breeds elsewhere
Prairie Loggerhead Shrike	Y	February 1 – July 31
Prothonotary Warbler	Y	April 1 to July 31
Red-headed Woodpecker	Y	May 10 – September 10

A consultation request dated August 4, 2025 was provided to the Oklahoma Biological Survey (OBS) for information related to rare species or ecological studies at the Site. A response was received from OBS dated August 26, 2025 stating that occurrences of the Bald Eagle have been recorded within two (2) miles of the Site. No evidence of nesting bald eagles was identified at the Site or adjoining properties during the site visit (March 23, 2026).

Should any of the above-listed species be identified during construction of the proposed billboard project, work will pause until potential impacts to any onsite Migratory Birds of Concern or eagles can be assessed. In addition, work that could cause potential impacts will be planned outside of the expected periods of greatest seasonal occurrence to the greatest extent possible.

According to the USFWS Federally-Listed Aquatic Species Watersheds of Oklahoma Map, Federal Candidate Aquatic Species Watersheds of Oklahoma Map, and Federally-Listed Aquatic Dependent Species Watersheds of Oklahoma Map, there are no rivers located within one mile of the Site within which endangered species have been identified. According to the Oklahoma National Wildlife Refuges

and National Fish Hatchery map, there are no national wildlife refuges or fish hatcheries on or near the Site.

An official Species List and determination letters for the ABB and TCB are presented in Appendix D (Endangered Species Information).

5.7.2 Vegetation

There are no reported endangered plant species in Tulsa County, Oklahoma.

5.7.3 Ecosystems and Biological Communities

The Proposed Project Site habitat consists of undeveloped, mown/maintained grass. No significant populations of wildlife or insects are expected to be present within the area of affect due to the mown/maintained condition of the Site and the urban/developed condition within the vicinity.

Review of information available from the USFWS identified no mapped wetland habitats at the Site. See Section 5.5.1 for further discussion.

In conjunction with information provided by Gordon, A & M reviewed the USFWS database which identifies threatened and endangered species known to occur in the vicinity of the proposed development project. The Site and surrounding areas consist of residential, commercial and undeveloped properties. Critical habitat was not observed at the Site. As addressed in Section 5.7.1, visual evidence of the presence of endangered or threatened species was not observed on the Site or surrounding area.

According to the Oklahoma Department of Wildlife Conservation and the U.S. Fish and Wildlife Service, there are no Wildlife Management Areas or National Wildlife Refuges on or near the Site.

A request for consultation dated August 4, 2025 was provided to the Oklahoma Department of Environmental Quality (ODEQ). A response was received from ODEQ dated August 26, 2026 indicating that a general environmental impact review was performed by ODEQ and **no adverse effects are anticipated within ODEQ jurisdiction.**

A Wetlands Map (Figure 8) and Wildlife Conservation Map (Figure 9) are presented in Appendix A (Figures). Agency consultation requests are presented in Appendix E (Consultation Letters). Agency responses are presented in Appendix F (Consultation Responses).

5.7.4 Agriculture

The Proposed Project Site habitat consists of a previously-developed gravel parking lot.

In 1981, Congress passed the Agriculture and Food Act which included the Farmland Protection Policy Act (FPPA). This Act was passed in order to minimize the impact of Federal programs that irreversibly convert farmland to nonagricultural uses, and requires that a Farmland Conversion Impact Rating be assessed by the Natural Resource Conservation Service (NRCS) prior to conversion. Farmland subject to this Act includes: prime farmland, unique farmland, and land of statewide or local importance. In addition, farmland subject to FPPA requirements does not have to be currently used for cropland. Land that is already designated for urban development is not subject to this Act. Exemptions to the FPPA include corridor subsurface projects (such as buried water, sewage, and/or electrical lines) which will develop a soil disturbance/removal and reconstruction plan (as defined in 30 C.F.R. § 823.12 and 30 C.F.R. § 823.14) for all agricultural land uses. **The Site is zoned R-1 (Residential District), designated for**

residential development. No agricultural activities have occurred at the Site, and the Site is located within a designated Urban Area.

If a project is in cropland, as defined by USDA-NRCS, 30 C.F.R. § 823.15 applies and a soil revegetation and restoration plan will be developed. **The Site is not located in cropland and therefore 30 C.F.R. § 823.15 does not apply.**

According to the NRCS Custom Soil Resource Report for Tulsa County (dated March 4, 2026), the Larton-Glenpool complex found on the Site is rated as prime farmland; however, **the Site is located within a designated Urban Area and the Action is not subject to the FPPA.** A request for consultation was sent to the NRCS (August 4, 2025). A response was received (August 6, 2025) confirming that the Project is exempt from a farmland conversion impact rating. This response further stated that the NRCS has determined the Project will have no significant environmental impacts of concern to any NRCS conservation easements or watershed structures.

[A Soil Map \(Figure 6\) is provided in Appendix A \(Figures\). A soil report for the Site is presented in Appendix E \(NRCS Soil Report\). Agency consultation requests are presented in Appendix E \(Consultation Letters\). Agency responses are presented in Appendix F \(Consultation Responses\).](#)

5.8 CULTURAL RESOURCES

In order to determine potential Historic, Cultural, and Archeological locations, A & M reviewed information available from agencies including the Oklahoma Historical Society (OHS), the National Register of Historic Places (NRHP) and the National Association of Tribal Historic Preservation Officers.

Review of the National Register of Historic Places indicates there are no Historic Properties within one (1) mile of the Site. Based on distance, no impacts to the known Historic Properties are anticipated as a result of the planned development of the Site with a billboard.

In order to comply with the Section 106 Process, Gordon requested the State Historic Preservation Office (SHPO) conduct a Historical Review for the Site and Proposed Project area. **The SHPO responded (letter dated August 21, 2025) and stated that there are no known historic properties that would be affected** within the Proposed Project's area of potential effect.

A request for consultation (August 4, 2025) was provided to Muscogee (Creek) Nation Cultural Preservation Office. To date, no response has been received from the Muscogee (Creek) Nation Cultural Preservation Office.

[A Historic Properties Map \(Figure 9\) is presented in Appendix A \(Figures\). Agency consultation requests are presented in Appendix E \(Consultation Letters\). Agency responses are presented in Appendix F \(Consultation Responses\).](#)

5.9 ARCHEOLOGICAL RESOURCES

The Muscogee Nation requested the Oklahoma Archeological Survey (OAS) review the Proposed Project and provide information regarding any historic or prehistoric properties at the Site and provide a recommendation. In a letter dated September 4, 2025, **the OAS indicated an archeological field survey is not considered necessary.**

[Consultation requests are presented in Appendix E \(Consultation Letters\). Agency responses are presented in Appendix F \(Consultation Responses\).](#)

5.10 SOCIOECONOMIC CONDITIONS

The socioeconomic conditions and economic justice considerations within the vicinity of the Site are discussed below.

5.10.1 Employment and Income

The Site is located in a county with a median household income of \$69,009, which is higher than the Oklahoma median household income of \$63,440. The percentage of employed Tulsa County residents over the age of 16 is 65.6%.

Within Tulsa County, the most common employment sector in 2022 was Office Administrative Support Occupations, accounting for 11.2% of jobs. The Management Occupations sector accounted for 10.9% and was followed by the Sales and Related Occupations sector at 9.8%.

Data related to income and occupations within Tulsa County is included in Appendix G (US Census Information).

5.10.2 Demographic Trends

Data was obtained from the US Census Bureau website. The following summarizes the US Census findings for Tulsa County:

TULSA COUNTY	
County Seat	Tulsa (City Population 415,154)
County Population	693,514 (2024 estimate)
Land Area	570.22 square miles
Median Household Income	\$69,009
County Population Status	Female: 50.8% Male: 49.2%
Ethnicity	White alone: 70.5%; American Indian alone: 7.2%; Hispanic or Latino: 16.8%; Black or African American: 10.8%
Housing Units	303,263
Total Employer Establishments (Private) (2023)	19,556
Total Employment (2023)	329,036
Total Number of Firms (2023)	14,538

Data related to income and occupations within Tulsa County is included in Appendix H (US Census Information).

5.10.3 Lifestyle and Cultural Values

The surrounding community consists of an urban setting. Nearby use consists of residential and commercial areas. Points of interest in Tulsa County include: the Oklahoma Aquarium, the Woody Guthrie Center, and the Gathering Place.

5.10.4 Community Infrastructure (Public Services and Utilities)

The following utilities are available for the Site:

Table 3
Available Utilities

UTILITY	UTILITY PROVIDER
Potable Water	City of Tulsa
Natural Gas	Oklahoma Natural Gas (ONG)
Electricity	Public Service Company of Oklahoma (PSO)
Trash	City of Tulsa
Sewer	City of Tulsa

5.11 RESOURCE USE PATTERNS

Natural resources and their use at the Site are described in the following sections.

5.11.1 Hunting, Fishing, and Gathering

The Site is located within the Tulsa city limits and no hunting is allowed. The Oklahoma Wildlife Conservation Service map for the area indicates there are no Wildlife Management Areas on or near the Site. No effect on hunting resources is anticipated.

No fishing resources are located at the Site or adjoining properties and no concerns associated with surface waters or fishing resources are anticipated in association with the Project.

The Site currently consists of mown/maintained grass and no gathering resources are present. No effect on gathering resources is anticipated.

[A Wildlife Conservation Map \(Figure 9\) is provided in Appendix A \(Figures\).](#)

5.11.2 Timber Harvesting

No harvestable timber resources are present at the Site. No commercial timber harvesting has occurred or is anticipated to occur at the Site, and the Proposed Project will have no effect on timber harvesting.

5.11.3 Agriculture

The Site is not currently used for agricultural purposes.

See Section 5.7.4 for additional discussion of Agricultural resources at the Site.

5.11.4 Mining

No mining practices were identified at the Site or the surrounding properties. A consultation request dated August 4, 2025 was sent to the Oklahoma Department of Mines (ODOM). To date, no response has been received from the ODOM.

[Agency consultation requests are presented in Appendix E \(Consultation Letters\). Agency responses are presented in Appendix F \(Consultation Responses\).](#)

5.11.5 Recreation

Neither the Site nor the surrounding properties are used for recreational purposes, and no recreational facilities will be affected by the Proposed Project.

5.11.6 Transportation Needs

The Site is adjoined to the east and south by two (2)-lane arterial roads. The development of the Site with a billboard will not result in an increased need for transportation infrastructure in the area.

5.11.7 Land Use Plans

It is the intention of Gordon to develop the Site by constructing a billboard that will directly affect approximately 2,500 square feet. The Tulsa Comprehensive Plan (adopted May 2023) states that the Site

lies within an area identified as a “Local Center”. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. The Proposed Project conforms with the Tulsa County Comprehensive Plan.

5.12 OTHER VALUES

Other conditions at the Site are discussed in the following sections.

5.12.1 Wilderness

The Proposed Project area is located between residential development to the west, a stormwater detention area to the east, and commercial development to the north and south. No endangered or threatened species or designated habitats were observed on the Site. Based on the largely developed nature of the vicinity, no significant wilderness is anticipated to be affected by the proposed construction of a billboard.

5.12.2 Noise and Light

Noise levels within the project vicinity are moderate and consistent with urban development, which include traffic noise in the vicinity of the Site from the adjoining two (2)-lane arterial roads. Development of the Site with a billboard will not increase noise levels in the vicinity.

Artificial lighting is currently moderate in the vicinity of the Site due to the presence of commercial development to the north and south.

The two (2) proposed billboard faces will each measure 10 feet high by 30 feet wide, with a total maximum height of 30 feet above grade. The billboard faces will be positioned to project to the north and the east. It is assumed that the billboard will feature an industry-standard maximum effective viewing angle of 110 degrees, and the placement of the billboard is designed to engage vehicle traffic along South Yale Avenue and East 111th Street South while avoiding significant effect on light levels at nearby residential properties.

The Out of Home Advertising Association of America (OAAA) has established standards regulating digital billboards. Sensors are required to adjust the brightness of the billboard according to current ambient lighting, particularly after nightfall. Current lighting standards limit maximum nighttime luminance to 0.3 foot-candles when measured at a distance of 150 feet from the billboard. The nearest residential development to the north is located approximately 400 feet from the Site. Illumination follows an inverse square law meaning that at double the distance, the light intensity decreases to one-fourth. Following this law, the light intensity from the proposed billboard at the nearest affected residence is anticipated to be no more than 0.04 foot-candles at night. Nuisance lighting is generally considered to be unwanted illumination that measures 0.1 foot-candles or more at the property line, and based on this, the Proposed Action will have No Adverse Effect on nearby residential properties.

[A Site Layout Map \(Figure 3\) is presented in Appendix A \(Figures\).](#)

5.12.3 Visual

The Site is situated in a low-density urban area. The Site is adjoined by commercial, residential, and undeveloped properties. The area is generally clean and free of debris. Development of the Site with a billboard will minimally increase light levels at the adjoining properties to the north and north-northeast

but will have No Adverse Effect on the visual character of the area based on the presence of existing commercial signage to the north and south of the Site.

5.12.4 Public Health and Safety

The City of Tulsa provides law enforcement, emergency service and response to the Site.

Saint Francis Hospital is located approximately five (5) miles north of the Site. This facility and others provide health care and medical services to community residents.

5.12.5 Climate Change (Greenhouse Gases)

According to the United States Environmental Protection Agency (USEPA), the primary sources of greenhouse gases are: electricity production, transportation, industry, commercial and industrial, agriculture, and finally, land use and forestry. The Proposed Project will result in a short-term increase in the burning of fossil fuels during the project construction phase. The long-term increase in fossil fuel use associated with increased electricity use at the Site is anticipated to be minimal. No increase in transportation use is anticipated at the Site. No industrial facilities will be part of the Proposed Project. The increase in greenhouse gases associated with the Proposed Project is considered minor.

5.12.6 Indian Trust Assets

The Site is currently owned by Darrel and Gene Chissoe, et al. (Property Owner), who are citizens of the Muscogee (Creek) Nation, and the Site is classified as Restricted Indian Land. No Indian trust assets will be affected by the Proposed Project.

5.12.7 Hazardous Materials

No containers (drums, totes, tanks, etc.) of hazardous materials, petroleum products, or unidentified substances were identified during the Site reconnaissance. Development of the Site with a billboard is not anticipated to require significant quantities of hazardous materials, and following development, no hazardous materials will be stored or used at the Site.

6.0 ENVIRONMENTAL EFFECTS

Potential environmental impacts are evaluated in the following sections.

6.1 LAND RESOURCES

No Action (No Build) Alternative:

Under the No Action Alternative, the BIA would not approve development of the Site with a billboard. The Property Owner's self-determination would not be promoted, and both Gordon's and the Property Owner's economic development would be stymied. The No Action Alternative would result in Gordon not constructing, managing or collecting revenue from a billboard, and in the Property Owner not collecting revenue from the associated lease.

Under the No Action Alternative, the vacant land would remain vacant. The Property Owner has no planned use for the Site beyond development with a billboard, and therefore, under the No Action Alternative, the Site would remain as it is today.

Development with a Billboard and Approval of Lease (Proposed Action):

The Proposed Action would consist of the BIA's determination that the Site is eligible for development and approval of a commercial lease. Under this Alternative, Gordon would develop the site with one, two-sided, monopole-supported, digital LED billboard. The total area of effect is estimated to be no more than 2,500 square feet.

Direct/Indirect Effects: Development of the Site would include earthwork (grubbing, grading, drilling, etc.). The proposed support column will be forty-two (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 ten (10) feet by thirty (30) feet. Due to the level topography of the Site, erosion is expected to be minimal; however, Best Management Practices (BMPs) (*e.g.*, mulch, erosion blankets, or surface roughening) will be implemented to minimize soil erosion until construction is complete.

No Prime Farmland will be affected, and the Proposed Action is not anticipated to have a significant effect on mineral or paleontological resources at the Site.

Design Element: During construction activities, Gordon will comply with BMPs and effluent limitations, as specified in the National Pollution Discharge Elimination System (NPDES) Construction General Permit (CGP) for Storm Water Discharges from Construction Activities. Sedimentation will be controlled in accordance with the BMPs.

Mitigation Measures: None were identified outside the design elements described above.

[A link to the NPDES Construction General Permit which includes applicable BMPs is provided in Appendix H \(Best Management Practices\).](#)

6.2 WATER RESOURCES

No Action (No Build) Alternative:

Under the No Action Alternative, the BIA would not approve development of the Site with a billboard. The Property Owner's self-determination would not be promoted, and both Gordon's and the Property Owner's economic development would be stymied. The No Action Alternative would result in Gordon not constructing, managing or collecting revenue from a billboard, and in the Property Owner not collecting revenue from the associated lease.

Under the No Action Alternative, the vacant land would remain vacant. The Property Owner has no planned use for the Site beyond development with a billboard, and therefore, under the No Action Alternative, the Site would remain as it is today.

Development with a Billboard and Approval of Lease (Proposed Action):

The Proposed Action would consist of the BIA’s determination that the Site is eligible for development and approval of a commercial lease. Under this Alternative, Gordon would develop the site with one, two-sided, monopole-supported, digital LED billboard. The total area of effect is estimated to be no more than 2,500 square feet.

Direct/Indirect Effects: Development of the Site would include earthwork (grubbing, grading, drilling, etc.). The proposed support column will be forty-two (42) inches in diameter, to be set in a 60-inch diameter, drilled concrete footing. Total height will be 50 feet above ground surface. The billboard faces will measure ten (10) feet by thirty (30) feet. Due to the level topography of the Site, erosion is expected to be minimal; however, BMPs (*e.g.*, mulch, erosion blankets, or surface roughening) will be implemented to minimize soil erosion until construction is complete.

During the Site reconnaissance, it was determined that no surface water resources are present within the Site or at adjoining properties.

Design Element: During construction activities, Gordon will comply with BMPs and effluent limitations as specified in the NPDES CGP for Storm Water Discharges from Construction Activities. Sedimentation will be controlled in accordance with the BMPs.

Mitigation Measures: None were identified.

[A link to the NPDES Construction General Permit which includes applicable BMPs is provided in Appendix H \(Best Management Practices\).](#)

6.3 AIR QUALITY

No Action (No Build) Alternative:

Under the No Action Alternative, the BIA would not approve development of the Site with a billboard. The Property Owner’s self-determination would not be promoted, and both Gordon’s and the Property Owner’s economic development would be stymied. The No Action Alternative would result in Gordon not constructing, managing or collecting revenue from a billboard, and in the Property Owner not collecting revenue from the associated lease.

Under the No Action Alternative, the vacant land would remain vacant. The Property Owner has no planned use for the Site beyond development with a billboard, and therefore, under the No Action Alternative, the Site would remain as it is today.

Development with a Billboard and Approval of Lease (Proposed Action):

The Proposed Action would consist of the BIA’s determination that the Site is eligible for development and approval of a commercial lease. Under this Alternative, Gordon would develop the site with one, two-sided, monopole-supported, digital LED billboard. The total area of effect is estimated to be no more than 2,500 square feet.

Direct/Indirect Effects: Temporary impacts from volatile emissions of light-end hydrocarbons from equipment and fugitive emissions (dust) are expected during the construction activities for the proposed billboard. This impact is considered short-term and limited to the duration of the

construction activities. Once the proposed improvements are constructed, fugitive dust emissions are anticipated to be negligible.

Design Element: None were identified.

Mitigation Measures: Construction equipment will be maintained and equipped with manufacturer’s emission control measures. Disturbed areas of the construction site will be stabilized in accordance with BMPs.

[A link to the NPDES General Permit which includes applicable BMPs is provided in Appendix H \(Best Management Practices\).](#)

6.4 LIVING RESOURCES

No Action (No Build) Alternative:

Under the No Action Alternative, the BIA would not approve development of the Site with a billboard. The Property Owner’s self-determination would not be promoted, and both Gordon’s and the Property Owner’s economic development would be stymied. The No Action Alternative would result in Gordon not constructing, managing or collecting revenue from a billboard, and in the Property Owner not collecting revenue from the associated lease.

Under the No Action Alternative, the vacant land would remain vacant. The Property Owner has no planned use for the Site beyond development with a billboard, and therefore, under the No Action Alternative, the Site would remain as it is today.

Development with a Billboard and Approval of Lease (Proposed Action):

The Proposed Action would consist of the BIA’s determination that the Site is eligible for development and approval of a commercial lease. Under this Alternative, Gordon would develop the site with one, two-sided, monopole-supported, digital LED billboard. The total area of effect is estimated to be no more than 2,500 square feet.

Short-term construction activities will occur when the billboard is constructed. The following endangered species and threatened species are reported in Tulsa, Tulsa County, Oklahoma:

- | | |
|-----------------------------|---|
| • Tricolored Bat | No critical habitat has been designated |
| • Piping Plover | No critical habitat on Site |
| • Rufa Red Knot | No critical habitat on Site |
| • Alligator Snapping Turtle | No critical habitat has been designated |
| • American Burying Beetle | No critical habitat has been designated |
| • Monarch Butterfly | No critical habitat on Site |

Direct/Indirect Effects: The habitat at the proposed Site does not support any of the endangered or threatened species; therefore, a determination of “no effect” is appropriate for the listed species. See Section 5.7.1 of this report for more detailed information on these threatened and endangered species.

Design Element: None were identified.

Mitigation Measures: None were identified.

[Endangered Species Information is presented in Appendix D \(Endangered Species Information\). A link to the NPDES Construction General Permit which includes applicable BMPs is provided in Appendix H \(Best Management Practices\).](#)

6.5 CULTURAL RESOURCES

No Action (No Build) Alternative:

Under the No Action Alternative, the BIA would not approve development of the Site with a billboard. The Property Owner's self-determination would not be promoted, and both Gordon's and the Property Owner's economic development would be stymied. The No Action Alternative would result in Gordon not constructing, managing or collecting revenue from a billboard, and in the Property Owner not collecting revenue from the associated lease.

Under the No Action Alternative, the vacant land would remain vacant. The Property Owner has no planned use for the Site beyond development with a billboard, and therefore, under the No Action Alternative, the Site would remain as it is today.

Development with a Billboard and Approval of Lease (Proposed Action):

The Proposed Action would consist of the BIA's determination that the Site is eligible for development and approval of a commercial lease. Under this Alternative, Gordon would develop the site with one, two-sided, monopole-supported, digital LED billboard. The total area of effect is estimated to be no more than 2,500 square feet.

There are no Historic Properties within a one-mile radius of the Site. The SHPO indicated (in a letter dated August 21, 2025) that there are no known historic properties within the project's area of potential effect.

The Muscogee Nation requested the Oklahoma Archeological Survey (OAS) review the Proposed Project and provide information regarding any historic or prehistoric properties at the Site and provide a recommendation. In a letter dated September 4, 2025, **the OAS indicated an archeological field survey is not considered necessary**

A request for consultation (August 4, 2025) was provided to Muscogee (Creek) Nation Tribal Historic Preservation Officer (THPO). To date, no response has been received from the Muscogee (Creek) Nation THPO.

Direct/Indirect Effects: None were identified.

Design Element: None were identified.

Mitigation Measures: If any buried archeological materials, such as chipped stone tools, pottery, bone, historic crockery, glass, metal items, human remains, or building materials are exposed during construction, construction activities will cease and Gordon Historic Preservation Office, the Bureau of Indian Affairs, and the Oklahoma Archeological Survey will be immediately notified.

6.6 SOCIOECONOMIC RESOURCES

No Action (No Build) Alternative:

Under the No Action Alternative, the BIA would not approve development of the Site with a billboard. The Property Owner's self-determination would not be promoted, and both Gordon's and the Property Owner's economic development would be stymied. The No Action Alternative would result in Gordon not constructing, managing or collecting revenue from a billboard, and in the Property Owner not collecting revenue from the associated lease.

Under the No Action Alternative, the vacant land would remain vacant. The Property Owner has no planned use for the Site beyond development with a billboard, and therefore, under the No Action Alternative, the Site would remain as it is today.

Development with a Billboard and Approval of Lease (Proposed Action):

The Proposed Action would consist of the BIA’s determination that the Site is eligible for development and approval of a commercial lease. Under this Alternative, Gordon would develop the site with one, two-sided, monopole-supported, digital LED billboard. The total area of effect is estimated to be no more than 2,500 square feet.

Direct/Indirect Effects: Development of the Site with billboard and approval of a business lease will facilitate self-sufficiency, self-determination, and economic development for tribal citizens. The Muscogee (Creek) Nation and its citizens have a need for economic development opportunities, and the proposed development of the Site would provide such an economic development opportunity and increase economic self-sufficiency. Socioeconomic impacts are anticipated to be positive.

Design Element: None were identified.

Mitigation Measures: None were identified.

6.7 RESOURCE USE PATTERNS

No Action (No Build) Alternative:

Under the No Action Alternative, the BIA would not approve development of the Site with a billboard. The Property Owner’s self-determination would not be promoted, and both Gordon’s and the Property Owner’s economic development would be stymied. The No Action Alternative would result in Gordon not constructing, managing or collecting revenue from a billboard, and in the Property Owner not collecting revenue from the associated lease.

Under the No Action Alternative, the vacant land would remain vacant. The Property Owner has no planned use for the Site beyond development with a billboard, and therefore, under the No Action Alternative, the Site would remain as it is today.

Development with a Billboard and Approval of Lease (Proposed Action):

The Proposed Action would consist of the BIA’s determination that the Site is eligible for development and approval of a commercial lease. Under this Alternative, Gordon would develop the site with one, two-sided, monopole-supported, digital LED billboard. The total area of effect is estimated to be no more than 2,500 square feet.

Direct/Indirect Effects: The Site currently consists of vacant land with mown/maintained grass. The Site is not currently used for timber harvesting, hunting, fishing, foraging, agriculture, or recreation. No resource use patterns will be effected by the development of the Site with a billboard and the approval of a business lease.

Design Element: None were identified.

Mitigation Measures: None were identified.

6.8 OTHER VALUES (NOISE, LIGHT, AND VISUAL/AESTHETIC)

No Action (No Build) Alternative:

Under the No Action Alternative, the BIA would not approve development of the Site with a billboard. The Property Owner’s self-determination would not be promoted, and both Gordon’s and the Property Owner’s economic development would be stymied. The No Action Alternative would result in Gordon not constructing, managing or collecting revenue from a billboard, and in the Property Owner not collecting revenue from the associated lease.

Under the No Action Alternative, the vacant land would remain vacant. The Property Owner has no planned use for the Site beyond development with a billboard, and therefore, under the No Action Alternative, the Site would remain as it is today.

Development with a Billboard and Approval of Lease (Proposed Action):

The Proposed Action would consist of the BIA's determination that the Site is eligible for development and approval of a commercial lease. Under this Alternative, Gordon would develop the site with one, two-sided, monopole-supported, digital LED billboard. The total area of effect is estimated to be no more than 2,500 square feet.

The two (2) proposed billboard faces will each measure 10 feet high by 30 feet wide, with a total maximum height of 30 feet above grade. The billboard faces will be positioned to project to the north and the east. LED technology uses individual point light sourcing and is designed to project light in a single direction to reduce glare. The billboard will feature an industry-standard maximum effective viewing angle of 110 degrees, and the placement of the billboard is designed to engage vehicle traffic along South Yale Avenue and East 111th Street South while avoiding a significant negative effect on light levels at nearby residential properties.

Direct/Indirect Effects: During the construction of the proposed development, an increase in the local noise level is anticipated. Heavy equipment (e.g., bulldozer, drill rig, etc.), portable fuel tanks, and port-a-johns are expected to be used during the construction activities. Following development, traffic and noise levels are anticipated to remain consistent with the existing levels in the vicinity. The nearest residential development to the north is located approximately 400 feet from the Site. Illumination follows an inverse square law meaning that at double the distance, the light intensity decreases to one-fourth. Following this law, the light intensity from the proposed billboard at the nearest affected residence is anticipated to be no more than 0.04 foot-candles at night. Nuisance lighting is generally considered to be unwanted illumination that measures 0.1 foot-candles or more at the property line, and based on this, the Proposed Action will have No Adverse Effect on nearby residential properties. It is anticipated that visual and aesthetic conditions will not be significantly affected at the Site and nearby properties.

Design Element: The billboard will be equipped with sensors to adjust the brightness of the billboard according to current ambient lighting, particularly after nightfall. The billboard will conform to current OAAA lighting standards which limit maximum nighttime luminance to 0.3 foot-candles when measured at a distance of 150 feet from the billboard.

Mitigation Measures: Construction activities will occur during normal working hours. Muffler systems installed on the equipment will minimize the noise generated by the equipment and their use in construction will have minimal impact to the noise level of the area. Billboard design and placement has been selected to minimize adverse light effects at nearby residential properties to the maximum extent possible.

7.0 CONSULTATION AND COORDINATION

Gordon consulted with A & M and the Muscogee (Creek) Nation for the purpose of this NEPA EA. In addition, A & M reviewed resources from the USFWS, Oklahoma Water Resources Board (OWRB), US Environmental Protection Agency, Environmental Data Resources, Inc., and the Oklahoma Department of Wildlife Conservation to determine the effects and conditions of the proposed project area.

The Muscogee (Creek) Nation solicited comments from various Federal, Tribal, State and Local governments regarding the proposed development project for compliance with NEPA. The consultation correspondence is outlined below and a summary of Agency Responses is provided in Section 7.1.

Table 4
Consultation Requests

Agency	Consultation Method
Muscogee (Creek) Nation Tribal Historic Preservation Office	Letter – August 4, 2025
Oklahoma Biological Survey	Letter – August 4, 2025
Oklahoma Archeological Survey	Letter – August 4, 2025
Oklahoma Department of Environmental Quality	Letter – August 4, 2025
Oklahoma Department of Wildlife Conservation	Letter – August 4, 2025
Oklahoma Historical Society (State Historic Preservation Office)	Letter – August 4, 2025
Oklahoma Water Resources Board (OWRB) – Chairman and State NFIP Coordinator	Letter – August 4, 2025
US Army Corps of Engineers – Tulsa District	Letter – August 4, 2025
Oklahoma Department of Mines	Letter – August 4, 2025
US Department of Agriculture – Natural Resources Conservation Service	Letter – August 4, 2025
US Environmental Protection Agency	Letter – August 4, 2025
US Geological Survey	Letter – August 4, 2025

Consultation requests are presented in Appendix E (Consultation Letters).

7.1 AGENCY RESPONSES

Table 4
Agency Responses

Agency	Response
Muscogee (Creek) Nation THPO	No response.
Oklahoma Biological Survey	Letter (8/26/2025) stating that one (1) occurrence of a species of concern (bald eagle) identified within two (2) miles of the Site.
Oklahoma Archeological Survey	Letter (9/4/2025) stating that the project area has been previously surveyed and no significant prehistoric cultural resources were identified. Thus, an additional field inspection is not considered necessary.

Oklahoma Department of Mines	No response.
Oklahoma Department of Wildlife Conservation	No response.
Oklahoma Department of Environmental Quality	Email stating no adverse effects are anticipated within ODEQ jurisdiction (8/26/2025).
Oklahoma Historical Society (State Historic Preservation Office)	No known historic properties within the project's area of potential effect (8/21/2025).
US Army Corps of Engineers	Letter (8/22/2025) stating that the Proposed Action is not subject to regulation under Section 404 of the Clean Water Act and a Department of the Army permit is not required.
US Environmental Protection Agency	No response.
US Department of Agriculture – Natural Resources Conservation Service	Letter (8/6/2025) indicating that the Site is located in an urban area and no Farland Conversion Impact Rating is required.
Oklahoma Water Resources Board	Email (8/22/2025) stating that the OWRB has no questions or concerns the regarding Proposed Action.
US Geological Survey	No response.

Agency response documents are presented in Appendix F (Consultation Responses).

8.0 PROFESSIONAL QUALIFICATIONS

The following is a list of qualified professionals who were involved with this NEPA EA.

Preparation of Report	Mr. Justin Scott (Environmental Specialist Lead)
QA/QC and Review	Ms. Aubrey Broughton (Environmental Technician)

Professional Resumes and Qualifications are provided in **Appendix J**.

9.0 REFERENCES

Published References in the completion of this NEPA EA include:

USGS 7.5-Minute Topographic Map. Jenks, Oklahoma Quadrangle. 2022. Scale 1:24,000.

Geologic map of the Jenks 7.5' quadrangle, Tulsa and Wagoner Counties, Oklahoma, by T.M. Stanley. 2008. Scale 1:24,000.

Custom Soil Resource Report for Tulsa County, Oklahoma. U.S. Department of Agriculture Soil Conservation Service. Dated March 6, 2026.

Federal Emergency Management Administration, Map Service Center website. Flood Map. Community Panel No: 40143C0368I. Effective October 16, 2012.

Oklahoma Historical Society. Oklahoma Interactive Map of National Register of Historical Places. March 6, 2026.

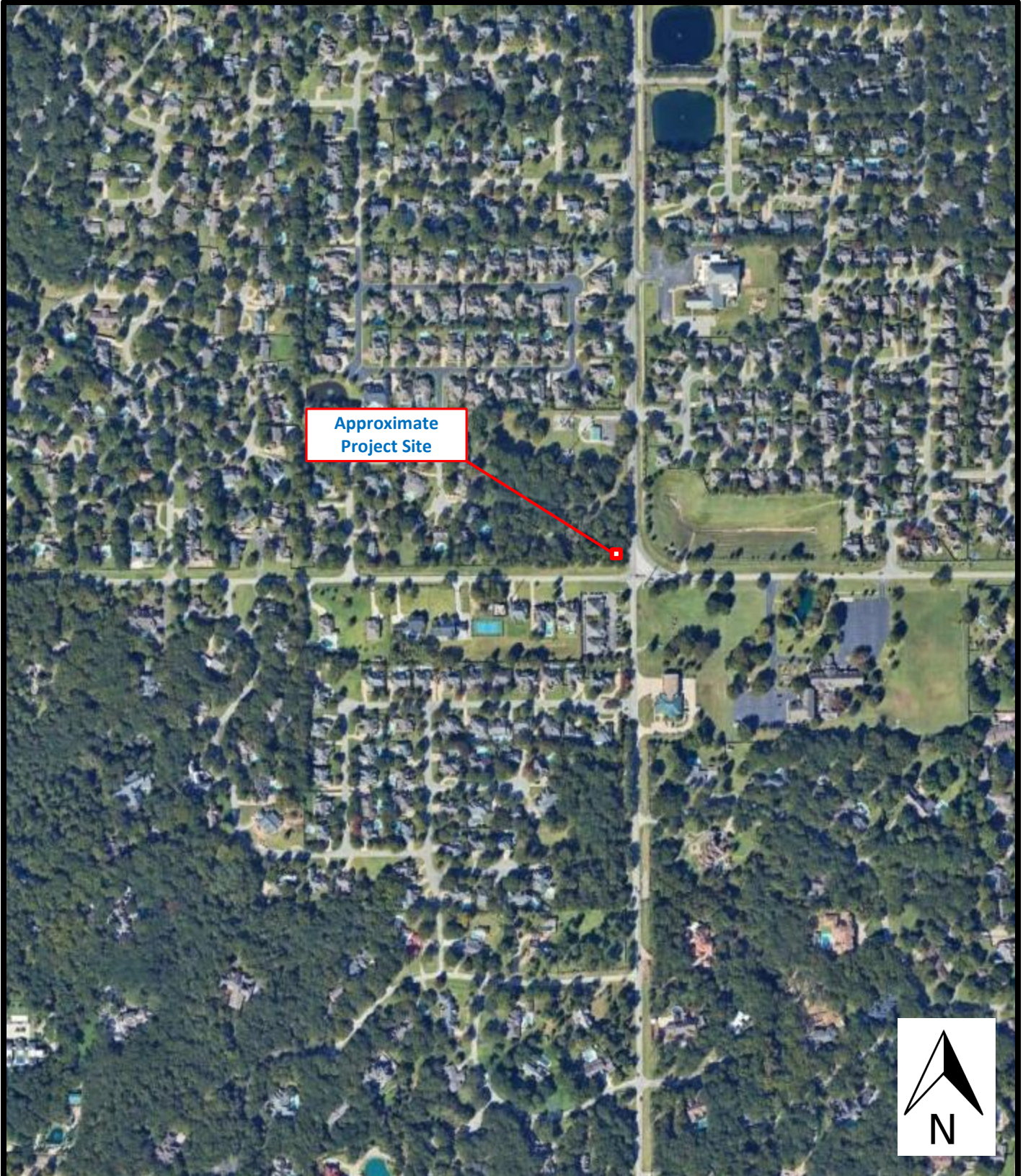
Oklahoma Department of Wildlife Conservation. Wildlife Management Area Map. March 6, 2026.

USFWS National Wetland Inventory website. Wetlands Map. March 6, 2026.

US Census Bureau website. American Fact Finder. March 20, 2026.

USFWS Oklahoma Ecological Services Field Office. Endangered Species Information and Aquatic Species List. March 4, 2026.

Appendix A
Site Figures



Approximate
Project Site



**A & M Engineering and
Environmental Services, Inc.**
Consulting - Design - Construction - Remediation

Vicinity Map

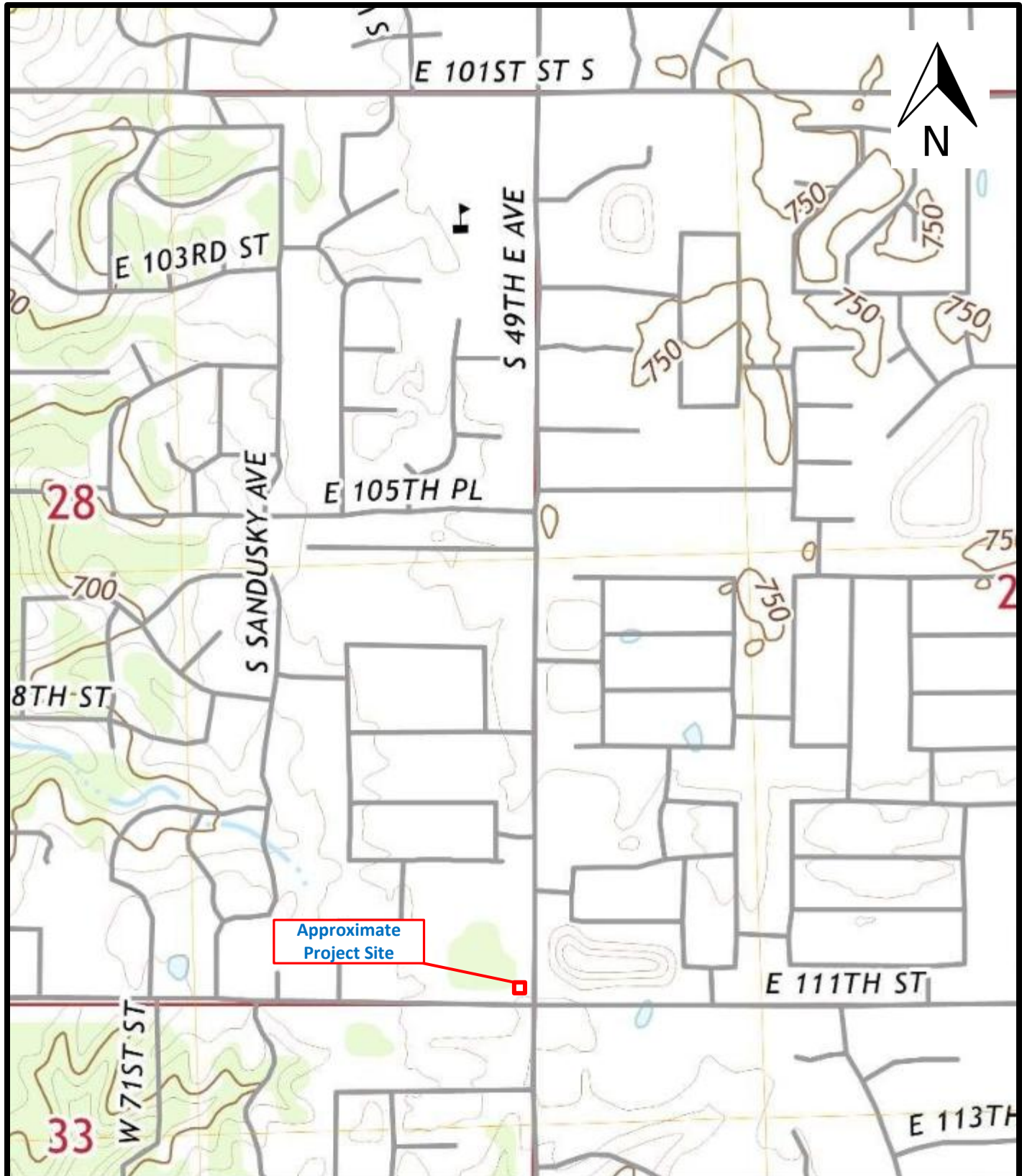
Chissoe Property

10940 South Yale Avenue
Tulsa, Tulsa County, Oklahoma 74137

Not To Scale

April 1, 2026

Figure 1



Topographic Map

Chissee Property

10940 South Yale Avenue
Tulsa, Tulsa County, Oklahoma 74137

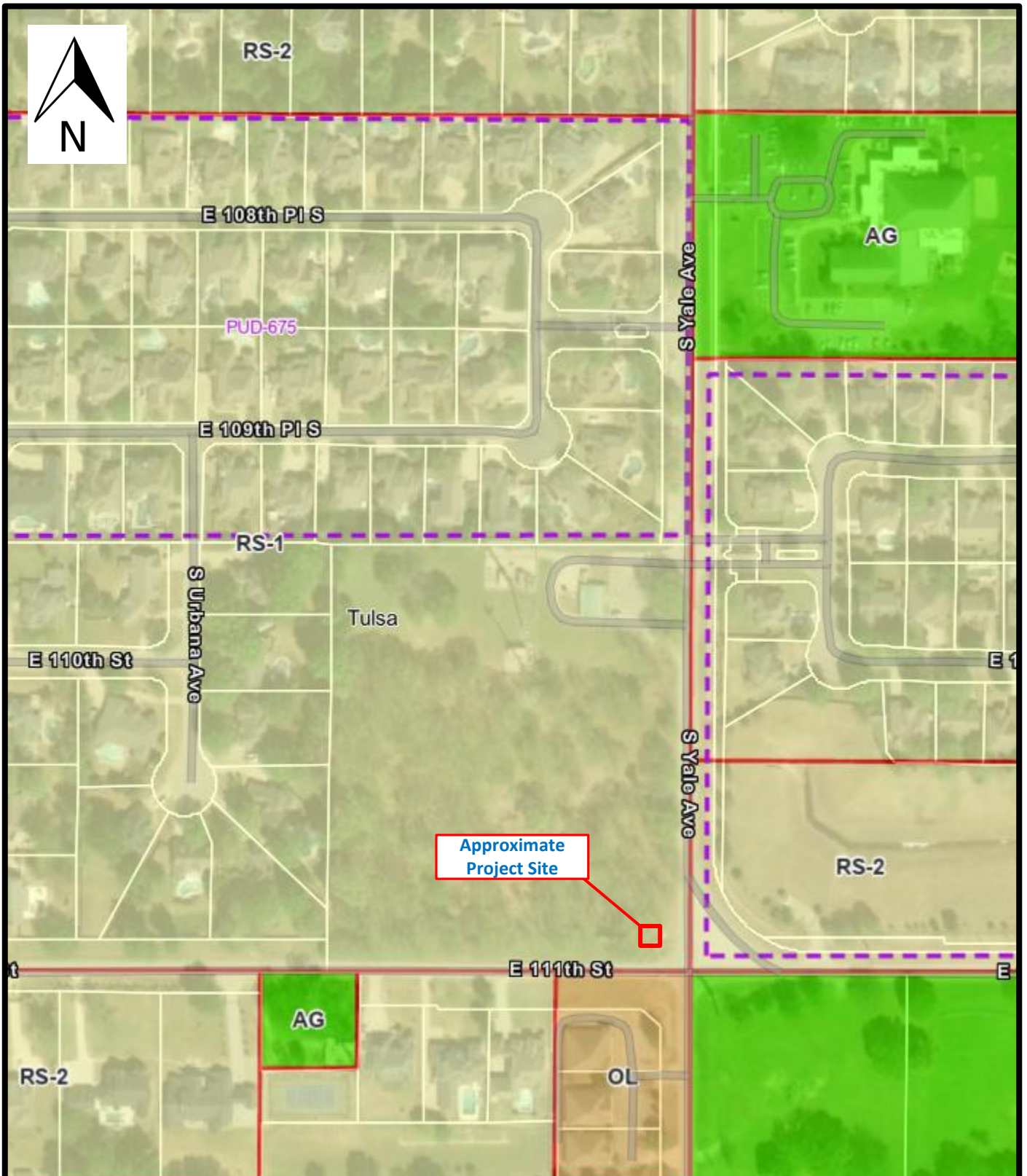
Not To Scale

April 1, 2026

Figure 2



**A & M Engineering and
Environmental Services, Inc.**
Consulting - Design - Construction - Remediation



Approximate Project Site



A & M Engineering and Environmental Services, Inc.
Consulting - Design - Construction - Remediation

Zoning Map

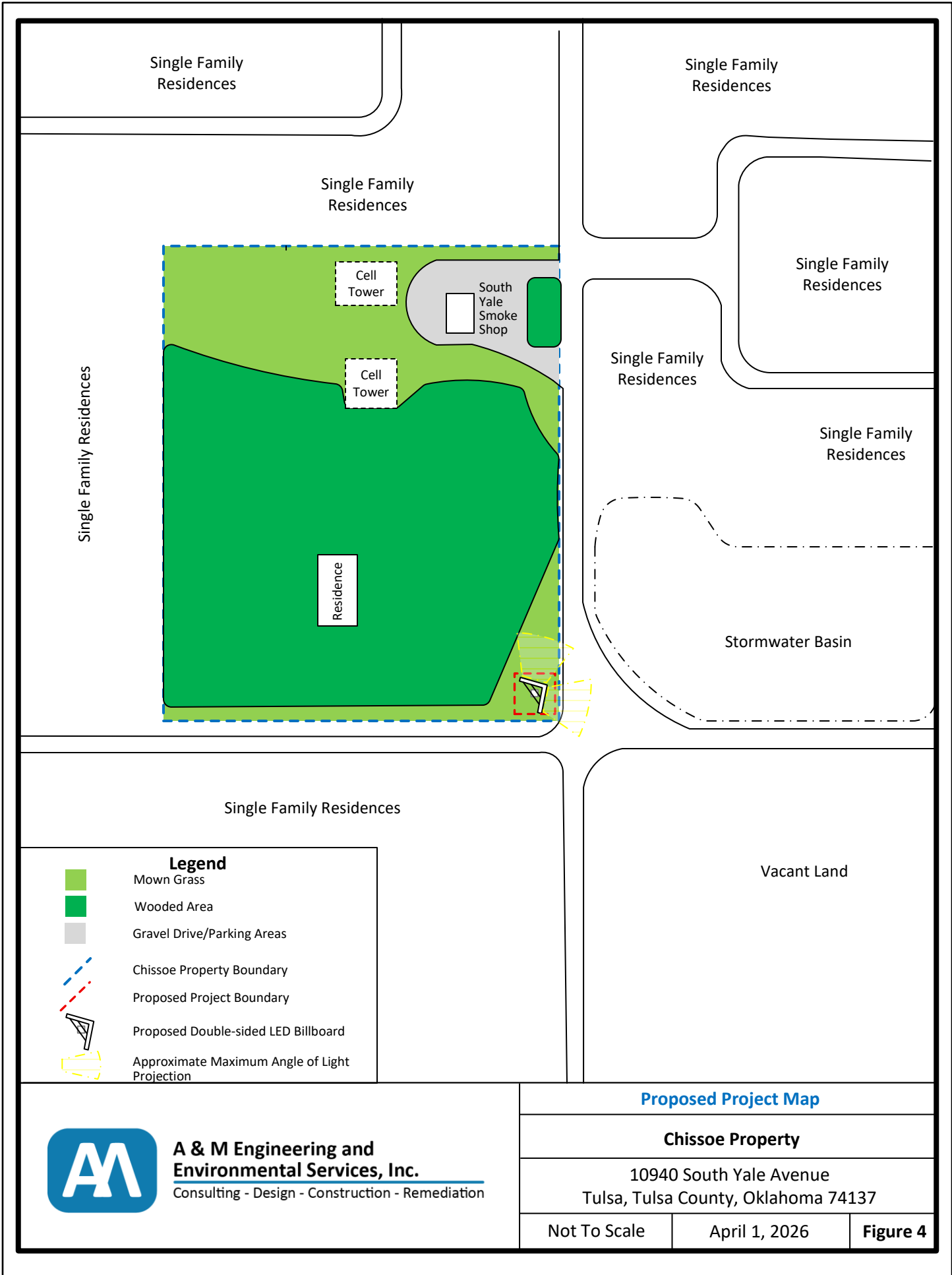
Chisoe Property

10940 South Yale Avenue
Tulsa, Tulsa County, Oklahoma 74137

Not To Scale

April 1, 2026

Figure 3



Single Family Residences

Single Family Residences

Single Family Residences

Single Family Residences

Single Family Residences

Cell Tower

South Yale Smoke Shop

Cell Tower

Single Family Residences

Single Family Residences

Residence

Stormwater Basin

Single Family Residences

Vacant Land

- Legend**
- Mown Grass
 - Wooded Area
 - Gravel Drive/Parking Areas
 - Chissoe Property Boundary
 - Proposed Project Boundary
 - Proposed Double-sided LED Billboard
 - Approximate Maximum Angle of Light Projection

Proposed Project Map

Chissoe Property

10940 South Yale Avenue
Tulsa, Tulsa County, Oklahoma 74137



A & M Engineering and Environmental Services, Inc.
Consulting - Design - Construction - Remediation

Not To Scale

April 1, 2026

Figure 4



Legend	
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT	
SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRs
OTHER AREAS	Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

Flood Map

Chissoe Property

10940 South Yale Avenue
Tulsa, Tulsa County, Oklahoma 74137

Not To Scale

April 1, 2026

Figure 5



A & M Engineering and Environmental Services, Inc.
Consulting - Design - Construction - Remediation



Approximate
Project Site

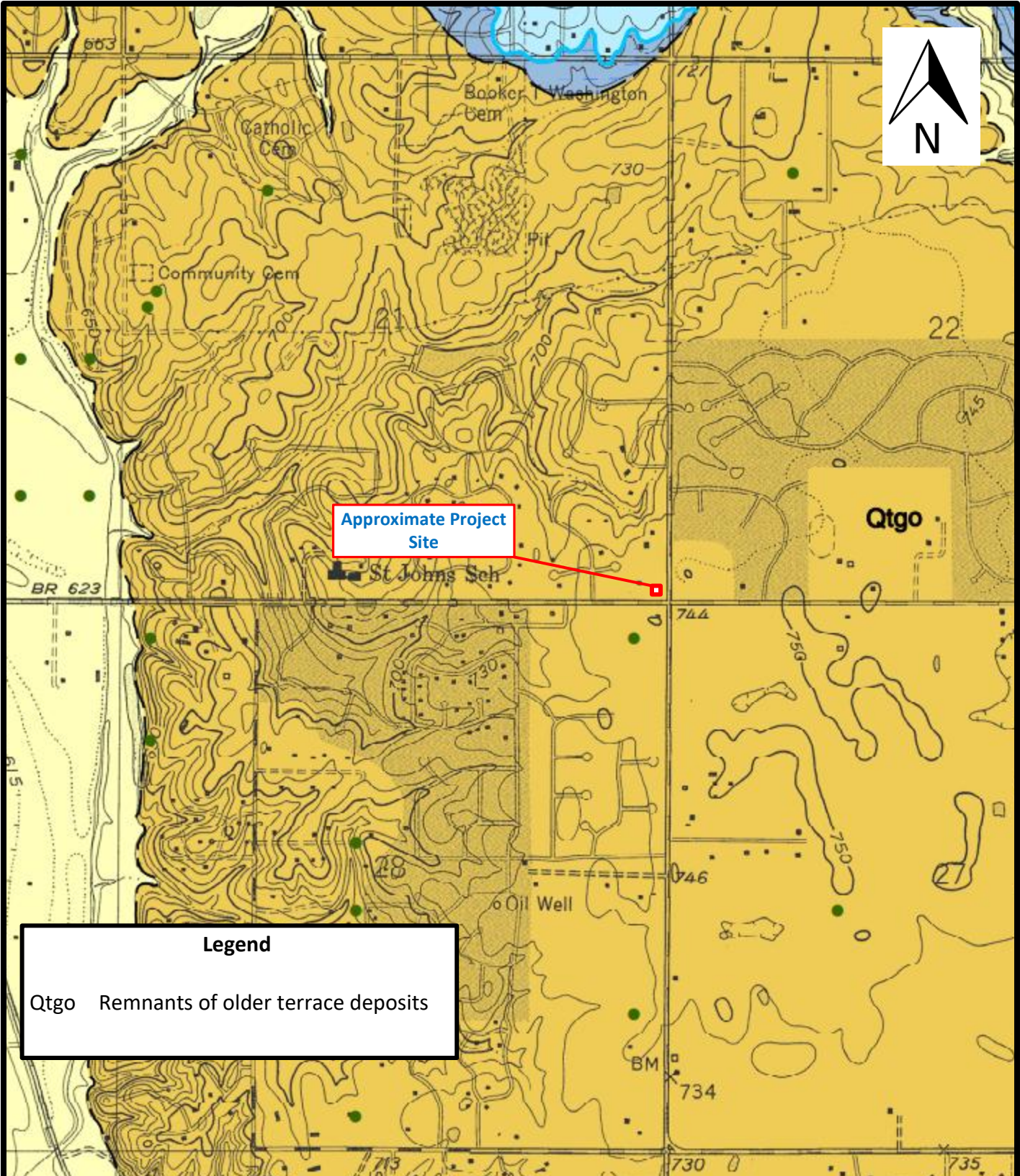


Legend	
Map Unit Symbol	Map Unit Name
28	Larton-Glenpool complex, 0-3% slopes



**A & M Engineering and
Environmental Services, Inc.**
Consulting - Design - Construction - Remediation

Soil Map		
Chissee Property		
10940 South Yale Avenue Tulsa, Tulsa County, Oklahoma 74137		
Not To Scale	April 1, 2026	Figure 6



Legend

Qtgo Remnants of older terrace deposits



A & M Engineering and Environmental Services, Inc.
Consulting - Design - Construction - Remediation

Geology Map

Chisoe Property

10940 South Yale Avenue
Tulsa, Tulsa County, Oklahoma 74137

Not To Scale









April 1, 2026

Figure 7



Legend

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine



A & M Engineering and Environmental Services, Inc.
Consulting - Design - Construction - Remediation

National Wetlands Inventory Map

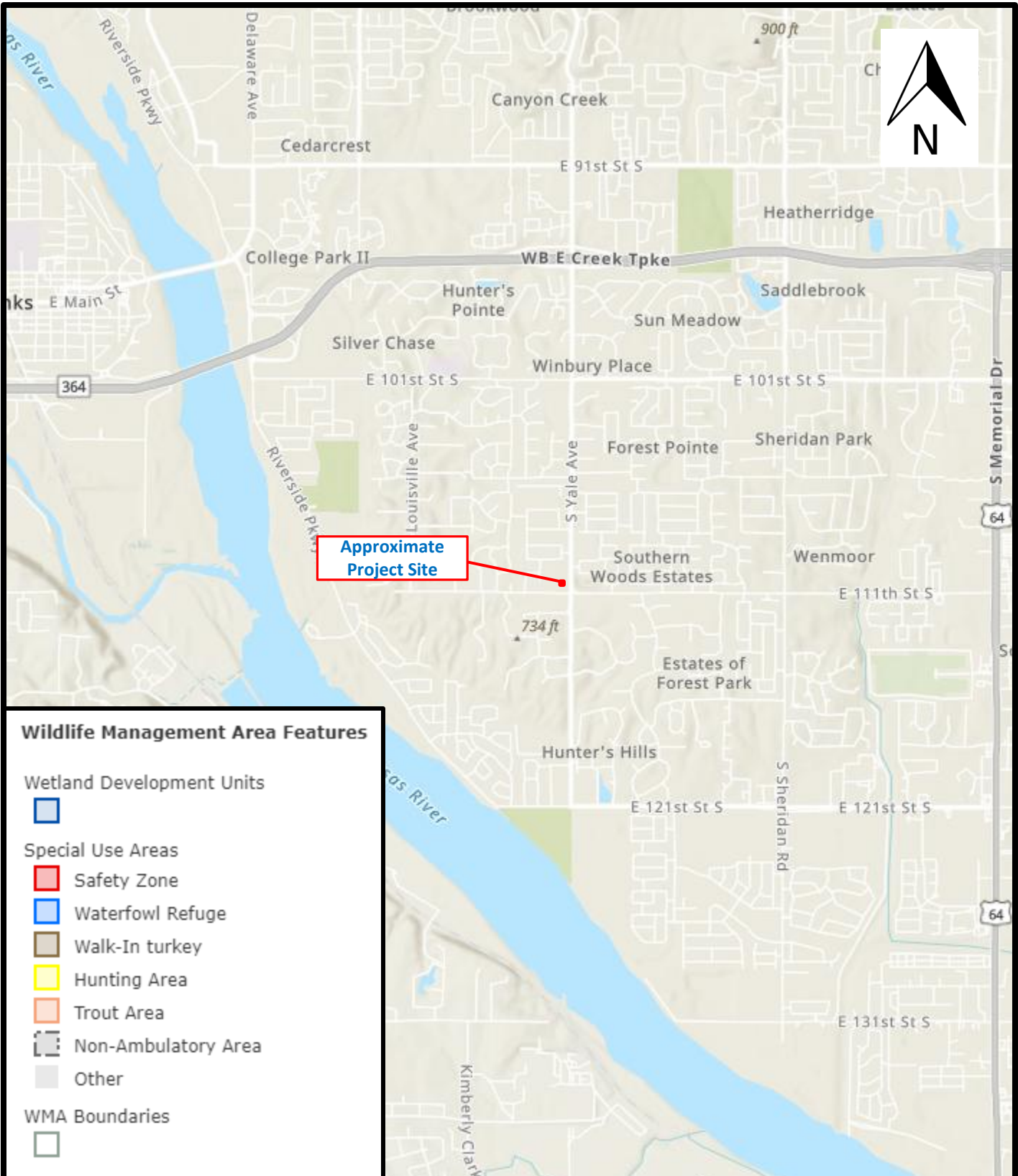
Chissee Property

10940 South Yale Avenue
Tulsa, Tulsa County, Oklahoma 74137

Not To Scale

April 1, 2026

Figure 8



Wildlife Management Area Features

- Wetland Development Units
 -
- Special Use Areas
 - Safety Zone
 - Waterfowl Refuge
 - Walk-In turkey
 - Hunting Area
 - Trout Area
 - Non-Ambulatory Area
 - Other
- WMA Boundaries
 -

Wildlife Conservation and Management Area Map

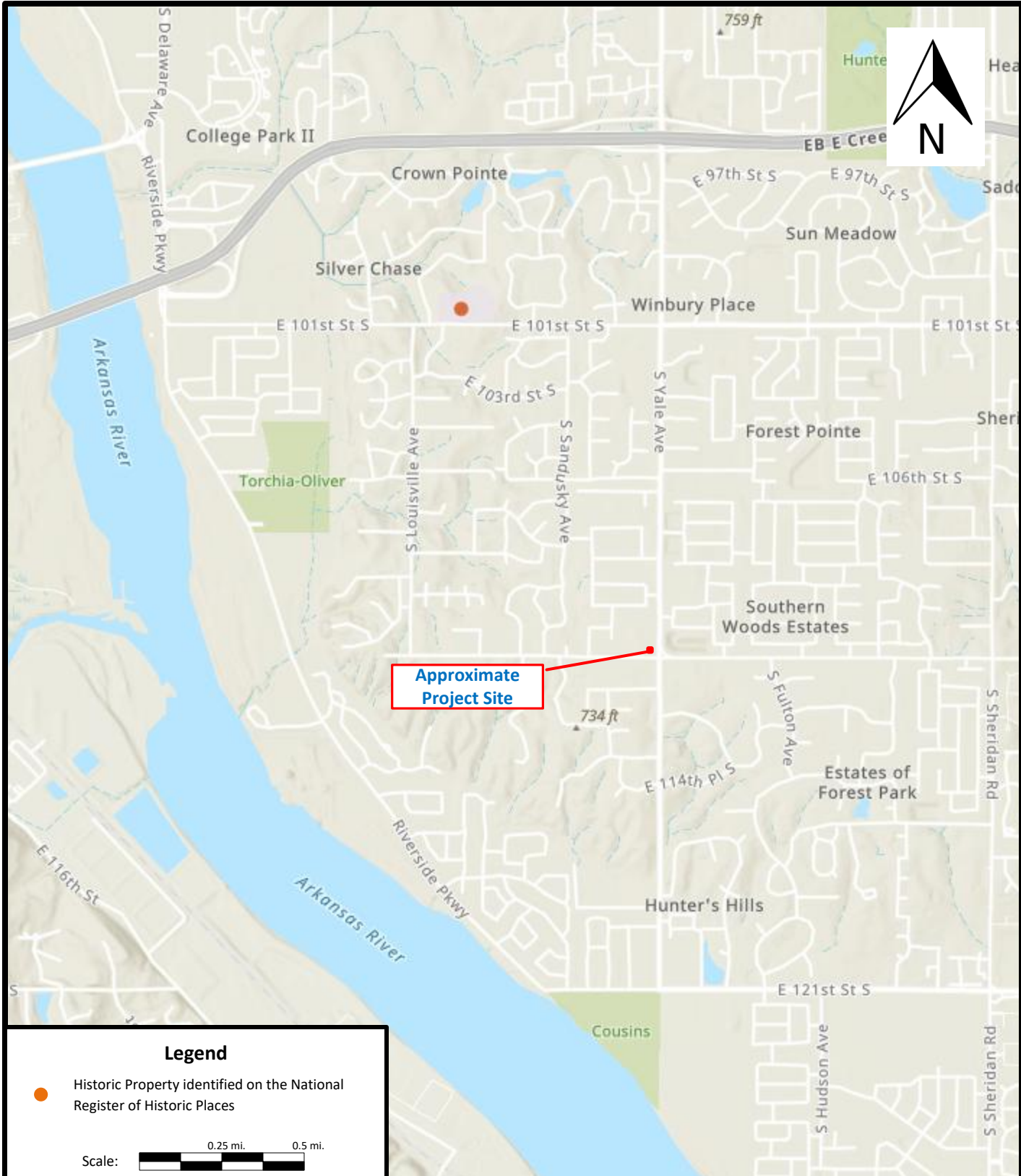
Chisoe Property

10940 South Yale Avenue
Tulsa, Tulsa County, Oklahoma 74137

Not To Scale	April 1, 2026	Figure 9
--------------	---------------	-----------------



A & M Engineering and Environmental Services, Inc.
Consulting - Design - Construction - Remediation



Legend

- Historic Property identified on the National Register of Historic Places



A & M Engineering and Environmental Services, Inc.
 Consulting - Design - Construction - Remediation

Historic Properties Map

Chissee Property

10940 South Yale Avenue
 Tulsa, Tulsa County, Oklahoma 74137

Not To Scale

April 1, 2026

Figure 10

Appendix B
Photographic Record

PHOTO 1



The Site from the south, looking north.

PHOTO 2



The Site from the southeast, looking northwest toward an adjoining residence.

PHOTO 3



The Site from the east, looking west.

PHOTO 4



The Site from the north, looking south.

PHOTO 5



The adjoining property to the north.

PHOTO 6



The adjoining property to the east.



A & M Engineering and Environmental Services, Inc.
Consulting - Design - Construction - Remediation

Photographic Record

Chissoe Property

10940 South Yale Avenue
Tulsa, Tulsa County, Oklahoma 74137

PHOTO 7



The adjoining property to the southeast.

PHOTO 8



The adjoining property to the south.



A & M Engineering and Environmental Services, Inc.
Consulting - Design - Construction - Remediation

Photographic Record

Chissoe Property

10940 South Yale Avenue
Tulsa, Tulsa County, Oklahoma 74137

Appendix C
Endangered Species Information



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Oklahoma Ecological Services Field Office
9014 East 21st Street
Tulsa, OK 74129-1428
Phone: (918) 581-7458 Fax: (918) 581-7467

In Reply Refer To:

05/28/2026 19:38:53 UTC

Project Code: 2026-0058308

Project Name: Chissoe Property Billboard

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Oklahoma Ecological Services Field Office

9014 East 21st Street

Tulsa, OK 74129-1428

(918) 581-7458

PROJECT SUMMARY

Project Code: 2026-0058308
Project Name: Chissoe Property Billboard
Project Type: Commercial Development
Project Description: Erection of a two-faced LED digital billboard on restricted Indian Land affecting approximately 2,000 square feet. Total height: 30 feet. Billboard faces will measure 10 feet by 30 feet. Billboard faces will be visible from the north-northeast and east.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@36.00301435,-95.92243882305475,14z>



Counties: Tulsa County, Oklahoma

ENDANGERED SPECIES ACT SPECIES

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Piping Plover <i>Charadrius melodus</i> Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered. There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6039	Threatened
Rufa Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened

REPTILES

NAME	STATUS
Alligator Snapping Turtle <i>Macrochelys temminckii</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4658	Proposed Threatened

INSECTS

NAME	STATUS
American Burying Beetle <i>Nicrophorus americanus</i> Population: Wherever found, except where listed as an experimental population No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/66	Threatened
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

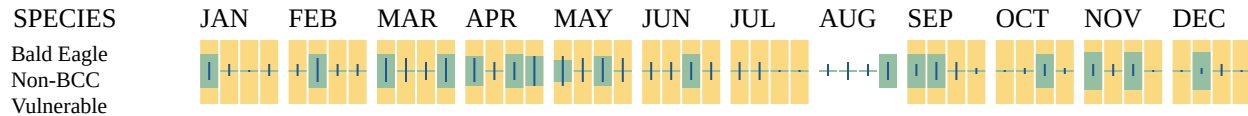
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

A week is marked as having no data if there were no survey events for that week.

■ probability of presence ■ breeding season | survey effort - no data



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Golden-plover <i>Pluvialis dominica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10561	Breeds elsewhere
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

NAME	BREEDING SEASON
<p>Chimney Swift <i>Chaetura pelagica</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9406</p>	Breeds Mar 15 to Aug 25
<p>Kentucky Warbler <i>Geothlypis formosa</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9443</p>	Breeds Apr 20 to Aug 20
<p>Least Tern <i>Sternula antillarum antillarum</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/11919</p>	Breeds Apr 25 to Sep 5
<p>Lesser Yellowlegs <i>Tringa flavipes</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9679</p>	Breeds elsewhere
<p>Little Blue Heron <i>Egretta caerulea</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/9477</p>	Breeds Mar 10 to Oct 15
<p>Pectoral Sandpiper <i>Calidris melanotos</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9561</p>	Breeds elsewhere
<p>Prairie Loggerhead Shrike <i>Lanius ludovicianus excubitorides</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/8833</p>	Breeds Feb 1 to Jul 31
<p>Prothonotary Warbler <i>Protonotaria citrea</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9439</p>	Breeds Apr 1 to Jul 31
<p>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9398</p>	Breeds May 10 to Sep 10

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental](#)

[Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

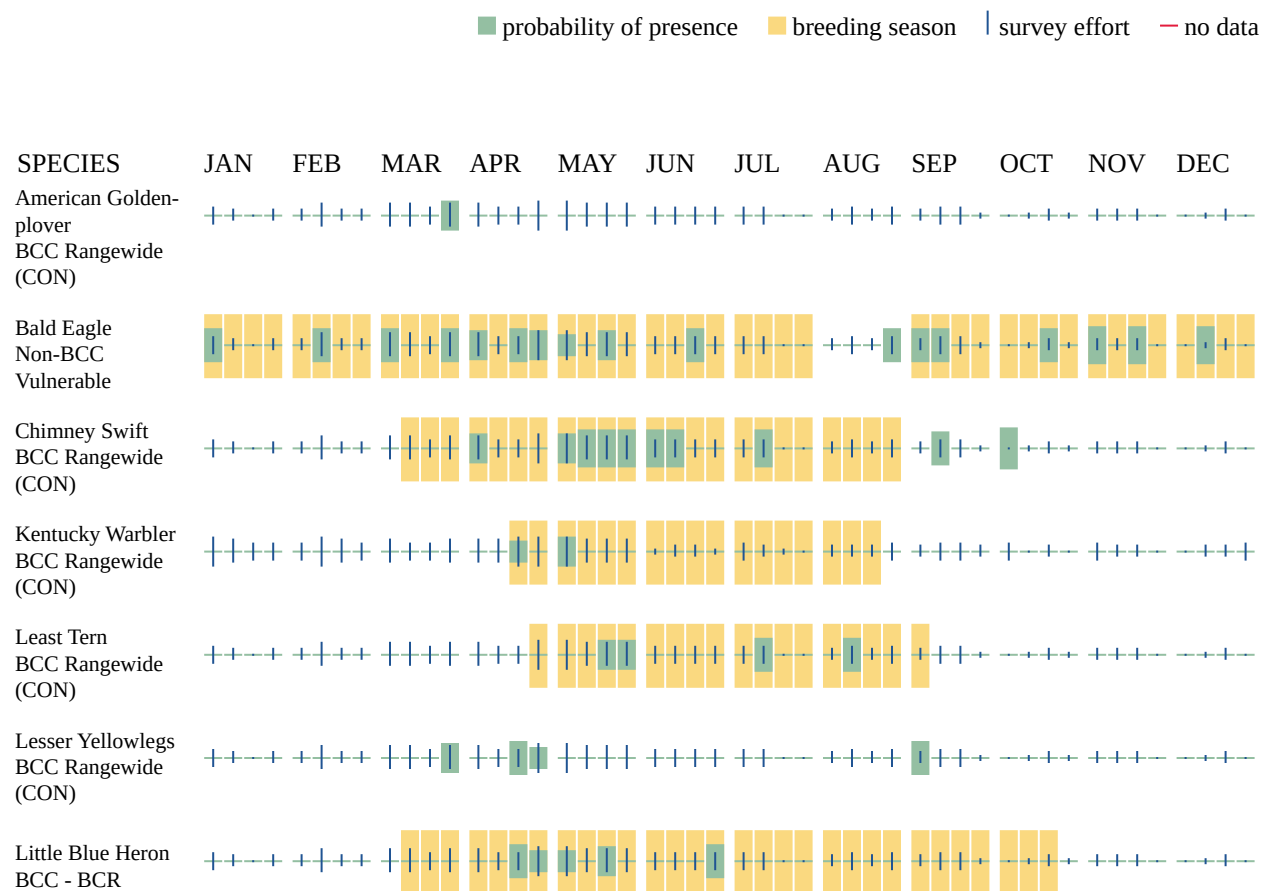
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

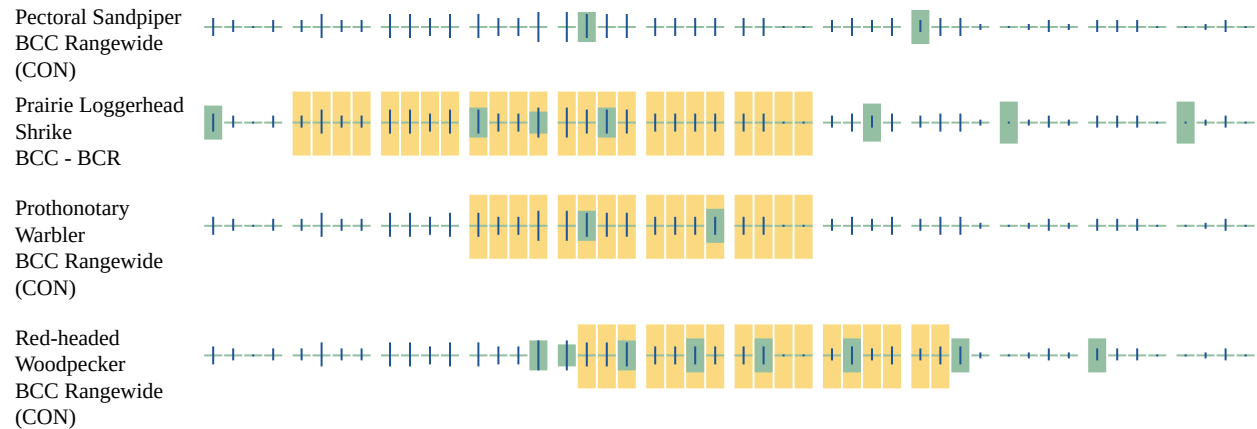
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: A and M Engineering and Environmental Services, Inc.

Name: Justin Scott

Address: 10100 East 16th Street

City: Tulsa

State: OK

Zip: 74128

Email: jscott@aandmengineering.com

Phone: 9186656575

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Bureau of Indian Affairs



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Oklahoma Ecological Services Field Office
9014 East 21st Street
Tulsa, OK 74129-1428
Phone: (918) 581-7458 Fax: (918) 581-7467

In Reply Refer To:
Project code: 2026-0058308
Project Name: Chissoe Property Billboard

05/28/2026 19:37:23 UTC

Federal Nexus: yes
Federal Action Agency (if applicable): Bureau of Indian Affairs

Subject: Record of project representative's no effect determination for 'Chissoe Property Billboard'

Dear Justin Scott:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on May 28, 2026, for 'Chissoe Property Billboard' (here forward, Project). This project has been assigned Project Code 2026-0058308 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the **Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey)**, invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

Determination for the Northern Long-Eared Bat and/or Tricolored Bat

Based upon your IPaC submission and a standing analysis, your project has reached the following effect determinations:

Species	Listing Status	Determination
----------------	-----------------------	----------------------

Tricolored Bat (*Perimyotis subflavus*)Proposed
Endangered

No effect

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Alligator Snapping Turtle *Macrochelys temminckii* Proposed Threatened
- American Burying Beetle *Nicrophorus americanus* Threatened
- Eastern Black Rail *Laterallus jamaicensis jamaicensis* Threatened
- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Piping Plover *Charadrius melodus* Threatened
- Rufa Red Knot *Calidris canutus rufa* Threatened

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

Next Steps

If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the species covered by this key. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the Oklahoma Ecological Services Field Office and reference Project Code 2026-0058308 associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Chissoe Property Billboard

2. Description

The following description was provided for the project 'Chissoe Property Billboard':

Erection of a two-faced LED digital billboard on restricted Indian Land affecting approximately 2,000 square feet. Total height: 30 feet. Billboard faces will measure 10 feet by 30 feet. Billboard faces will be visible from the north-northeast and east.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@36.00301435,-95.92243882305475,14z>



DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the species covered by this determination key. Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer 'yes' to this question.

Yes

6. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

No

7. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

Note: This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

No

8. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

No

9. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

No

10. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

Automatically answered

No

11. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

12. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

No

13. Is the action located in New England (CT, MA, ME, NH, RI, or VT)?

No

14. Will the action cause effects to a bridge?

Note: Covered bridges should be considered as bridges in this question.

No

15. Will the action result in effects to a culvert or tunnel at any time of year?

No

16. Are trees present within 1000 feet of the action area? **Note:** If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in the USFWS' [Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines](#).

Yes

17. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

18. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

No

19. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

20. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

21. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

22. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

Note: For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

23. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

No

24. Will the action include drilling or blasting?

Yes

25. Will the drilling or blasting produce noise or vibrations above existing background levels that will affect suitable summer habitat for northern long-eared bats and/or tricolored bats?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and/or tricolored bat, can be found in the USFWS' [Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

No

26. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use at night)?

No

27. Will the proposed action involve the use of herbicides or pesticides (e.g., fungicides, insecticides, or rodenticides)?

No

28. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season? Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in the USFWS' [Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines](#).

No

29. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable forested northern long-eared bat or tricolored bat roosting habitat? **Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in the USFWS' [Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines](#).

Yes

30. Will the action cause an increase in the extent of suitable forested habitat exposed to artificial lighting?

No

31. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

No

32. Will the proposed action result in the use of prescribed fire?

Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

No

33. Does the action area intersect the tricolored bat species list area?

Automatically answered

Yes

34. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

Automatically answered

No

35. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

36. Has a presence/probable absence bat survey targeting the [tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

37. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities? (If unsure, answer ""Yes."" **Note:** If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

Yes

38. Do you have any documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

IPAC USER CONTACT INFORMATION

Agency: A and M Engineering and Environmental Services, Inc.

Name: Justin Scott

Address: 10100 East 16th Street

City: Tulsa

State: OK

Zip: 74128

Email: jscott@aandmengineering.com

Phone: 9186656575

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Bureau of Indian Affairs



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Oklahoma Ecological Services Field Office
9014 East 21st Street
Tulsa, OK 74129-1428
Phone: (918) 581-7458 Fax: (918) 581-7467

In Reply Refer To:

03/04/2026 20:47:43 UTC

Project code: 2026-0058308

Project Name: Chissoe Property Billboard

Subject: Technical Assistance letter for 'Chissoe Property Billboard' project for a No Effect determination for the American burying beetle

Dear Justin Scott:

The U.S. Fish and Wildlife Service (Service) received on **March 04, 2026** your effect determination(s) for the 'Chissoe Property Billboard' (the Action) using the American burying beetle (*Nicrophorus americanus*) determination key within the Information for Planning and Consultation (IPaC) system.

The Service developed this system in accordance with the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.)

Based on your consideration of the Action and the assistance in the Service's American burying beetle determination key, you have determined that your proposed action will have No Effect on the American burying beetle.

Your agency has met consultation requirements for these species by informing the Service of your "no effect" determination. No further consultation for this project is required for the American burying beetle. This technical assistance letter confirms you may rely on effect determinations you reached by considering the American burying beetle DKey to satisfy agency consultation requirements under Section 7(a) (2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 et seq.; ESA).

Coordination with your local Ecological Services Office is complete for the American burying beetle. If your project may affect additional listed species, please contact your local Ecological Services Field Office for assistance with those species. Thank you for considering Federally-listed species during your project planning.

This letter covers only the American burying beetle. It **does not** apply to the following ESA-protected species that also may occur in the Action area:

- Alligator Snapping Turtle *Macrochelys temminckii* Proposed Threatened
- Monarch Butterfly *Danaus plexippus* Proposed Threatened

- Piping Plover *Charadrius melodus* Threatened
- Rufa Red Knot *Calidris canutus rufa* Threatened
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

If your project may affect additional listed species, you must evaluate additional DKeys for other species, or submit a request for consultation for the additional species to your local Ecological Services Field Office.

The Service recommends that your agency contact the Service or re-evaluate the project in IPaC if: 1) the scope or location of the proposed project is changed significantly, 2) new information reveals that the action may affect listed species or designated critical habitat; 3) the action is modified in a manner that causes effects to listed species or designated critical habitat; or 4) a new species is listed or critical habitat designated. If any of the above conditions occurs, additional consultation should take place before project changes are final or resources committed.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Chissoe Property Billboard

2. Description

The following description was provided for the project 'Chissoe Property Billboard':

Erection of a two-faced LED digital billboard on restricted Indian Land affecting approximately 2,000 square feet. Total height: 30 feet. Billboard faces will measure 10 feet by 30 feet.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@36.00301425,-95.92243882375931,14z>



QUALIFICATION INTERVIEW

1. Is the action authorized, funded, or being carried out by a Federal agency?

Yes

2. Have you determined that the proposed action will have “no effect” on the American burying beetle? (If you are unsure select "No")

No

3. Will your activity **purposefully take** American burying beetles?

No

4. Is your project wholly inside the 4d rule Analysis Area? For areas of your project occurring inside the Analysis Area (New England, Northern Plains, Southern Plains), your project may qualify for exemptions. For areas of your project occurring outside the Analysis Area, all incidental take is exempted according to the ABB 4d Rule.

Automatically answered

Yes

5. Is American burying beetle [suitable habitat](#) present within the action area?

No

PROJECT QUESTIONNAIRE

Please select the activity that best matches your proposed action.

1. Soil disturbance related to urban expansion or construction of structures

If you chose 13 above, please describe below. If you did not choose 13 above, please type "0".

0

IPAC USER CONTACT INFORMATION

Agency: A and M Engineering and Environmental Services, Inc.

Name: Justin Scott

Address: 10100 East 16th Street

City: Tulsa

State: OK

Zip: 74128

Email: jscott@aandmengineering.com

Phone: 9186656575

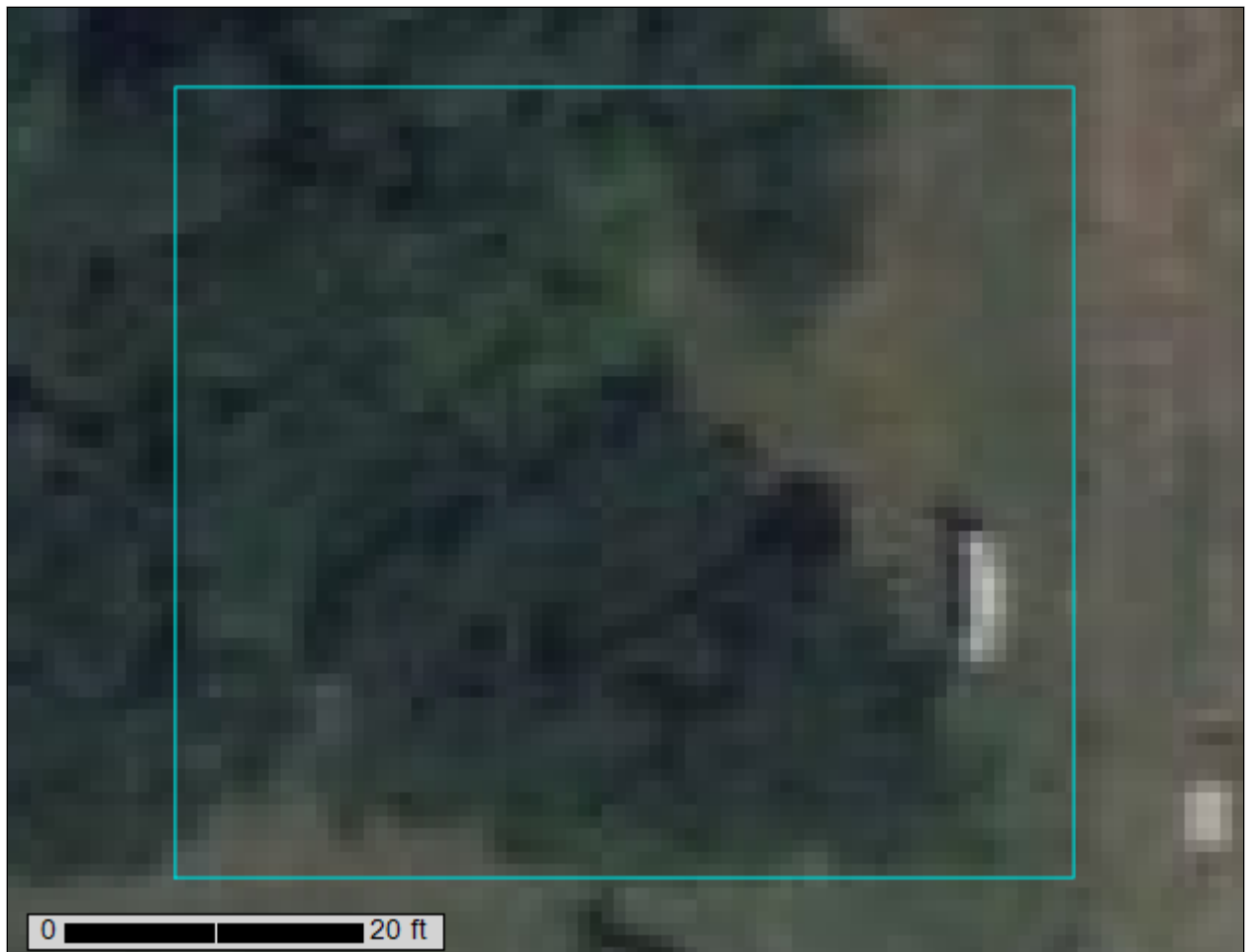
LEAD AGENCY CONTACT INFORMATION

Lead Agency: The Muscogee (Creek) Nation

Appendix D
NRCS Soil Report

Custom Soil Resource Report for Tulsa County, Oklahoma

Chissoe Property



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map (Chissoe Property)



Soil Map may not be valid at this scale.


Map Scale: 1:136 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tulsa County, Oklahoma
 Survey Area Data: Version 21, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 12, 2022—Jun 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Chissoe Property)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Larton-Glenpool complex, 0 to 3 percent slopes	0.1	100.0%
Totals for Area of Interest		0.1	100.0%

Map Unit Descriptions (Chissoe Property)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Tulsa County, Oklahoma

28—Larton-Glenpool complex, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 3117
Landscape: Valleys
Elevation: 500 to 1,000 feet
Mean annual precipitation: 38 to 46 inches
Mean annual air temperature: 57 to 66 degrees F
Frost-free period: 190 to 220 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Larton and similar soils: 80 percent
Glenpool and similar soils: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Larton

Setting

Landscape: Valleys
Landform: Paleoterraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy and sandy alluvium and/or eolian deposits

Typical profile

A - 0 to 11 inches: loamy fine sand
E - 11 to 30 inches: loamy fine sand
Bt1 - 30 to 36 inches: sandy clay loam
Bt2 - 36 to 54 inches: sandy clay loam
Bt3 - 54 to 66 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: R118BY007OK - Sandy Hillslope
Forage suitability group: Unnamed (G118BY019OK)
Other vegetative classification: Unnamed (G118BY019OK)
Hydric soil rating: No

Description of Glenpool

Setting

Landscape: Valleys
Landform: Dunes on dune fields on paleoterraces
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Eolian sands

Typical profile

A - 0 to 4 inches: loamy fine sand
E - 4 to 41 inches: fine sand
E and Bt - 41 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: R118BY007OK - Sandy Hillslope
Forage suitability group: Unnamed (G118BY049OK)
Other vegetative classification: Unnamed (G118BY049OK)
Hydric soil rating: No

References

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- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Appendix E
Consultation Letters



REALTY TRUST SERVICES
PO BOX 580
OKMULGEE, OK 74447

August 4, 2025

Holly Weyers, Regional Director - Southeast
United States Geological Survey
3916 Sunset Ridge Road
Raleigh, NC 27607

Ref: Consultation re: Potential Impacts Related to Installation of a single pole outdoor advertising display on property located directly North West corner of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK 74137

Ms. Weyers:

The United States Bureau of Indian Affairs (BIA) has under consideration an application requesting the Secretary of the United States Department of the Interior to accept a Business Lease of approximately 0.0574 acres of land (more or less), for each site, currently held by the heirs of Pauline Chisholm, Creek 9474 (restricted Indian land).

The parent tract of the project site consists of one (1) parcel of land measuring approximately 8.2 acres located directly North West of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK. Exhibit A (attached) depicts the location of the parent tract.

The project site within this parent tract consists of a 50-foot by 50-foot square tracts of land. The Muscogee (Creek) Nation, acting on behalf of the BIA, is in the process of preparing a Business Lease between Gemini Outdoor Advertising and the heirs of Pauline Chisholm. The purpose of the lease is for the design, construction, and operation of an outdoor advertising display in the future. Exhibit B (attached) depicts the site boundaries and the approximate location of the proposed outdoor advertising sign.

Federal review procedures require that this project be conducted in compliance with the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA). The purpose of this notice is to inform you of the proposed activities and to solicit your comments regarding potential concerns or impacts related to the lease and subsequent development of the site. Any concerns or comments you have should be received by this office no later than thirty (30) days from the date of receipt of this consultation request.

If you have any questions, please do not hesitate to contact Ms. Belinda Greene, of my staff, at (918) 732-7705 or via email at bgreene@muscogeenation.com.

Sincerely,


Sonya J. McIntosh, Director
Realty Trust Services
Muscogee (Creek) Nation

Attachments
SJM/bg

DAVID W. HILL
PRINCIPAL CHIEF

DEL BEAVER
SECOND CHIEF



DAVID W. HILL
PRINCIPAL CHIEF

DEL BEAVER
SECOND CHIEF

REALTY TRUST SERVICES
PO BOX 580
OKMULGEE, OK 74447

August 4, 2025

Lynda Ozan, Deputy State Historic Preservation Officer
State Historic Preservation Office
Oklahoma Historical Society
800 Nazih Zuhdi Drive
Oklahoma City, OK 73105

Ref: Section 106 Consultation re: Potential Impacts Related to Installation of a single pole outdoor advertising display on property located directly North West corner of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK 74137

Ms. Ozan:

The United States Bureau of Indian Affairs (BIA) has under consideration an application requesting the Secretary of the United States Department of the Interior to accept a Business Lease of approximately 0.0574 acres of land (more or less), for each site, currently held by the heirs of Pauline Chisholm, Creek 9474 (restricted Indian land).


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Sincerely,


Sonya J. McIntosh, Director
Realty Trust Services
Muscogee (Creek) Nation
Attachments
SJM/bg

THE MUSCOGEE (CREEK) NATION
918.732.7600 | 800.482.1979 | MuscogeeNation.com



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OKMULGEE, OK 74447

DAVID W. HILL
PRINCIPAL CHIEF

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SECOND CHIEF

August 4, 2025

Kary Stackelbeck, PhD
State Archaeologist
University of Oklahoma – Archaeological Survey
111 Chesapeake Street
Norman, OK 73019

Ref: Section 106 Consultation re: Potential Impacts Related to Installation of a single pole outdoor advertising display on property located directly North West corner of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK 74137

Dr. Stackelbeck:

The United States Bureau of Indian Affairs (BIA) has under consideration an application requesting the Secretary of the United States Department of the Interior to accept a Business Lease of approximately 0.0574 acres of land (more or less), for each site, currently held by the heirs of Pauline Chisholm, Creek 9474 (restricted Indian land).

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Sincerely,


Sonya J. McIntosh, Director
Realty Trust Services
Muscogee (Creek) Nation

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REALTY TRUST SERVICES
PO BOX 580
OKMULGEE, OK 74447

August 4, 2025

Colonel Timothy P. Hudson
Commander and District Engineer
US Army Corps of Engineers - Tulsa District
2488 East 81st Street
Tulsa, OK 74137

Ref: Consultation re: Potential Impacts Related to Installation of a single pole outdoor advertising display on property located directly North West corner of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK 74137

Colonel Hudson:

The United States Bureau of Indian Affairs (BIA) has under consideration an application requesting the Secretary of the United States Department of the Interior to accept a Business Lease of approximately 0.0574 acres of land (more or less), for each site, currently held by the heirs of Pauline Chisholm, Creek 9474 (restricted Indian land).

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Sincerely,


Sonya J. Mentosh, Director
Realty Trust Services
Muscogee (Creek) Nation

Attachments
SJM/bg

DAVID W. HILL
PRINCIPAL CHIEF

DEL BEAVER
SECOND CHIEF



REALTY TRUST SERVICES
PO BOX 580
OKMULGEE, OK 74447

August 4, 2025

Suzen Rodesney, Director
Oklahoma Department of Mines
2915 North Classen Boulevard, Suite 213
Oklahoma City, OK 73106

Ref: Consultation re: Potential Impacts Related to Installation of a single pole outdoor advertising display on property located directly North West corner of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK 74137

Ms. Rodesney:

The United States Bureau of Indian Affairs (BIA) has under consideration an application requesting the Secretary of the United States Department of the Interior to accept a Business Lease of approximately 0.0574 acres of land (more or less), for each site, currently held by the heirs of Pauline Chisholm, Creek 9474 (restricted Indian land).

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Sincerely,


Sonya J. McIntosh, Director
Realty Trust Services
Muscogee (Creek) Nation

Attachments
SJM/bg

DAVID W. HILL
PRINCIPAL CHIEF

DEL BEAVER
SECOND CHIEF



REALTY TRUST SERVICES
PO BOX 580
OKMULGEE, OK 74447

August 4, 2025

Bill Dinkines, Wildlife Chief
Oklahoma Department of Wildlife Conservation
PO Box 53465
Oklahoma City, OK 73152

Ref: Consultation re: Potential Impacts Related to Installation of a single pole outdoor advertising display on property located directly North West corner of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK 74137

Mr. Dinkines:

The United States Bureau of Indian Affairs (BIA) has under consideration an application requesting the Secretary of the United States Department of the Interior to accept a Business Lease of approximately 0.0574 acres of land (more or less), for each site, currently held by the heirs of Pauline Chisholm, Creek 9474 (restricted Indian land).

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Sincerely,


Sonya J. McIntosh, Director
Realty Trust Services
Muscogee (Creek) Nation

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DAVID W. HILL
PRINCIPAL CHIEF

DEL BEAVER
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DAVID W. HILL
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REALTY TRUST SERVICES
PO BOX 580
OKMULGEE, OK 74447

August 4, 2025

Eli Bridge, Interim Director
Oklahoma Biological Survey
111 Chesapeake Street
Norman, OK 73019

Ref: Consultation re: Potential Impacts Related to Installation of a single pole outdoor advertising display on property located directly North West corner of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK 74137

Dr. Bridge:

The United States Bureau of Indian Affairs (BIA) has under consideration an application requesting the Secretary of the United States Department of the Interior to accept a Business Lease of approximately 0.0574 acres of land (more or less), for each site, currently held by the heirs of Pauline Chisholm, Creek 9474 (restricted Indian land).

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Sincerely,

Sonya J. McIntosh, Director
Realty Trust Services
Muscogee (Creek) Nation

Attachments
SJM/bg



REALTY TRUST SERVICES
PO BOX 580
OKMULGEE, OK 74447

DAVID W. HILL
PRINCIPAL CHIEF

DEL BEAVER
SECOND CHIEF

August 4, 2025

Jonathan Phillips, CFM
State NFIP Coordinator
Oklahoma Water Resources Board
3800 North Classen Boulevard
Oklahoma City, OK 73118

Ref: Consultation re: Potential Impacts Related to Installation of a single pole outdoor advertising display on property located directly North West corner of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK 74137

Mr. Phillips:

The United States Bureau of Indian Affairs (BIA) has under consideration an application requesting the Secretary of the United States Department of the Interior to accept a Business Lease of approximately 0.0574 acres of land (more or less), for each site, currently held by the heirs of Pauline Chisholm, Creek 9474 (restricted Indian land).

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Sincerely,

Sonya J. McIntosh, Director
Realty Trust Services
Muscogee (Creek) Nation

Attachments
SJM/bg



REALTY TRUST SERVICES
PO BOX 580
OKMULGEE, OK 74447

August 4, 2025

Troy Hill, Director
United States Environmental Protection Agency
Water Division - Region 6
1201 Elm Street
Dallas, TX 75270

Ref: Consultation re: Potential Impacts Potential Impacts Related to Installation of a single pole outdoor advertising display on property located directly North West corner of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK 74137

Mr. Hill:

The United States Bureau of Indian Affairs (BIA) has under consideration an application requesting the Secretary of the United States Department of the Interior to accept a Business Lease of approximately 0.0574 acres of land (more or less), for each site, currently held by the heirs of Pauline Chisholm, Creek 9474 (restricted Indian land).

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The project site within this parent tract consists of a 50-foot by 50-foot square tracts of land. The Muscogee (Creek) Nation, acting on behalf of the BIA, is in the process of preparing a Business Lease between Gemini Outdoor Advertising and the heirs of Pauline Chisholm. The purpose of the lease is for the design, construction, and operation of an outdoor advertising display in the future. Exhibit B (attached) depicts the site boundaries and the approximate location of the proposed outdoor advertising sign.

Federal review procedures require that this project be conducted in compliance with the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA). The purpose of this notice is to inform you of the proposed activities and to solicit your comments regarding potential concerns or impacts related to the lease and subsequent development of the site. Any concerns or comments you have should be received by this office no later than thirty (30) days from the date of receipt of this consultation request.

If you have any questions, please do not hesitate to contact Ms. Belinda Greene, of my staff, at (918) 732-7705 or via email at bgreene@muscogeenation.com.

Sincerely,

Sonya J. McIntosh, Director
Realty Trust Services
Muscogee (Creek) Nation

Attachments
SJM/bg

DAVID W. HILL
PRINCIPAL CHIEF

DEL BEAVER
SECOND CHIEF



REALTY TRUST SERVICES
PO BOX 580
OKMULGEE, OK 74447

DAVID W. HILL
PRINCIPAL CHIEF

DEL BEAVER
SECOND CHIEF

August 4, 2025

Delivery via Email

Jon Roberts, Senior Manager
Office of Business and Regulatory Affairs
Oklahoma Department of Environmental Quality
PO Box 1677
Oklahoma City, OK 73101

Ref: Consultation re: Potential Impacts Related to Installation of a single pole outdoor advertising display on property located directly North West corner of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK 74137

Mr. Roberts:

The United States Bureau of Indian Affairs (BIA) has under consideration an application requesting the Secretary of the United States Department of the Interior to accept a Business Lease of approximately 0.0574 acres of land (more or less), for each site, currently held by the heirs of Pauline Chisholm, Creek 9474 (restricted Indian land).

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If you have any questions, please do not hesitate to contact Ms. Belinda Greene, of my staff, at (918) 732-7705 or via email at bgreene@muscogeenation.com.

Sincerely,

Sonya J. McIntosh, Director
Realty Trust Services
Muscogee (Creek) Nation

Attachments
SJM/bg



REALTY TRUST SERVICES
PO BOX 580
OKMULGEE, OK 74447

DAVID W. HILL
PRINCIPAL CHIEF

DEL BEAVER
SECOND CHIEF

August 4, 2025

Delivery via Email

Dr. Savannah Waters, Tribal Historic Preservation Officer
Muscogee (Creek) Nation
Historic and Cultural Preservation
PO Box 580
Okmulgee, OK 74447

Ref: Section 106 Consultation re: Potential Impacts Related to Installation of a single pole outdoor advertising display on property located directly North West corner of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK 74137

Dr. Waters:

The United States Bureau of Indian Affairs (BIA) has under consideration an application requesting the Secretary of the United States Department of the Interior to accept a Business Lease of approximately 0.0574 acres of land (more or less), for each site, currently held by the heirs of Pauline Chisholm, Creek 9474 (restricted Indian land).


The parent tract of the project site consists of one (1) parcel of land measuring approximately 8.2 acres located directly North West of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK. Exhibit A (attached) depicts the location of the parent tract.

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Federal review procedures require that this project be conducted in compliance with the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA). The purpose of this notice is to inform you of the proposed activities and to solicit your comments regarding potential concerns or impacts related to the lease and subsequent development of the site. Any concerns or comments you have should be received by this office no later than thirty (30) days from the date of receipt of this consultation request.

If you have any questions, please do not hesitate to contact Ms. Belinda Greene, of my staff, at (918) 732-7705 or via email at bgreene@muscogeenation.com.

Sincerely,


Sonya J. McIntosh, Director
Realty Trust Services
Muscogee (Creek) Nation

Attachments
SJM/bg



REALTY TRUST SERVICES
PO BOX 580
OKMULGEE, OK 74447

DAVID W. HILL
PRINCIPAL CHIEF

DEL BEAVER
SECOND CHIEF

August 4, 2025

Josh Vasquez
Natural Resources Conservation Service
Tulsa Service Center
6660 S. Sheridan Road, Ste. 120
Tulsa, OK 74133-1768

Delivery via Email

Ref: Consultation re: Potential Impacts Related to Installation of a single pole outdoor advertising display on property located directly North West corner of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK 74137

Mr. Vasquez:

The United States Bureau of Indian Affairs (BIA) has under consideration an application requesting the Secretary of the United States Department of the Interior to accept a Business Lease of approximately 0.0574 acres of land (more or less), for each site, currently held by the heirs of Pauline Chisholm, Creek 9474 (restricted Indian land).

The parent tract of the project site consists of one (1) parcel of land measuring approximately 8.2 acres located directly North West of East 111th Street South and South Yale Avenue, Tulsa, Tulsa County, OK. Exhibit A (attached) depicts the location of the parent tract.

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If you have any questions, please do not hesitate to contact Ms. Belinda Greene, of my staff, at (918) 732-7705 or via email at bgreene@muscogeenation.com.

Sincerely,


Sonya J. McIntosh, Director
Realty Trust Services
Muscogee (Creek) Nation

Attachments
SJM/bg

Appendix F
Consultation Responses



DATE: 26 August 2025

ONHI REF: 2025-440-TRI-MUS

TO: Belinda Greene
Realty Trust Services, Muscogee (Creek) Nation
bgreene@muscogeenation.com

RE: Project Name: Single Pole Outdoor Advertising Display on E 111th St. and S Yale Ave.
County: Tulsa
Nearest Town: Tulsa

Regarding your request for information on the presence of endangered species or other elements of biological significance at the project referenced above, we have reviewed information currently in the Oklahoma Natural Heritage Inventory database.

We found occurrences of the following species within your project or within 2 miles of your project boundary.

Common Name	Scientific Name	Status
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Bald and Golden Eagle Protection Act

Because the ONHI database is only as complete as the information that has been collected, we cannot say with certainty whether or not a given site harbors rare species or ecological communities.

If you have further questions regarding biological information within your project area, please contact us.

Illiyana Ferguson
Oklahoma Natural Heritage Inventory, Student Assistant
OBSdatarequest@ou.edu



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, TULSA DISTRICT
2488 EAST 81ST STREET
TULSA, OKLAHOMA 74137-4209

August 22, 2025

Regulatory Office

Ms. Belinda Greene
The Muscogee (Creek) Nation, Realty Trust Services
PO Box 580
Okmulgee, OK 74447

Dear Ms. Greene:

Please refer to your request, dated August 4 2025, regarding the proposed Outdoor Advertising Display Project located at latitude 36.00029, longitude -95.92258 in Tulsa County, Oklahoma. We have reviewed the submitted data relative to Section 404 of the Clean Water Act (CWA).

The provided information does not indicate that a placement of dredged or fill material will be required, permanently or temporarily, into any potential "waters of the United States," including potential jurisdictional wetlands. Therefore, your proposal is not subject to regulation pursuant to Section 404 of the CWA, and a Department of the Army (DA) permit will not be required. Should your method of construction necessitate such a discharge into an aquatic area or tributary stream, we suggest that you resubmit that portion of your project so that we may determine whether an individual DA permit will be required.

This No Permit Required determination does not address nor include any consideration for geographic jurisdiction on aquatic resources and shall not be interpreted as such.

Although Section 404 CWA authorization is not required, this does not preclude the possibility that a real estate interest or other Federal, State, or local permits may be required. If you desire to complete a "Customer Service Survey" on your experience with the Corps Regulatory Program, you are invited to visit <https://regulatory.ops.usace.army.mil/customer-service-survey/> on the internet at your convenience and submit your comments.

Your project has been assigned Identification Number SWT-2025-380. If you have any questions, please contact Mr. Paul Bowman at (918) 669-4321.

Sincerely,

Paul Bowman, Jr.

For:

Andrew R. Commer
Chief, Regulatory Office



Oklahoma Archeological Survey

THE UNIVERSITY OF OKLAHOMA

September 4, 2025

The Muscogee Nation Environmental Services
Attn: Sonja McIntosh
Realty Director
P.O. Box 580
Okmulgee, Oklahoma 74447

Re: OAS FY25-1914 Muscogee Nation Proposed Installation of a Single Pole Outdoor Advertising Display-Heirs of Paulina Chisholm.
Legal Description: SE ¼ SE ¼ SE ¼ Section 28, T18N, R13E, Tulsa County, Oklahoma.

Dear Ms. McIntosh:

The Community Assistance Program staff of the Oklahoma Archeological Survey has reviewed the above referenced project in to identify areas that may potentially contain prehistoric or historic archeological materials (historic properties). The location of your project has been crosschecked with the state site files containing approximately 27,000 archaeological sites, which are currently recorded for the state of Oklahoma. Our records indicate that your project area has been previously surveyed for other projects, and that no significant prehistoric cultural resources were located. Thus, an additional field inspection is not considered necessary for your project. Should construction activities expose buried archeological materials such as chipped stone, tools, pottery, bone, historic crockery, glass, metal items or building materials, this agency should be contacted immediately at (405)325-7211.

This environmental review and evaluation are done in cooperation with the State Historic Preservation Office, Oklahoma Historical Society. The responsible federal agency or their official delegate must also have a letter from that office to document consultation pursuant to Section 106 of the National Historic Preservation Act.

In addition to our review comments, under 36CFR Part 800.3 you are reminded of your responsibility to consult with the appropriate Native American tribe/groups to identify any concerns they may have pertaining to this undertaking and potential impacts to properties of traditional and/or ceremonial value.

Sincerely,

Debra K. Green, Ph.D.
Assistant State Archaeologist

Kary L. Stackelbeck, Ph.D.
State Archaeologist

cc: SHPO

MCN_REALTY
'25 SEP 10 AM 10:24



Belinda Greene

From: DEQ EnvReviews <EnvReviews@deq.ok.gov>
Sent: Tuesday, August 26, 2025 7:50 AM
To: Belinda Greene
Subject: Environmental Impact Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Greene:

In response to your request on behalf of Muscogee (Creek) Nation, we have completed a general environmental impact review for the project listed below.

Project

Letter dated August 4, 2025 – Installation of outdoor advertising display | NW Corner of East 111th Street South and South Yale Avenue, Tulsa, OK | Tulsa County

Adverse Environmental Impacts Under DEQ Jurisdiction

None anticipated.

Thank you for the opportunity to provide our comments. If you have any questions or need clarification, please contact me.

Respectfully,

Jon Roberts | Env. Programs Manager III

Office of Continuous Improvement | Department of Environmental Quality

p. 405-702-7111

Oklahoma.gov | deq.ok.gov



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Oklahoma Historical Society
State Historic Preservation Office

August 21, 2025

Ms. Sonya McIntosh
Muscogee Nation Realty
P.O. Box 580
Okmulgee, OK 74447

RE: File #2078-25; Muscogee Nation Installation of Outdoor Advertising Display at East 111th Street
South and South Yale Avenue, Tulsa, Tulsa County

Dear Ms. McIntosh:

We have received and reviewed the documentation submitted on the referenced project in Tulsa County. Additionally, we have examined the information contained in the Oklahoma Landmarks Inventory (OLI) files and other materials on historic resources available in our office. We find that there are no known historic properties affected within the referenced project's area of potential effect.

In addition to our review, you must contact the Oklahoma Archeological Survey (OAS), 111 East Chesapeake, #102, Norman OK 73019-5111 (#405-325-7211, FAX #405-325-7604), to obtain a determination about the presence of precontact resources that may be eligible for the National Register of Historic Places. Should the OAS conclude that there are no precontact archaeological sites or other types of "historic properties," as defined in 36 CFR Part 800.16(l), which are eligible for inclusion in the National Register of Historic Places within the project area and that such sites are unlikely to occur, we concur with that opinion.

The OAS may conclude that an on-site investigation of all or part of the project impact area is necessary to determine the presence of archaeological resources. In the event that such an investigation reveals the presence of precontact archaeological sites, we will defer to the judgment of the OAS concerning whether or not any of the resources should be considered "historic properties" under the Section 106 review process. If sites dating from the post-contact period are identified during the survey or are encountered during implementation of the project, additional assessments by the State Historic Preservation Office will be necessary.

Should further correspondence pertaining to this project be necessary, please reference the above underlined file number. If you have any questions, please contact Kristina Wyckoff, Historical Archaeologist, at 405-521-6381. Thank you.

Sincerely,

Lynda Ozan
Deputy State Historic
Preservation Officer

LO:kw

FROM REALTY
'25 AUG 25 PM 3:35

Belinda Greene

From: Connor Sherrer <Connor.Sherrer@owrb.ok.gov>
Sent: Friday, August 22, 2025 11:35 AM
To: Belinda Greene
Subject: East 111th St South and South Yale Avenue Tulsa single pole advertising
Attachments: Tulsa outdoor advertising.pdf

You don't often get email from connor.sherrer@owrb.ok.gov. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. McIntosh,

The OWRB permitting staff has reviewed your environmental impact statement and has found no questions or concerns.

Thank you

Connor Sherrer | Administrative Assistant II
Water Rights Administration Division
(405) 530-8846



oklahoma.gov/owrb | [Top Workplace](#) | [Certified Healthy](#)

DISCLAIMER: This communication, along with any documents, files or attachments, is intended only for the use of the addressee and may contain legally privileged and confidential information. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of any information contained in or attached to this communication is strictly prohibited. If you have received this message in error, please notify the sender immediately and destroy the original communication and its attachments without reading, printing or saving in any manner. Please consider the environment before printing this e-mail.

August 6, 2025

Sonya J. McIntosh, Director
Realty Trust Services
Muscogee (Creek) Nation
P.O. Box 580
Okmulgee, OK 74447

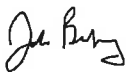
Dear Sonya J. McIntosh,

This letter is in response to your request regarding the environmental impact assessment of the installation of a single pole advertising display on property located directly north and west of the corner of East 111th Street South and South Yale Avenue in Tulsa, Oklahoma.

Based upon the map you provided of the proposed project area, we have determined that this project is in an area classified as urban according to the U.S. Census Bureau and does not meet the definition of farmland outlined in the provisions of the Farmland Protection Policy Act. Because of this, this project is exempt from a farmland conversion impact rating. We have also determined that this project will have no significant environmental impacts of concern to any NRCS conservation easements or watershed structures.

These are all the matters of concern to the NRCS for a project of this nature. If you have any questions or concerns, please contact me by phone at (405) 742-1250 or by email at jacob.bushong@usda.gov.

Sincerely,



Jacob Bushong
State GIS Specialist

Appendix G
US Census Information



All Topics

Tulsa County, Oklahoma

Total annual payroll, 2023 (\$1,000)

19,499,866

[What's New & FAQs](#)

QuickFacts
Tulsa County, Oklahoma

QuickFacts provides statistics for all states and counties. Also for cities and towns with a *population of 5,000 or more*.

Enter state, county, city, town, or zip code

-- Select a fact --

[CLEAR](#)

[TABLE](#)

[CHART](#)

[MORE](#)

Table

PEOPLE

Population

Population estimates, July 1, 2025, (V2025)	<input type="checkbox"/> NA
Population estimates, July 1, 2024, (V2024)	<input type="checkbox"/> 693,514
Population estimates base, April 1, 2020, (V2025)	<input type="checkbox"/> NA
Population estimates base, April 1, 2020, (V2024)	<input type="checkbox"/> 669,260
Population, percent change - April 1, 2020 (estimates base) to July 1, 2025, (V2025)	<input type="checkbox"/> NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)	<input type="checkbox"/> 3.6%
Population, Census, April 1, 2020	669,279
Population, Census, April 1, 2010	603,403

Age and Sex

Persons under 5 years, percent	<input type="checkbox"/> 6.4%
Persons under 18 years, percent	<input type="checkbox"/> 24.6%
Persons 65 years and over, percent	<input type="checkbox"/> 15.7%
Female persons, percent	<input type="checkbox"/> 50.8%

Race and Hispanic Origin

White alone, percent	<input type="checkbox"/> 70.5%
Black alone, percent (a)	<input type="checkbox"/> 10.8%
American Indian and Alaska Native alone, percent (a)	<input type="checkbox"/> 7.2%
Asian alone, percent (a)	<input type="checkbox"/> 4.4%
Native Hawaiian and Other Pacific Islander alone, percent (a)	<input type="checkbox"/> 0.3%
Two or More Races, percent	<input type="checkbox"/> 6.9%
Hispanic or Latino, percent (b)	<input type="checkbox"/> 16.8%

White alone, not Hispan		Tulsa County, Oklahoma
Population Character		
Veterans, 2020-2024	Total annual payroll, 2023 (\$1,000)	19,499,866
Foreign-born persons, percent, 2020-2024		9.9%
Housing		
Housing Units, July 1, 2024, (V2024)		303,263
Owner-occupied housing unit rate, 2020-2024		59.7%
Median value of owner-occupied housing units, 2020-2024		\$230,400
Median selected monthly owner costs - with a mortgage, 2020-2024		\$1,650
Median selected monthly owner costs - without a mortgage, 2020-2024		\$601
Median gross rent, 2020-2024		\$1,110
Building Permits, 2024		2,818
Families & Living Arrangements		
Households, 2020-2024		272,422
Persons per household, 2020-2024		2.46
Living in the same house 1 year ago, percent of persons age 1 year+ , 2020-2024		84.6%
Language other than English spoken at home, percent of persons age 5 years+, 2020-2024		16.5%
Computer and Internet Use		
Households with a computer, percent, 2020-2024		96.0%
Households with a broadband Internet subscription, percent, 2020-2024		91.4%
Education		
High school graduate or higher, percent of persons age 25 years+, 2020-2024		89.9%
Bachelor's degree or higher, percent of persons age 25 years+, 2020-2024		34.4%
Health		
With a disability, under age 65 years, percent, 2020-2024		10.8%
Persons without health insurance, under age 65 years, percent		□ 14.2%
Economy		
In civilian labor force, total, percent of population age 16 years+, 2020-2024		65.6%
In civilian labor force, female, percent of population age 16 years+, 2020-2024		59.6%
Total accommodation and food services sales, 2022 (\$1,000) (c)		2,646,966
Total health care and social assistance receipts/revenue, 2022 (\$1,000) (c)		8,759,447
Total transportation and warehousing receipts/revenue, 2022 (\$1,000) (c)		6,916,491
Total retail sales, 2022 (\$1,000) (c)		15,065,852
Total retail sales per capita, 2022 (c)		\$22,252
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2020-2024		20.3
Income & Poverty		
Median households income (in 2024 dollars), 2020-2024		\$69,009
Per capita income in past 12 months (in 2024 dollars), 2020-2024		\$40,350

Persons in poverty, perc

Tulsa County,
Oklahoma**BUSINESSES**

Businesses	Total annual payroll, 2023 (\$1,000)	19,499,866
Total employer establishments, 2023		19,556
Total employment, 2023		329,036
Total annual payroll, 2023 (\$1,000)		19,499,866
Total employment, percent change, 2022-2023		2.2%
Total nonemployer establishments, 2023		60,609
All employer firms, Reference year 2022		14,538
Men-owned employer firms, Reference year 2022		8,528
Women-owned employer firms, Reference year 2022		2,859
Minority-owned employer firms, Reference year 2022		2,555
Nonminority-owned employer firms, Reference year 2022		10,099
Veteran-owned employer firms, Reference year 2022		793
Nonveteran-owned employer firms, Reference year 2022		11,985
GEOGRAPHY		
Geography		
Population per square mile, 2020		1,173.7
Population per square mile, 2010		1,058.1
Land area in square miles, 2020		570.22
Land area in square miles, 2010		570.25
FIPS Code		40143

Appendix H
Best Management Practices

Link to NPDES Construction General Permit

<https://www.epa.gov/system/files/documents/2022-01/2022-cgp-final-permit.pdf>

Appendix I
Professional Qualifications



Justin Scott Environmental Specialist Lead	18 Years of Experience A & M Employee (Full Time)
---	--

Education:
 Tulsa Community College, Associate of Applied Science, 2002

Professional Registrations, Certifications, and Training:
 40 Hour Hazardous Waste Operator (HAZWOPER) (Current)
 USEPA Accredited Asbestos Inspector (Current)
 PEC Safeland USA Basic Orientation Trained (2013)
 USEPA Accredited Lead-Based Paint Inspector (2008-2016)
 Quantum Laboratories 3-Day Mold Investigator Training Course (2014)
 Laboratory Certified for Field pH and DO Measurements

Skills and Abilities:
 Due Diligence
 NEPA
 Brownfields Redevelopment
 ODEQ VCP
 Wastewater
 Multi-Media Sampling
 Asbestos Inspections
 Mold Inspections
 Environmental Compliance
 Natural Resources
 Project Management and Supervision
 Project Planning and Budgeting
 Contracting and Cost Management
 Indoor Air Quality
 Tribal Governments

Qualifications Summary:
 Eighteen (18) years of professional experience including field inspections, sampling, reporting, and project management roles. Specialized in due diligence, wastewater, inspections (asbestos, lead based paint, mold), field sampling (soil, water, waste), environmental compliance, NEPA EAs, natural resources, project plans, and reporting. Proficient in the implementation of RCRA, NEPA, TSCA, EPCRA, TRI, CERCLA, AHERA, BIA, and HUD regulations.

Highlights:
 Eighteen (18) years of environmental due diligence and compliance experience with specific experience related to water, soil, indoor air quality, waste, and natural resources. Former Due Diligence Project Manager for a national engineering and consulting company; managing due-diligence related services (Phase I ESAs, PCAs, Transaction Screens and RSRAs) including staffing, business development, budgeting, planning, and other relevant aspects of the position. Current Environmental Specialist Lead for a midsized engineering, consulting, construction, and remediation firm; performing environmental due diligence and compliance-related services focused on industrial, oil and gas (production, midstream, downstream), tribal, and governmental entities. Customer service manager for tribal government clients.

Professional Experience Summary:

Environmental Specialist (A & M) - Responsible for project field work, report writing, proposal preparation, and tribal government client relations. Provider of environmental due diligence and compliance services including those associated with RCRA, TSCA, EPCRA, TRI, CERCLA, AHERA, NEPA, NESHAP, Brownfields, natural resources, BIA, HUD, and OSHA. Serving multiple industry sectors including general industry, landfills, oil and gas, automotive, aerospace, construction, aggregates, mining, governmental agencies, and tribal governments. Performed sampling and prepared a Remedial Action Work Plan (RAWP) for a 43,000-acre ranch impacted by brine and crude oil contamination related to oil and gas production for the Osage Nation. Sampled and delineated soil and groundwater impacts related to an illicit landfill for the Choctaw Nation of Oklahoma. Completed a Phase I ESA on a 5,500-acre ranch with extensive oil and gas production for the Muscogee (Creek) Nation. Assisted with full service permitting/planning for a five (5) million-barrel bulk oil storage terminal. Prepared subsurface investigations for properties impacted by historical USTs and coal mining activities. Surveyed Cross Timbers woodlands to ensure protection of wetlands, migratory birds, and raptors prior to construction and clearing projects. Provided asbestos inspections for HUD public housing projects. Performed drinking water sampling for multiple properties leased by various United States federal agencies.

Due Diligence Project Manager/Environmental Specialist (Enercon) - Provided due diligence project expertise for financial firms, legal firms, private industries, governmental agencies, and tribal entities. Performed third-party review and recommendations of due diligence reports for national banking firms. Asbestos inspector and lead-based paint inspector for various sectors including EPA Superfund sites, Brownfields redevelopment projects, Army National Guard facilities, and general industry. Developed and implemented a due diligence and limited compliance investigation program for large oil and gas transfers throughout Oklahoma, Wyoming, Texas, and Colorado. Performed property condition assessments for warehouse, retail, and multi-family residential properties. Performed mold and moisture intrusion investigations for multi-family housing, governmental, and commercial facilities. Collected groundwater samples at multiple ORBCA sites for the Oklahoma Corporation Commission. Collected monthly, quarterly, and annual wastewater samples as required from multiple industrial sites throughout northeast Oklahoma. As Project Manager, performed project work, business development, group development, coaching, accounting, staffing, budgeting, planning, and overall management of environmental due diligence professionals.

Specific Project Experience:

- **Ardagh** - Sampled for legionella in cooling towers and domestic water sources for industrial glass plant.
- **Ardagh** - Conducted comprehensive lead-based paint survey for an industrial glass plant.
- **Bank of America** - Prepared Phase I ESAs for commercial, industrial, retail, and multi-family residential properties throughout the United States.
- **Bank of America** - Performed third-party reviews of existing due diligence reports and provided recommendations.
- **City of Tulsa** - Phase I and Phase II ESA for 1200-acre property intended for automotive manufacturing.
- **City of Tulsa** - Asbestos surveys for redevelopment of parks and recreation facilities citywide.
- **Choctaw Nation** - Performed Phase I and Phase II ESAs for properties ranging from one (1) to 500 acres.
- **Choctaw Nation** - Prepared NEPA EAs for multiple properties prior to development.
- **Eagle Concrete** - Prepared Industrial SWP3s for multiple facilities located in eastern Oklahoma.
- **General Industry** - Prepared multiple industrial stormwater plans for various clients.
- **Julian Lumber** - Conducted a soil and groundwater investigation to assess impacts related to creosote and chromated arsenic wood treatment.
- **Keyera** - Prepared Industrial SWP3, Facility Security Plan, and employee security training for bulk oil storage terminal.
- **Keyera** - Performed WOSA, T&E species, and migratory bird surveys prior to construction/clearing.
- **Kickapoo Tribe** - Prepared NEPA EAs and Phase I ESAs related to seven (7) fee-to-trust tribal real estate transactions.
- **Muscogee Nation** - Performed NEPA EAs and Phase I ESAs for multiple properties ranging from one (1) to 5,500 acres.
- **National Oilwell Varco** - Performed stormwater and impaired waterway sampling for an oilfield services facility.
- **Norit** - Performed annual groundwater monitoring associated with industrial lagoons and post-closure landfill.
- **ONEOK** - Performed pre-construction pipeline walks to assess potential wetlands and environmental concerns.
- **ONEOK** - Performed Phase I ESAs for five (5) natural gas compressor stations in North Dakota.
- **Osage Nation** - Conducted soil and surface water investigation to characterize impacts from current and historical oil and gas production activities across a 43,000-acre ranch; prepared a Remedial Action Work Plan to address remediation.
- **Osage Nation** - Performed field work and reporting for multiple due diligence (Phase I & II ESA) projects.
- **PCC Helicomb/Southwest United** - Conducted personnel exposure monitoring for Hexavalent Chromium, Tungsten, and Cobalt.
- **Sac and Fox Nation** - Prepared NEPA EAs and Phase I ESAs for five (5) tribal fee-to-trust transactions.
- **Seminole Nation** - Prepared an FTA-compliant NEPA EA for a 308-acre property to be partially redeveloped as a transit plaza.
- **Real Alloy** - Weekly and monthly assessments of leachate drain and pump system related to capped industrial landfill.



Aubrey Broughton
Environmental Technician

1 Year of Experience
A & M Employee (Full Time)

Education:

Roger's State University, Bachelor of Science - Biology-Environmental Conservation, 2023
 Oklahoma State University - Master of Science - Environmental Science PSM, 2025

Professional Registrations, Certifications, and Training

40 Hour Hazardous Waste Operatory (HAZWOPER) (Current)
 Oklahoma Blue Thumb Certification (2022)
 HACCP Training (Hazard Analysis Critical Control Point (2024)
 OSDH Sanitarian/Environmental Specialist Certification (2024)
 NPDES Writes Permit Certification (Current)
 OSHA 30 hour DOL Card (Current)
 Oklahoma Asbestos Inspector License (Current)

Skills and Abilities:

Due Diligence (Phase I ESAs)
 NEPA EAs
 Sampling (soil, waste, groundwater)
 Wastewater monitoring
 Environmental Reporting
 Environmental Programs (SWP3, SPCC)
 Data Entry and Reporting
 Natural Resources
 Archaeological Surveys/ Excavations
 Data Collection and Analysis
 Fieldwork and Research
 Environmental Compliance
 Environmental Problem Solving
 Geographic Information Systems (GIS)
 Controlled Burns

Qualifications Summary:

Approximately one (1) year of professional experience in due diligence (Phase I ESAs), NEPA EAs, environmental sampling (soil and waste), wastewater monitoring, groundwater monitoring, asbestos inspections, natural resources, environmental programs preparation (SWP3 and SPCC Plans), and environmental reporting (Tier 2 reports). Knowledge in field inspections, groundwater monitoring well development, data collection, data analysis, data entry, reporting, and environmental problem solving.

Highlights:

Approximately one (1) year of professional work experience. Former Biological Sciences Intern for the United States Army Corps of Engineers, conducting endangered species surveys, providing water quality data for the 38 lakes covered by the Tulsa district office. Collected, studied, and published data regarding water quality and stream health. Former Environmental Specialist for the Tulsa Health Department environmental public health division, providing public health data, conducting field work, conducting water quality assessments and wastewater management testing and compliance. for the Oklahoma Water Resources Center. Currently work as a team member in A & M's professional services division in the areas of (Phase I ESAs), NEPA EAs, environmental sampling (soil and waste), wastewater monitoring, groundwater monitoring, asbestos inspections, natural resources, environmental programs preparation (SWP3 and SPCC Plans), and environmental reporting (Tier 2 reports).

Environmental Technician - Team member in A & M's Professional Services Division. Providing diverse services in environmental compliance, permitting, and program development. Performing and preparing reports for Phase I Environmental Site Assessments (ESAs), NEPA Environmental Assessments (EAs), asbestos inspections, and natural resources. Preparing environmental programs (SWP3 and SPCC Plans) and reports (Tier 2 reports). Conducting environmental sampling for soil, groundwater, and wastewater. Serving multiple industry sectors.

Environmental Specialist - Performed advanced technical and visual inspections and analysis of environmental/public health concerns related to housing code compliance and environmental nuisance abatement as set forth in state and local public health laws and regulations. Provided diverse services regarding vector control, recommending remedial actions to correct environmental health problems, and give technical assistance to municipality, industry and community groups to promote public health. Conducted field work to interpret and published data to report to the public.

Biological Intern - Conducted surveys, studies and assessments of various natural habitats and water resources. Assisted in programs including fisheries, wildlife habitats, forestry, reservoirs and ensuring compliance and stewardship with environmental laws and regulation Assisted with archaeological surveys/ excavations related to NAGPRA (Native American Grave Restoration Act) and with endangered species surveys (American Burying Beetle).

Specific Project Experience:

- **Ardagh** - Conducted semi-annual wastewater sampling
- **AEKDB of Tulsa, LLC** – Prepared one (1) phase I ESA for an urban property occupying approximately one (1) acre
- **Cherokee Nation Businesses** - Prepared multiple Phase I ESAs; performed multiple ACM inspections; conducted quarterly wastewater and annual soil sampling.
- **Cheyenne and Arapaho Tribes** - Prepared a two (2) NEPA environmental assessments for undeveloped properties.
- **Eagle Concrete** - Prepared multiple SWP3s and SPCC Plans for concrete batch plants.
- **Jacobson Law Group**- Prepared multiple Phase 1 ESAs for properties ranging from one (1) to one hundred (100) acres
- **Julian Lumber** - Conducted soil and groundwater sampling and helped prepare a Remedial Investigation/Feasibility Study Report.
- **Kickapoo Tribe**- Prepared multiple Phase I ESAs, LBP inspection, and performed field work for a Phase II ESA.
- **Lindmark Properties**- Prepared a NEPA categorical exclusion for an undeveloped property
- **Lippes Mathias**- Prepared multiple Phase 1 ESAs for properties ranging from one (1) to eighty (80) acres and a NEPA EA
- **Muscogee (Creek) Nation** - Prepared multiple Phase I ESAs for properties ranging from one (1) to 300 acres.
- **Midway** – Collected wastewater sampling and aided in laboratory management.
- **Norit Activated Carbon** - Conducted monthly, quarterly, and annual wastewater sampling; prepared a Spill Prevention, Control, and Countermeasure (SPCC) Plan.
- **Osage Nation** - Prepared multiple Phase I ESAs for properties ranging from one (1) to 46,000 acres.
- **Petrolink** - Prepared multiple regulatory compliance reports, including NESHAP 4Z and Tier ii reports.
- **Waste Management**- Conducted semi-annual wastewater sampling.