TOWN OF UNIONTOWN

STATE ENVIRONMENTAL POLICY ACT

Determination of NonSignificance

5/7/2024

Lead agency:

Town of Uniontown

Agency Contact: *Wesley Kerr wesley_kerr@uniontownwa.org 509-229-3805*

Agency File Number:

Description of proposal – The Uniontown Cooperative Association (Uniontown Co-Op) is proposing to construct a new grain pile on approximately 4 acres of non-irrigated farmland owned by Uniontown Co-Op in Uniontown, Washington. The new grain pile will be adjacent to Uniontown Co-Op's existing facility in Uniontown. The work for this project includes excavation of existing ground (approx. 3,300 cubic yards) and installation of gravel borrow (approx. 23,500 cubic yards), crushed surfacing base course (approx. 7,400 cubic yards), geotextile (approx. 19,400 square yards), and geogrid (approx. 38,800 square yards) to set the groundwork for the addition of a grain pile to the project location. Installation of approx. 3,000 linear feet of pipe, catch basins, and manholes to improve drainage to the site.

Location of proposal 101 E Owen Street Uniontown, WA 99179 46.542158 , -117.088013

Uniontown Cooperative Association garrett@uniontowncoop.com PO box 127 Uniontown, WA 99179

The Town of Uniontown has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. We have reviewed the attached Environmental Checklist.

This determination is based on the following findings and conclusions:

> The engineered plans the Town has reviewed show no significant impact to the surrounding environment, and drainage and flood mitigation are adequate.

This DNS is issued under WAC 197-11-340(2) and the comment period will end on 06/06/2024.

Name, address, phone, e-mail of Responsible Official: Wesley Kerr PO box 87 Uniontown, WA

99179 509-229-3805

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   Uniontown Grain Pile Site Civil 2024

2. **Name of applicant:**

   Uniontown Cooperative Association

3. **Address and phone number of applicant and contact person:**

   Garrett Egland
   PO Box 127 Uniontown, WA, 99179
   (509)229-3828,

4. **Date checklist prepared:**

   April 18, 2024

5. **Agency requesting checklist:**

   City of Uniontown

6. **Proposed timing of schedule (including phasing, if applicable):**

   Site clearing and grading is scheduled to begin in May 2024, with project completion scheduled in December 2024.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   Future plans include adding a asphalt pavement, grain elevator, and scale.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   None.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   None.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    - City Floodplain Development Permit
    - Notice of Intent for Construction Stormwater General Permit
    - Washington Department of Ecology (Ecology) Construction Stormwater General Permit (Notice of Intent - Stormwater Pollution Prevention Plan [SWPPP])

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on**

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Uniontown Cooperative Association (Uniontown Co-Op) is proposing to construct a new grain pile on approximately 4 acres of non-irrigated farmland owned by Uniontown Co-Op in Uniontown, Washington. The new grain pile will be adjacent to Uniontown Co-Op's existing facility in Uniontown.

The work for this project includes excavation of existing ground (approx. 3,300 cubic yards) and installation of gravel borrow (approx. 23,500 cubic yards), crushed surfacing base course (approx. 7,400 cubic yards), geotextile (approx. 19,400 square yards), and geogrid (approx. 38,800 square yards) to set the groundwork for the addition of a grain pile to the project location. Installation of approx. 3,000 linear feet of pipe, catch basins, and manholes to improve drainage to the site.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    The project is located in Sections 6 and 7 of Township 12 North, Range 46 East as shown in Figure 1. The physical address for the project is 101 E Owen St, Uniontown, WA, 99179.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

    Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

    The site is relatively flat, with the land sloping down gradually north and east towards the Union Flat Creek.

b. **What is the steepest slope on the site (approximate percent slope)?**

    The steepest slope is approximately 2 percent.

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

Review of soil data presented in U.S. Department of Agriculture Natural Resources Conservation Services Websoil Survey (NRCS, 2024) indicates that soil in the project area consists of Covello silt loam. This soil type is typical drainageways and is moderately well drained. The soil classification for the project area is Prime Farmland is protected from flooding or not frequently flooding during the growing season (NRCS, 2024).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No unstable soil conditions, such as steep slopes or evidence of landslides or surface erosion, are present in the project area.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Total project disturbance area will be 19,400 square yards (approximately 4.0 acres).

- Excavation:
    1. 3,300 cubic yards (CY) of native material will be removed from the project area to approximately 6 inches below existing grade. Excavated material will be spread onsite outside the floodway.
- Fill:
    1. 23,500 CY of borrow gravel will be placed in the excavated area as a base for the new grain pile.
    2. 7,400 CY of crushed aggregate will be placed on top of the borrow gravel base course.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Project clearing, excavation, grading, and construction will include approximately 4.0 acres of land disturbance that could result in erosion. Total project disturbance will be greater than 1.0 acre and Union Flat Creek is adjacent to the project area. Therefore, a Stormwater Pollution Prevention Plan (SWPPP) is anticipated to be required and temporary erosion controls will be implemented during construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 90 percent of the project area (4.0 acres) will be covered with a waterproof grain pile covering, which is an impervious surface. However, the new grain pile will be located in an agricultural area with soils that are moderately well-drained. Based on soil drainage, land use type, and the relatively arid environment, stormwater is anticipated to run off the impervious grain pile cover and infiltrate into within a few feet without discharging out of the project area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Temporary erosion controls associated with SWPPP will be implemented during construction, such as application of water to control fugitive dust, limiting site disturbance to the minimum required for project construction. Disturbed surfaces will be covered in gravel, paved, or revegetated.

No long-term erosion is anticipated because disturbed areas will be graveled or covered with the grain pile cover; therefore, no permanent erosion control measures are proposed to control stormwater runoff.

2. Air

Find help answering air questions[4]

a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Air emissions during construction will include vehicle and equipment exhaust, as well as fugitive dust resulting from project excavation and grading. During construction, disturbed areas will be watered as needed to control fugitive dust from migrating off site.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

No measurable long-term impacts to air quality are anticipated; therefore, no mitigation measures will be required.

3. Water

Find help answering water questions[5]

a. **Surface:**

Find help answering surface water questions[6]

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Spring Creek is located adjacent to the east side of project area, and discharges to Union Flat Creek near the northeast corner of the project area. Union Flat Creek is

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

located north of the project area and runs northwest, to eventually discharge to the Palouse River approximately 50 miles to the northwest.

Wetlands data provided by US Fish and Wildlife Service's (USFWS) National Wetland Inventory indicate that there may be freshwater emergent wetlands adjacent to Spring Creek (USFWS, 2024a)

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   No, the disturbance limits associated with construction of the project are anticipated to be at least 200 feet from both Spring Creek and Union Flat Creek.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   None.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   No.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   Review of Flood Insurance Rate Map 5302160001A indicates that the project area is within a designated 100-year floodplain (Federal Emergency Management Agency, 2024). All work will be constructed outside the floodway.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No.

b. Ground:

Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   No groundwater will be withdrawn and no water will be discharged to groundwater as a result of this project.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number**

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste or wastewater will be discharged to the ground as a result of this project.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   Project clearing, excavation, grading, and construction will include approximately 4.0 acres of land disturbance that could result in erosion. Total project disturbance will be greater than 1.0 acre and Union Flat Creek is adjacent to the project area. Therefore, a Stormwater Pollution Prevention Plan (SWPPP) is anticipated to be required and temporary erosion controls will be implemented during construction.

   When construction is complete most of the project area (approximately 4.0 acres) will be covered with a waterproof grain pile covering and associated asphalt and gravel pad. These new surfaces will be fully or partially impermeable. The project area will be located in an agricultural area with soils that are moderately well-drained. Based on soil drainage, adjacent land use type, and the relatively arid environment, stormwater is anticipated to run off the impervious grain pile cover and infiltrate into the soil within a few feet without discharging out of the project area. No runoff is anticipated to discharge to Spring Creek or Union Flat Creek

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   Project construction waste would consist of minor amounts of excess gravel used to form the grain pile pad, which is unlikely to migrate off-site to the surface waters of either Spring Creek or Union Flat Creek. Maximum project excavation is not anticipated to exceed 6 inches. Review of Ecology's well report data (Ecology 2024c) indicates that groundwater ranges from 13 to 60 BGS in the project vicinity; therefore, no contact with groundwater is anticipated during project construction. Project waste materials such as fuels, lubricants, and hydraulic fluids used by excavation equipment are not anticipated to come in contact with ground or surface water.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   Topography of the project area is flat with no distinct drainage patterns. Should surface water not infiltrate during storm events, it would move as sheet flow that would gradually migrate toward northward toward Union Flat Creek. Construction of the grain pile and gravel pad would alter the existing discharge pattern within the project area; however, the surrounding flat topography and lack of drainage patterns are not anticipated to change as a result of the project.

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

Project clearing, excavation, grading, and construction will include approximately 4.0 acres of land disturbance that could result in erosion. Total project disturbance will be greater than 1.0 acre and Union Flat Creek is adjacent to the project area. Therefore, a Stormwater Pollution Prevention Plan (SWPPP) is anticipated to be required and temporary erosion controls will be implemented during construction. Temporary erosion controls may include installation of straw wattles or silt fence, working only in dry weather conditions, minimizing vegetation removal, installation of a construction entrance, etc.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

☐ **deciduous tree: alder, maple, aspen, other**

☐ **evergreen tree: fir, cedar, pine, other**

☐ **shrubs**

☐ **grass**

☐ **pasture**

☒ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☒ **other types of vegetation:**

b. **What kind and amount of vegetation will be removed or altered?**

The project area consist of dryland agriculture. No native vegetation is anticipated to be removed as a result of the project.

c. **List threatened and endangered species known to be on or near the site.**

Review of USFWS Information for Planning and Consultation (IPaC) database indicates that there is proposed critical habitat for Spaulding's catchfly (*Silene spaldingii*) in the project vicinity (USFWS, 2024b). The project area consists of agricultural land unsuitable for this species, no impacts to it's critical habitat are likely to occur.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

None. The project area will be entirely covered with the new grain pile and pad.

e. **List all noxious weeds and invasive species known to be on or near the site.**

A species-specific inventory of noxious weeds and invasive species has not been conducted for the project area. A review of Washington State Noxious Week Data

Viewer indicates that noxious or invasive species have not been recorded in the project vicinity (WSDA, 2024).

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

b. **List any threatened and endangered species known to be on or near the site.**

Review of USFWS IPaC database indicates that no federally listed species or their designated critical habitats are present in the project vicinity (USFWS, 2024b).

Review of Washington Department of Fish and Wildlife Priority Habitats and Species mapping data (WDFW, 2024) indicates that there are no specific species of concern within 1.0 mile of the project area. Priority habitats within 1.0 mile of the project area include freshwater emergent wetlands and forested/shrub wetlands, as well as shrubsteppe and Eastside steppe. None of these habitat types are present in the project area; therefore, they will not be impacted by project activities.

c. **Is the site part of a migration route? If so, explain.**

Yes, the project area is within the Pacific Flyway waterfowl migration corridor.

d. **Proposed measures to preserve or enhance wildlife, if any.**

No measurable impacts to protected wildlife species are anticipated; therefore, no mitigation will be required.

e. **List any invasive animal species known to be on or near the site.**

None.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals
[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

The existing electric power needs will be served from the existing site, the power will be used to power the grain elevator facilities during and after harvest season.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. The new well will be lower than the rooflines of the neighboring buildings and will not shade neighboring parcels.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Toxic chemicals are not anticipated to be stored, transported, or disposed of as part of the project. Hazardous materials associated with the project are anticipated to be limited to the volumes of hydraulic fluid, lubricants, fuels, antifreeze, etc., within each vehicle in the project area for the duration of construction. Similarly, fire and explosive risks associated with the project will include the diesel and gasoline in each vehicle fuel tank in the project area for the duration of construction. The hydraulic fluid, lubricants, fuels, antifreeze, etc., used during construction pose a potential spill risk in the project area.

1. Describe any known or possible contamination at the site from present or past uses.

Three hazardous facilities and/or sites were identified near the project area during review of Ecology's database of hazardous facilities/sites (Ecology 2024). These sites include:

FSID 9724538: Uniontown Sewer System, located near the corner of W. Spring Street and Highway 195, approximately 0.26 mile southwest of the project area. The facility has a stormwater disposal permit and a biosolids disposal permit through Ecology, and was cited in 2006 for a solid waste violation. No other spills or violations have been reported.

FSID 22929811: Ray F. Bauer, Inc. Route 1, P.O. Box 55, Uniontown, Washington located approximately 0.24 mile west of the project area. This facility was identified as having an underground storage tank. No spills or other violations have been reported.

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

FSID 46533966: McGregor Co. Uniontown (fertilizer supplier), on Blair Street near the Uniontown city limits, approximately 300 feet southeast the project area. This facility has been identified as hazardous waste generator, a site of hazardous waste storage, and involved in hazardous waste management. This facility is also associated with and underground storage tank. No spills or other violations have been reported.

These three sites are not anticipated to have introduced hazardous materials or contamination to the project area.

No other known or possible contamination sources at the site from present or past uses have been identified.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   No existing hazardous chemicals or substances have been identified in the project that have potential to impact the project.

   Potential hazardous conditions in the area include the existing grain storage facility adjacent to the project area. No natural gas or hazardous liquid pipelines have been identified in the project area (National Pipeline Mapping System, 2024).

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   No toxic chemicals will be used, stored, or produced as part of the project.

   Hazardous substances likely to be used or stored in the project area during construction are fuels, lubricants, and hydraulic fluids for the construction equipment and vehicles. The vehicles anticipated to be present in the project area during long-term operation will also use fuels, lubricants, and hydraulic fluid. No hazardous materials will be produced during long-term project operation.

4. **Describe special emergency services that might be required.**

   None.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   During construction, equipment operators will either have spill kits in their vehicles or will have easy access to a spill containment and cleanup kit. Vehicles and equipment will be stored and staged in areas free of vegetation that might present a fire hazard.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   Operation of the existing grain storage facility is anticipated to produce noise during its normal operation and will be audible to project construction workers. However,

this noise is similar to the type and level of noise that the project will generate and so will not adversely impact long-term project operations.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   Construction noise will be short-term and will include noise generated from construction vehicles and earth-moving equipment during daylight operating hours (approximately 7:00 a.m. to 7:00 p.m).

   Long-term operational noise is anticipated, as semi-trucks enter, traverse, and exit the project area, and with the operation of the grain elevator in stacking the grain pile. However, these long-term project noises are similar to existing noise from the adjacent grain storage facility operations.

3. **Proposed measures to reduce or control noise impacts, if any:**

   Noise resulting from the project is not anticipated to require mitigation measures to reduce or control noise impacts.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   Currently, the project area is owned and operated by Uniontown Co-Op) and is used for dryland agriculture. Adjacent land use includes dryland agriculture (primarily wheat and/or hay). The Uniontown Co-Op also operates the adjacent commercial/industrial grain storage facility. No change in adjacent land use type is anticipated to occur as a result of the project.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

   Yes, the project area is currently owned and operated by Untiontown Co-Op for dryland agriculture. The project area is classified as Prime Farmland if protected from flooding or the area is not frequently flooding during the growing season (NRCS, 2024). The project area is in the designated 100-year floodplain, and will be elevated during construction so as to reduce flood impacts on the new grain pile. The 4.0-acre project area will be converted from farmland to commercial agricultural purposes that are intended to support local and regional agriculture.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   The nature of the project is integral to existing adjacent agricultural enterprises, and will not adversely impact them.

c. **Describe any structures on the site.**

   No structures are currently present in the project area.

d. **Will any structures be demolished? If so, what?**

   No.

e. **What is the current zoning classification of the site?**

   The site has been changed from Rural Residential to **Industrial.**

f. **What is the current comprehensive plan designation of the site?**

   The property is depicted as **Industrial** on page 11 of the **Uniontown Comprehensive Plan.**

g. **If applicable, what is the current shoreline master program designation of the site?**

   Not applicable.

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**

   This property and surrounding property are all in the **Flood Hazard Area**

i. **Approximately how many people would reside or work in the completed project?**

   None.

j. **Approximately how many people would the completed project displace?**

   None.

k. **Proposed measures to avoid or reduce displacement impacts, if any.**

   No displacements will occur; therefore, no mitigation will be required.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

   Uniontown Co-Op will submit this SEPA to the City for review and approval prior to project construction. The City will permit project development only after they confirm that the project is compatible with their existing and long-term land use plans.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

   None. The overall project goal is to support and potentially improve existing agricultural land uses. No adverse impacts to agricultural or forest lands will occur.

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

   None.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

   None.

c. **Proposed measures to reduce or control housing impacts, if any:**

   No housing units will be impacted by the project; therefore, no mitigation will be required.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

   The tallest structure constructed as part of the project will be the new grain elevator, with a peak height of approximately 50 feet above existing grade.

b. **What views in the immediate vicinity would be altered or obstructed?**

   The grain elevator will be behind the existing grain elevators and buildings on site and will not be visible from US 195.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

   None. Visual impacts are anticipated to be negligible.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

   Construction lighting may be used temporarily during low-light conditions. However, construction is anticipated to occur during normal daylight hours, when lighting is not generally needed.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

   No glare is anticipated to result from the project.

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[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

Long-term operational light from the project is not anticipated to result in adverse impacts; therefore, no mitigation will occur.

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

None, the project area is privately owned, and adjacent land uses are private agricultural lands, which preclude recreational uses.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

No archaeological sites have been identified within the project area, or within a 1.0 mile radius of the project area. The closest archaeological site is approximately 5 miles away and is considered a precontact camp site (45WT117), not yet determined for eligibility on the NRHP (Miller 1976). Located approximately 100 feet away from the project area are two historic period properties; the Steve Dahmen Barn and the Theodore Druffle Farm. Both properties are considered undetermined for inclusion. Located adjacent to the west side of the project area is the Burlington Northern Railroad.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

Historical, archaeological, and ethnographic evidence indicates that the project area is within the traditional territories of the Nez Perce and Palus Indians, both of whom speak dialects of the Sahaptin language (Sprague 1998). The Nez Perce and Palus share

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

commonalities with surrounding Sahaptin groups including the Walla Walla, Wanapum, and Yakama.

According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) database, there are no cultural resources that overlap the project area. The nearest cultural resource survey is NADB 1347533, a cultural resource survey for the Well #6 Project and Wastewater Facility Improvements Cultural Resource Survey conducted by Plateau Archaeological Investigations in 2006. There were no cultural resources observed during the pedestrian survey or the shovel testing. This survey occurred approximately 0.30 mile northwest of the project area. (Harder 2006).

The Whitman County 1895 map indicates the project area was owned by Thos Schoffen and Mary Laufer. This map also shows the City of Uniontown is south of the APE, and the Burlington Northern Railroad is adjacent to the west. (Roberts 1895). A 1910 map (Anderson Map Company) shows the project area as being partially incorporated into Uniontown and owned by Rose Herman, Albert, & Schoffen, and Agnes Wheeler. That map suggests one structure could have been within the project area. The 1910 map shows a creek running through the project area called "Cow Creek" (Anderson 1910). The Whitman County 1957 map shows the project area was owned at that time by Albert Schoffer and Geo. R. and O.D. Bauer. The 1957 mapping indicates that a creek still meandered through the project area, and the structure previously mention in the Anderson 1910 map was no longer visible (Metsker 1957).

U.S. Geological Survey (USGS) topographic maps of the area from 1910 show the project area being bounded to the west by the Burlington Northern Railroad and to the northeast by an unnamed creek (USGS 1910). Both of these features can be seen is the project area presently. The 1982 USGS topographic map shows the project area very much like it is today. (USGS 1982).

Aerial imagery from 1957 to 2021 shows the project area as undeveloped, similar to its current condition. This aeriel imagery suggests that land within and adjacent to the project area were being used for farming purposes. Agricultural silos are visible near the southeast portion of the project area and are over 50 years of age. Some of the silos have been present since 1957, with newer additions added throughout the past six decades. (Nationwide Environmental Title Research [NETR] 1957, and 2021).

According to the Washington State Department of Archaeology and Historic Preservation (DAHP) Statewide Predictive Model, the project is situated in an area with very high risk for encountering cultural resources, likely due to the project area being adjacent to Union Flat Creek.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A search of the WISAARD database was completed on April 17, 2024, to determine the presence of previously recorded historic properties or archaeological sites within or near the project vicinity, as well as to determine the potential for cultural resources or

historic properties in or near the project area. A variety of historical maps were analyzed for the project area including General Land Office (GLO) survey maps, USGS topographic maps, historic-period aerials, Ogle & Co. maps, and Metsker maps.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

The project will include placement of rock fill adjacent to structures that are older than 50 years.

In the event of an unanticipated discovery of cultural resources, the property owner and construction contractor, as well as any subsequent tenant or owner, will be governed by the statutory provisions protecting cultural resources in Chapter 27.53 of the Revised Code of Washington.

14. Transportation

Find help with answering transportation questions[16]

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The project area will be accessed from US 195 which is the existing access.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The project area is not served by public transportation.

c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No transportation improvements are anticipated to be required as part of the project.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

The project will result in 0 to 20 truck trips per day as semi-trucks enter and/or leave the project area, with an additional 0 to 2 trips per day by employees. Peak hours are anticipated to be during normal business hours. This project is to serve our current truck volume and won't necessarily increase our volume.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

During harvest season which is between July and August there could be an increase in semi-truck trips, estimated to be between 0 to 20 per day. Again this project provides storage for our current inbound truck volume and does not necessarily increase our current volume.

g. **Proposed measures to reduce or control transportation impacts, if any:**

No impacts on transportation are anticipated; therefore, no mitigation will be required.

15. Public services

Find help answering public service questions[17]

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No. The existing public services that have historically served the Port of Walla Walla will be used to serve the project area.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

No impacts on public services are anticipated to result from the project; therefore, no mitigation will be required.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

There won't be any new services added. The project on this site will connect to our existing services. We'll run conduit out for power and connect a water line after the meter for employees to get a drink.

Power: Avista

Water: City of Uniontown

Sewer: City of Uniontown

Communications: Inland Telephone

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Garrett Egland

Position and agency/organization: General Manager, Uniontown Cooperative Assocaition

Date submitted: 04/22/24

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

Signature  Date 05/07/2024

(electronic signature or name of signor is sufficient)