



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

**STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE**

Date of Issuance: 11/8/2024

Lead Agency: Department of Ecology

Agency Contact: David Finley, (509) 342-5917, david.finley@ecy.wa.gov

Permit Number: Approval Order No. 24AQ-E056

Description of proposal:

Storm Seeds, Inc. plans to operate a facility in Moses Lake, Washington for seed storage, cleaning, sorting, and distribution.

Location of proposal: Located at 2741 Road U NE, Moses Lake, WA 98837.

Applicant/Proponent: Evan Mawe, (509) 512-9556, e.mawe@stormseeds.com

Department of Ecology (Ecology) 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(2)(c). We have reviewed the attached Environmental Checklist and Air Quality Notice of Construction application. This is available at:

<https://ecology.wa.gov/Events/Search/Listing>

This determination is based on the following findings and conclusions:

To minimize emissions, Storm Seeds will use a baghouse to control particulate matter from the seed cleaning and sorting processes. The baghouse was determined to be satisfactory after undergoing a Best Available Control Technology (BACT) analysis.

Storm Seeds does have a well that it will draw water from. It will not draw more than 5,000 gallons per day, and will not require a water right permit from the Department of Ecology.

This DNS is issued under WAC 197-11-340. All comments received prior to November 25, 2024 will be considered.



Responsible Official:

Karin Baldwin
Section Manager, Air Quality Program
Department of Ecology, Eastern Region Office
4601 N. Monroe St.
Spokane, WA 99205-1295
(509) 202-5819

Signature Karin Baldwin

Date Nov. 8, 2024

This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action. In this case, the approval order may be appealed within 30 days after issuance.



SEPA 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.

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.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
Storm Seeds, Inc. Warehouse
2. Name of applicant:
Storm Seeds, Inc.
3. Address and phone number of applicant and contact person:
Storm Seeds, Inc.
PO Box 627
Moses Lake, WA 98837
Contact: Evan Mawe
(509) 512-9556
4. Date checklist prepared:
8/15/2024
5. Agency requesting checklist:
Washing State Department Of Ecology
6. Proposed timing or schedule (including phasing, if applicable):
Building and office space to be completed by October 1st, 2024. Seed Cleaning line up and running by November 1st, 2024.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes. We may add additional warehouse space in the next 3-7 years. The future expansion was included in our original Site Plan.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
We will be using an air filtration system that feeds into an external baghouse for our seed cleaning line.
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.
Yes, we are waiting for a Notice of Construction permit via the Department of Ecology for our seed cleaning line. We are also still waiting for our Occupancy Permit from Grant County Building Dept. Our Building permit has been approved.

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

Discretionary Use Permit. Grant County Public Works (Road Approach Permit)
Notice of Construction permit via the Department of Ecology

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 this page.

We wish to build a 13,200sq ft warehouse on this parcel of land for storage, cleaning, and treatment of pea and bean seed. Inside this facility we will have a seed cleaning line aided by a filtration system via a bag house located on the north side of the building.

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.

THAT PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 19, NORTH RANGE 30 EAST W M

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

- a. General description of the site:
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other:
Generally flat. NW corner has a ravine unusable for building purposes.
- b. What is the steepest slope on the site (approximate percent slope)?
7.5% grade into a slight ravine in the NW corner of lot.
- 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.

Sandy and rock soil, parcel was used for agricultural crops a few years prior to purchase in 2022.

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

No

- 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.

Normal grading and excavation work for leveling area for warehouse. All material will be held on site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

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

3-5%

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

No erosion or impacts to earth is expected.

2. Air [\[help\]](#)

- 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.

General construction emissions during construction. Standard warehouse emissions after construction is complete.

- 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:

Water truck for dust control during construction. Bag house will be used to store dust particles via an air filtration system during seed cleaning process.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

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.

No

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

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 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.

No

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 Water: [\[help\]](#)

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 general description, purpose, and approximate quantities if known.

Yes, we have a well on the property that can pump up the 75 gallons/minute. However, we will use only a small amount of water for our office. Currently only 3 full-time employees will be working at the facility.

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

Small/medium septic system for use. 3-5 employees will use septic on a 40hr/week schedule.

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.

Storm water runoff will be handled by the surrounding ag ground and will percolate. The water will not flow into any existing waters.

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

There will not be any waste materials coming from the facility. Surface water will have the ability to percolate into the ground.

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

No.

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

No measures need to be taken.

4. Plants [\[help\]](#)

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?

Native grasses.

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

None

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

None

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

None known.

5. *Animals* [\[help\]](#)

a. List any birds and other animals which 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:

Songbirds

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

None

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

None

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

None

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

None known

6. *Energy and Natural Resources* [\[help\]](#)

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.

Grant County PUD will be providing electricity to the warehouse and well pump system.

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

No

- 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:

Solar Panels may be applied after warehouse completion.

7. Environmental Health [\[help\]](#)

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

If so, describe.

Seed Treatment

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

Chemicals used for seed treatment.

- 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.

None

- 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.

Chemicals used for seed treatment.

- 4) Describe special emergency services that might be required.

Hand and eye wash stations.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

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

None

- 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.

Short term: Normal Construction Noise

Long term: Normal Ag vehicle traffic

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

No measures need to be taken.

8. Land and Shoreline Use [\[help\]](#)

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.

Adjacent land to the north and east is unused. Land to the south is occupied by a company that crushes up used gypsum into fertilizer for crop use. Company name is Gypsum to Gypsum.

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 as a result 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?

No, land is vacant.

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:

Construction vehicles will be accessing the land via the main road.

c. Describe any structures on the site.

13,000sq ft warehouse with office space inside.

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

No

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

Agriculture

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

Warehouse for Ag company

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

N/A

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

i. Approximately how many people would reside or work in the completed project?
2-5

j. Approximately how many people would the completed project displace?
None

k. Proposed measures to avoid or reduce displacement impacts, if any:
None

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

Proposal is compatible with existing and projected land uses.

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

None

9. Housing [\[help\]](#)

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:

None

10. Aesthetics [\[help\]](#)

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

35 feet.

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

None

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

None

11. Light and Glare [\[help\]](#)

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

Possible security lights at night

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

No

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:

None

12. Recreation [\[help\]](#)

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

None

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 [\[help\]](#)

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

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.

No

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.

None

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.

None

14. Transportation [\[help\]](#)

- 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.

Rd U NE would provide access to the site.

- 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?

No. None

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

TBD

- d. 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

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

No

- f. 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?

Before 2025, there would be minimum vehicular trips. Two employees with 1-3 trips per day and 1-3 commercial vehicles/month. After 2025 we could move to 3-5 employees and 10-15 commercial vehicles/month.

- g. 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.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public Services [\[help\]](#)

- 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

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

None

16. Utilities [\[help\]](#)

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

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.

Grant County PUD will provide the electrical power. Owner to place well for water.

C. Signature [\[HELP\]](#)

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.

Signature: 

Name of signee Evan Howe

Position and Agency/Organization General Manager

Date Submitted: 8/23/2024