Mitigated Determination of NonSignificance

February 15, 2018

Lead agency: Washington State Department of Agriculture

Agency Contact: Kelly McLain, Agency SEPA Lead, kmclain@agr.wa.gov 360-902-2067

Project Description: DeVries Family Farm/Martinez Livestock Co./WSDA liquid nutrient transport easement. This project is an easement for the placement of an underground pipe for liquid manure transport between properties owned by the three entities listed above.

Project Location: The property for this proposed easement and pipeline is located in Yakima County east of Moxee in Section 27, Township 12 North, Range 21 East. The property is located at 46.49842 N, -120.1725 W. The proposed easement will go from east to west across Parcel No. 21122711402, and will be 8 feet wide by 1,500 feet long.

Name of applicant: Washington State Department of Agriculture

WSDA has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The necessary mitigation measures are listed below, the Environmental Checklist is attached and additional information is available at: https://agr.wa.gov/FP/Pubs/NaturalResourcesAssessmentPubs.aspx

This determination is based on the following proposed mitigation measures:

1. Construction will only occur when the transient stream bed does not have flowing water.
2. All work will be conducted outside of the transient stream channel and associated floodplain, and work in the unassociated dry wash will be done in such a manner that the topography will be maintained.
3. The dispersion location to the east will investigate the possibility of increasing droplet size to reduce drift.
4. Pre-notification of mechanical nutrient dispersion will occur with the onsite research team.
5. Construction will be phased so that at no time is access restricted for more than 4 hours to the southern portion of the property.
6. All land will be compacted and graded to pre-construction standards.
7. No center pivot use will occur in the northwestern portion of the neighboring property (Martinez) if wind speeds exceed 10 miles per hour and the wind is blowing from the southeast to the northwest.
8. Installed pipeline will meet specifications for withstanding traffic by heavy farm equipment and construction vehicles.
9. No water from the groundwater well onsite will be used during construction.
10. Pipe will only be pressurized during use, reducing the potential for methane buildup in the line. The liquid nutrients that run through this line are predominantly water, which also reduces the likelihood of methane buildup.

This MDNS is issued under WAC 197-11-340(2) and the comment period will end on March 1, 2018.

Responsible official: Kelly McLain
Position/title: Senior Natural Resource Scientist/Agency SEPA Lead
Phone: 360-902-2067
Address: P.O. Box 42560 Olympia, WA 98504-2560
Date: February 13, 2018
Signature: [Signature]
**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.

*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.

**A. Background**

1. Name of proposed project, if applicable: DeVries Family Farm/Martinez Livestock Co./WSDA liquid nutrient transport easement

2. Name of applicant: Washington State Department of Agriculture

3. Address and phone number of applicant and contact person: 1111 Washington Street SE, 2nd Floor, Olympia, WA 98504, Kelly McLain, WSDA SEPA Lead, (360) 902-2067
4. Date checklist prepared: February 8, 2018

5. Agency requesting checklist: Washington State Department of Agriculture

6. Proposed timing or schedule (including phasing, if applicable): March 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? No  If yes, explain.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A basic soil survey and construction erosion control plan will be prepared for installation of the liquid nutrient conveyance system after the easement is established. USDA-NRCS soil maps confirmed with test digs. Easy excavation, no shallow groundwater, perched layers or other obstacles anticipated. In addition, a surface survey will be completed that will assess any and all geographical features that may need additional scrutiny.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Yes  If yes, explain. This property is owned by WSDA but has a long-term tenant, the United States Department of Agriculture’s Agricultural Research Service (USDA ARS). The tenant currently has an expired lease on the property, and a lease renewal between the two agencies is pending.

10. List any government approvals or permits that will be needed for your proposal, if known. The placement of the pipe is exempt from local building permits, but 811 will be contacted 48 hours prior to digging.

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.

This SEPA checklist covers the completion of an easement agreement between DeVries Family Farm and the Washington State Department of Agriculture on Yakima County Parcel No. 21122711402. This easement will cover approximately 12,000 square feet (8 feet wide by 1,500 feet long) on the property, positioned south of a small seasonal Type V stream (surface flows approximately 1-2 weeks annually). This property is currently operated as a USDA research station, and the proposed route is the least disruptive of the current agricultural land use practices, as verified in a site visit conducted on January 18, 2018. The proposed route follows the path of an existing road on the property, is adjacent to but not located in any research plots, and is consistent with other buried irrigation pipes on the property.

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. See attached aerial photos taken recently with location of pipeline drawn in with a red marker.

The property for this proposed easement and pipeline is located in Yakima County in Section 27, Township 12 North, Range 21 East. The property is located at 46.49842 N, -120.1725 W. The proposed easement will go from east to west across Parcel No. 21122711402, and will be 8 feet wide by 1500 feet long. The property is currently in use as a USDA research station, and the soils are predominantly Cleman very fine sandy loam, Esquatzel silt loam, and Ritzville silt loam. The portion of the parcel covered by the easement is relatively flat, with slopes no greater than 5 percent. This parcel lies in the Moxee valley, east of the city of Yakima in Yakima County, Washington along Highway 24. The land use types in the area are either agricultural or rural residential.

B. ENVIRONMENTAL ELEMENTS

1. Earth
a. General description of the site: The northern 80% of the property is flat, and the property has a moderate increase in elevation along the southern portion of the property. The area is covered in agricultural research plots, access roads, and irrigation tie-ins. The area intended for the easement is relatively flat and follows the path of an existing access road from the western property boundary. The site also includes a Type Ns – non-fish bearing seasonal stream and associated 100 year floodplain. The proposed easement path passes adjacent to but not through the floodplain and the dry streambed and bank.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____________

b. What is the steepest slope on the site (approximate percent slope)? The steepest slopes on the site are 18 percent, but the ground that is covered in the easement has a slope of 2-3 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. The soils on this property include silt and sandy loam soils, and all the soils types of conducive to the agricultural uses on the land. No materials on the site are going to removed.

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. The purpose of the easement is to allow for a 12” diameter buried pipe installation for the transport of liquid manure from Devries Family Farms to Martinez Livestock Co. The total area of the easement is 8 feet by approximately 1,500 feet. The installation will include excavation of 4 feet of native soils. This will be done in two parts – the top 2 feet of topsoil will be removed and placed along one side fo the hole, and the bottom 2 feet of subsoil will be placed on the other side. All 4 feet of soil removed will be used to backfill and anchor the pipe in place. No fill will
be used. The site will be graded to previous condition after backfill. If any removed material is considered to excess, that will be discussed among the parties and the soil will be placed somewhere on the existing parcel.

c. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. The site of excavation will be returned to its previous state – if that was graded for road use, then it will be compacted and returned to road grade. In the areas that were native and invasive grasses and plants are present, replanting will occur to limit the potential for erosion. This project will only occur during a dry period to limit water erosion potential.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No change in impervious surface

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: This project will be completed quickly and timed during a dry period in the spring. No erosion is expected, but if high winds occur during construction, erosion control tools may be used. Typically a water truck is used, backup is spreading of straw to control wind erosion.

2. Air

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. The end result of this easement and pipeline installation will allow automatic application of nutrient laden water from a dairy manure lagoon. The new dispersion method could increase the amount of offsite movement of nutrients when wind speeds are above 10 miles per hour in a northwesterly direction. Application volumes are not expected to increase, and the length of time in which those applications occur is not expected to increase.

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: The DeVries Family Farms is compliant for air emissions under a current YRCAA permit. If any increase of air emissions is noted, DeVries Family Farm will work with the Yakima Clean Air Authority to address those changes.

3. Water

a. Surface Water:

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. There is a small transient stream that flows up to a few weeks per year north of the proposed easement depending on weather conditions. This stream corridor will not be impacted by the project.

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. This pipe placement will occur within 200 feet of the dry stream bed, and construction will occur only when the type Ns stream is dry.
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. Under no circumstances will excess material from excavation and backfill (if applicable) be placed within the channel of the existing Ns transient stream or the associated floodplain.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. The construction work will only occur when the site is dry. Any construction will stop if the existing transient stream is flowing.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The proposed pipe installation lies directly south of the known 100-year floodplain on the property.

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. Not applicable. [help]

b. Ground Water:

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.

   Water will be brought onsite in a water truck to control dust during construction and aid in compaction after the area is backfilled. No use of the onsite groundwater well is allowed.

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. No waste material will be discharged into the ground under this proposal. The piping will meet pressure and weight requirements for heavy farm equipment to pass over after installation.

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. This pipe installation will occur during the dry period for Yakima County, and no stormwater or other runoff is expected as a result of the project.
2) Could waste materials enter ground or surface waters? If so, generally describe. The 12 inch PVC pipe being used for liquid nutrient transport will be sealed in a manner to prevent leakage.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The proposed easement and pipe installation runs east to west on the southern half of the property. The flow of water on the site moves towards the natural drain features north of the easement from the south, and from the property to the east into the transitory stream and associated floodplain.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: As mentioned before, construction will only occur during dry conditions, so as not to interrupt surface drainage. The site will be compacted, graded, and returned to whatever the prior condition was (vegetated, road, etc.). No permanent drainage pattern alterations are expected from this project.

4. Plants
   a. Check the types of vegetation found on the site:
      
      ____ deciduous tree: alder, maple, aspen, other
      ____ evergreen tree: fir, cedar, pine, other
      ____ shrubs
      X  ____ grass
      X  ____ 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? Some grasses exist in the area of the easement and will be disturbed during the pipe installation. On completion of the project the limited disturbed area will be planted to a CRP type perennial grass mix suited for this area.

   c. List threatened and endangered species known to be on or near the site. There are no documented T and E species on the site.

   d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Not applicable
e. List all noxious weeds and invasive species known to be on or near the site. None are documented. [help]

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. [help] Meadowlarks, sparrows, hawks in the general area. 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. None. [help]

c. Is the site part of a migration route? If so, explain. Not documented. [help]

d. Proposed measures to preserve or enhance wildlife, if any: Not applicable. [help]

e. List any invasive animal species known to be on or near the site. None are documented. [help]

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. Not applicable. [help]

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. None. [help]

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: Not applicable.

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. Not applicable. [help]
1) Describe any known or possible contamination at the site from present or past uses. This site has been in agricultural production for more than 100 years. Some historic pesticides can bind to sediment and remain there for hundreds of years. This area, however, has been previously excavated by the property tenant for placement of irrigation pipelines. No known chemical contaminants occur in the area proposed for pipeline installation.

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. Not applicable.

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. Not applicable.

4) Describe special emergency services that might be required. None.

5) Proposed measures to reduce or control environmental health hazards, if any: None

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Not applicable. [help]

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. There will be some noise from the excavation, but should be limited and given neighboring agricultural activities, unobtrusive.

3) Proposed measures to reduce or control noise impacts, if any: None needed [help]

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. The current land use for the easement parcel is agriculture, and the surrounding and adjacent uses are agriculture. This easement and subsequent pipe placement will actually improve connectivity between different agricultural activities in the area. The property the easement will cross has been operated as an agricultural research station by state and federal partners for almost 75 years. In order to protect the sensitive research plots along the northeastern portion of the parcel, the neighboring property has agreed to pre-notification of dispersement of liquid nutrients via center pivot, work to increase droplet size (reducing drift), and pivot turn off whenever the wind shifts and blows from the southeast or wind speeds exceed 10 miles per hour.
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? The easement parcel was in commercial agriculture for almost 50 years, and for the past 75 years, has been an agricultural research facility. No land will be converted from this use under this project proposal.

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: Not applicable.

c. Describe any structures on the site. The parcel itself has sheds, outbuildings, equipment storage, and an old house turned office. The area of the easement is unfarmed and utilized as a small road and follows the natural drainage pathways on the property; it is outside of established research plots.

d. Will any structures be demolished? If so, what? Not applicable.

e. What is the current zoning classification of the site? The land is currently zoned agriculture.

f. What is the current comprehensive plan designation of the site? It is designated as agricultural resource land.

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. Yes, there are critical areas on the property, including a transient seasonal stream and associated 100-year floodplain. Both are outside the pathway of the proposed easement and associated pipeline.

i. Approximately how many people would reside or work in the completed project? None. [help]

j. Approximately how many people would the completed project displace? None. [help]
k. Proposed measures to avoid or reduce displacement impacts, if any: Not applicable. [help]

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Not applicable. [help]

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: Not applicable. [help]

9. Housing [help]
   a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Not applicable. [help]

   b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Not applicable. [help]

   c. Proposed measures to reduce or control housing impacts, if any: Not applicable. [help]

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? Not applicable. [help]

    b. What views in the immediate vicinity would be altered or obstructed? Not applicable. [help]

    b. Proposed measures to reduce or control aesthetic impacts, if any: Not applicable. [help]

11. Light and Glare [help]
    a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Not applicable. [help]

    b. Could light or glare from the finished project be a safety hazard or interfere with views? Not applicable. [help]

    c. What existing off-site sources of light or glare may affect your proposal? Not applicable. [help]
d. Proposed measures to reduce or control light and glare impacts, if any: Not applicable. [help]

12. Recreation [help]
   a. What designated and informal recreational opportunities are in the immediate vicinity? Not applicable. [help]

   b. Would the proposed project displace any existing recreational uses? If so, describe. None.

   c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None. [help]

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. Not applicable. [help]

   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. None are known. [help]

   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 are proposed. [help]

   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. For the purposes of construction, all vehicles will continue to access the property via the main entrance off of Highway 24. No additional access points will be created and no staging will occur along the public highway.
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? Not applicable.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Not applicable.[help]

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). None.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No [help]

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? None. [help]

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 [help]

h. Proposed measures to reduce or control transportation impacts, if any: [help]

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. Not applicable.

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

16. Utilities [help]

a. Circle utilities currently available at the site: [help] 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
C. Signature

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: [Signature]
Name of signee: Kelly McClain
Position and Agency/Organization: WSDA SEPA Lead
Date Submitted: 2/13/2018