Coyote Business Park
Draft Environmental Impact Statement

August 2005

Cooperating Agency

Bonneville Power Administration
ABSTRACT

The Confederated Tribes of the Umatilla Indian Reservation (CTUIR) propose to develop, build and manage a light industrial and commercial business park known as the Coyote Business Park. The proposed Coyote Business Park would be located on a 520 (+/-) acre site south of Interstate 84 at Exit 216 and west of South Market Road, approximately seven miles east of Pendleton, Oregon on the Umatilla Indian Reservation.

The first phase of the proposed development would be construction of infrastructure for the Coyote Business Park including extension of domestic water, drainfields or sanitary sewer, stormwater drainage, roads, and utilities (infrastructure) to the proposed lots. This phase would also involve the replacement of power support structures on the high-voltage Bonneville Power Administration line that crosses the site. Specific details vary with each action Alternative.

Water would be provided either from a new on-site well or from the Mission Water System. Wastewater would be handled by either on-site septic and drainfield or by connection to the Mission Wastewater Collection system which is treated through a cooperative agreement by the City of Pendleton. Stormwater
drainage would be retained on-site. Access would be provided off of South Market Road, a Umatilla County Road, which would be improved to an industrial standard and provided with a dedicated right hand turn lane into the site. Commercial utilities would be provided through extensions of existing service which is located either adjacent to the site (telecommunications, electrical service) or within ¼ mile to the north (natural gas.) Certain Alternatives would also involve the closure of the existing gravel road providing access to the Oregon Department of Transportation gravel shed south of Interstate 84. Alternate access to this gravel shed and to the Tribal Environmental Recovery Facility (transfer station) would be provided via the internal road network of the business park and a new bridge crossing Patawa Creek.

Potential impacts to Patawa Creek have been considered in the design, and mitigating elements incorporated in the design to reduce impact. These include a stormwater drainage collection system that isolates stormwater drainage from Patawa Creek; creation of a Riparian Management Zone along Patawa Creek to improve native vegetation and reduce sedimentation and erosion; incorporation of Best Management Practices to reduce impacts on groundwater resources; incorporation of landscaping and night lighting design to reduce visual impact and night light pollution; and avoidance of cultural resources in locating infrastructure; designing the bridge to minimize impact to Patawa Creek.

The second phase of the proposed action would be to construct and operate business facilities on the lots. The second phase would likely be constructed and financed by the individual business owners, although CTUIR could also construct the business facilities and lease them to private operators. Anticipated light industrial operations would include warehousing, distribution, and assembly of previously manufactured components.

Construction activities for the proposed project would be scheduled to begin in 2006. Lots would be available for lease in 2006.

In accordance with the National Environmental Policy Act of 1969 (NEPA), the Bureau of Indian Affairs (BIA) is preparing an Environmental Impact Statement (EIS) for the proposed Coyote Business Park. The BIA published a Notice of Intent (NOI) on the Coyote Business Park in the Federal Register dated January 9, 2003. The BPA is a cooperating agency for this draft EIS.

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