



Lead Agency
United States Department of the Interior
Bureau of Indian Affairs



Coyote Business Park

Final Environmental Impact Statement



September 2006

Cooperating Agency



How to Read the Final Environmental Impact Statement

The Draft Environmental Impact Statement has been revised according to comments received and as new information has become available. In the Final Environmental Impact Statement, new text that has been added is indicated by making the text bold and italic. Text that has been removed has been crossed out. Major changes are summarized below.

Summary of What's Changed in the Final Environmental Impact Statement

ODOT Access Road to Remain Open, and Removal of New Bridge from all Alternatives

As a result of the cost analysis and refinement that has occurred between the Draft and the Final, the bridge formerly proposed for construction under Alternatives C, D and E has been removed from the proposal. Water and sewer lines would still cross under Patawa Creek at the same proposed location. The existing access road that serves the ODOT gravel shed and to the Tribal Environmental Recovery Facility would remain in use, and the existing access point for that road on South Market Lane would remain open.

The analysis for Alternatives C, D, and E has been updated to reflect this change. See Alternative description in Chapter 2 and Sections 3.3 and 3.4.

Phased-in Development of Highway 331 Road Improvements in Preferred Alternative

The construction of the dedicated right hand turn lane and the improvements to South Market Lane may be phased in as funding becomes available. Funding is anticipated for this element of the project in 2008 as part of Oregon Department of Transportation's Modernization Program through the Oregon Transportation Investment Act III. See Alternative Description in Chapter 2 and Section 3.9.

BPA power line not eligible for inclusion on the National Register of Historic Places

On August 22, 2005, the CTUIR Cultural Resources Protection Program recommended this portion of the BPA power line is not eligible for inclusion in the National Register of Historic Places. On October 2, 2005, the Tribal Historic Preservation Office concurred with the findings. See Section 3.6.

Traditional Cultural Property Study Completed

In 2005, the Cultural Resources Protection Program (CRPP) of the CTUIR completed the report on "Oral History Investigations of the Proposed Coyote Business Park Area." This report concluded that the proposed Coyote Business

Park and surrounding area should be considered a Traditional Cultural Property and is eligible for inclusion in the National Register of Historic Places. However, the CRPP does not wish to nominate it to the National Register of Historic Places at this time. The report recommended that a plan be developed to address the viewshed including trees planted around the proposed industrial park and that proposed buildings be painted neutral colors. These recommendations were already incorporated into the Draft and Final EIS; see Section 2.3, "Landscaping" and Section 2.4, "Visual Impact."

Environmental Assessment Proposed for Property in Vicinity

In March 2006, the CTUIR Board of Trustees requested that the Bureau of Indian Affairs commence the National Environmental Policy Act (NEPA)-required compliance process for analyzing the impact from proposed commercial development of the trust parcel located immediately north of Interstate 84 and west of Highway 331. Although this development would not have any direct effect on the proposed Coyote Business Park, it may have indirect or cumulative effects on the following resources: Cultural Resources, Air Quality, Visual, Noise, Transportation, Socioeconomic, and Community Infrastructure. These potential effects are addressed in the relevant sections of Chapter 3.

**FINAL
ENVIRONMENTAL IMPACT STATEMENT
COYOTE BUSINESS PARK**

Lead Agency: **Department of the Interior**
Bureau of Indian Affairs (BIA)
Umatilla Agency
Pendleton, OR 97801

Cooperating Agency: **Bonneville Power Administration**
(DOE/EIS-0371)
Portland, OR

Project Location: Oregon

For More Information: Jerry Lauer
Bureau of Indian Affairs
46807 B Street
Pendleton, OR 97801
541-278-3786

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, **as funding permits**. 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) under these Alternatives 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-**2007**. Lots would be available for lease in 2007.

In accordance with the National Environmental Policy Act of 1969 (NEPA), the Bureau of Indian Affairs (BIA) has prepared 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 EIS.

Responsible Official for EIS:

Stanley Speaks
Regional Director, Bureau of Indian
Affairs, Northwest Region
911 NE 11th Avenue
Portland, OR 97232-4169