

SEPA ENVIRONMENTAL CHECKLIST

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

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

2. Name of applicant:
Applicant: Jeff Fairchild
Consultant: Erlandsen Associates

3. Address and phone number of applicant and contact person:
Applicant: Jeff Fairchild
PO Box 2766
Pasco, WA 99302

Contact: The ConsultME Group
Att: Brandon Bernard
2909 S Quilian St, # 146
Kennewick, WA 99337
509-393-1992
brandon@theconsultmegrup.com

4. Date checklist prepared: **March 23, 2022**

5. Agency requesting checklist: **City of Ephrata**

6. Proposed timing or schedule (including phasing, if applicable): **2022 Phase 1, with multiply phases to follow. Each phase will consist of approximately 40 lots with full build-out anticipated within about 7 years depending on market conditions.**

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

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

Environmental Habitat Survey - Due site shown as a potential for Shrubsteppe per WDFW mapping

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 know to the applicant

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

Preliminary Plat (City of Ephrata)
Site Development (City of Ephrata)
Right-of-Way Use (City of Ephrata)

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

The project proposed the development of up to 329 single-family lots with associated road and utility improvements as shown in the preliminary plan submittal included with this checklist. Work would be completed using standard construction methods, which would consist of various earthwork, grading, paving, and trenching machinery in addition to hand labor.

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 the City of Ephrata on Grant County Tax Parcel 130426005 as shown on the preliminary plan submittal included with this checklist

B. Environmental Elements [HELP]

1. Earth [help]

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

(circle one) **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? **1-2%**

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.

Soils appear to be sandy & rocky glacial till, consistent with Malaga association that is dominantly gravelly or cobbly, medium-textured and moderately coarse-textured, strongly sloping to steep soils on terraces and uplands. No known past agricultural use.

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

None known to the applicant

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.

Excavation and regrading for road installation, excavation & backfill for utility installation, foundation construction for homes and common buildings. Fill if required will be from an approved source. Excavated materials will be reused on-site as needed. Excess materials will be removed and disposed of at an approved location per local requirements. Work will be completed as separate phases over the 57-ac property.

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

Exposed soils from grading & excavation work increase the chances of erosion.

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

Approximately 40 – 60%

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

Before initiating construction activities, appropriate soil erosion and sedimentation control measures will be installed. The specific measures will be shown with the detailed Stormwater Pollution and Prevention Plan developed for each phase of the project.

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.

The use of construction equipment will be necessary to perform the required site construction activities. The operation of this heavy equipment will result in short-term vehicle exhaust emissions lasting the duration of construction. All heavy equipment will be required to operate with appropriate vehicle emission controls that comply with current air quality standards. Some dust may be produced from equipment operating within staging/stockpile sites.

Following construction, emissions associated with single-family homes would be anticipated.

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

During construction, to bring utilities to the site: backhoe, bulldozer, and dump truck exhaust. Some associated dust.

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

As stated above, heavy equipment will be operated with required vehicle emission control devices per local standards. Appropriate dust control measures will be employed during construction.

**Following construction:
The site will be paved or fully landscaped.**

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.

None

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.

No - Connection to City of Ephrata Water System

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 discharge is proposed to the ground. Sanitary sewer flow from the 329-home site will be connected to the City of Ephrata sewer system.

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.

Stormwater will originate from the existing and proposed surface and will flow along existing and proposed contours. The runoff will be collected via catch basins as needed to convey to stormwater retention ponds, localized drywells, and underground infiltration trenches/drywells, where runoff will infiltrate into the ground.

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

Vehicle fluids from automobiles traveling or parking on paved areas.

- 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:

During construction, site-specific SWPPP BMPs will be implemented to control sediment movement and prevent sediment from being discharged from the project site. Stormwater runoff will be controlled via constructed stormwater BMP per the Department of Ecology standards and guidelines.

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?

Limited/sparse grasslands.

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

None known to the applicant.

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

Landscaping will be part of the communal areas and homeowners will landscape yards after their home is built.

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

None known to the applicant

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 _____

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

None known to the applicant

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

No

- 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 to the applicant

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.

Electric power for residential needs: Grant County PUD

- 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:

Current compliance with energy codes.

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.

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

None known to the applicant

- 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 known to the applicant

- 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.

None

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

No special emergency service will be required. Only typical police, fire EMS typical of the residential area would be required.

- 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: (Construction) – Short-term noise level would increase commensurate with activities associated with roadway, utility, and house construction activities.

Long Term: Light traffic expected of a residential development

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

None

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 property is currently vacant land with residential development to the South, North Railroad, east/west vacant land. Existing and proposed land uses are residential and would not impact further use of adjacent properties.

- 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 past use as farm or forest land is known to the applicant.

- 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:

No.

- c. Describe any structures on the site.

None

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

No – no existing structures

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

Residential 2

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

Urban residential Mixed Urban Density

- 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.

Potential listing as by WDFW as Shrubsteppe area. Currently under review by Project Biologist per the City of Ephrata Code 20.08.

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

329 SFR with an average family unit of 2.5 would yield 823 people

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

0 – no displacement

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

None Proposed.

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

Compliance with City of Ephrata ordinances for land use.

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.

329 SFR middle income

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?

2 story (Approx. max 35'), typical residential exterior construction.

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

None

b. 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?

New lighting for safety. This may be porch light or street lighting during nighttime use.

- 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?

City Parks

- 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:

Meeting City Code

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 –survey to be completed by Project Team.

- 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.

See item 13b.

- 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.

The project will extend public roadways: Ivy, K, and L into the project as shown on the provided plan. K and L connect to Ivy which then connects to 3rd Street.

- 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?

Grant Transit provides service to Ephrata – nearest stop is on Division/D Street which is approximately 1 mile to the south

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

No formal parking space will be provided. Streetside parking will be permitted per City Code along the road along with parking in the driveway/garage of each SFR for 2-3 vehicles.

- 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).

The project would build new public roadways meeting City of Ephrata standards as shown on the provided plans.

- 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?

The project will result in 329 SFR with a net increase of 329SFR. Per ITE single-family create 10 trips. The project will add 3,290 trips it would be anticipated that peaks would occur 8-9 am and 5-6 pm consistent with residential development consisting of mainly passenger vehicles except for short-term delivery vehicles.

- 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.

The project is located in a residential area with single-family homes to the south. With the increased population with the addition of 329 SFR, some increase in public service would be expected.

- 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 _____

- 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.

Electricity: Grant County PUD

Sewer: City of Ephrata

Water: City of Ephrata

Solid Waste: Consolidated Disposal Service

Fuel Gas: Undetermined providers of Propane Gas as desired by the homeowner

Telecomm: Undetermined provider of phone & high-speed Internet (fiber infrastructure by Grant PUD)

Underground services with normal trenching and backfill are required for installation.

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 Jeff FAIRGARD

Position and Agency/Organization _____

Date Submitted: 3/31/22

DESERT PLAINS PROJECT NARRATIVE:

Rev: 04/15/22

Project Concept:

The Desert Plains development will be located in Ephrata on 57 acres directly north of the Prairie Bluff development and south of the Burlington Northern Railroad. Existing vacant IR zoned land to the West and open R-2 lands to the East. Desert Plains is a market rate 329 dwelling unit (DU) single-family residential development which will have attached garages.

Home Type:

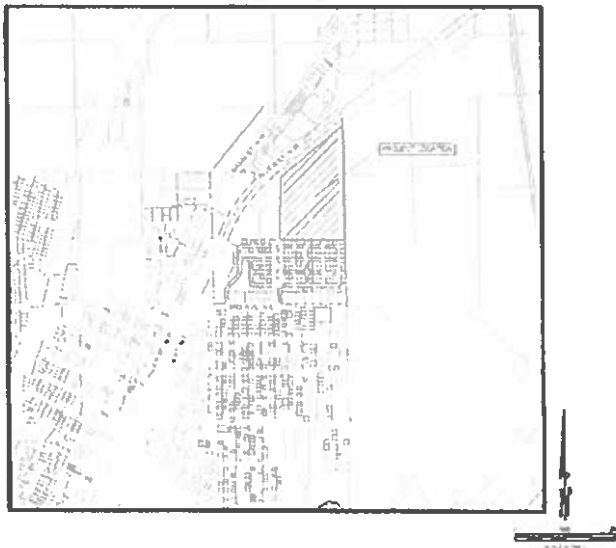
The single-family homes are anticipated to be 2,600 – 5,000 SF, 3 to 5-bedroom models. Construction is expected to be 1 or 2- story homes of conventional stick framing with the exterior finished typical local residential construction.

Site development is anticipated to include roadway, sidewalks, and lot grading in support of and for the 329 single-family lots and home sites constructed over multiply phases. The interior access road as proposed will be public roadways meeting City of Ephrata standards for residential roads.

Project Site:

The site is located on the north of Prairies Bluff, about 1.5 miles northeast of Ephrata City Hall. Currently comprised of one (1) parcel, in total encompassing approximately 57 acres.

VICINITY MAP



Zoned Residential -2 (R2), it has an allowable density of 496 DU's (5,000 SF minimum lot size for R2 zone) or 8.7 DU/AC. The proposed 329 DU's equals a 5.8 DU/AC density.

The single-family homes are anticipated to be 2,600 – 5,000 SF, 3–5-bedroom models. Construction is expected to be 1 or 2- story homes of conventional stick framing with the exterior finished typical local residential construction.

Utilities:

Utility providers include Grant PUD (Power/fiber), City of Ephrata (Portable Water), and City of Ephrata (Sewer). Public Education is provided through the Ephrata School District No. 165. Fire coverage is provided by the City of Ephrata Fire Department and law enforcement from the City of Ephrata Police Department.

Parking:

The project proposes to provide for on-street parking as permitted per City of Ephrata standards for public residential roads. Also, it is anticipated that each home will have a standard 2-3 car garage and driveway which should accommodate at least two to three vehicles.

Maintenance:

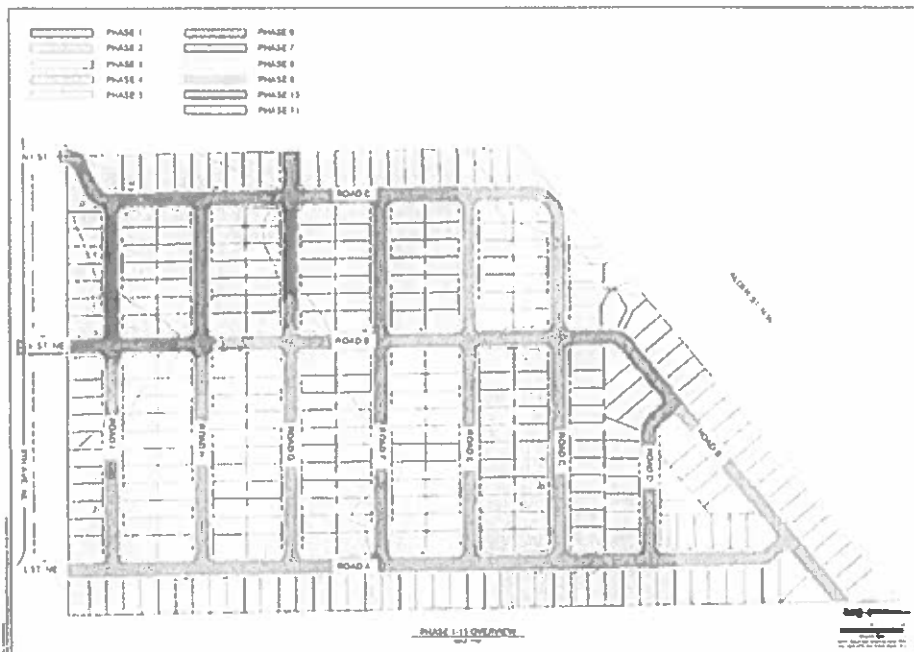
As roadways are planned to be public, maintenance will be completed by City staff.

Parks/Open Space:

Per City Code, the project is required to provide open space/parks equal to 5% of the project area or it may provide a fee in place of parks. At this time, the project would be required to provide 2.85 acres of park space. The project proposes to pay fees in lieu of providing park areas. This fee will be determined at the final plat for each phase.

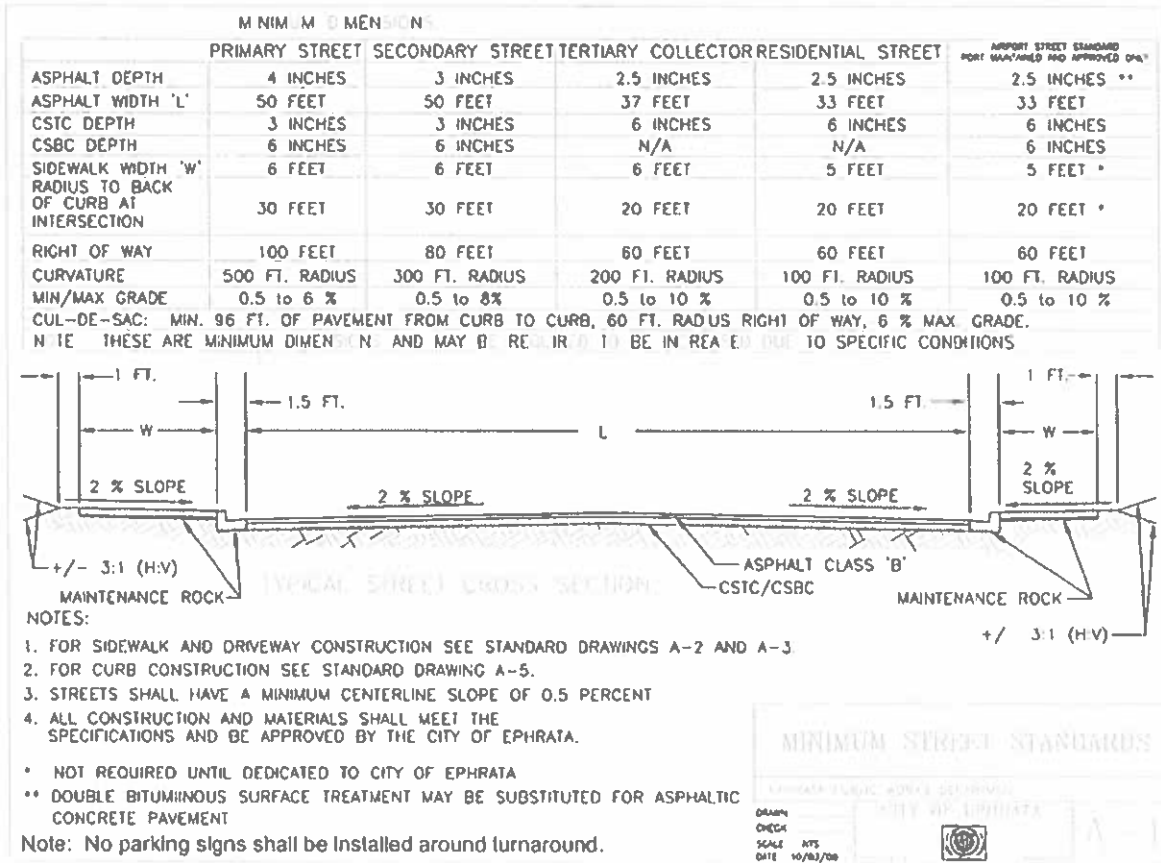
Phasing:

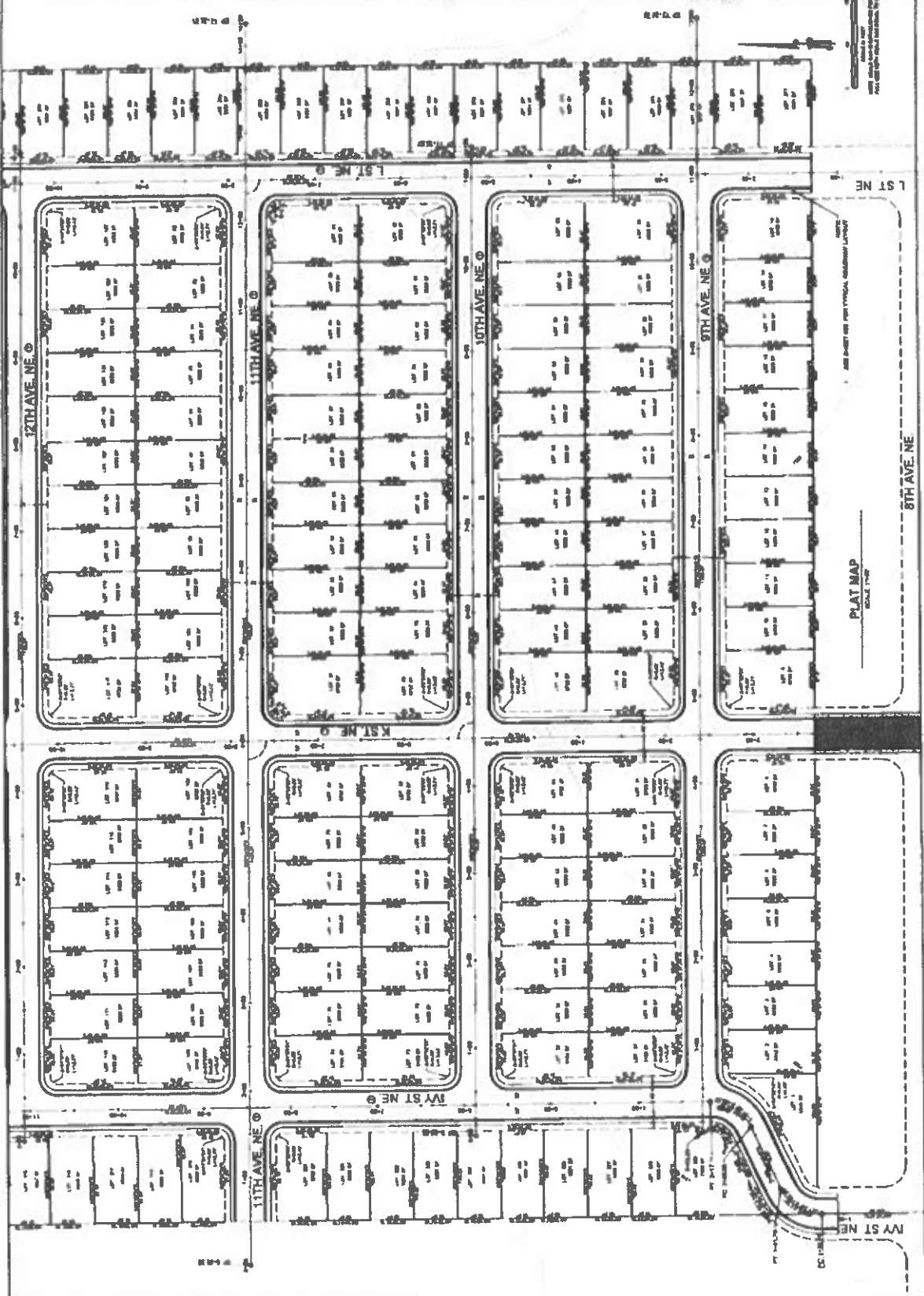
As shown on the provided preliminary civil plans the development is proposed to be completed in several phases. Each phase would have approximately 40 SFR. The timing of each phase and final numbers within each phase will be determined based on site and market conditions.



Roads:

Project roadways are proposed to be public meeting City Minimum Street Standard A-1 for residential streets. This includes a thirty-five (35) foot section from the face of the curb to the face of the curb with five (5) foot sidewalks and curb and gutter on both sides. These would be placed within a sixty (60) foot right of way.

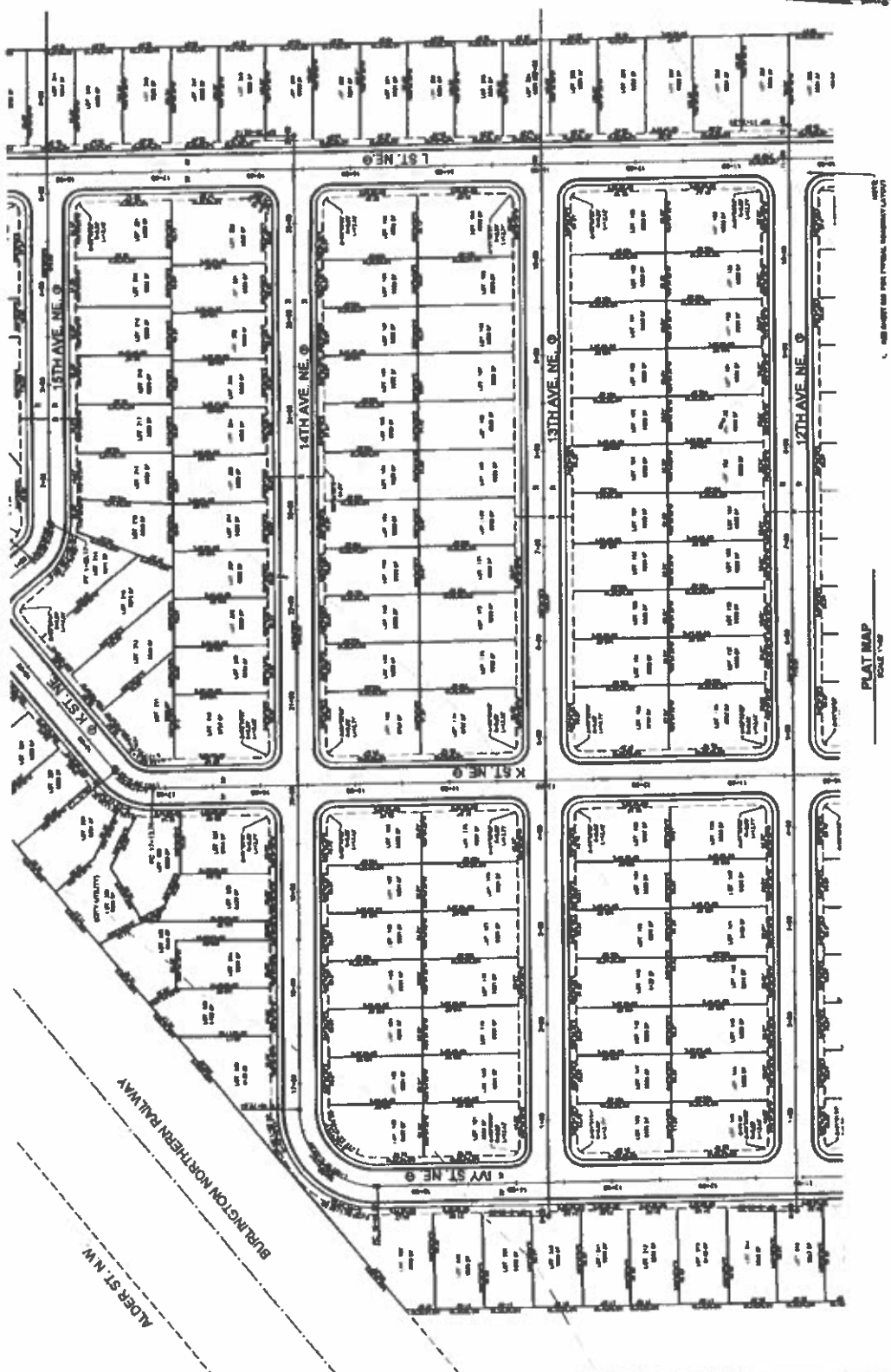




DESERT PLAINS SUBDIVISION
PRELIMINARY PLAT
PLAT MAP - MIDDLE



Krlandsen
PLAT MAP - MIDDLE
DESERT PLAINS SUBDIVISION
PRELIMINARY PLAT



PLAT MAP
SCALE 1"=40'

SEE SHEET 001 FOR FINAL SUBDIVISION LAYOUT

Small text at the bottom of the page, likely a disclaimer or copyright notice.

DESERT PLAINS PROJECT NARRATIVE:

Project Concept:

Desert Plains development will be located in Ephrata on 57 acres directly north of the Prairie Bluff development and south of the Burlington Northern Railroad. Existing vacant IR zoned land to the West and open R-2 lands to the East. Desert Plains is a market rate 329 dwelling unit (DU) single-family residential development which will have attached garages.

Home Type:

The single-family homes are anticipated to be 2,600 – 5,000 SF, 3 to 5-bedroom models. Construction is expected to be 1 or 2- story homes of conventional stick framing with the exterior finished typical local residential construction.

Site development is anticipated to include roadway, sidewalks, and lot grading in support of and for the 329 single-family lots and home sites constructed over multiply phases the interior access road as proposed will be public roadways meeting City of Ephrata standards for residential roads.

Project Site:

The site is located on the north of Prairies Bluff, about 1.5 miles northeast of Ephrata City Hall. Currently comprised of one (1) parcel, in total encompassing approximately 57 acres.

Zoned Residential -2 (R2), it has an allowable density of 496 DU's (5,000 SF minimum lot size for R2 zone) or 456 DU/AC. The proposed 329 DU's equals a 5.8 DU/AC density.

The single-family homes are anticipated to be 2,600 – 5,000 SF, 3–5-bedroom models. Construction is expected to be 1 or 2- story homes of conventional stick framing with the exterior finished typical local residential construction.

Utilities:

Utility providers include Grant PUD (Power/fiber), City of Ephrata (Portable Water), City of Ephrata (Sewer). Public Education is provided through the Ephrata School District No. 165. Fire coverage is provided by the City of Ephrata Fire Department and law enforcement from the City of Ephrata Police Department.

Parking:

The project proposes to provide for on-street parking as permitted per City of Ephrata standards for public residential roads. Also, it is anticipated that each home will have a standard 2- 3 car garage and driveway which should accommodate at least two to three vehicles.

Maintenance:

As roadways are planned to be public maintained will be completed by City staff.

Parks/Open Space:

Per City Code, the project is required to provide open space/parks equal to 5% of the project area or it may provide a fee in place of parks. At this time, the project would be required to provide 2.85 acres of

park space. If provided this would be provided in small community parks/open space areas with options for passive and active recreation. Specific of the park(s) where provided would be reviewed with City staff as part of each phase of the development.

Phasing:

As shown on the provided preliminary civil plan the development is proposed to be completed under several phases. Each phase would have approximately 40 SFR. The timing of each phase and final numbers within each phase will be determined based on site and market conditions.

Notice of Application & Public Hearing with Optional DNS



Project Name: Desert Plains Preliminary Major Plat

File Number: 22-001

Description of Proposed Development: Subdivide 57 acres into 329 lots in the Residential-2 Zone. Ivy, K, and L streets NE will be extended northward and new interior streets to serve the subdivision will be constructed. The development will be completed in phases with each phase consisting of approximately 40 lots.

Project Location: North of Prairie Bluff and approximately 1.5 miles northeast of Ephrata City Hall. Grant County Assessor's Parcel #13-0425-005.

Applicants Name: Jeff and Lisa Fairchild, PO Box 2756, Pasco WA 99302

Date of Application: March 30, 2022 with additional information submitted on April 15 and April 19.

Date Application Determined Complete: April 25, 2022

Applicable Project Permits or Approvals: Major Subdivision, Environmental Review, Street/Utility construction approval.

Required Studies: Traffic Impact Analysis and Habitat Assessment

Environmental Review: The City of Ephrata has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted below.

Existing Environmental Documents: SEPA Checklist

Consistent with the Comprehensive Plan: Yes No

Public Hearing Required: Yes No

Applicable Development Regulations: City of Ephrata Municipal Code Title 16: Buildings and Construction, Title 17: Development Review, Title 18: Subdivisions, Title 19: Zoning, Title 20, Environment

Comments on this proposal from public agencies with jurisdiction and any comments on the environmental review will be accepted until 4:30 on May 19, 2022. Any person may submit written comments on the environmental impacts of the proposal. An accurate mailing address for those mailing comments must be included or they will not qualify as a party of record and, therefore, may not have standing to appeal the decision. The final decision on this proposal will be made within 120 days of the date of the notice of completeness and may be appealed according to the City appeal provisions specified in EMC 20.04, Appeals. For more information, call Daniel Leavitt, Community Development Director at 754-4601 ext. 124 or email dleavitt@ephrata.org. Submit written comments by mail to City of Ephrata Community Development Department, 121 Alder Street SW, WA 98823. Copies of the information related to this request are available for review at Ephrata City Hall, 121 Alder Street SW.

Date of Notice: May 5, 2022

Attachments

- Plat
- Environmental Checklist

SEPA ENVIRONMENTAL CHECKLIST

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

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

2. Name of applicant:

Applicant: Jeff Fairchild

Consultant: Erlandsen Associates

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

Applicant: Jeff Fairchild

PO Box 2756

Pasco, WA 99302

Contact: The ConsultME Group

Att: Brandon Bernard

2909 S Quillian St, # 146

Kennewick, WA 99337

509-393-1992

brandon@theconsultmegroup.com

4. Date checklist prepared: **March 23, 2022**

5. Agency requesting checklist: **City of Ephrata**

6. Proposed timing or schedule (including phasing, if applicable): **2022 Phase 1, with multiply phases to follow. Each phase will consist of approximately 40 lots with full build-out anticipated within about 7 years depending on market conditions.**

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

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

Environmental Habitat Survey - Due site shown as a potential for Shrubsteppe per WDFW mapping

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 know to the applicant

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

Preliminary Plat (City of Ephrata)

Site Development (City of Ephrata)

Right-of-Way Use (City of Ephrata)

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

The project proposed the development of up to 329 single-family lots with associated road and utility improvements as shown in the preliminary plan submittal included with this checklist. Work would be completed using standard construction methods, which would consist of various earthwork, grading, paving, and trenching machinery in addition to hand labor.

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 the City of Ephrata on Grant County Tax Parcel 130425005 as shown on the preliminary plan submittal included with this checklist

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

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

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

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

b. What is the steepest slope on the site (approximate percent slope)? **1-2%**

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.

Soils appear to be sandy & rocky glacial till, consistent with Malaga association that is dominantly gravelly or cobbly, medium-textured and moderately coarse-textured, strongly sloping to steep soils on terraces and uplands. No known past agricultural use.

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

None known to the applicant

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.

Excavation and regrading for road installation, excavation & backfill for utility installation, foundation construction for homes and common buildings. Fill if required will be from an approved source. Excavated materials will be reused on-site as needed. Excess materials will be removed and disposed of at an approved location per local requirements. Work will be completed as separate phases over the 57-ac property.

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

Exposed soils from grading & excavation work increase the chances of erosion.

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

Approximately 40 – 60%

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

Before initiating construction activities, appropriate soil erosion and sedimentation control measures will be installed. The specific measures will be shown with the detailed Stormwater Pollution and Prevention Plan developed for each phase of the project.

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.

The use of construction equipment will be necessary to perform the required site construction activities. The operation of this heavy equipment will result in short-term vehicle exhaust emissions lasting the duration of construction. All heavy equipment will be required to operate with appropriate vehicle emission controls that comply with current air quality standards. Some dust may be produced from equipment operating within staging/stockpile sites.

Following construction, emissions associated with single-family homes would be anticipated.

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

During construction, to bring utilities to the site: backhoe, bulldozer, and dump truck exhaust. Some associated dust.

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

As stated above, heavy equipment will be operated with required vehicle emission control devices per local standards. Appropriate dust control measures will be employed during construction.

**Following construction:
The site will be paved or fully landscaped.**

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.

None

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.

No - Connection to City of Ephrata Water System

- 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 discharge is proposed to the ground. Sanitary sewer flow from the 329-home site will be connected to the City of Ephrata sewer system.

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.

Stormwater will originate from the existing and proposed surface and will flow along existing and proposed contours. The runoff will be collected via catch basins as needed to convey to stormwater retention ponds, localized drywells, and underground infiltration trenches/drywells, where runoff will infiltrate into the ground.

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

Vehicle fluids from automobiles traveling or parking on paved areas.

- 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:

During construction, site-specific SWPPP BMPs will be implemented to control sediment movement and prevent sediment from being discharged from the project site. Stormwater runoff will be controlled via constructed stormwater BMP per the Department of Ecology standards and guidelines.

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?

Limited/sparse grasslands.

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

None known to the applicant.

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

Landscaping will be part of the communal areas and homeowners will landscape yards after their home is built.

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

None known to the applicant

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 _____

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

None known to the applicant

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

No

- 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 to the applicant

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.

Electric power for residential needs: Grant County PUD

- 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:

Current compliance with energy codes.

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.

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

None known to the applicant

- 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 known to the applicant

- 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.

None

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

No special emergency service will be required. Only typical police, fire EMS typical of the residential area would be required.

- 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: (Construction) – Short-term noise level would increase commensurate with activities associated with roadway, utility, and house construction activities.

Long Term: Light traffic expected of a residential development

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

None

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 property is currently vacant land with residential development to the South, North Railroad, east/west vacant land. Existing and proposed land uses are residential and would not impact further use of adjacent properties.

- 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 past use as farm or forest land is known to the applicant.

- 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:

No.

- c. Describe any structures on the site.

None

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

No – no existing structures

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

Residential 2

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

Urban residential Mixed Urban Density

- 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.

Potential listing as by WDFW as Shrubsteppe area. Currently under review by Project Biologist per the City of Ephrata Code 20.08.

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

329 SFR with an average family unit of 2.5 would yield 823 people

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

0 – no displacement

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

None Proposed.

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

Compliance with City of Ephrata ordinances for land use.

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.

329 SFR middle income

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?

2 story (Approx. max 35'), typical residential exterior construction.

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

None

b. 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?

New lighting for safety. This may be porch light or street lighting during nighttime use.

- 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?

City Parks

- 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:

Meeting City Code

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 –survey to be completed by Project Team.

- 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.

See item 13b.

- 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.

The project will extend public roadways: Ivy, K, and L into the project as shown on the provided plan. K and L connect to Ivy which then connects to 3rd Street.

- 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?

Grant Transit provides service to Ephrata – nearest stop is on Division/D Street which is approximately 1 mile to the south

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

No formal parking space will be provided. Streetside parking will be permitted per City Code along the road along with parking in the driveway/garage of each SFR for 2-3 vehicles.

- 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).

The project would build new public roadways meeting City of Ephrata standards as shown on the provided plans.

- 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?

The project will result in 329 SFR with a net increase of 329SFR. Per ITE single-family create 10 trips. The project will add 3,290 trips It would be anticipated that peaks would occur 8-9 am and 5-6 pm consistent with residential development consisting of mainly passenger vehicles except for short-term delivery vehicles.

- 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.

The project is located in a residential area with single-family homes to the south. With the increased population with the addition of 329 SFR, some increase in public service would be expected.

- 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, reuse 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.

Electricity: Grant County PUD

Sewer: City of Ephrata

Water: City of Ephrata

Solid Waste: Consolidated Disposal Service

Fuel Gas: Undetermined providers of Propane Gas as desired by the homeowner

Telecomm: Undetermined provider of phone & high-speed internet (fiber infrastructure by Grant PUD)

Underground services with normal trenching and backfill are required for installation.

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 JEFF FAIRCHILD

Position and Agency/Organization _____

Date Submitted: 3/31/22



PLAT MAP OVERVIEW

SITE DATA	
Project Name	DESERT PLAINS SUBDIVISION
Project No.	134567
City	PHOENIX, AZ
County	MARICOPA
Map Sheet	C-004, C-005, C-006
Scale	1" = 100'
Author	ERLANDSEN & ASSOCIATES
Checked	J. ERLANDSEN
Date	10/15/2023

Erlandsen
 ENGINEERS & ARCHITECTS
 1000 N. CENTRAL AVENUE, SUITE 100
 PHOENIX, AZ 85004
 (602) 254-1100
 www.erlandsen.com

SHEET C-004



**DESERT PLAINS SUBDIVISION
 PRELIMINARY PLAT
 PLAT MAP OVERVIEW**

ATTACHMENT FIVE
AGENCY & PUBLIC COMMENTS

Stacy Hooper

From: Bill Cox
Sent: Thursday, May 5, 2022 3:32 PM
To: Daniel Leavitt
Cc: Bill Sangster; Stacy Hooper; Jeremy Burns
Subject: RE: Desert Plains Preliminary Major Plat Application

Follow Up Flag: Follow up
Flag Status: Flagged

Dan,

A few comments I have are:

1. Looking at some of the corner lots 110, 109, 73, 74, 37, 38, 2 and etc. are listed as over 5,000 Sq. Ft. but the math is fuzzy possibly under 5,000 Sq. Ft. which does not meet our minimum lot size? I would like to see some additional clarification.
2. I am also looking at the NE as a whole and realize we do plan on collecting a park fee in lieu of, but I am concerned a what point we want to require dedicated open space for park or recreation as we currently do not have park space in the NE section other than undeveloped airport land. Maybe this has already been addressed and I am unaware?

Thanks,

Bill Cox

City of Ephrata
Building Official
509 754-4601 Ext 135
bcx@ephrata.org

From: Stacy Hooper <shooper@ephrata.org>
Sent: Wednesday, May 4, 2022 3:13 PM
To: robert.sloma@colvilletribes.com; Jeremy Burns <JBurns@ephrata.org>; Traci Bennett <TBennett@ephrata.org>; Bill Sangster <BSangster@ephrata.org>; Bill Cox <BCox@ephrata.org>; Heather Van Paepeghem <hvanpaepeghem@ephrata.org>; gbecken@portofephrata.com; travis.adams@colvilletribes.com
Cc: Daniel Leavitt <DLeavitt@ephrata.org>
Subject: Desert Plains Preliminary Major Plat Application

Attached for review and comment is the notice of Application & Public Hearing with Optional DNS, Preliminary Plat drawings and the SEPA Environmental checklist for the proposed 329 lot subdivision north of Prairie Bluff Major Plat on Grant County Parcel 130425005.

Please submit any comments to DLeavitt@ephrata.org by May 19, 2022, before 4:30 pm.

If you are unable to open the attachment, please let me know.

Thank you
Stacy Hooper
509-754-6964

Daniel Leavitt

From: Stacy Hooper
Sent: Wednesday, May 4, 2022 3:14 PM
To: Daniel Leavitt
Subject: FW: Desert Plains Preliminary Major Plat Application

From: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Sent: Wednesday, May 4, 2022 3:11 PM
To: Stacy Hooper <shooper@ephrata.org>
Cc: Anderson, Cindy (ECY) <CYAN461@ECY.WA.GOV>
Subject: RE: Desert Plains Preliminary Major Plat Application

CAUTION: External Email

Hello – Thanks for sending your SEPA records and documents to Ecology! **Please note, we have changed our procedures for accepting SEPA documents for the SEPA register.** Lead agencies can now enter their records directly into the SEPA register through our new [SEPA Record Submittal \(SRS\)](#) online portal instead of emailing them to Ecology.

We will enter this record into the SEPA register but please use the SRS portal to enter all future SEPA records and documents into the register.

What is different?

We have created a new online portal for lead agencies called SEPA Record Submittal (SRS). Lead agencies are now required to use the portal for all SEPA document and record submittals.

What does this mean for me?

For all future SEPA records and documents, instead of emailing records and documents to Ecology, you will now log into the SRS portal and enter them. Ecology will review them and approve them for posting on the SEPA register. Once posted on the SEPA register you will get a confirmation email and a hyperlink to your record on the SEPA register.

How do I get to the new portal to submit records and documents?

In order to access the portal, you will need a Secure Access Washington (SAW) account. [You can sign up here.](#) If you have an account already, you will just need to add the SRS portal service to your SAW account. [Log into SAW](#) to get started.

Here are a couple of resources to help you get started:

- [Step-by-Step instructions for How to Register for the SEPA Record Submittal Portal \(SRS\)](#)
- [Lead Agency SEPA Record Submittal Portal \(SRS\) User Guide](#)

We hope you will enjoy using our new online tool! For assistance, email separegister@ecy.wa.gov. For more information, visit [Ecology's website](#).

Thank you!

If you need any help please let either Cindy or myself know, we are here to help.

Cindy Anderson 655-1541 or Cindy.Anderson@ecy.wa.gov
Melanie Kincheloe 703-0426 or Melanie.Kincheloe@ecy.wa.gov.

Thank you,



Melanie Kincheloe (she/her/hers)
Administrative Assistant
Shorelands & Environmental Assistance Program
Eastern Regional Office
melanie.kincheloe@ecy.wa.gov
(509) 703-0426



Visit the [SEPA HOMEPAGE](#) to learn more about SEPA and how it applies to you and your project.

 To conserve paper please don't print this e-mail unless you really need to.

This communication is a public record and may be subject to disclosure as per the Washington State Public Records Act, RCW 42.56.

From: Stacy Hooper <shooper@ephrata.org>
Sent: Wednesday, May 4, 2022 2:53 PM
To: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; COM GMU Review Team <reviewteam@commerce.wa.gov>; manzan@wsdot.wa.gov; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; sydney.hanson@dhap.wa.gov; O NEAL, ELIZABETH (DNR) <ELIZABETH.ONEAL@dnr.wa.gov>; Region2 Planning (DFW) <WDFWR2Planning@dfw.wa.gov>; DOH EPH Wastewater Management <WastewaterMgmt@DOH.WA.GOV>; Shopbell, Stephanie (DOHi) <sshopbell@granthealth.org>; tlawrence@grantcountywa.gov; agruchala@gcpud.org; mwren@portofephrata.com
Cc: Daniel Leavitt <DLeavitt@ephrata.org>
Subject: Desert Plains Preliminary Major Plat Application

External Email

Attached for review and comment is the notice of Application & Public Hearing with Optional DNS, Preliminary Plat drawings and the SEPA Environmental checklist for the proposed 329 lot subdivision north of Prairie Bluff Major Plat on Grant County Parcel 130425005.

Please submit any comments to DLeavitt@ephrata.org by May 19, 2022, before 4:30 pm.

If you are unable to open the attachment, please let me know.

Thank you

Stacy Hooper
509-754-6964



250 SIMON ST SE
EAST WENATCHEE, WA 98802

PHONE: 509.884.2562
FAX: 509.884.2814

ERLANDSEN.COM

May 23, 2022

City of Ephrata Community Development
121 Alder St SW
Ephrata, WA 98823

RE: Desert Plains Preliminary Plat Application – Comment Letter
Erlandsen Project Number: 20210386.0000

To Whom It May Concern:

This letter is in repose to the letter written by Mr. Kent Ziemer dated May 19, 2022. We thank you for sharing your concerns and have provided an itemized reposed to each of these items outlined in this letter.

Item 1 Traffic Access:

The project has retained a traffic engineer to develop a traffic study to review the impacts of the proposed development. The issue noted within the letter is a City of Ephrata Comprehensive Planning issue and a project-specific issue related to the proposed development and needs to be resolved. The study as requested by the City will focus on only the impacts of the development and any required mitigation due to changes in level of service due to the proposed development.

Item 2 Water and Sewer Connections:

As part of the preliminary plat process, the applicant has worked and continues to work with the City of Ephrata staff to verify adequate water and sewer for the proposed development. At this time conversations with the City indicated no concerns with the availability of water or sewer capacity for this project.

Item 3 Pedestrian Access:

Mr. Ziemer notes a concern about pedestrian access to the proposed school property located directly to the east of the Prairie Bluff Plat. Currently the school district has no formal plans for use of this property and has until the end of July 2022 to close on the property. Any connection to potential Ephrata School District-owned property would require the crossing of private property as there are no open routes via undeveloped public right-of-way. This concern is beyond the scope of this development and would/should be an issue developed through an update and review of the City of Ephrata Comprehensive plan.

The project will provide sidewalks meeting City of Ephrata road standards that are extended from the Prairie Bluff development. It is unknown how the Industrial-2 zoned land to the east will be developed. As part of the issued MDNS conditions, the project will provide roadway connection for future extension to the east approximately every 600 feet.

Item 4 Consistency

The project is located with R-2 zoning and meets City of Ephrata Development standards as outlined in Title 19.04.170. As outlined below the project meet the destiny requirements outlined in Title 19 and would therefore be in line with Goal 15 of the Comprehensive Plan as this is the same zoning for the Prairie Bluffs.

Max Density Allowed 8 dus/ac

Min Density Allow 3 dus/ac

The project proposes 329 lots on 57 acres for a density yield of 5.7 du/ac, which is within the parameters outlined via the Code.

Minimum Lot Area 5,000 sf

All lots are at or above 5,000 sf and thus meet this requirement.

Item 5 Critical Area:

The applicant is aware of the designation of Shrub Steppe by the Washington State Department of Fish and Wildlife. Based on this the applicant has retained a habitat biologist who will complete a study of the area along with a full Habit Management Plan.

The above addressed and resolves the issues noted in Mr. Ziemer's letter and we would recommend that staff move forward will the recommendation of full approval of the project as proposed.

Sincerely,

Jeff Sutton

Jeff Sutton
Erlandsen

May 19, 2022

City of Ephrata Community Development Department
121 Alder St SW
Ephrata, WA 98823

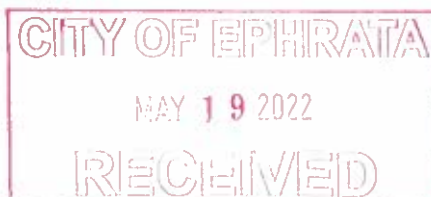
RE: Desert Plains Preliminary Major Plat Application

City of Ephrata Officials:

This letter is in regards to the Desert Plains Preliminary Major Plat Application tentatively slated for hearing June 9 2022.

Upon review of the preliminary major plat application materials, several issues and concerns about the proposal should be addressed.

- 1. Traffic Access:** review of the preliminary materials indicate that the primary access to the 329 lot major plat will be through the Prairie Bluff Development neighborhood, primarily K and L streets and filter indirectly west through 8th and 7th Ave NE to connect with Ivy street and eventual to 3rd avenue which is classified at by the City not an arterial but only a as a collector street. Design features of the Prairie Bluff neighborhood will not allow direct access on K and L Street from the proposed development to 3rd avenue NE, rather concentrating the traffic in to utilize residential streets 8th and 7th avenue to Ivy Street, which are already serving traffic from Prairie Bluff Neighborhood. There does not appear to be any direct arterial or collector street access to this proposal or the proposal does not indicate the development of a street designation that can facilitate the traffic volumes generate by 329 single-family homes. It may be ideal to review the possibility of access to the north as well as east of the proposal area to be able to accommodate the traffic volumes generated for this area rather than rely on streets configure for residential considerations. Vehicle access exterior to the utilization of established residential streets of established neighborhoods should be examined through this proposal.
- 2. Water and sewer connections:** Although proposed to be built in phases over the course of several years, it will be incumbent upon the applicant to provide proof that there will be sufficient allocation of water service connections provided by the city of Ephrata, while maintaining the ability to prove water and sewer services to other segments of the city.



3. **Pedestrian Access:** Although sidewalks in residential areas has a development standard for the City of Ephrata, recent purchase of property to the east of the proposed development by the Ephrata School District for anticipated future facilities don't appear to address the allocation of pedestrian routes through the proposal directly to the school. The proposed design of the project does not address pedestrian access for future school facilities to the east. A lack of pedestrian access other than those allocated through proposed streets may cause students walking to school property to proceed through private property or take walking routes that may bring safety concerns into consideration.

4. **Consistency with neighboring design establishments:** Although the proposed density for the project is within the density requirements established for the R-2 Zoning District, residential lots in the adjacent Prairie Bluff development average over 7,200 square feet (6 homes/block) while the proposed major plat is proposing lot sizes of 4,100 square feet (11 homes/block). This design proposal appears to be in conflict with intent of the language in the Ephrata Comprehensive Plan Housing Element. Goal 15 of the Ephrata Comprehensive Plan Housing Element States ". Protect the integrity of established residential neighborhoods." With the Policy 15.a. stating "Provide single-family residential neighborhoods the assurances that those neighborhoods will remain free from intensive development and influences of multi-family housing." Proposing a development in the vicinity with greater density than those of adjacent neighborhoods could be considered in conflict with these goals and principles.

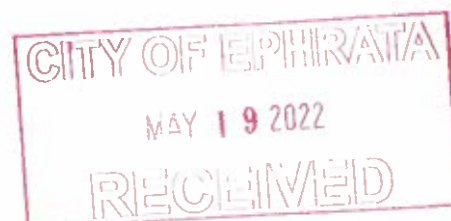
5. **Critical Area considerations:** Local governments are required to review for critical areas and cultural resources upon processing development applications. The area of the proposed project is currently in a natural undisturbed state and as such has been designated as a Shrub Steppe and Eastside Steppe, which are identified under the Washington state Priority Habitat and Species Program by the Washington State Department of Fish and Wild Life. A habitat analysis should be performed for the project location with a resulting determination that mitigations for impacts either on site or off site be implemented.

Thank you for your consideration and I look forward to discussing these concerns further at the June 9 Planning Commission Public Hearing.

Sincerely,



Kent Ziemer
1013 NE 8th Avenue
Ephrata





Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 18, 2022

Dan Leavitt
Community Development Director
City of Ephrata
121 Alder St NW
Ephrata, WA 98823

In future correspondence please refer to:
Project Tracking Code: 2022-05-03267
Property: City of Ephrata_Desert Plains Major Plat (22-001)
Re: Survey Requested

Dear Dan Leavitt:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a moderate to high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Sydney Hanson". The signature is written in dark ink and includes a long horizontal flourish extending to the right.

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

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

May 18, 2022

Daniel Leavitt
Community Development Director
City of Ephrata
121 Alder Street Southwest
Ephrata, WA 98823

Re: Desert Plains Preliminary Major Plat
File: 22-001

Dear Daniel Leavitt:

Thank you for the opportunity to comment on the Notice of Application and anticipated Determination of Nonsignificance regarding the Desert Plains Preliminary Major Plat project (Proponent: Jeff and Lisa Fairchild). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Water Quality Program-Shannon Adams (509) 329-3610

This project will require coverage under a Construction Stormwater General Permit.

You must register all dry wells installed to receive stormwater runoff with Ecology's Underground Injection Control Program. Registration must occur 60-days before construction of the drywell. You may access information and online registration at <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program/UIC-registration-requirements-information>.

In addition, discharge from the well(s) must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table. If you have questions or need further assistance, please contact Llyn Doremus, Eastern Regional Office UIC Coordinator at (509) 329-3518 or via email at Llyn.Doremus@ecy.wa.gov.

Water Resources Program-Herm Spangle (509) 329-3488

The water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

For more information or technical assistance, please contact Herm Spangle at (509) 329-3488 or via email at Herm.Spangle@ecy.wa.gov.

State Environmental Policy Act (SEPA)-Cindy Anderson (509) 655-1541

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

For more guidance on, or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File: 202202175)

E-cc: Brandon Bernard, The ConsultME Group (for Jeff and Lisa Fairchild)



State of Washington

DEPARTMENT OF FISH AND WILDLIFE REGION TWO

Mailing Address: 1550 Alder Street NW, Ephrata, WA 98823-9699 · 509 754-4624 · TDD 360 902-2207
Region Two Office Location: 1550 Alder Street NW, Ephrata, WA

May 12, 2022

City of Ephrata Community Development Department
Attention: Dan Leavitt – Planner
121 Alder St. SW
Ephrata, WA 98823

**SUBJECT: REQUEST FOR REVIEW AND COMMENTS; DESERT PLAINS
PRELIMINARY MAJOR PLAT APPLICATION; PARCEL 13-0425-005; JEFF AND LISA
FAIRCHILD – PROPONENTS; PLANNING FILE NO. 22-001**

Dear Mr. Leavitt,

On May 5, 2022, the Washington Department of Fish and Wildlife (WDFW) received notice from the City of Ephrata Community Development Department that it is accepting comments to be considered regarding the project referenced above. The Washington Department of Fish and Wildlife (WDFW) interest in this project is based on our agency's mandate to perpetuate fish, wildlife, and their habitat (Regulatory Code of Washington (RCW) 77.04.012). We reviewed the project proposal for potential impacts to fish, wildlife and their habitats, as well as possible impacts to recreational opportunities, according to our mission; we appreciate the opportunity to offer these comments.

WDFW reviewed the application materials prepared for the proposed Desert Plains Preliminary Major Plat (Project), including the SEPA checklist. An aerial map review (Grant Co. Geographic Information System (GIS) Map, WDFW Priority Habitat and Species (PHS) on the Web Map) indicates that parcel 13-0425-005 likely contains City of Ephrata Fish and Wildlife Habitat Conservation Areas (FWHCAs), including shrubsteppe habitat (see enclosed PHS report). WDFW designates shrubsteppe habitat as a Washington State Priority Habitat. The SEPA checklist submitted with the application materials states in section 4(A), on page 5 of 12, that the Project parcel contains shrubs and grass. Section 4(B) on page 5 says that 'Limited/sparse grasslands' will be removed or altered. WDFW considers the habitat on parcel 13-0425-005 to be shrubsteppe habitat. Due to prior land disturbance(s), sparse vegetation may be an indicator the parcel is in an early seral stage of shrubsteppe habitat development.

Additional WDFW GIS information indicates the shrubsteppe habitat on the Project parcel may provide habitat for several WDFW priority species. This area is within:

- The observed range of black-tailed jackrabbit
- The observed range of white-tailed jackrabbit
- The observed range of loggerhead shrike
- The observed range of burrowing owl
- The observed range of sagebrush sparrow

May 12, 2022

Page 2

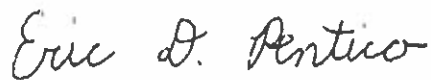
- The observed range of sage thrasher

To verify whether the site contains WDFW Priority Habitats and Species, WDFW recommends the City of Ephrata Community Development Department require the Project applicants meet the standards found in Title 20, *Environment*, of the City of Ephrata Municipal Code (EMC). Specifically, WDFW recommends the Development Department require a *Site Analysis* (EMC 20.08.085) and *Habitat Assessment Review* (EMC 20.08.160) be prepared by a “professional biologist” prior to development. WDFW recommends a survey of shrubsteppe habitat, as well as a survey for the priority species listed above. The priority species survey should be conducted from April 1st thru May 31st, early in the morning with low wind conditions. The shrubsteppe habitat survey should follow the protocol outlined in Appendix 9 of WDFW’s Management Recommendations for Priority Habitats: Shrubsteppe.

Depending on the results of the *Site Assessment and Habitat Assessment Review*, the applicant may need to provide a *Habitat Management Plan* (EMC 20.08.160(D)) that shall identify, “Proposed mitigation measures which could minimize or avoid negative impacts.” If impacts cannot be avoided or minimized, the Habitat Management Plan should identify compensation for unavoidable impacts to shrubsteppe habitats and priority species identified in the *Site Assessment and Habitat Assessment Review*. To assist the applicant in developing a Habitat Management Plan (HMP), please see the enclosed list of WDFW Published Information Resources.

Thank you for the opportunity to comment on the proposed Desert Plain Preliminary Major Plat, Planning File No. 22-001. WDFW staff are available to provide technical assistance to both the applicant and the City of Ephrata. If you have any questions, please call me at (509) 630-2729.

Sincerely,



Eric Pentico
WDFW Habitat Biologist

cc: Amanda Barg, WDFW Region 2 Assistant Habitat Program Manager

Shrub-steppe	
Priority Area	Habitat Feature
Site Name	Grant County
Accuracy	NA
Notes	EVT: Inter-Mountain Basins Big Sagebrush Steppe State Conservation Rank: S2 (Imperiled). ESOC: Yes. # SGCN Associated (Closely/Generally): 15/26. Climate Vulnerability: Mod-High.
Source Record	920687
Source Name	Terry Johnson, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

DISCLAIMER: This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Shrub-steppe	N/A	N/A	No

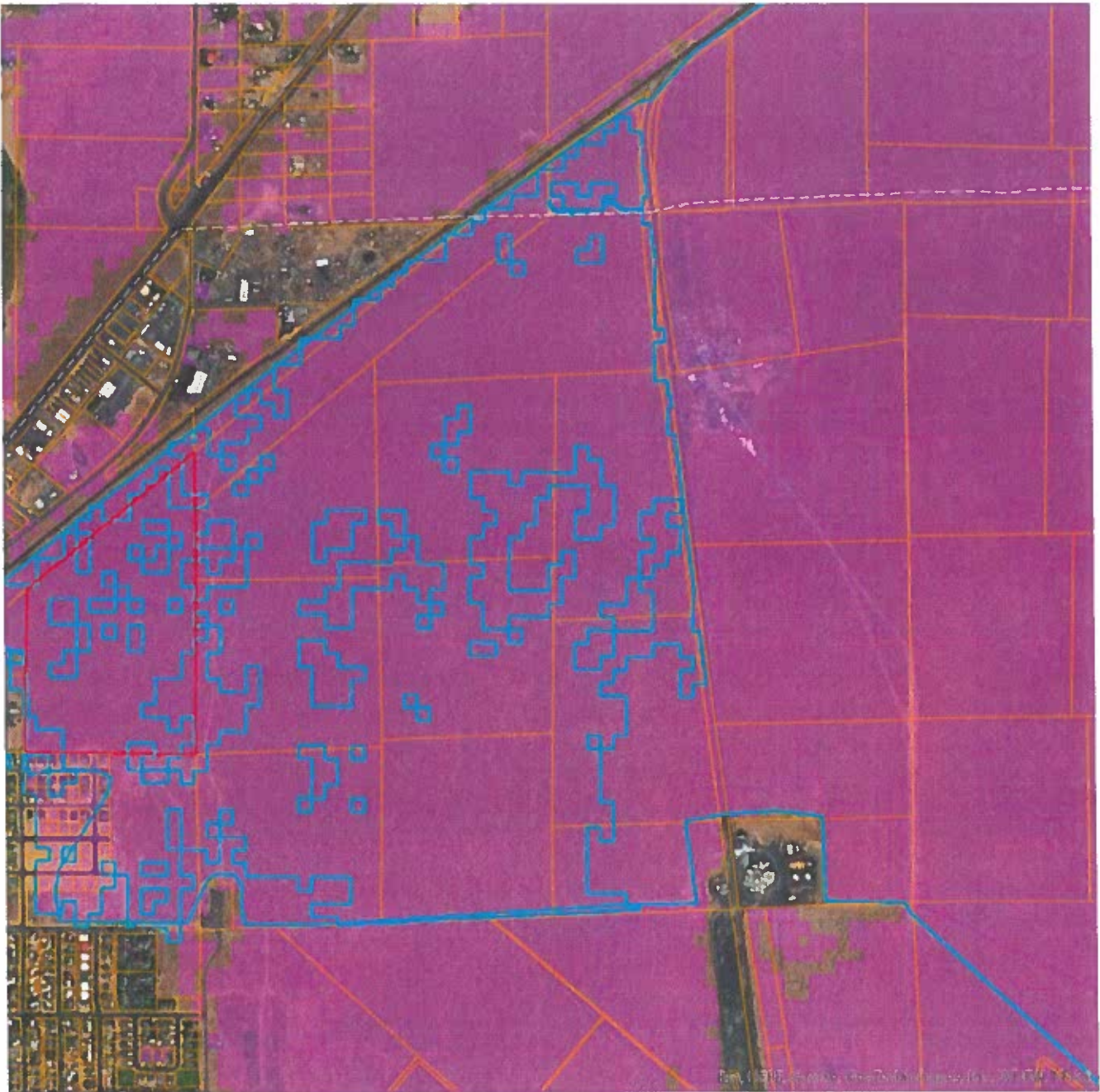
PHS Species/Habitats Details:

Shrub-steppe	
Priority Area	Terrestrial Habitat
Site Name	EPHRATA NORTHEAST BETWEEN HWY 28 AND HWY 17
Accuracy	1/4 mile (Quarter Section)
Notes	GRASS LANDS SOME SAGEBRUSH, RABBITBRUSH UTILIZED HUNS, LONGBILLED CURLEWS, MARMOTS HORNED LARD, GRASSHOPPER SPARROWS, FENCE LIZARDS
Source Record	901248
Source Dataset	PHSREGION
Source Name	DUFF, RAYMON
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrub-steppe	
Priority Area	Habitat Feature
Site Name	Grant County
Accuracy	NA
Notes	EVT: Columbia Plateau Scabland Shrubland State Conservation Rank: S5 (Secure). ESOC: No.# SGCN Associated (Closely/Generally): 6/19. Climate Vulnerability: Low-Mod.
Source Record	920573
Source Name	Terry Johnson, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons



Priority Habitats and Species on the Web



Report Date: 05/11/2022, Parcel ID: [130425005](#)

User Comments/Notes:

Desert Plains Preliminary Major Plat City of Ephrata Application 22-001

- For off-site mitigation, WDFW recommends only using it to develop parcels of lesser quality shrubsteppe (e.g., small, isolated, and/or disturbed vegetation) in return for protecting high-quality shrubsteppe habitat.
- For on-site, as well as off-site mitigation, WDFW recommends mitigation ratios of no less than two acres of protected shrubsteppe for every acre of lost habitat. Off-site mitigation sites should be as geographically close as possible to the affected habitat.

WDFW Published Information Resources

- WDFW Priority Habitats and Species Website <https://wdfw.wa.gov/species-habitats/at-risk/phs>
 - The Priority Habitats and Species (PHS) Program is WDFW's primary means of transferring fish and wildlife information from our resource experts to local governments, landowners, and others who use it to protect habitat.
 - PHS information is used primarily by cities and counties to implement and update land use plans and development regulations under the Growth Management Act, <https://apps.leg.wa.gov/RCW/default.aspx?cite=36.70A>.
- WDFW Priority Habitat and Species List
 - <https://wdfw.wa.gov/sites/default/files/publications/00165/wdfw00165.pdf>
 - This list identifies the species and habitats that are priorities for management and conservation.
 - Online information and guidelines for management of Black-tailed and White-tailed Jackrabbit:
 - ❖ WDFW's Living with Wildlife series: Rabbits
<https://wdfw.wa.gov/sites/default/files/publications/00629/wdfw00629.pdf>
 - Online information and guidelines for management of Loggerhead Shrike, Burrowing Owl, Sagebrush Sparrow and Sage Thrasher:
 - ❖ Management Recommendations for Washington's Priority Species: Birds
<https://wdfw.wa.gov/sites/default/files/publications/00026/wdfw00026.pdf>
- WDFW Priority Habitats and Species Map
 - PHS on the Web <https://geodataservices.wdfw.wa.gov/hp/phs/>
- Landscape Planning for Washington's Wildlife: Managing for Biodiversity in Developing Areas (A Priority Habitats and Species Guidance Document)
 - <https://wdfw.wa.gov/sites/default/files/publications/00023/wdfw00023.pdf>.
 - This guidance provides information regarding developing a mitigation plan.
- WDFW's Management Recommendations for Washington's Priority Habitats: Managing Shrubsteppe in Developing Landscapes
 - <https://wdfw.wa.gov/sites/default/files/publications/01333/wdfw01333.pdf>
 - If shrubsteppe habitat is identified within a project area, WDFW recommends applying mitigation sequencing.:
 - 1. avoid impact by not taking a certain action; 2. minimize the impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts; 3. reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action; 4. rectify the impact by repairing, rehabilitating or restoring the affected environment; 5. compensating for the impact by replacing, enhancing, or providing substitute resources or environments. 6. monitoring the impact and taking appropriate corrective measures.
 - A site-scale analysis of the habitat is recommended. Appendix 9 of this document includes protocol for identifying, mapping, and assessing quality of shrubsteppe on an individual parcel. The results of this analysis are used to ensure land use proposals will avoid or minimize shrubsteppe impacts. If shrubsteppe impacts are unavoidable, mitigation is needed to compensate for the impacts.



State of Washington

DEPARTMENT OF FISH AND WILDLIFE REGION TWO

Mailing Address: 1550 Alder Street NW, Ephrata, WA 98823-9699 · 509 754-4624 · TDD 360 902-2207
Region Two Office Location: 1550 Alder Street NW, Ephrata, WA

May 12, 2022

City of Ephrata Community Development Department
Attention: Dan Leavitt – Planner
121 Alder St. SW
Ephrata, WA 98823

**SUBJECT: REQUEST FOR REVIEW AND COMMENTS; DESERT PLAINS
PRELIMINARY MAJOR PLAT APPLICATION; PARCEL 13-0425-005; JEFF AND LISA
FAIRCHILD – PROPONENTS; PLANNING FILE NO. 22-001**

Dear Mr. Leavitt,

On May 5, 2022, the Washington Department of Fish and Wildlife (WDFW) received notice from the City of Ephrata Community Development Department that it is accepting comments to be considered regarding the project referenced above. The Washington Department of Fish and Wildlife (WDFW) interest in this project is based on our agency's mandate to perpetuate fish, wildlife, and their habitat (Regulatory Code of Washington (RCW) 77.04.012). We reviewed the project proposal for potential impacts to fish, wildlife and their habitats, as well as possible impacts to recreational opportunities, according to our mission; we appreciate the opportunity to offer these comments.

WDFW reviewed the application materials prepared for the proposed Desert Plains Preliminary Major Plat (Project), including the SEPA checklist. An aerial map review (Grant Co. Geographic Information System (GIS) Map, WDFW Priority Habitat and Species (PHS) on the Web Map) indicates that parcel 13-0425-005 likely contains City of Ephrata Fish and Wildlife Habitat Conservation Areas (FWHCAs), including shrubsteppe habitat (see enclosed PHS report). WDFW designates shrubsteppe habitat as a Washington State Priority Habitat. The SEPA checklist submitted with the application materials states in section 4(A), on page 5 of 12, that the Project parcel contains shrubs and grass. Section 4(B) on page 5 says that 'Limited/sparse grasslands' will be removed or altered. WDFW considers the habitat on parcel 13-0425-005 to be shrubsteppe habitat. Due to prior land disturbance(s), sparse vegetation may be an indicator the parcel is in an early seral stage of shrubsteppe habitat development.

Additional WDFW GIS information indicates the shrubsteppe habitat on the Project parcel may provide habitat for several WDFW priority species. This area is within:

- The observed range of black-tailed jackrabbit
- The observed range of white-tailed jackrabbit
- The observed range of loggerhead shrike
- The observed range of burrowing owl
- The observed range of sagebrush sparrow

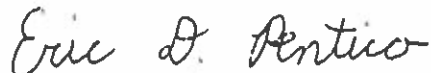
- The observed range of sage thrasher

To verify whether the site contains WDFW Priority Habitats and Species, WDFW recommends the City of Ephrata Community Development Department require the Project applicants meet the standards found in Title 20, *Environment*, of the City of Ephrata Municipal Code (EMC). Specifically, WDFW recommends the Development Department require a *Site Analysis* (EMC 20.08.085) and *Habitat Assessment Review* (EMC 20.08.160) be prepared by a “professional biologist” prior to development. WDFW recommends a survey of shrubsteppe habitat, as well as a survey for the priority species listed above. The priority species survey should be conducted from April 1st thru May 31st, early in the morning with low wind conditions. The shrubsteppe habitat survey should follow the protocol outlined in Appendix 9 of WDFW’s Management Recommendations for Priority Habitats: Shrubsteppe.

Depending on the results of the *Site Assessment and Habitat Assessment Review*, the applicant may need to provide a *Habitat Management Plan* (EMC 20.08.160(D)) that shall identify, “Proposed mitigation measures which could minimize or avoid negative impacts.” If impacts cannot be avoided or minimized, the Habitat Management Plan should identify compensation for unavoidable impacts to shrubsteppe habitats and priority species identified in the *Site Assessment and Habitat Assessment Review*. To assist the applicant in developing a Habitat Management Plan (HMP), please see the enclosed list of WDFW Published Information Resources.

Thank you for the opportunity to comment on the proposed Desert Plain Preliminary Major Plat, Planning File No. 22-001. WDFW staff are available to provide technical assistance to both the applicant and the City of Ephrata. If you have any questions, please call me at (509) 630-2729.

Sincerely,

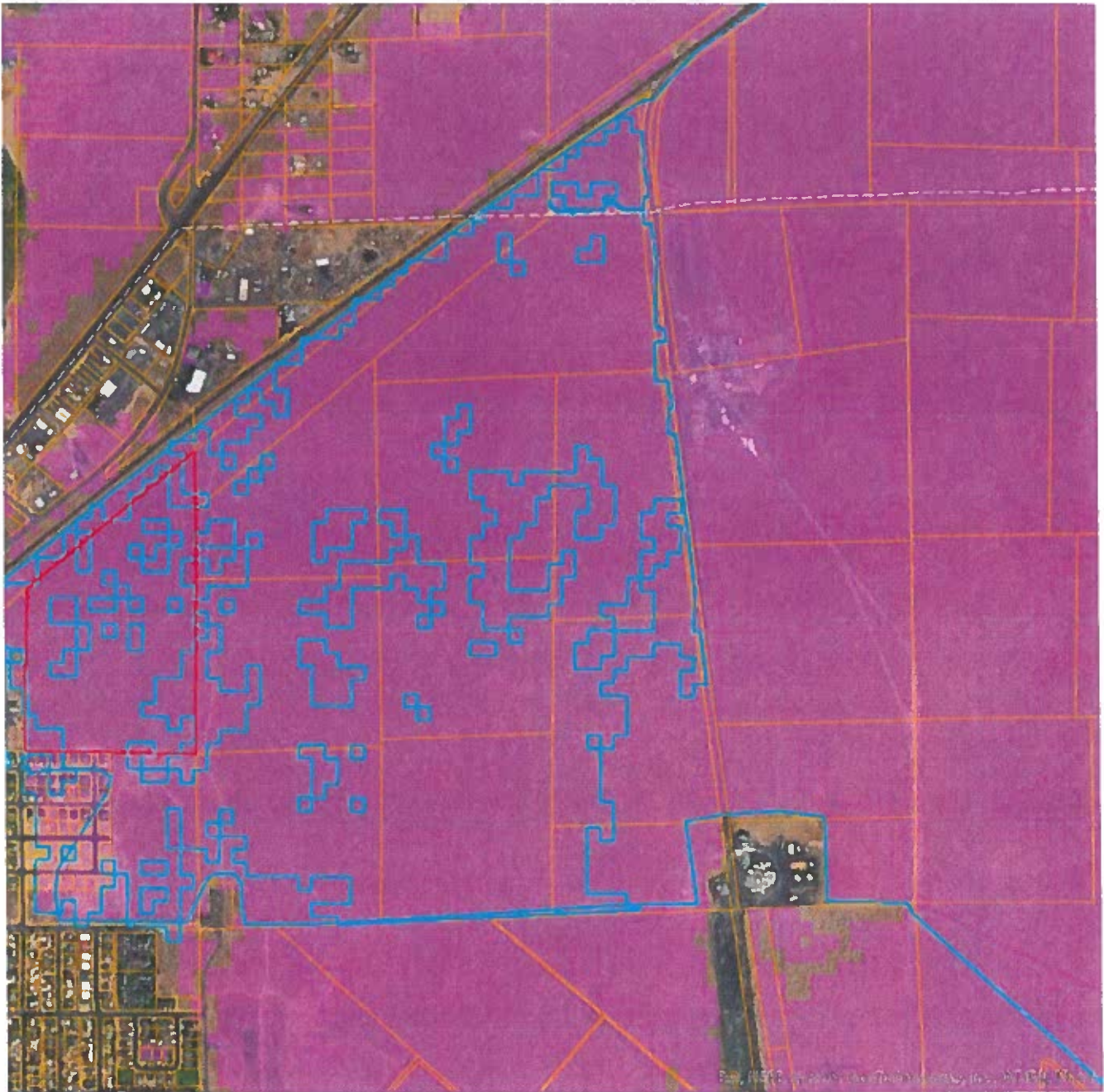


Eric Pentico
WDFW Habitat Biologist

cc: Amanda Barg, WDFW Region 2 Assistant Habitat Program Manager



Priority Habitats and Species on the Web



Report Date: 05/11/2022, Parcel ID: [130425005](#)

User Comments/Notes:

Desert Plains Preliminary Major Plat City of Ephrata Application 22-001

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Shrub-steppe	N/A	N/A	No

PHS Species/Habitats Details:

Shrub-steppe	
Priority Area	Terrestrial Habitat
Site Name	EPHRATA NORTHEAST BETWEEN HWY 28 AND HWY 17
Accuracy	1/4 mile (Quarter Section)
Notes	GRASS LANDS SOME SAGEBRUSH, RABBITBRUSH UTILIZED HUNS, LONGBILLED CURLEWS, MARMOTS HORNED LARD, GRASSHOPPER SPARROWS, FENCE LIZARDS
Source Record	901248
Source Dataset	PHSREGION
Source Name	DUFF, RAYMON
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrub-steppe	
Priority Area	Habitat Feature
Site Name	Grant County
Accuracy	NA
Notes	EVT: Columbia Plateau Scabland ShrublandState Conservation Rank: S5 (Secure). ESOC: No.# SGCN Associated (Closely/Generally): 6/19. Climate Vulnerability: Low-Mod.
Source Record	920573
Source Name	Terry Johnson, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrub-steppe	
Priority Area	Habitat Feature
Site Name	Grant County
Accuracy	NA
Notes	EVT: Inter-Mountain Basins Big Sagebrush Steppe State Conservation Rank: S2 (Imperiled). ESOC: Yes. # SGCN Associated (Closely/Generally): 15/26. Climate Vulnerability: Mod-High.
Source Record	920687
Source Name	Terry Johnson, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

WDFW Published Information Resources

- WDFW Priority Habitats and Species Website <https://wdfw.wa.gov/species-habitats/at-risk/phs>
 - The Priority Habitats and Species (PHS) Program is WDFW's primary means of transferring fish and wildlife information from our resource experts to local governments, landowners, and others who use it to protect habitat.
 - PHS information is used primarily by cities and counties to implement and update land use plans and development regulations under the Growth Management Act, <https://apps.leg.wa.gov/RCW/default.aspx?cite=36.70A>.
- WDFW Priority Habitat and Species List
 - <https://wdfw.wa.gov/sites/default/files/publications/00165/wdfw00165.pdf>
 - This list identifies the species and habitats that are priorities for management and conservation.
 - Online information and guidelines for management of Black-tailed and White-tailed Jackrabbit:
 - ❖ WDFW's Living with Wildlife series: Rabbits
<https://wdfw.wa.gov/sites/default/files/publications/00629/wdfw00629.pdf>
 - Online information and guidelines for management of Loggerhead Shrike, Burrowing Owl, Sagebrush Sparrow and Sage Thrasher:
 - ❖ Management Recommendations for Washington's Priority Species: Birds
<https://wdfw.wa.gov/sites/default/files/publications/00026/wdfw00026.pdf>
- WDFW Priority Habitats and Species Map
 - PHS on the Web <https://geodataservices.wdfw.wa.gov/hp/phs/>
- Landscape Planning for Washington's Wildlife: Managing for Biodiversity in Developing Areas (A Priority Habitats and Species Guidance Document)
 - <https://wdfw.wa.gov/sites/default/files/publications/00023/wdfw00023.pdf>.
 - This guidance provides information regarding developing a mitigation plan.
- WDFW's Management Recommendations for Washington's Priority Habitats: Managing Shrubsteppe in Developing Landscapes
 - <https://wdfw.wa.gov/sites/default/files/publications/01333/wdfw01333.pdf>
 - If shrubsteppe habitat is identified within a project area, WDFW recommends applying mitigation sequencing:
 - 1. avoid impact by not taking a certain action; 2. minimize the impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts; 3. reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action; 4. rectify the impact by repairing, rehabilitating or restoring the affected environment; 5. compensating for the impact by replacing, enhancing, or providing substitute resources or environments. 6. monitoring the impact and taking appropriate corrective measures.
 - A site-scale analysis of the habitat is recommended. Appendix 9 of this document includes protocol for identifying, mapping, and assessing quality of shrubsteppe on an individual parcel. The results of this analysis are used to ensure land use proposals will avoid or minimize shrubsteppe impacts. If shrubsteppe impacts are unavoidable, mitigation is needed to compensate for the impacts.

- For off-site mitigation, WDFW recommends only using it to develop parcels of lesser quality shrubsteppe (e.g., small, isolated, and/or disturbed vegetation) in return for protecting high-quality shrubsteppe habitat.
- For on-site, as well as off-site mitigation, WDFW recommends mitigation ratios of no less than two acres of protected shrubsteppe for every acre of lost habitat. Off-site mitigation sites should be as geographically close as possible to the affected habitat.

ECOSYSTEMS NORTH WEST

Phone (509) 670-9918
Rriver2b@hotmail.com

05/11/2022

To: Brandon Bernard

RE: Shrub steppe assessment on parcels # 16-1826016 and 16-1826015 Grant County mitigation site

Introduction

The critical area assessment on the above two parcels is for the purpose of establishing an off site shrub steppe mitigation site (Rocky Ford Site) for impacts to shrub steppe habitat associated with the residential development referred to as Desert Plains within the City of Ephrata. The Desert Plains development will impact 57 acres of moderate quality shrub steppe habitat, impacts to shrub steppe habitat will be mitigated at a 1 to 1 ratio within the Rocky Ford mitigation site (figures 1, 2 and 10).

The property where the shrub steppe habitat impacts will occur is located in the City of Ephrata within Section 10-Twn21N-R26E. This project will impact 57 acres of moderate quality shrub steppe habitat. Please refer to the shrub steppe assessment dated April 2, 2022, prepared by Ecosystems North West for specific information regarding critical habitat on the Desert Plains site.

The 80 acre mitigation site is located east of Rocky Ford Creek in Section 23-Twn21N-R27E, Grant County and owned by Brandon Bernard the developer of the Ephrata project.

The mitigation site has no structures on it other than transmission lines and has not been grazed for a number of years, if ever.

Site Assessment (80 acres mitigation site)

The 80 acres selected as a shrub steppe mitigation site is located east of Rocky Ford Creek in Section 23-Twn21N-R27E, Grant County (figure 1 and 2). The site is strategically located aligning within several identified key habitat and wildlife linkage areas. The Arid Lands Initiative (ALI) has identified this area as having imperiled habitats (shrub steppe) (figure 4) and the property is within ALI identified Rocky Ford Creek and Black Rock Coulee Priority Linkage areas (figures 5-7). Washington State Department of Fish and Wildlife's (WDFW) Priority Habitats and Species (PHS) web site identifies shrub steppe habitat as the only priority habitat associated with this site and does not identify any specific species associated with this site (figure 3). Table 3 identifies those PHS wildlife species that could potentially be found on this site.

The mitigation site is surrounded by undeveloped large expanses of quality shrub steppe habitat. In addition, the north property line of the proposed mitigation site is bordered by WDFW property. The mitigation site is relatively flat with a general slope to the west and is somewhat rocky in places. The USDA soil survey identifies this site as having Malaga soil series ranging from gravely to stony.

Methods

The site was walked on April 13, 2022, to assess the shrub steppe habitat on the site and prescribe a category based on the attached tables 1 and 4-A. The survey on the 13th was started at 8:15 AM and completed at 12:00 PM. The day was clear with a wind that ranged from 5 to 15 MPH. I did not conduct a formal transect of the site as the landscape was open and for the most part not densely vegetated. For this site assessment I used aerial photography from several sources including Google, WDFW PHS and Grant County Web that was then verified on the ground during the April site visit. Figures 2, 3 and 9 show the aerial of the site. A second on site visit was carried out the morning of April 18. This second visit was a visual and audible survey between 8:30 and 9:30 AM.

A second site visit was thought necessary due to the high winds during the April 13 survey. The site chosen for mitigation has moderate to high quality shrub steppe habitat associated with it. The site is a mosaic of vegetation types and no attempt was made to delineate the difference in quality of shrub steppe which was mostly based on the presence of cheat grass which was actually minimal on this site.

Discussion

The site has very good quality shrub steppe associated with it. The site if ever grazed was a long time ago. In general, the vegetation composition of this site is 70 to 85% native vegetation with native bunch grass making up from 30 to 80%, shrubs comprising between 30 to 60% and the herbaceous layer between 10 to 20%. The nonnative plant composition on this site is low being only 0 to 10%. The biological crust is present at approximately 50% in patches and the fossorial activity is high throughout the site. Only one burrow was noted during the course of the survey and assumed to be badger. There were areas of extensive digging at various locations on the property.

The site is relatively consistent across its landscape with some more open areas scattered throughout the site which have less shrub component and more bunch grass.

The types of vegetation encountered are as follows. The shrub layer is a 30/40 mix of sagebrush and rabbit brush. The native bunch grass layer has a variety of species associated with it including blue bunch wheat (*Pseudoroegneria Spicata*), Sandberg (*Poa secunda*), bulbous (*Poa bulbosa*). The herbaceous layer had a variety of species which included but not limited to arrow leaf (*Balsamorhiza sagittate*), yarrow (*Achillea millefolium*), Lomatium, Eriogonum, Phlox, Sulphur Lupine and larkspur (*Delphinium bicolor*).

The nonnative plant layer was primarily cheat grass (*Bromus t.*) with a few scattered tumble weed (*Salsola kali*).

During the course of the two surveys the following wildlife species were noted.

Magpie (*Pica hudsonia*)
Raven (*Corvus corax*)
White crowned sparrow (*Zonotrichia leucophrys*)
Sage sparrow (*Artemisiospiza nevadensis*)
Meadowlark (*Sturnella neglecta*)

There was also sign of coyote, mule deer and rabbit.

Conclusion

The 80 acres identified as an off site mitigation site has excellent shrub steppe habitat, it is ideally located within identified wildlife corridors/linkage areas, it is adjacent to public land owned and managed by the WDFW and surrounded by large areas of undeveloped shrub steppe habitat. This area is a very good location to mitigate for impacts associated with the development of the 57 acres of shrub steppe in the City of Ephrata.

Mitigation/Habitat Management Plan

With most development projects that impact a critical area similar sequencing criteria found in the Grant County Critical Area Ordinance (GCAO 24.08.160) are employed. In the case of the Ephrata housing project which is located within the city limits of the City of Ephrata it was neither practical nor beneficial for wildlife to minimize or mitigate for impacts on site given the location of the proposed development and the availability of infrastructure surrounding the proposed development and inevitable future buildout of the area. In this case the best option for wildlife was moving the mitigation for impacts to the shrub steppe off site.

The Habitat Management Plan (HMP) for the Ephrata Desert Plains development is to mitigate at a ratio of 1:1 for the 57 acres of low to moderate quality shrub steppe located within the city of Ephrata with 57 acres of moderate to high quality shrub steppe in an identified wildlife corridor/linkage area.

The shrub steppe being impacted is within the city limits of Ephrata and regulated under

the City of Ephrata's Critical Area Code (CAO) Chapter 20.08. and the proposed mitigation site is in Grant County. In this instance Grant County CAO regulations have been applied as an umbrella in developing this HMP. In reviewing the regulations that would apply to mitigation for shrub steppe impacts in both the City of Ephrata and Grant County CAO's the HMP standards outlined in the Grant County Critical Area Ordinance (GCAO) 24.08 have been used as the Grant County ordinance would meet or exceed the standards outlined for impacts to shrub steppe habitat in the City of Ephrata's CAO.

The HMP section of this report incorporates the shrub steppe assessments that was conducted on the Ephrata site and the shrub steppe assessment report dated April 2, 2022 used to establish the base line for mitigation requirements.

Figure 10 shows the location of the proposed 57 acres of land identified to mitigate for the Ephrata development shrub steppe impacts. This area will have a Native Growth Protection Easement (NGPE) placed on it that will be recorded and "run with" the title of the property. The NGPE is to be maintained in native vegetation and will have the following restrictions associated with it.

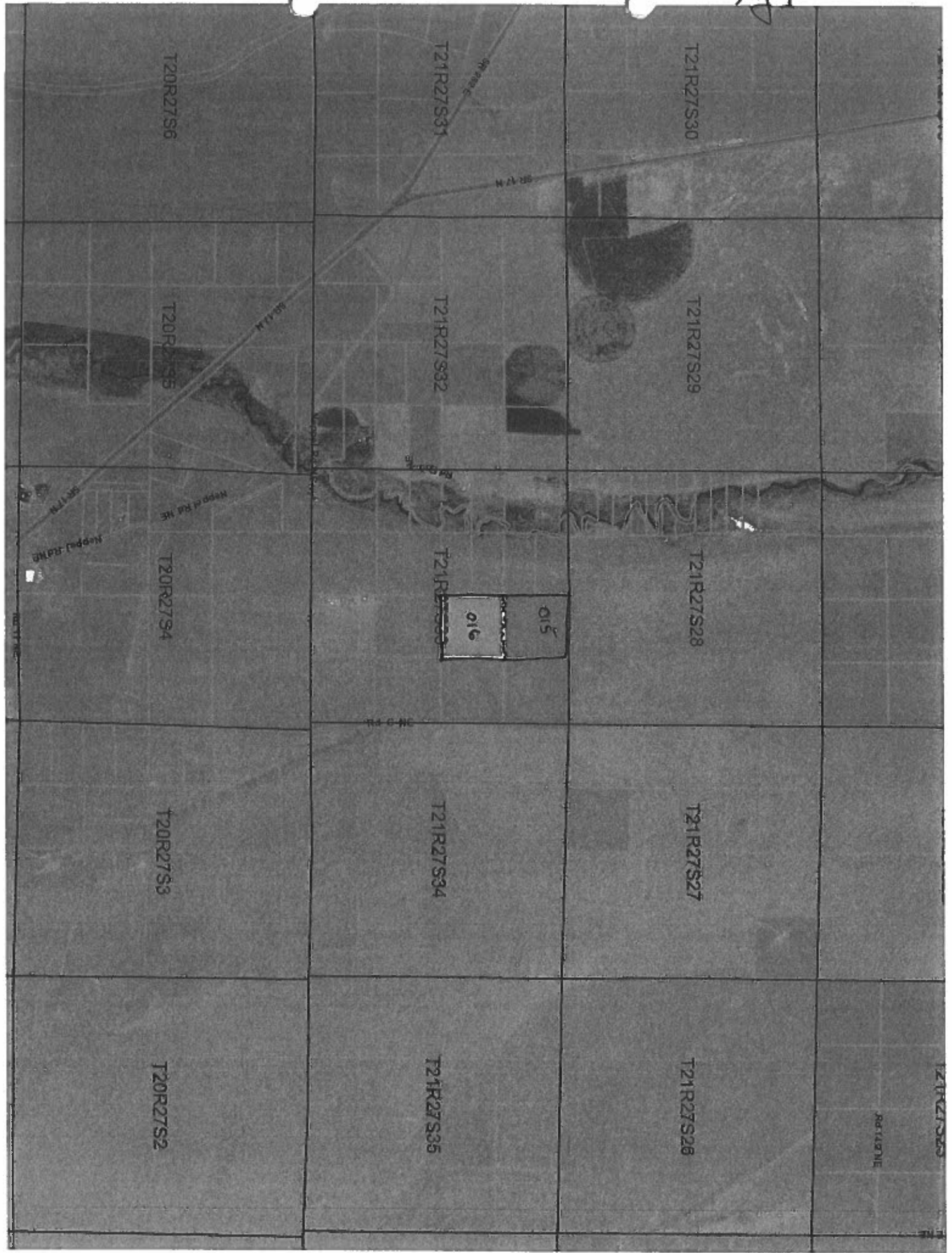
- No structures of any kind allowed
- No driveways, wells, drain fields or other improvements will be allowed
- Any fencing will be minimized
- Any livestock grazing will not be allowed or restricted by a WDFW approved grazing plan
- Motorized vehicles will be restricted to the existing power line maintenance road

Following the above listed restrictions will minimize impacts to the shrub steppe habitat on this site and provide adequate protection to native species associated with the site. Protecting 57 acres of quality shrub steppe on this site will provide appropriate mitigation for impacts to shrub steppe habitat within the city limits of Ephrata.



Dennis Beich

Ecosystems North West



T20R27S6

T21R27S31

T21R27S30

T20R27S5

T21R27S32

T21R27S29

T20R27S4

T21R27S33

T21R27S28

T20R27S3

T21R27S34

T21R27S27

T20R27S2

T21R27S35

T21R27S26

015
016

Ref 112711E

T21R27S25

F. 2

T21R27S33

10/13

Fig 3

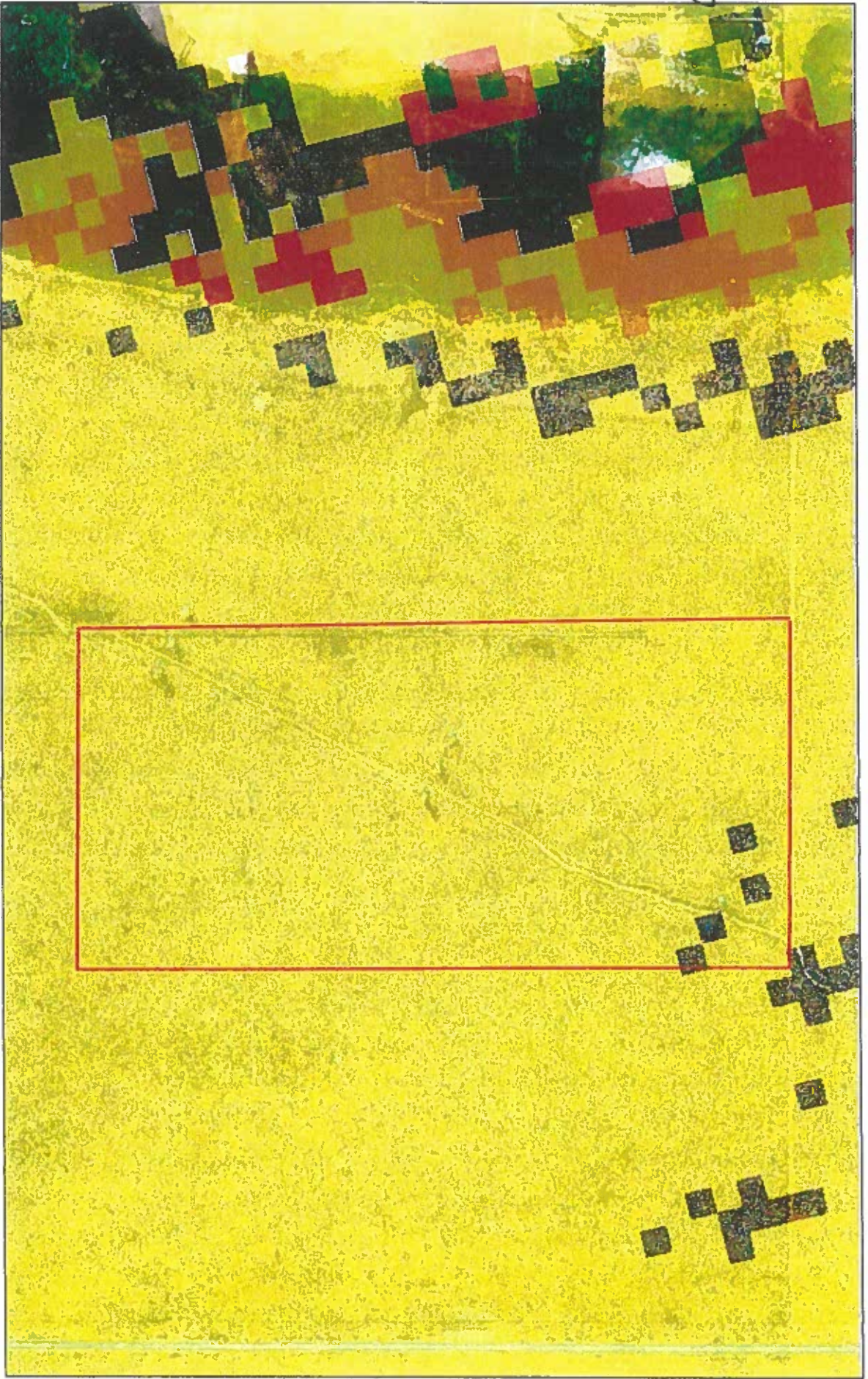


Priority Habitats and Species on the Web



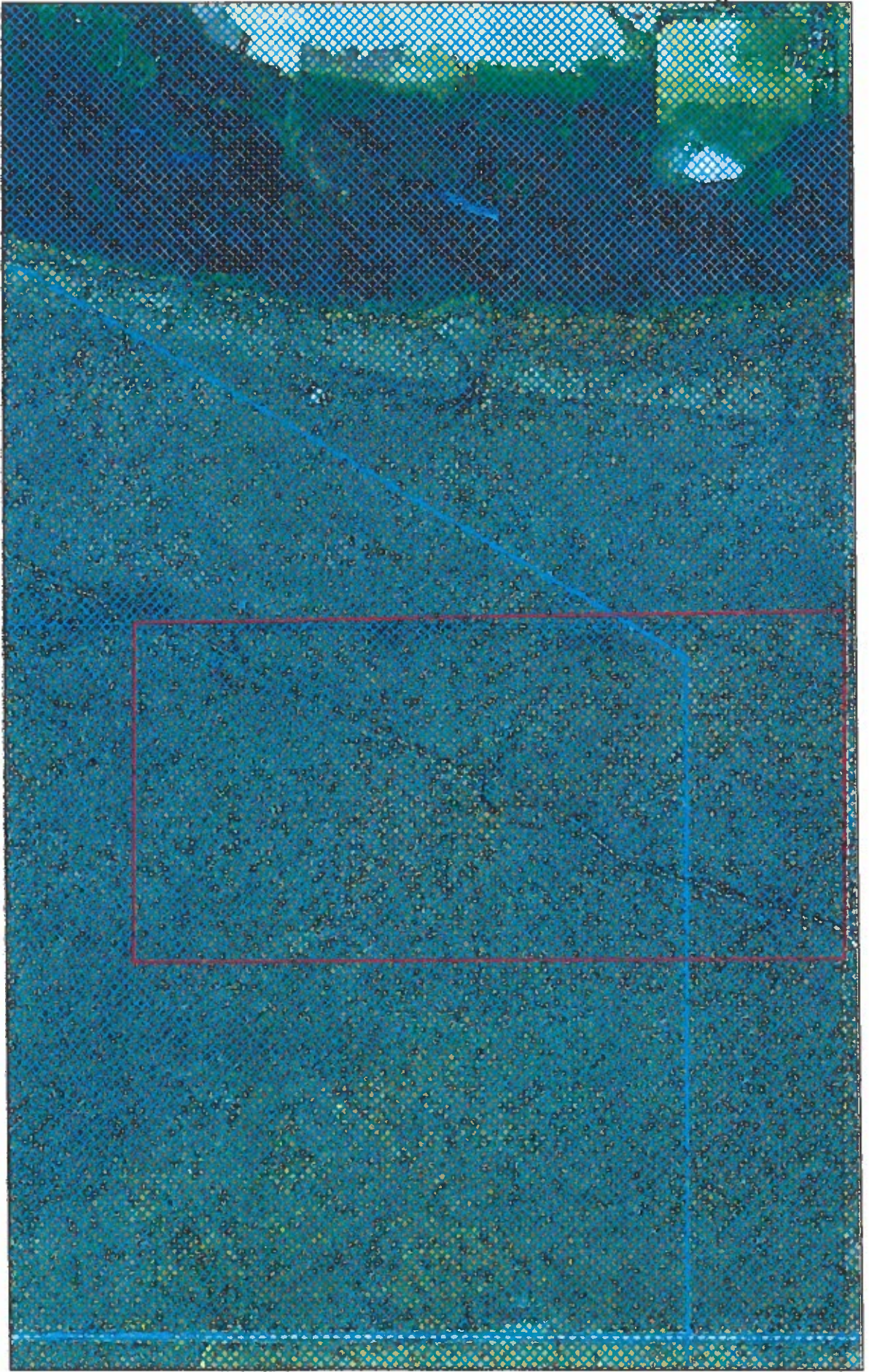
Arid Lands Initiative Imperiled Habitats

Fig 4



Rocky Ford Cr. and Black Rock Coulee Priority Linkage Areas

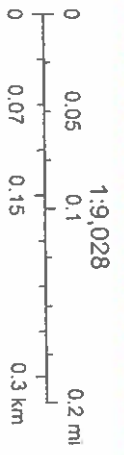
F. 5



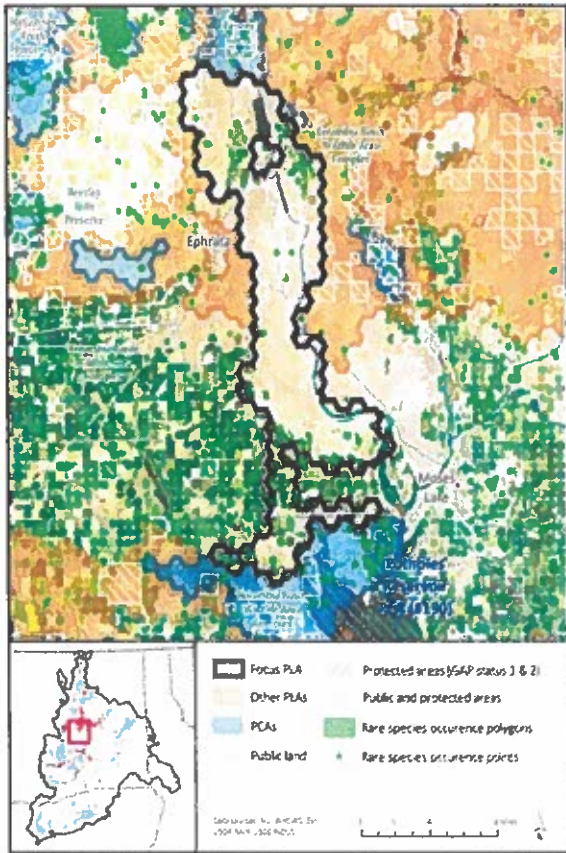
4/18/2022, 11:00:02 AM

- Override 1
- Arid Land Initiative's Priority Linkage Areas
- County Boundaries

- Statewide_2019_1ft_4band_wspcs_83h_img
- Red: Band_1
- Green: Band_2
- Blue: Band_3



F. J. G



Rocky Ford Creek PLA (#96), Pleistocene Lake Basins Ecoregion

Connectedness

- R** Average Focal Species Count
- NP** Cumulative Linkage Centrality
- R** Species Count in Barriers
- R** Species Count in Pinch-Points
- ML** Greater Sage-Grouse network
- NP** Sharp-Tailed Grouse network
- NP** Townsend's Ground Squirrel network
- R** Washington Ground Squirrel network
- ML** General permeability to movement

Contribution to ALI targets

- R** Shrub steppe & dry grassland
- R** Inland dunes
- M** Cliffs, caves, and talus
- R** Depressional wetlands
- L** Transitional woodlands
- L** Greater Sage-Grouse HCAs
- L** Sharp-Tailed Grouse HCAs
- L** Townsend's Ground Squirrel HCAs
- R** Washington Ground Squirrel HCAs
- L** Under protected targets index

Current threats

- ML** Invasive annual grasses
- MLB** Road density

Fire risk

- M** Vegetation departure
- ML** Probability of burning
- L** Future fire frequency

Future non-climatic threats

- R** Development pressure
- M** Wind power potential
- MLB** Agricultural conversion pressure



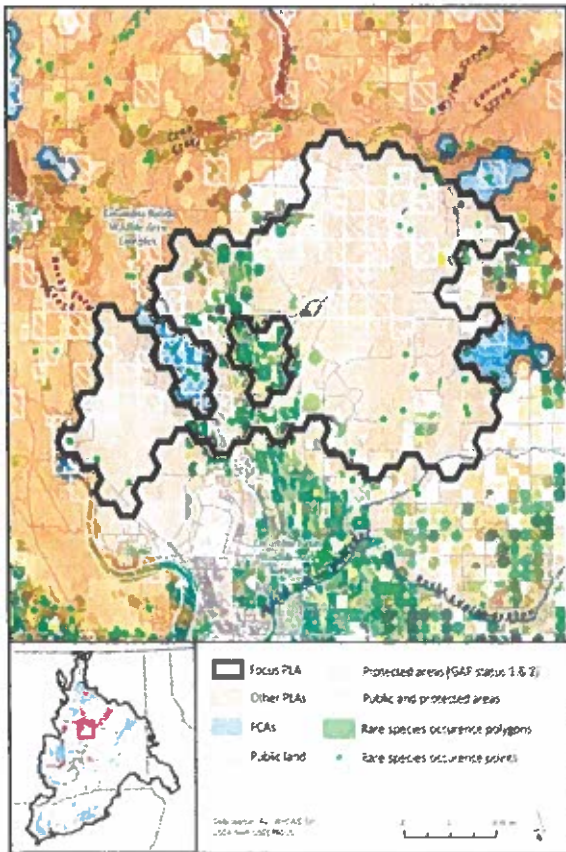
Climate Change Vulnerability

- R** Overall vulnerability
- R** Exposure
 - MLB** Temperature climate velocity
 - R** Multivariate climate velocity
- M** Sensitivity
 - L** Sage-grouse contraction
 - NP** Sharp-tailed grouse contraction
 - MLB** Big sagebrush contraction
 - ML** Climate sensitive targets index
 - R** Vegetation instability
- ML** Adaptive capacity
 - ML** Climate change resilience
 - ML** Percent permanently protected
 - L** Landscape condition model
 - L** Climate connectivity (temperature only)
 - MLB** Climate connectivity (temp. & landscape integrity)

Ownership



Fj 7



Black Rock Coulee PLA (#97), Channeled Scablands Ecoregion

Connectedness

- MB** Average Focal Species Count
- NP** Cumulative Linkage Centrality
- ML** Species Count in Barriers
- MB** Species Count in Pinch-Points
- L** Greater Sage-Grouse network
- NP** Sharp-Tailed Grouse network
- NP** Townsend's Ground Squirrel network
- B** Washington Ground Squirrel network
- B** General permeability to movement

Contribution to ALL targets

- B** Shrub steppe & dry grassland
- L** Inland dunes
- L** Cliffs, caves, and talus
- B** Depressional wetlands
- L** Transitional woodlands
- L** Greater Sage-Grouse HCAs
- L** Sharp-Tailed Grouse HCAs
- L** Townsend's Ground Squirrel HCAs
- B** Washington Ground Squirrel HCAs
- ML** Under-protected targets index

Current threats

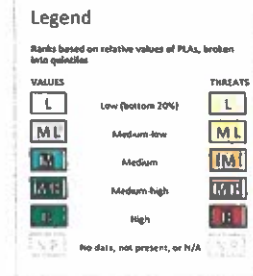
- L** Invasive annual grasses
- L** Road density

Fire risk

- L** Vegetation departure
- M** Probability of burning
- ML** Future fire frequency

Future non-climatic threats

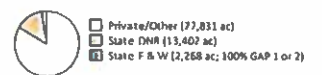
- MB** Development pressure
- ML** Wind power potential
- M** Agricultural conversion pressure



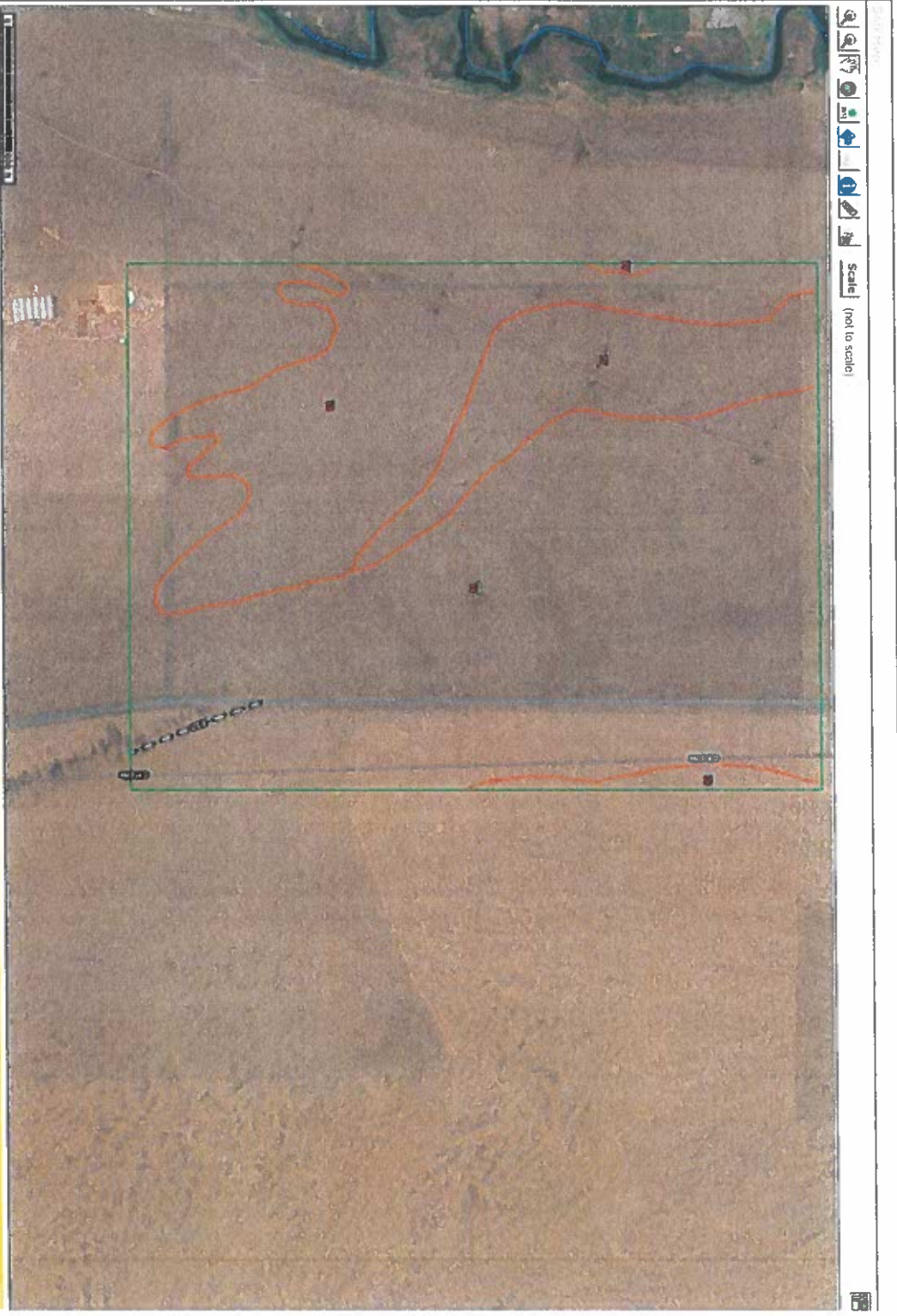
Climate Change Vulnerability

- M** Overall vulnerability
- B** Exposure
 - B** Temperature climate velocity
 - B** Multivariate climate velocity
- ML** Sensitivity
 - L** Sage-grouse contraction
 - NP** Sharp-tailed grouse contraction
 - M** Big sagebrush contraction
 - ML** Climate sensitive targets index
 - MB** Vegetation instability
- B** Adaptive capacity
 - MB** Climate change resilience
 - ML** Percent permanently protected
 - B** Landscape condition model
 - ML** Climate connectivity (temperature only)
 - ML** Climate connectivity (temp. & landscape integrity)

Ownership



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
77	Malaga stony sandy loam, 0 to 15 percent slopes	39.3	11.5%
78	Malaga very stony sandy loam, 0 to 35 percent slopes	219.8	64.4%
79	Malaga-Ephrata complex, 0 to 15 percent slopes	5.1	1.5%
Totals for Area of Interest		341.5	100.0%



Warning: Soil Map may not be valid at this scale.
 You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:24,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that map scale. Enhancement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

C C 147

WDFW

015

016

mg 10

STAG N G P E

TEHR 2738B

Not A Survey
Area shown approx.

Appendix

Figure 1	Arial view of project site
Figure 2	Arial view of the project site close up noting areas of variation
Figure 3	WDFW PHS Web
Figure 4	Arid Lands Initiative (ALI) Imperiled Habitats
Figure 5	ALI Rocky Ford Creek Priority Linkage Area
Figure 6	Rocky Ford Creek PLA Ecoregion
Figure 7	Black Rock Coulee PLA Ecoregion
Figure 8	USDA Soils map of site
Figure 9	Arial close up of the mitigation site
Figure 10	Area of NGPE
Table 1	Shrub Steppe Assessment table prepared by Ecosystems N. W.
Table A4	WDFW shrub steppe ranking index
Table 3	List of potential PHS species associated with the site

Table 1

Rapid Shrub Steppe Assessment

Vegetation Ecological Attribute

Metric	Pristine	High	Moderate	Low
Cover of Native Species	95-100%	80-95%	50-85%	<50%
Cover of Native Perennial Bunchgrass	80% cover or near site potential	50-80%	30-50%	<30%
Cover of Fire Sensitive Native Shrubs	3-10%	<20% generally short shrubs	>20% beginning to effect bunch grass layer	Shrubs well over 20% cover and reducing bunchgrass growth
Cover of Invasive Species	None present	<3% and sporadic	3-10% and prevalent	>10% and abundant
Biological Soil Crust	Present throughout the site	Present but in patches 30 to 50%	Present but only in protected areas <10%	0 to 5%
Mitigation Ratios	2:1	2:1	1.5:1	1:1

This table has been developed while assessing a number of shrub steppe sites in Grant County. The ratings indicated must be employed using site specific characteristics including the position in landscape, potential connectivity, soils (including presence/absence of Cryptobiotic crust) and fire history of the site. Portions of this matrix were taken from "Monitoring Desired Ecological Conditions on Washington State Wildlife Areas and Ecological Assessment Framework ". This rating system may not work for all sites. Ratios indicated assume the replacement shrub steppe has a moderate rating these ratios would be adjusted up or down if the replacement shrub steppe has a higher or lower rating or other ecological determining factors come into play.

Grant County Parcels 161826016 & 161826015 – Potential PHS Species

Within the observed range of sagebrush thrasher

Within the observed range of sagebrush sparrow

Within the observed range of loggerhead shrike

Within the observed range of burrowing owl

Within the observed range of peregrine falcon

Daniel Leavitt

From: Robert Sloma <robert.sloma@colvilletribes.com>
Sent: Monday, May 9, 2022 5:17 PM
To: Daniel Leavitt
Cc: Hanson, Sydney (DAHP); Guy Moura (HSY)
Subject: Desert Plains Preliminary Major Plat Application

CAUTION: External Email

Daniel,

The CCT concurs with issuance of a plat on the condition that a cultural resource survey is completed as stipulated under No. 13 b and c of the attached Environmental checklist.

The CCT looks forward to reviewing the report upon its completion.

Thank you.

--

Robert A. Sloma

Archaeologist

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150

Nespelem, WA 99155

Tel: (509) 634-2692

Cell: (509) 557-2273

robert.sloma@colvilletribes.com



July 4th 2022

To the City Of Ephrata Community Development Department in regards to the proposed Desert Plains Subdivision.

I received the letter advising me of the proposed development as my home is directly located next to said development. I was always aware of the potential for future development and growth of this area. Even though I will regret having the possibility of losing the view towards the North and East, my greatest concern is the density of homes and the traffic impact to this area.

Currently, there is a proposed additional 329 new homes of one form or another that will be impacting traffic and access through the current Prairie Bluff neighborhood. The Prairie Bluff Neighborhood has only 155 number of homes if the current development is completed. Considering the fact that both areas cover a very similar footprint of overall land consumption, this will almost triple the number of new homes in the proposed development. There is only one main access to this through Ivy Street and E Street NE as an even less desirable due to its tight corner and traffic density with the adjacent Apartment complex. There are no other proposed roads to ease the traffic flow in and through these neighborhoods and with the future possibility of additional schools to the East of these neighborhoods, this will have the potential of turning Ivy into a speed hazard to the young families that have chosen this area to live. There is no access across the tracks. There are no future roads planned. With 329 future families with a minimum of possibly 2 cars per household this will be approximately 658 additional cars loaded onto Ivy not counting the cars currently present as a result of Prairie Bluff's development.

Poor access, poor planning of roads, no green space, no parks and EXTREEM density of homes...this equates only to greed. This is a development that is trying to gain as much monetary benefit out of developing this land, not in trying to expand our community in a safe, beneficial and desirable way.

I know change is inevitable but this is not good change, This is not thoughtful change, this is pure greed. There has to be a better plan than this.



Donna P. Chase
909 8TH Ave NE
Ephrata Wa. 98823

Stacy Hooper

From: Anna Franz <afranz@basinlaw.com>
Sent: Tuesday, July 5, 2022 9:35 AM
To: Rachel Granrath; Stacy Hooper
Subject: FW: Desert Plains Preliminary Major Subdivision

CAUTION: External Email

FYI

Anna Franz
KenisonFranz
406 W. Broadway Avenue, Suite D
Moses Lake, WA 98837
Voice: (509) 754-2493
Fax: (509) 754-4022
E-mail: afranz@basinlaw.com

Please be advised that this e-mail and any files transmitted with it are confidential attorney client communication or may otherwise be privileged or confidential and are intended solely for the recipient or entity to whom they are addressed. If you are not the intended recipient, please do not read, copy or retransmit this communication but destroy it immediately. Any unauthorized dissemination, distribution or copying of this communication is strictly prohibited.

-----Original Message-----

From: James Tillotson <jimmyt11850@yahoo.com>
Sent: Monday, July 4, 2022 12:32 PM
To: Anna Franz <afranz@basinlaw.com>
Subject: Desert Plains Preliminary Major Subdivision

Please be advised of my concerns regarding the planned "Desert Plains Subdivision".

My name is James Tillotson residing at 909 8th Ave. NE in the Prairie Bluff subdivision and I own a residence adjacent to the proposed Desert Plains subdivision.

First off, I'm not opposed to seeing our community expand and growth for the great City of Ephrata however, there are issues with this proposed development that should be addressed before construction is allowed to begin.

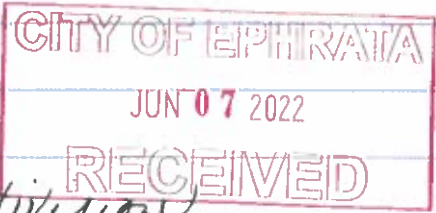
My first concern is based on the amount of proposed building lots totaling 329 that would be constructed on the 57 acres. On average a typical residence operates two vehicles, that being said, would increase the amount of traffic by 758 additional vehicles using Ivy street NE and E street NE exiting the proposed neighborhood. At this time there are no other exit avenues going through the Prairie Bluff subdivision, even the addition of L street NE being used in the future for an arterial would only lessen the amount of traffic by one third.

My second concern has to do with lot sizing. Currently residential lots in the Prairie Bluff subdivision and surrounding areas are typically 80 x 100 feet in size with some corner lots having a little bigger total square footage and consist of single family dwellings. The proposed Desert Plains subdivision has considerably small lot size encouraging the development of single wide modular homes and this north east section of the City of Ephrata does not have that as a precedence in the Prairie Bluff area. I feel that proposal could potentially decrease our property values of the 155 homes here on the Prairie Bluff.

My third concern is, I am not seeing any proposed areas for parks and family areas. The city of Ephrata does have some beautiful parks enjoyed by families in older residential neighborhoods and as the development of Desert Plains subdivision continues, these concerns should be addressed or made part of the proposal.

16 Daniel Leavitt,
Community Development Director
City of Ephrata

06/07/22



- Subject: Desert Plains Subdivision
- Preliminary Plat: TPN: 13-0005000 and Letter dated May 17, 2022

Mr. Leavitt a number of concerns are indicated below. As members of the community we look forward to your response.

Looking at the provided Plat map we did not notice any areas designated for "Green Spaces" nor designated play areas. Did the contractors already pay a fee to waive those designated areas?

How will families and students access the proposed new school (40.3 acres of property recently acquired this year)? Will there be a safe walking path or access for students?

06/07/22

page 2

Is the proposed development
mixed zoning and for light industry?
We ask this question as
Lisa and Jeffrey Fairchild's property,
TPN 130425005 the lots are
extremely small. Is this a trailer
park or manufactured home
designation?

Currently, Ivy is the only access
street for the projected project.
What proposed access roads will be
in place before the project starts?
Can there be any access from Alder street
with an overpass or access on the powerline
road to the east of the subdivision?

Looking forward to your responses
to the above concerns.

Sincerely,
Michael and Val Weaver

ATTACHMENT SIX
PUBLIC HEARING NOTIFICATION

Notice of Application & Public Hearing with Optional DNS



Project Name: Desert Plains Preliminary Major Plat

File Number: 22-001

Description of Proposed Development: Subdivide 57 acres into 329 lots in the Residential-2 Zone. Ivy, K, and L streets NE will be extended northward and new interior streets to serve the subdivision will be constructed. The development will be completed in phases over approximately 7 years with each phase consisting of approximately 40 lots.

Tentative Date of Public Hearing: June 9, 2022, Planning Commission Meeting at City Council Chambers 121 Alder Street SW, Ephrata

Project Location: North of Prairie Bluff and approximately 1.5 miles northeast of Ephrata City Hall. Grant County Assessor's Parcel #13-0425-005.

Applicants Name: Jeff and Lisa Fairchild, PO Box 2756, Pasco WA 99302

Date of Application: March 30, 2022 with additional information submitted on April 15 and April 19.

Date Application Determined Complete: April 25, 2022

Applicable Project Permits or Approvals: Major Subdivision, Environmental Review, Street/Utility construction approval.

Required Studies: Traffic Impact Analysis and Environmental Habitat Survey

Environmental Review: The City of Ephrata has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted below.

Existing Environmental Documents: Environmental Checklist

Consistent with the Comprehensive Plan: Yes No

Public Hearing Required: Yes No

Applicable Development Regulations: City of Ephrata Municipal Code Title 16: Buildings and Construction, Title 17: Development Review, Title 18: Subdivisions, Title 19: Zoning, Title 20, Environment

Comments on this proposal from public agencies with jurisdiction and any comments on the environmental review will be accepted until 4:30 on May 19, 2022. Any person may submit written comments on the environmental impacts of the proposal. An accurate mailing address for those mailing comments must be included or they will not qualify as a party of record and, therefore, may not have standing to appeal the decision. The final decision on this proposal will be made within 120 days of the date of the notice of completeness and may be appealed according to the City appeal provisions specified in EMC 20.04, Appeals. For more information, call Daniel Leavitt, Community Development Director at 754-4601 ext. 124 or email dleavitt@ephrata.org. Submit written comments by mail to City of Ephrata Community Development Department, 121 Alder Street SW, WA 98823. Copies of the information related to this request are available for review at Ephrata City Hall, 121 Alder Street SW.

Date of Notice: May 5, 2022

City of Ephrata Notice of Public Hearing

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Ephrata Planning Commission in the Council Chambers located at 121 Alder St. SW at 7:00 pm on June 9, 2022 to consider:

A proposal to divide 57 acres in the Residential-2 zoning district into 329 lots. The project will be done in phases over approximately 7 years with each phase consisting of approximately 40 lots. The property is located north of the Prairie Bluff major plat and is identified as Parcel #13-0425-005.

Interested persons may comment on the proposed action at the above stated time and place or remotely using Zoom. Information on how to participate using Zoom will be posted on the City's website at www.ephrata.org. Written comments may be submitted in advance of the public hearing to the Community Development Department at 754-4601 ext. 124 or email dleavitt@ephrata.org. Submit written comments by mail to City of Ephrata Community Development Department, 121 Alder St SW Ephrata, WA 98823.

DATED May 19, 2022

s/Daniel Leavitt

Community Development Director