

as stationary objects as the boulder's uneven surface would not have been stable or functional once grinding force was applied. No associated artifacts were observed. The other precontact feature is a basalt boulder rock alignment one course high with consistent lichen coverage on the eastern slope of a large, circular depression. The rock alignment is within view of the mano and metate. It is approximately 40 meters to the southeast. The alignment takes the general shape of a backwards uppercase E and measures 10 m in length, 1 m in width, and 15 cm in height. It is oriented northwest/southeast along its length. The location of the feature is located in an outcrop with numerous other large basalt boulders. No other associated artifacts were observed. This site is not eligible for the NRHP under Criteria A, B, C, or D.

45GR3887 consists of one historic rock feature located in situ in the northwest corner of the Project Area (Figure 11 and Figure 12). The feature is an assemblage of consistent basalt cobbles arranged in a pile located in a small, oval depression measuring 3 m in length, 2 m in width, and no more than 10 cm in height. With the exception of one large basalt boulder embedded in smaller cobbles on the southern end of the historic rock feature, the remaining stones are uniform with consistent lichen coverage (20-30%). Very little vegetation was observed growing within the feature through the cobbles suggesting the feature is both subsurface and compact in nature. Additionally, similar sized basalt cobbles were not present within the 30 m vicinity suggesting their collection in a discrete location was intentional. The function of the feature is unknown. No associated artifacts were observed. This site is not eligible for the NRHP under Criteria A, B, C, or D.

45GR3888 consists of a historic debris scatter/concentration located in situ in the northeast corner of the Project Area (Figure 13 and 14). Artifacts consists of primarily solder dot historic cans (approximately 100), both colored and colorless glass bottle fragments, and some ceramics suggesting a domestic refuse scatter. Glass bottles fragments were present in a variety of colors including amethyst, cobalt, aqua, milk glass, and colorless. Fragments that present bases with makers marks include one amethyst Owens Illinois medicine bottle base with the lettering 'LYRIC' circa 1915-1929, one cobalt Boradent Co. Inc Creme de Camelia cosmetic cream bottle side with partial lettering 'CAMELIA COMPLEXION' circa late 1800s-early 1900s, and one aqua jar base without a underlined 10 makers mark from unknown dates. Approximately 8 ceramic fragments including white glaze earthen wear, and two kinds of decorative floral porcelain (blue and pink) were also observed. Additional artifacts were observed along and beyond the northern boundary of the Project Area but only artifacts within the Project Area were formally recorded. This site is not eligible for the NRHP under Criteria A, B, C, or D.

A total of forty-one subsurface probes (SSPs) were excavated throughout the Project Area as 40 cm holes (Table 5). Probes were placed in three strings of six, nine, and twelve probes orientated north/south. Probes were placed at 20 m (66 ft) intervals within the strings. Additional probes were excavated to delineate site boundaries. The archaeologist removed sediment in arbitrary 10 cm levels, screened spoils through ¼-inch wire mesh, and recorded sediment characteristics on standardized forms with the color, composition, and degree of compaction noted. The archaeologist took representative photographs of the Project Area, and all subsurface probes and other relevant geospatial data were recorded using a handheld GPS unit. The soils revealed from

the SSPs of the Project Area roughly did match the soils predicted by the NRCS. Malaga gravelly sandy loam, Malaga cobbly sandy loam, and Malaga very stony sandy loam were observed within the SSPs. All SSPs were terminated prior to reaching 100 cm in depth due to large, compact cobbles. SSPs ranged in depth from 20–80 cm (8–31 in), averaging 42 cm (16 in). During subsurface testing, archaeologists discovered one isolate (45GR3888) in the northeastern corner of the Project Area.

Isolate 45GR3889 is a precontact isolate that consists of the distal end of one gray, basalt secondary flake found 20–30 cm (8–12 in) in a subsurface testing probe (Figure 15).



Figure 5. The Project Area and field investigation inventoried on an aerial photograph.



Figure 6. Overview of the Project Area. View to the northeast.



Figure 7. Overview of the Project Area. View to the north.



Figure 8. Overview of the mano and metate in Site 45GR3886.

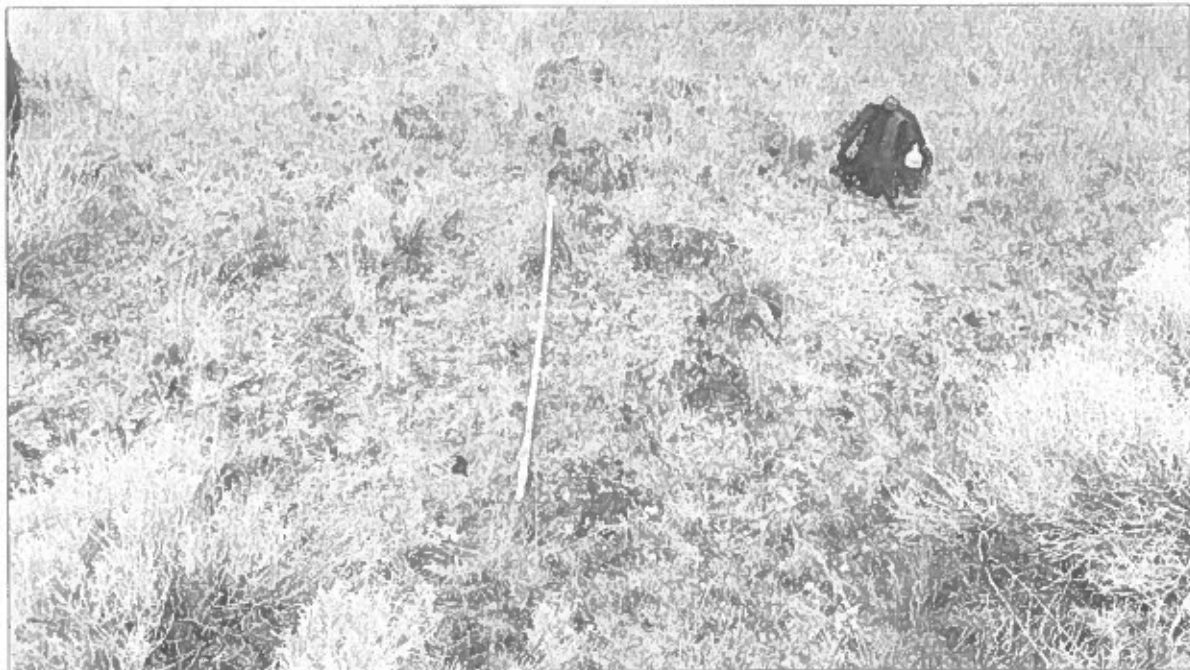


Figure 9. Overview of the rock alignment in Site 45GR3886.



Figure 10. Overview of Site 45GR3886. View to the south.



Figure 11. Overview of a feature in Site 45GR887.



Figure 12. Overview of Site 45GR3887. View to the north.



Figure 13. Overview of artifacts in Site 45GR3888.



Figure 14. Overview of Site 45GR3888. View to the north.

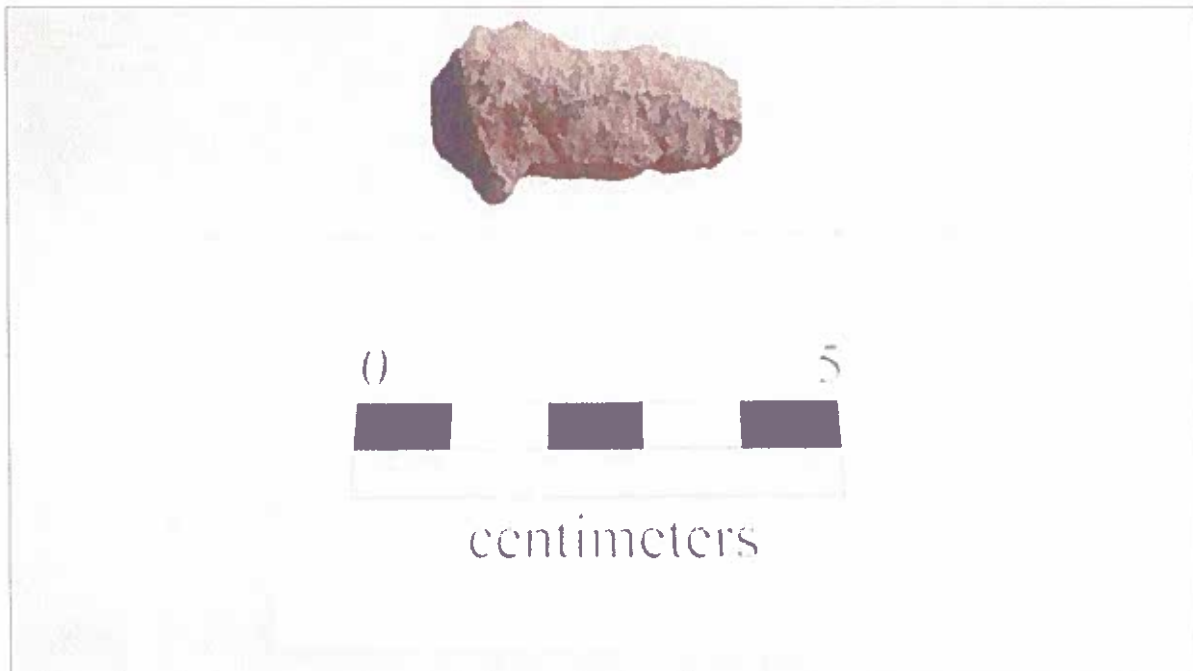


Figure 15. Isolate 45GR3889.

Table 5. Shovel Probe Results.

SSP#	NAD83 UTM Zone 11	Depth	Strats and Description	Results
AO-063	00308255 E, 5245094 N	50 cm	0-50 cmbs: Strat I: 10YR 4/4, dark yellowish brown, silty sand with 20-40% subangular basalt cobbles. Terminated at compact cobbles.	Negative
AO-065	00308255 E, 5245083 N	36 cm	0-36 cmbs: Strat I Terminated at compact cobbles.	Negative
AO-067	00308254 E, 5245060 N	40 cm	0-40 cmbs: Strat I Terminated at compact cobbles.	Negative
AO-082	00308249 E, 5244905 N	57 cm	0-57 cmbs: Strat I Terminated at compact cobbles.	Negative
AO-084	00308249 E, 5244894 N	41 cm	0-41 cmbs: Strat I Terminated at compact cobbles.	Negative
AO-086	00308248 E, 5244871 N	44 cm	0-44 cmbs: Strat I Terminated at compact cobbles.	Negative
BD-044	00308412 E, 5245278 N	53 cm	0-53 cm cmbs: Strat I Terminated at compact cobbles.	Negative
BD-046	00308412 E, 5245267 N	39 cm	0-39 cmbs: Strat I Terminated at compact cobbles.	Negative
BD-048	00308411 E, 5245244 N	20 cm	0-20 cmbs: Strat I Terminated at compact cobbles.	Negative
BD-063	00308406 E, 5245089 N	34 cm	0-34 cmbs: Strat I Terminated at compact cobbles.	Negative
BD-065	00308406 E, 5245078 N	50 cm	0-50 cmbs: Strat I Terminated at compact cobbles.	Negative
BD-067	00308405 E, 5245055 N	42 cm	0-42 cmbs: Strat I Terminated at compact cobbles.	Negative
BD-082	00308400 E, 5244900 N	21 cm	0-21 cmbs: Strat I Terminated at compact cobbles.	Negative
BD-084	00308400 E, 5244889 N	34 cm	0-34 cmbs: Strat I Terminated at compact cobbles.	Negative
BD-086	00308399 E, 5244867 N	45 cm	0-45 cmbs: Strat I Terminated at compact cobbles.	Negative
BJ-053	00308470 E, 5245187 N	44 cm	0-44 cmbs: Strat I Terminated at compact cobbles.	Negative
BL-053	00308485 E, 5245186 N	25 cm	0-25 cmbs: Strat I Terminated at compact cobbles.	Negative
BN-049	00308509 E, 5245230 N	44 cm	0-44 cmbs: Strat I Terminated at compact cobbles.	Negative
BN-051	00308509 E, 5245208 N	30 cm	0-30 cmbs: Strat I Terminated at compact cobbles.	Negative
BN-055	00308507 E, 5245174 N	52 cm	0-52 cmbs: Strat I Terminated at compact cobbles.	Negative

Table 5. Shovel Probe Results (continued).

SSP#	NAD83 UTM Zone 11	Depth	Strats and Description	Results
BN-057	00308507 E, 5245152 N	60 cm	0-60 cmbs: Strat I Terminated at compact cobbles.	Negative
BP-053	00308530 E, 5245185 N	50 cm	0-50 cmbs: Strat I Terminated at compact cobbles.	Negative
BQ-027	00308547 E, 5245451 N	40 cm	0-40 cmbs: Strat I Terminated at compact cobbles.	Negative
BR-027	00308554 E, 5245451 N	50 cm	0-50 cmbs: Strat I Terminated at compact cobbles.	Negative
BR-053	00308546 E, 5245184 N	50 cm	0-50 cmbs: Strat I Terminated at compact cobbles.	Negative
BS-025	00308570 E, 5245462 N	60 cm	0-60 cmbs: Strat I Terminated at compact cobbles.	Negative
BS-026	00308569 E, 5245451 N	40 cm	0-40 cmbs: Strat I Terminated at compact cobbles.	Negative
BS-027	00308569 E, 5245451 N	44 cm	0-44 cmbs: Strat I Terminated at compact cobbles.	One Basalt Secondary Flake
BS-028	00308569 E, 5245439 N	30 cm	0-30 cmbs: Strat I Terminated at compact cobbles.	Negative
BS-029	00308569 E, 5245428 N	44 cm	0-44 cmbs: Strat I Terminated at compact cobbles.	Negative
BS-044	00308564 E, 5245273 N	35 cm	0-35 cmbs: Strat I Terminated at compact cobbles.	Negative
BS-046	00308563 E, 5245262 N	41 cm	0-41 cmbs: Strat I Terminated at compact cobbles.	Negative
BS-048	00308563 E, 5245239 N	80 cm	0-80 cmbs: Strat I Terminated at compact cobbles.	Negative
BS-063	00308557 E, 5245084 N	42 cm	0-42 cmbs: Strat I Terminated at compact cobbles.	Negative
BS-065	00308557 E, 5245073 N	50 cm	0-50 cmbs: Strat I Terminated at compact cobbles.	Negative
BS-067	00308556 E, 5245051 N	60 cm	0-60 cmbs: Strat I Terminated at compact cobbles.	Negative
BS-082	00308551 E, 5244895 N	36 cm	0-36 cmbs: Strat I Terminated at compact cobbles.	Negative
BS-084	00308551 E, 5244884 N	33 cm	0-33 cmbs: Strat I Terminated at compact cobbles.	Negative
BS-086	00308550 E, 5244862 N	24 cm	0-24 cmbs: Strat I Terminated at compact cobbles.	Negative

Table 5. Shovel Probe Results (continued).

SSP#	NAD83 UTM Zone 11	Depth	Strats and Description	Results
BT-027	00308577 E, 5245450 N	50 cm	0-50 cmbs: Strat I Terminated at compact cobbles.	Negative
BU-027	00308584 E, 5245450 N	27 cm	0-27 cmbs: Strat I Terminated at compact cobbles.	Negative

CONCLUSIONS AND RECOMMENDATIONS

Plateau archaeologists conducted a pedestrian survey over the entire Project Area, and excavated forty-one subsurface probes. Subsurface probes ranged in depth from 20–80 cm (8–31 in). The survey and subsurface investigations resulted in four new cultural resources identified. During pedestrian survey and probing, the archaeologists located three sites 45GR3886, 45GR3887, and 45GR3888 on the surface, and one isolate 45GR3889 from a positive probe in the northern half of the Project Area. The four new cultural resources consist of a precontact feature, historic rock feature, historic debris scatter, and a precontact isolate and are not eligible for inclusion on the National Register of Historic Places (NRHP). The sites are not eligible for inclusion on the NRHP due the sites either being outside of the original context in which it was used (45GR3886), a lack of known function of the sites (45GR3887), or a lack of data (45GR3888 and 45GR3889). Since the cultural resources are not eligible for inclusion for the NRHP, **Plateau recommends monitoring within 100 ft (30 m) of 45GR3886 and 45GR3889.** An archaeological excavation and alteration permit will need to submitted prior to ground-disturbing work within these areas. An Unanticipated Discovery Plan (UDP) has been prepared and included in this report for use during all ground-disturbing work on the project. It is suggested that the UDP be included with the contract documents. The UDP is included in Appendix B.

Should ground-disturbing activities reveal any cultural materials (e.g., structural remains, Euroamerican artifacts, or Native American artifacts), activity will cease and the Washington State Historic Preservation Officer should be notified immediately. The results and recommendations in this document concern the specified area of potential effect. The proponent is advised that the results and recommendations reported herein do not apply to areas of potential effect altered or expanded post the cultural resource survey. A supplementary cultural resource review will be necessary should the area of potential effect be altered or changed, as per 36 CFR 800.4.

If ground-disturbing activities encounter human skeletal remains during the course of construction, then all activity *will* cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains *will* be reported to the county medical examiner/coroner *and* local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over

the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the DAHP who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

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APPENDIX A:

Site Forms



STATE OF WASHINGTON ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number: 45GR03886
County: Grant

Date: 6/1/2022	Human Remains? <input type="checkbox"/>	DAHP Case No.:
Compiled By: Michaele Machuca	Plateau Archaeological Investigations, LLC	
Archaeological Sites - Public Report from a Public Disclosure Act: RCW 42.56.000		

SITE DESIGNATION

Site Name:

Field/Temporary ID: PAI-SB-001

Site Type: Pre Contact Feature

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for determination of eligibility meet the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the site meets does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

Criteria

Statement of Significance

The archaeological resource does not meet the criteria for inclusion in the NRHP. The site is not eligible for the NRHP due to: Criteria A- the site is not associated with elements that have made a significant contribution to the broad patterns of our history; Criteria B- the site is not associated with the likes of any person significant in the past; Criteria C- the site does not embody the distinctive characteristics of a type, period, or method of construction, represent a significant and distinguishable entity whose components may lack individual distinction; or Criteria D- the property does not show and could not potentially yield information important to our history or prehistory.

Integrity

The native vegetation and local land forms are consistent with the expected vegetation and land forms within the area. The sediments found match those predicted by the NCRS model. The site environment appears to be in the original context to which it was deposited. However, it is unlikely that the mano and metate are in their original functional context. Although, the mano and metate are perched on top of the large basalt boulder, it is unlikely that this location was its original or functional location considering the uneven surface of the mount boulder. In their current state, the mano and metate are only secure as stationary objects as the boulder's uneven surface would not have been stable or functional once grinding force was applied.

SHPO Determination

Eligibility Survey/Inventory Determined On 6/3/2022

Determined By

SHPO Comments

SITE LOCATION

USGS Quad Map Name(s): EPHRATA	
T: 21	R: 26
E/W: E	Section: 10
UTM: Zone: 11	Easting: 308520
Northing: 5245173	Longitude: -119.5344
Latitude: 47.332	Elevation (ft/m):
Drainage, Major: Columbia River	Drainage, Minor: River Mile

Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03886

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Aspect	Slope		
Location Description (General to Specific):			
Site location is within the city limits of Ephrata, Washington, approximately 330 meters (m) (0.3 kilometers [km]) east of Washington State Route 28 and 2,240 m (2.2 km) northwest of the Ephrata Municipal Airport, and directly north of 8th Avenue NE.			
Directions (For Relocation Purposes):			
To access the site location from Interstate 90 West take Exit 179 for Moses Lake/Othello, then follow Washington State Route 17 north for approximately 39 miles, before continuing northwest onto Washington State Route 282 for 4 miles, then continue north on National Washington Way for 1 mile before turning north on D Street SE, east on 3rd Avenue NE, and north on E Street NE which curves east and turns into 8th Avenue NE. The site location is located in the land parcel directly north of 1013 8th AVE NE, EPHRATA, WASHINGTON 98823. From the end of the development asphalt road walk approximately 550 meters northeast. Site is located on the northern and eastern edge of a large, circular depression measuring approximately 30 meters in diameter.			
SITE DESCRIPTION			
Narrative Description (Overall Site Observations):			
The site consists of two precontact features located in situ in the northeast corner of the Project Area. One pre contact feature is an intact basalt mano and fragment of a basalt metate and the other precontact feature is a basalt boulder rock alignment. No associated artifacts were observed. The site is located in an open field on the northern and eastern slope of a large, circular depression measuring approximately 30 meters in diameter and measures approximately 70 x 20 meters.			
Site Dimensions (Overall Site Dimensions):			
Length: 70 meters	Direction: northwest/southeast	Width: 20	Direction: southwest/northeast
Method of Horizontal Measurement:		Garmin GPS	
Depth: N/A	Method of Vertical Measurement: N/A		
Vegetation (On Site):			
Local:	Big sagebrush (<i>Artemisia tridentata</i>), bluebunch wheatgrass (<i>Agropyron spicatum</i>), balsamroot (<i>Balsamorhiza sagittata</i>), and rockside larkspur (<i>delphinium glareosum</i>).	Regional:	The vegetation around the Project Area falls within the <i>Artemisia tridentata</i> — <i>Agropyron spicatum</i> habitat type, characterized by arid sagebrush steppe (Daubenmire 1970; Taylor 1992). Big sagebrush (<i>Artemisia tridentata</i>) and bluebunch wheatgrass (<i>Agropyron spicatum</i>) are dominant in this environment. The plant community includes threetip sagebrush (<i>Artemisia tripartita</i>), gray horsebrush (<i>Tetradymia canescens</i>), spiny hopsage (<i>Grayia spinosa</i>), green rabbitbrush (<i>Chrysothamnus viscidiflorus</i>), and gray rabbitbrush (<i>Chrysothamnus nauseosus</i>). Grasses and forbs include needle and thread (<i>Stipa comata</i>), <i>Stipa thurberana</i> (no common name known), bottlebrush squirreltail (<i>Sitanion hystrix</i>), Cusick's bluegrass (<i>Poa cusickii</i>), Indian paintbrush (<i>Castilleja</i> spp.), lupine (<i>Lupinus</i> spp.), plantain (<i>Plantago patagonica</i>), longleaf phlox (<i>Phlox longifolia</i>) and balsamroot (<i>Balsamorhiza sagittata</i>).

Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03886

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Landforms (On Site):	
Local: Rolling hills, intermittent shallow depressions, and sporadic basalt out crops.	Regional: The region consists of gently rolling hills amidst the Channeled Scablands, which are features that resulted from Pleistocene-era mega-floods ranging in size from small stream-like trenches to large coulees measuring miles wide and hundreds of feet deep. Elevations in this region range between 200 feet (ft) (61 meters [m]) above mean sea level (AMSL) near the Columbia River to over 4,500 ft (1,372 m) AMSL in outlying ridges and low mountains (Fenneman 1946; Hunt 1967).
Water Resources (Type): The Project Area is within the city of Ephrata, Washington in proximity to the Columbia River, Soap Lake, and Moses Lake.	Distance: 22 miles east of Columbia River. Permanence: Permanent.

CULTURAL MATERIALS AND FEATURES

Narrative Description (Specific Inventory Details):

The site consists of two pre contact features located in situ in the northeast corner of the Project Area.

The first pre contact feature is an intact basalt mano and fragment of a basalt metate with consistent lichen coverage (20-30%) found perched on top of an unmodified, large basalt boulder on the northern slope of a large, circular depression. The mano was found located in the concave groove of the metate. The intact mano is made of basalt, exhibits a ground surface on the bottom, weighs 6-8 pounds, and is large for a two handed mano measuring 20 cm in length, 15 cm in width, and 7 cm in height. The metate fragment was found located directly on top of an unmodified basalt boulder. The metate is made of basalt, appears to be half of its original form, exhibits a ground surface in the concave groove (1-2 cm deep), and measures 35 cm in length, 30 cm in width, and 11 cm in height. The large basalt boulder that both the mano and metate were perched on also displayed consistent lichen coverage and measures 70 cm in length, 59 cm in width, and 21 cm in height. The feature is located in an outcrop with numerous other large basalt boulders. Although, the mano and metate are perched on top of the large basalt boulder, it is unlikely that this location was its original or functional location considering the uneven surface of the mount boulder. In their current state, the mano and metate are only secure as stationary objects as the boulder's uneven surface would not have been stable or functional once grinding force was applied. No associated artifacts were observed.

The second pre contact feature is a basalt boulder rock alignment including 11 boulders, 1 course high with consistent lichen coverage on the eastern slope of a large, circular depression. The rock alignment is within view of the mano and metate, approximately 40 meters to the southeast. The rock alignment takes the general shape of an backwards uppercase E and measures 10 m in length, 1 m in width, and 15 cm in height. One corner on the northern end of the rock alignment is the most clear while the boulders that continue to the southern end of the rock alignment become less clear. The rock alignment is oriented northwest/southeast along it's length. The feature is located in an outcrop with numerous other large basalt boulders. No associated artifacts were observed.

Method of Collection:

No surface or subsurface collection during survey or probing.

Location of Artifacts (Temporary/Permanent):

No associated artifacts were observed.

SITE AGE

Component Type	Precontact
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ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03886

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Dates	Pre 1950's	
Dating Method	Artifact Analysis	
Phase	Precontact	
Basis for Phase Designation	Artifact Type	
SITE RECORDERS		
Observed By	Address	
Michaëlle Machuca	115 NW State Street, Pullman, WA 99163	
Date Recorded:	6/1/2022	
Recorded by (Professional Archaeologist):	Michaëlle Machuca	
Organization:	Plateau Archaeological Investigations, LLC	Phone Number: (253) 227-1027
Address:	115 NW State Street, Pullman, WA 99163	Email: mmachuca@plateau-crm.com
SITE HISTORY		
Previous Archaeological Work:		
No previous reports from cultural resource surveys in the Project Area.		
LAND OWNERSHIP		
Owner	Address	Parcel
Fairchild, Jeffrey L & Lisa M	PO BOX 2756, PASCO, WASHINGTON, 99302	130425005
RESEARCH REFERENCES		
Items/Documents Used in Research:		
Daubenmire, Rexford 1970 Steppe Vegetation of Washington. Washington Agricultural Experiment Station Technical Bulletin 62. Washington State University, Pullman. Fenneman, N.M. 1946 Physical Descriptions of the United States. U.S. Geological Survey, Washington, D.C. Hunt, C.B. 1967 Physiography of the United States. W.H. Freeman and Company, San Francisco, California. Taylor, Ronald J. 1992 Sagebrush Country: A Wildflower Sanctuary. Mountain Press Publishing Company, Missoula, Montana.		

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ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03886

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USGS MAP



ARCHAEOLOGICAL SITE INVENTORY FORM

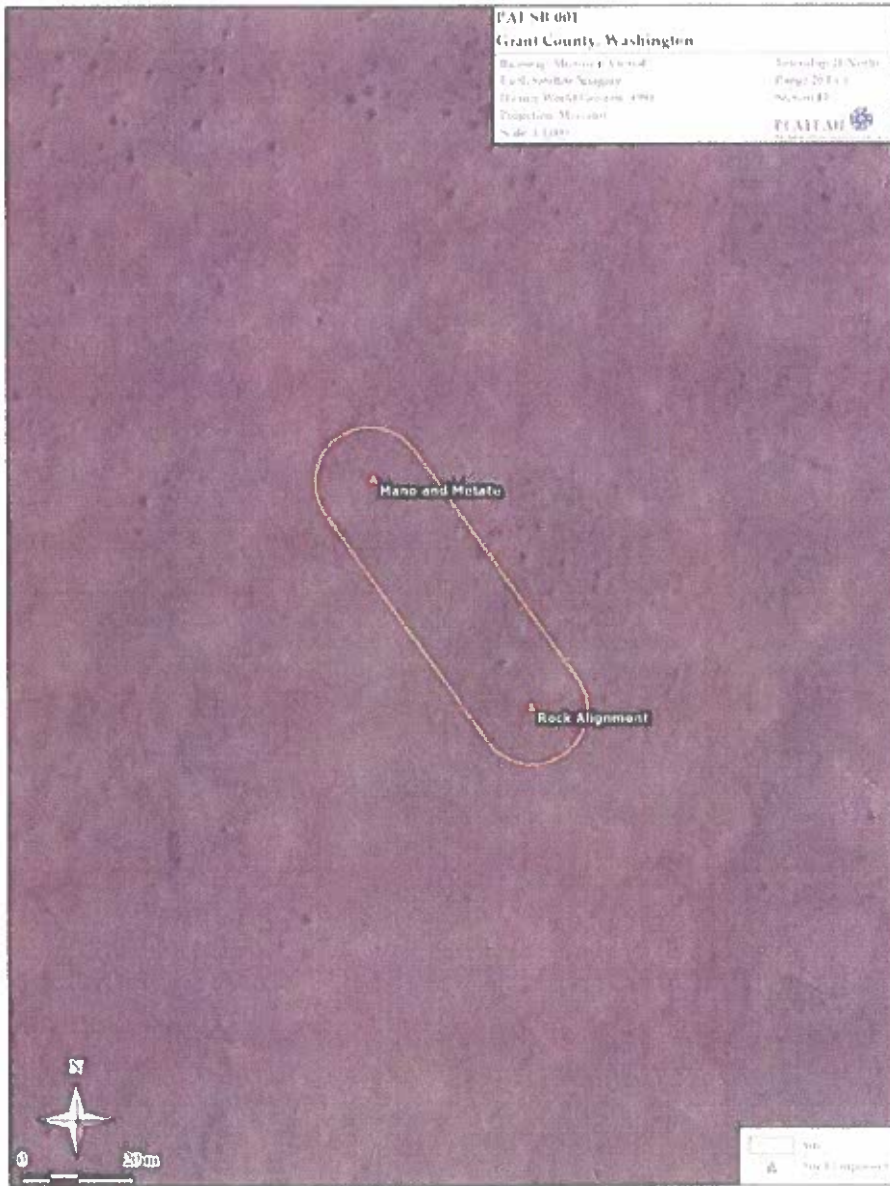
Smithsonian Number:
45GR03886

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SKETCH MAPS

Source Information

6/2/2022 Inventory- Plateau Archaeological Investigations, LLC



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ARCHAEOLOGICAL SITE INVENTORY FORM

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Photographs, Tables and Additional Information

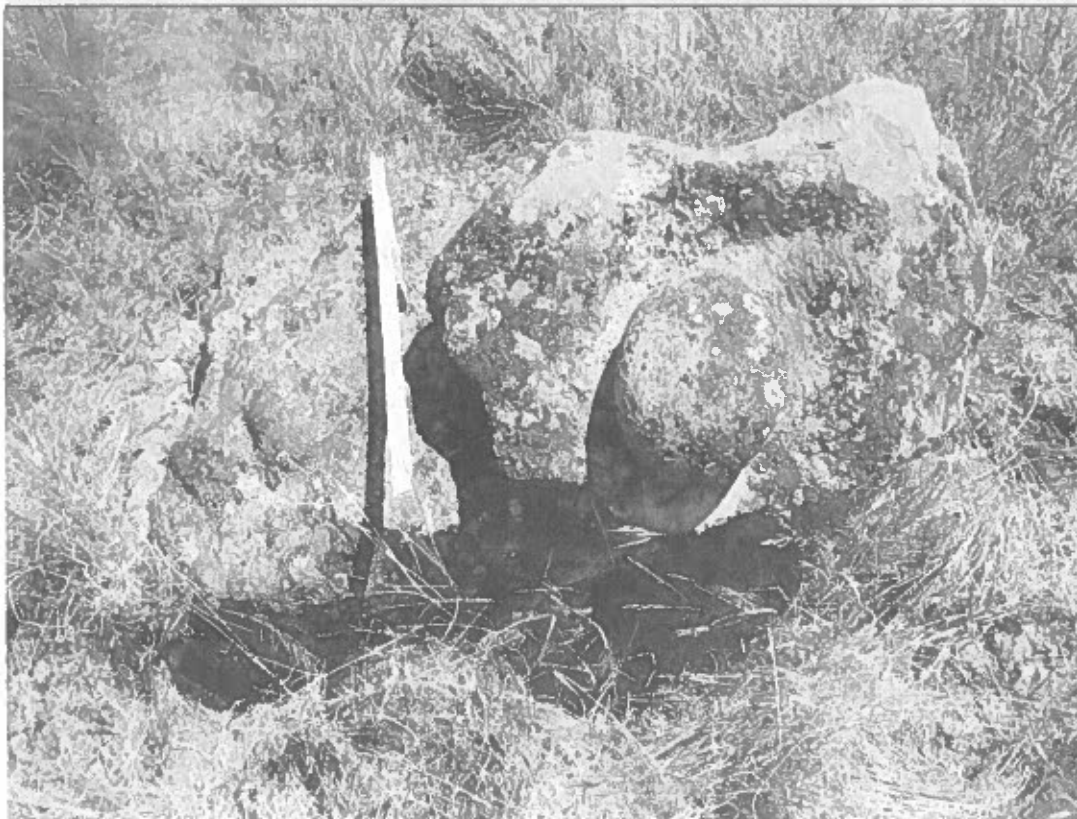


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Year Taken 2022
Is Circa?
Notes Mano and Metate
Type image/jpeg
Photo View Plan
Source 6/1/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

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45GR03886

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PAI-SB-001
 Grant County, Washington
 Working in partnership with the USGS
 Plateau Archaeological Investigations, LLC
 Plateau, Washington 99157
 PAI-SB-001

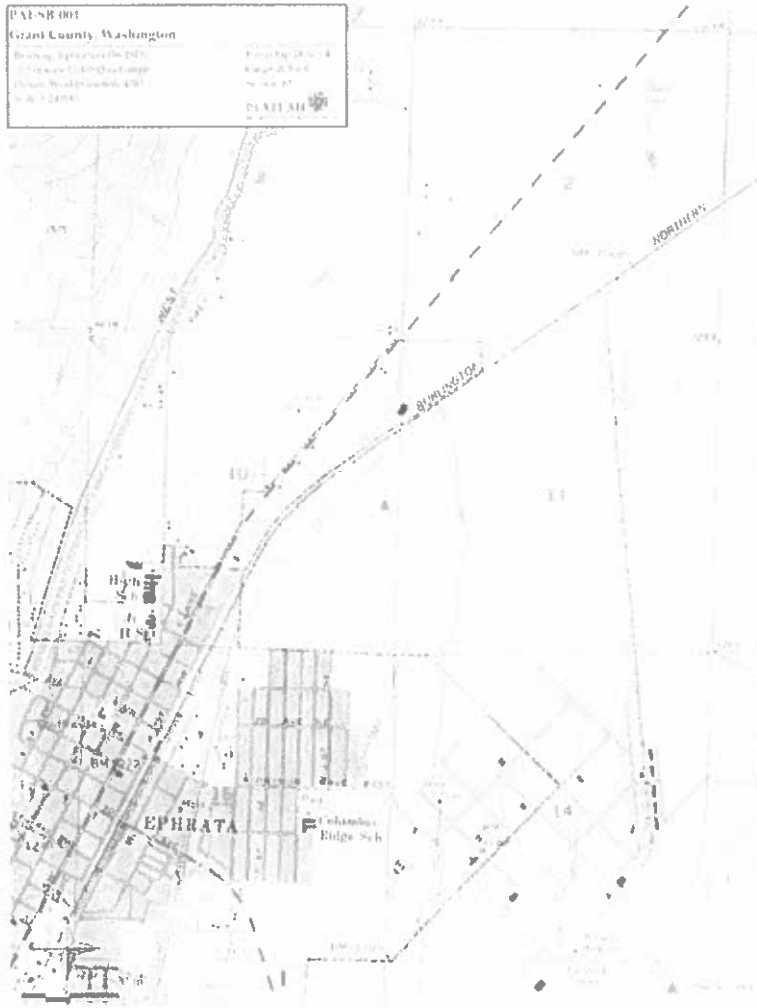


Photo ID 606385
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 Year Taken 2022
 Is Circa?
 Notes USGS Quad Map of Site
 Type image/jpeg
 Photo View
 Source 6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
 Copyright

Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03886

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Photo ID 606199
Title IMG_3557.JPEG
Year Taken 2022
Is Circa?
Notes Rock Alignment
Type image/jpeg
Photo View North
Source 6/1/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03886

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Photo ID 606198
Title IMG_3558.JPEG
Year Taken 2022
Is Circa?
Notes Rock Alignment
Type image/jpeg
Photo View North
Source 6/1/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03886

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Photo ID 606197
Title DSCN1688.JPG
Year Taken 2022
Is Circa?
Notes Mano and Metate Overview
Type image/jpeg
Photo View South
Source 6/1/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03886

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Photo ID 606196
Title DSCN1681.JPG
Year Taken 2022
Is Circa?
Notes Metate Concave Groove
Type image/jpeg
Photo View Plan
Source 6/1/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GRO3886

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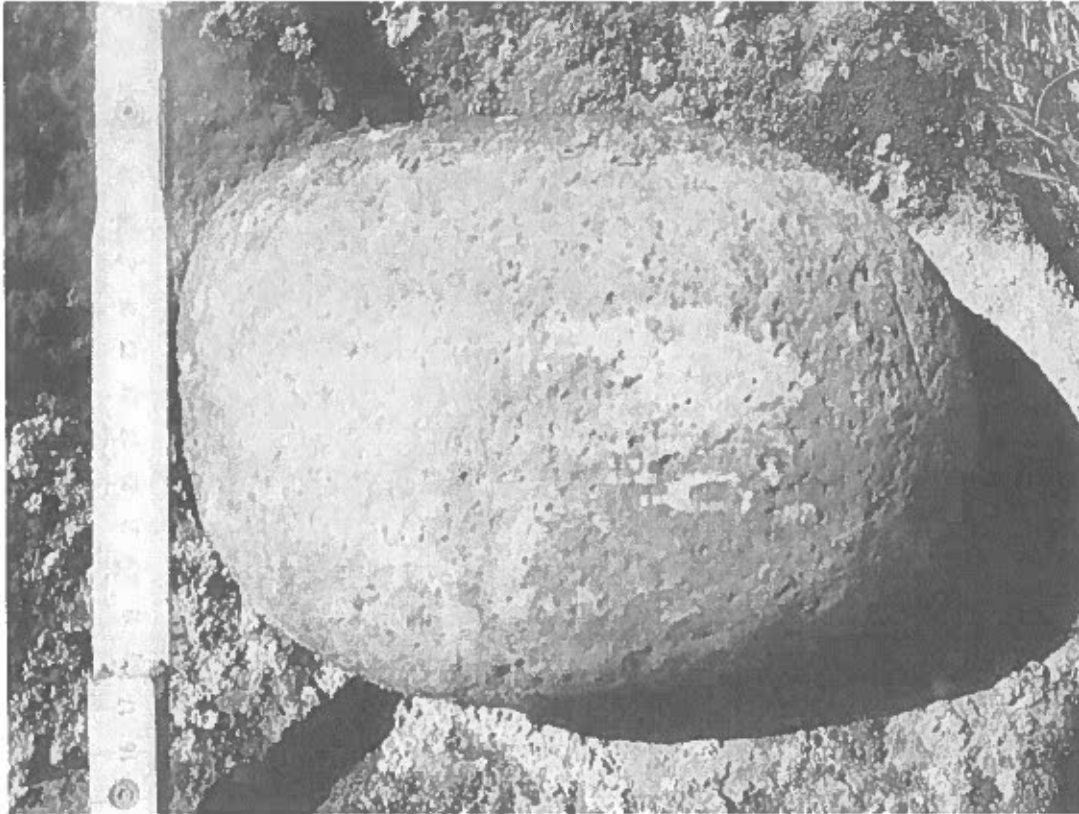


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Is Circa?	<input type="checkbox"/>
Notes	Mano Grounded Surface
Type	image/jpeg
Photo View	Plan
Source	6/1/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright	<input type="checkbox"/>

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ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03886

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Photo ID 606194
Title DSCN1668.JPG
Year Taken 2022
Is Circa?
Notes Mano and Metate
Type image/jpeg
Photo View Plan
Source 6/1/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

Tuesday, June 14, 2022



**STATE OF WASHINGTON
ARCHAEOLOGICAL SITE INVENTORY FORM**

Smithsonian Number: 45GR03887
County: Grant

Date: 6/1/2022 Human Remains? DAHP Case No.:
Compiled By: Michaele Machuca Plateau Archaeological Investigations, LLC
Archaeological Sites are exempt from public disclosure per RCW 42.56.300

SITE DESIGNATION

Site Name:
Field/Temporary ID: PAI SB-002
Site Type: Historic Cairn/Rock Feature
As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for determination of eligibility meet the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the site
 meets does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

Criteria

Statement of Significance

The archaeological resource does not meet the criteria for inclusion in the NRHP. The site is not eligible for the NRHP due to: Criteria A- the site is not associated with elements that have made a significant contribution to the broad patterns of our history; Criteria B- the site is not associated with the likes of any person significant in the past; Criteria C- the site does not embody the distinctive characteristics of a type, period, or method of construction, represent a significant and distinguishable entity whose components may lack individual distinction; or Criteria D- the property does not show and could not potentially yield information important to our history or prehistory.

Integrity

The native vegetation and local land forms are consistent with the expected vegetation and land forms within the area. The sediments found match those predicted by the NCRS model. The site appears to be in the original context to which it was deposited.

SHPO Determination

Eligibility Potentially Eligible Determined On 6/3/2022

Determined By

SHPO Comments

SITE LOCATION

USGS Quad Map Name(s): EPHRATA
T: 21 R: 26 E/W: E Section: 10
UTM: Zone: 11 Easting: 308231 Northing: 5245153
Latitude: 47.3317 Longitude: -119.5383 Elevation (ft/m):
Drainage, Major: Columbia River Drainage, Minor: River Mile
Aspect Slope

Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03887

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Location Description (General to Specific):

Site location is within the city limits of Ephrata, Washington, approximately 330 meters (m) (0.3 kilometers [km]) east of Washington State Route 28 and 2,240 m (2.2 km) northwest of the Ephrata Municipal Airport, and directly north of 8th Avenue NE.

Directions (For Relocation Purposes):

To access the site location from Interstate 90 West take Exit 179 for Moses Lake/Othello, then follow Washington State Route 17 north for approximately 39 miles, before continuing northwest onto Washington State Route 282 for 4 miles, then continue north on National Washington Way for 1 mile before turning north on D Street SE, east on 3rd Avenue NE, and north on E Street NE which curves east and turns into 8th Avenue NE. The site location is located in the land parcel directly north of 813 8th AVE NE, EPHRATA, WASHINGTON 98823. From the end of the development asphalt road walk approximately 350 meters north. Site is located in an oval shaped depression measuring approximately 4 x 3 meters.

SITE DESCRIPTION

Narrative Description (Overall Site Observations):

The site consists of one historic rock feature located in situ in the northwest corner of the Project Area. No associated artifacts were observed. The site is located in an open field in an oval shaped depression measuring approximately 4 x 3 meters and measures approximately 3 x 2 meters.

Site Dimensions (Overall Site Dimensions):

Length: 12 meters	Direction: North/South	Width: 12 meters	Direction: West/East
Method of Horizontal Measurement:		Garmin GPS	
Depth: N/A	Method of Vertical Measurement: N/A		

Vegetation (On Site):

<p>Local: Big sagebrush (<i>Artemisia tridentata</i>), bluebunch wheatgrass (<i>Agropyron spicatum</i>), balsamroot (<i>Balsamorhiza sagittata</i>), and rockside larkspur (<i>delphinium glareosum</i>).</p>	<p>Regional: The vegetation around the Project Area falls within the <i>Artemisia tridentata</i>—<i>Agropyron spicatum</i> habitat type, characterized by arid sagebrush steppe (Daubenmire 1970; Taylor 1992). Big sagebrush (<i>Artemisia tridentata</i>) and bluebunch wheatgrass (<i>Agropyron spicatum</i>) are dominant in this environment. The plant community includes threetip sagebrush (<i>Artemisia tripartita</i>), gray horsebrush (<i>Tetradymia canescens</i>), spiny hopsage (<i>Grayia spinosa</i>), green rabbitbrush (<i>Chrysothamnus viscidiflorus</i>), and gray rabbitbrush (<i>Chrysothamnus nauseosus</i>). Grasses and forbs include needle and thread (<i>Stipa comata</i>), <i>Stipa thurberana</i> (no common name known), bottlebrush squirreltail (<i>Sitanion hystrix</i>), Cusick's bluegrass (<i>Poa cusikii</i>), Indian paintbrush (<i>Castilleja</i> spp.), lupine (<i>Lupinus</i> spp.), plantain (<i>Plantago patagonica</i>), longleaf phlox (<i>Phlox longifolia</i>) and balsamroot (<i>Balsamorhiza sagittata</i>).</p>
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Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03887

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Landforms (On Site):	
Local: Rolling hills, intermittent shallow depressions, and sporadic basalt out crops.	Regional: The region consists of gently rolling hills amidst the Channeled Scablands, which are features that resulted from Pleistocene-era mega-floods ranging in size from small stream-like trenches to large coulees measuring miles wide and hundreds of feet deep. Elevations in this region range between 200 feet (ft) (61 meters [m]) above mean sea level (AMSL) near the Columbia River to over 4,500 ft (1,372 m) AMSL in outlying ridges and low mountains (Fenneman 1946; Hunt 1967).
Water Resources (Type): The Project Area is within the city of Ephrata, Washington in proximity to the Columbia River, Soap Lake, and Moses Lake.	Distance: 22 miles east of Columbia River. Permanence: Permanent.

CULTURAL MATERIALS AND FEATURES

Narrative Description (Specific Inventory Details):

The site consists of one historic rock feature located in situ in the northwest corner of the Project Area. The historic rock feature is an assemblage of consistent basalt cobbles arranged in a pile located in a small, oval depression measuring 3 m in length, 2 m in width, and no more than 10 cm in height. With the exception of one large, basalt boulder embedded in smaller cobbles on the southern end of the historic rock feature the remaining stones are uniform with consistent lichen coverage (20-30%). Very little vegetation was observed growing within the feature through the cobbles suggesting the feature is both subsurface and compact in nature. Additionally, similar sized basalt cobbles were not present within the 30 meter vicinity suggesting their collection in a discrete location was intentional. The function of the historic rock feature is unknown. No associated artifacts were observed.

Method of Collection:

No surface or subsurface collection during survey or probing.

Location of Artifacts (Temporary/Permanent):

No associated artifacts were observed.

SITE AGE

Component Type	Historic
Dates	Post 1950's
Dating Method	Relevance
Phase	Historic
Basis for Phase Designation	Feature Type

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03887

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SITE RECORDERS		
Observed By	Address	
Michaëlle Machuca	115 NW State Street, Pullman, WA 99163	
Date Recorded:	5/12/2022	
Recorded by (Professional Archaeologist):	Michaëlle Machuca	
Organization:	Plateau Archaeological Investigations, LLC	Phone Number: (253) 227-1027
Address:	115 NW State Street, Pullman, WA 99163	Email: mmachuca@plateau-crm.com
SITE HISTORY		
Previous Archaeological Work:		
No previous reports from cultural resource surveys in the Project Area.		
LAND OWNERSHIP		
Owner	Address	Parcel
Fairchild, Jeffrey L & Lisa M	PO BOX 2756, PASCO, WASHINGTON, 99302	130425005
RESEARCH REFERENCES		
Items/Documents Used in Research:		
Daubenmire, Rexford 1970 Steppe Vegetation of Washington. Washington Agricultural Experiment Station Technical Bulletin 62. Washington State University, Pullman. Fennemam, N.M. 1946 Physical Descriptions of the United States. U.S. Geological Survey, Washington, D.C. Hunt, C.B. 1967 Physiography of the United States. W.H. Freeman and Company, San Francisco, California. Taylor, Ronald J. 1992 Sagebrush Country: A Wildflower Sanctuary. Mountain Press Publishing Company. Missoula, Montana.		

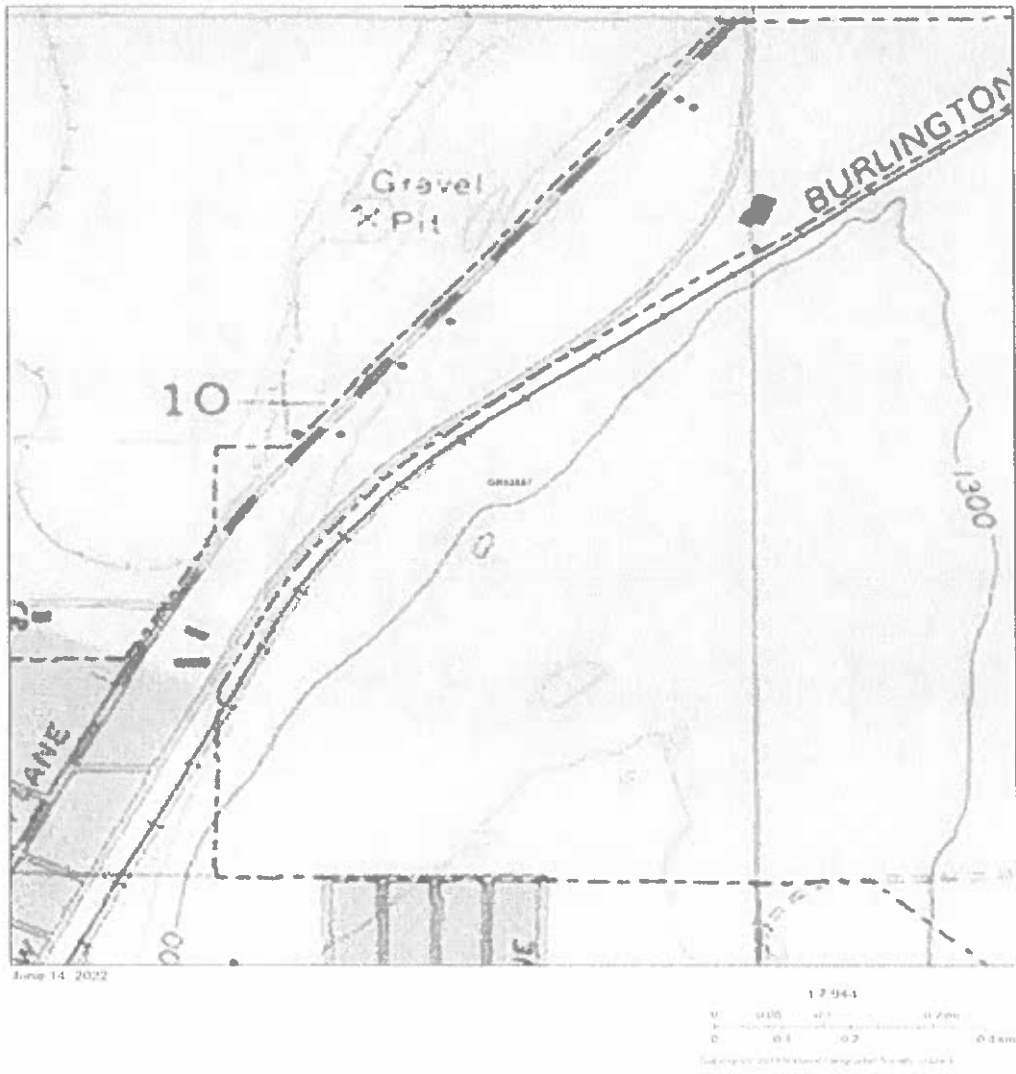
Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03887

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USGS MAP



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ARCHAEOLOGICAL SITE INVENTORY FORM

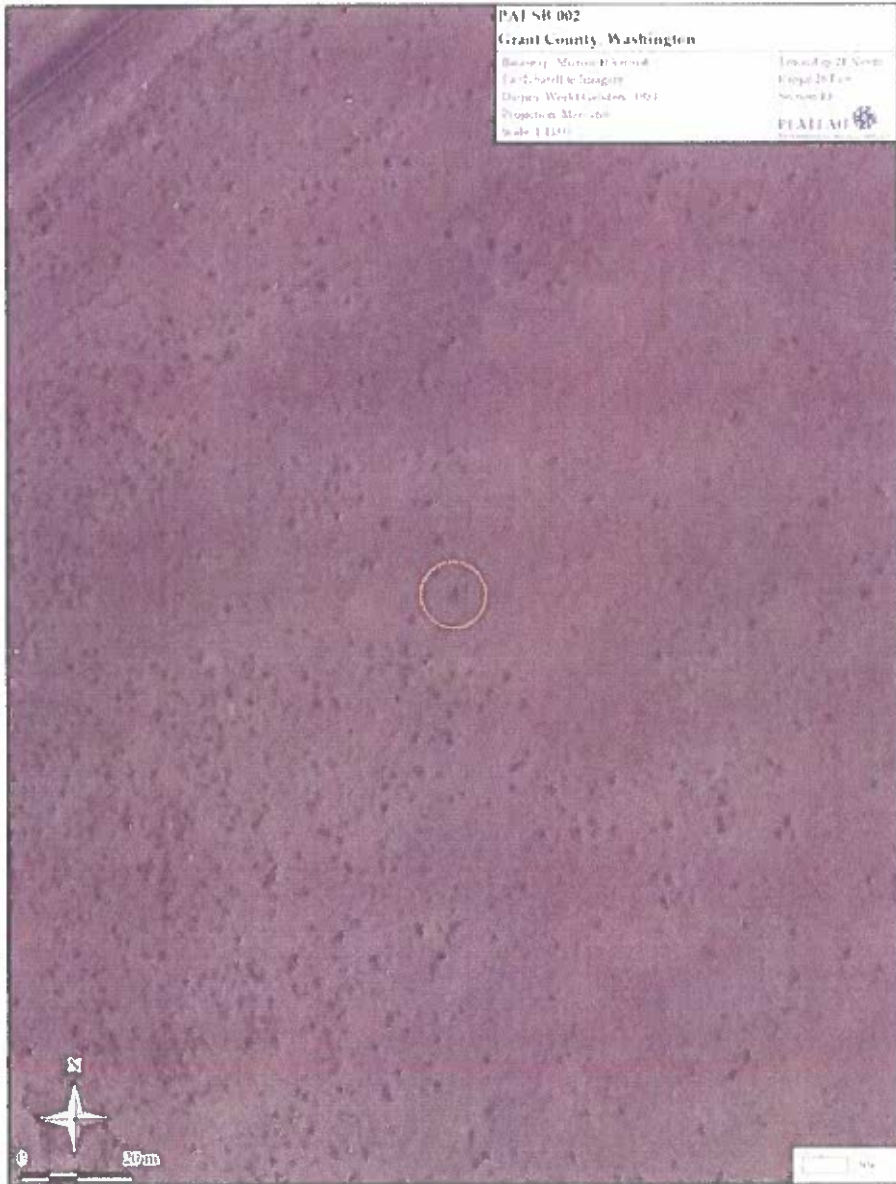
Smithsonian Number:
45GR03887

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SKETCH MAPS

Source Information

6/2/2022 Inventory- Plateau Archaeological Investigations, LLC



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ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03887

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Photographs, Tables and Additional Information



Photo ID 606232
Title DSCN0287.JPG
Year Taken 2022
Is Circa?
Notes Historic Rock Feature
Type image/jpeg
Photo View North
Source 6/1/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03887

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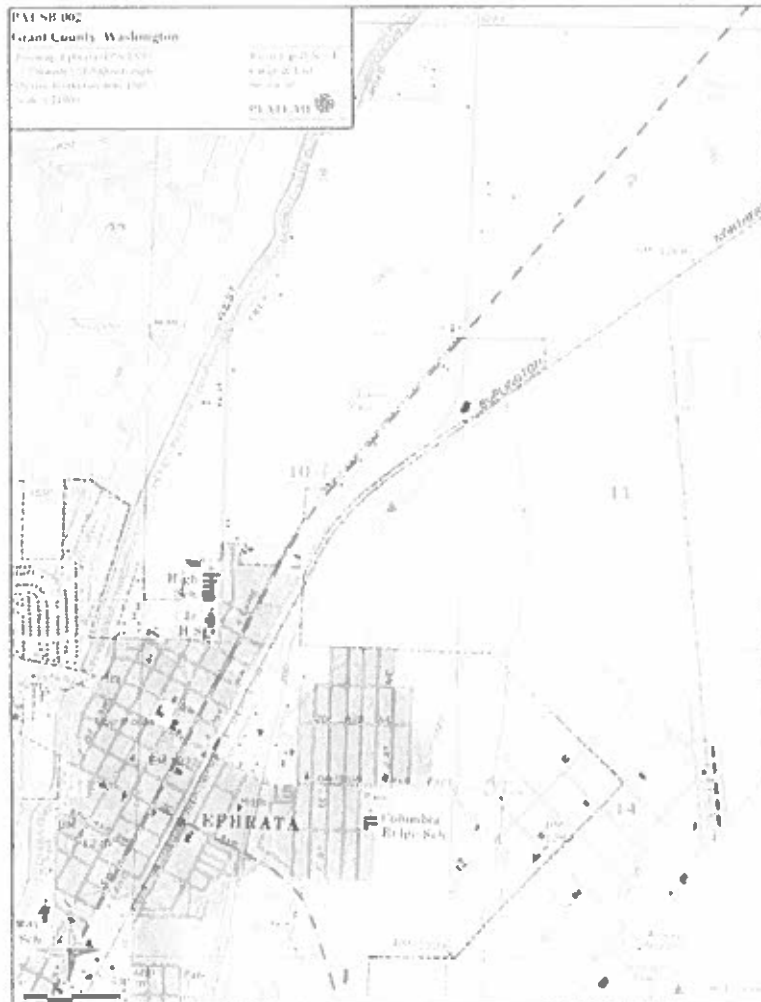


Photo ID 606398
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Year Taken 2022
Is Circa?
Notes Quad Map of Site
Type image/jpeg
Photo View
Source 6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03887

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Photo ID	606397
Title	DSCN0290.JPG
Year Taken	2022
Is Circa?	<input type="checkbox"/>
Notes	Historic Rock Feature
Type	image/jpeg
Photo View	Plan
Source	6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright	<input type="checkbox"/>

Tuesday, June 14, 2022



**STATE OF WASHINGTON
ARCHAEOLOGICAL SITE INVENTORY FORM**

Smithsonian Number: 45GR03888
County: Grant

Date: 6/1/2022 Human Remains? DAHP Case No.:
Compiled By: Michaëlle Machuca Plateau Archaeological Investigations, LLC
Archaeological Site Inventory Form (SIIF) - 06/10/12 4/19/20

SITE DESIGNATION

Site Name:
Field/Temporary ID: PAI-SB-003
Site Type: Historic Debris Scatter/Concentration

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for determination of eligibility meet the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the site meets does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

Criteria

Statement of Significance

The archaeological resource does not meet the criteria for inclusion in the NRHP. The site is not eligible for the NRHP due to: Criteria A- the site is not associated with elements that have made a significant contribution to the broad patterns of our history; Criteria B- the site is not associated with the likes of any person significant in the past; Criteria C- the site does not embody the distinctive characteristics of a type, period, or method of construction, represent a significant and distinguishable entity whose components may lack individual distinction; or Criteria D- the property does not show and could not potentially yield information important to our history or prehistory.

Integrity

The native vegetation and local land forms are consistent with the expected vegetation and land forms within the area. The sediments found match those predicted by the NCRS model. The site appears to be in the original context to which it was deposited.

SHPO Determination

Eligibility Potentially Eligible Determined On 6/8/2022

Determined By

SHPO Comments

SITE LOCATION

USGS Quad Map Name(s): EPHRATA
T: 21 R: 26 E/W: E Section: 10
UTM: Zone: 11 Easting: 308499 Northing: 5245413
Latitude: 47.3341 Longitude: -119.5348 Elevation (ft/m):
Drainage, Major: Columbia River Drainage, Minor: River Mile
Aspect Slope

Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03888

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Location Description (General to Specific):

Site location is within the city limits of Ephrata, Washington, approximately 330 meters (m) (0.3 kilometers [km]) east of Washington State Route 28 and 2,240 m (2.2 km) northwest of the Ephrata Municipal Airport, and directly north of 8th Avenue NE.

Directions (For Relocation Purposes):

To access the site location from Interstate 90 West take Exit 179 for Moses Lake/Othello, then follow Washington State Route 17 north for approximately 39 miles, before continuing northwest onto Washington State Route 282 for 4 miles, then continue north on National Washington Way for 1 mile before turning north on D Street SE, east on 3rd Avenue NE, and north on E Street NE which curves east and turns into 8th Avenue NE. The site location is located in the land parcel directly north of 1013 8th AVE NE, EPHRATA, WASHINGTON 98823. From the end of the development asphalt road walk approximately 600 meters northeast. Site is located in a basalt boulder outcrop on a slightly northern facing slope with intermittent mounds.

SITE DESCRIPTION

Narrative Description (Overall Site Observations):

The site consists of a historic debris scatter/concentration located in situ in the northeast corner of the Project Area. The historic debris scatter consists of historic cans, glass bottle fragments, and ceramics. Historic artifacts were observed along and beyond the northern boundary of the Project Area but only artifacts within the Project Area were formally recorded. The site is located in an open field with a few small mounds and measures approximately 120 x 50 meters.

Site Dimensions (Overall Site Dimensions):

Length: 120 meters	Direction: Southwest/Northeast	Width: 50 meters	Direction: North/South
Method of Horizontal Measurement:		Garmin GPS	
Depth: N/A	Method of Vertical Measurement: N/A		

Vegetation (On Site):

Local: Big sagebrush (*Artemisia tridentata*), bluebunch wheatgrass (*Agropyron spicatum*), balsamroot (*Balsamorhiza sagittata*), and rockside larkspur (*delphinium glareosum*).

Regional: The vegetation around the Project Area falls within the *Artemisia tridentata*—*Agropyron spicatum* habitat type, characterized by arid sagebrush steppe (Daubenmire 1970; Taylor 1992). Big sagebrush (*Artemisia tridentata*) and bluebunch wheatgrass (*Agropyron spicatum*) are dominant in this environment. The plant community includes threetip sagebrush (*Artemisia tripartita*), gray horsebrush (*Tetradymia canescens*), spiny hopsage (*Grayia spinosa*), green rabbitbrush (*Chrysothamnus viscidiflorus*), and gray rabbitbrush (*Chrysothamnus nauseosus*). Grasses and forbs include needle and thread (*Stipa comata*), *Stipa thurberana* (no common name known), bottlebrush squirreltail (*Sitanion hystrix*), Cusick's bluegrass (*Poa cusickii*), Indian paintbrush (*Castilleja* spp.), lupine (*Lupinus* spp.), plantain (*Plantago patagonica*), longleaf phlox (*Phlox longifolia*) and balsamroot (*Balsamorhiza sagittata*).

Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03888

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Landforms (On Site):	
Local: Rolling hills, intermittent shallow depressions, and large basalt boulder out crops.	Regional: The region consists of gently rolling hills amidst the Channeled Scablands, which are features that resulted from Pleistocene-era mega-floods ranging in size from small stream-like trenches to large coulees measuring miles wide and hundreds of feet deep. Elevations in this region range between 200 feet (ft) (61 meters [m]) above mean sea level (AMSL) near the Columbia River to over 4,500 ft (1,372 m) AMSL in outlying ridges and low mountains (Fenneman 1946; Hunt 1967).
Water Resources (Type): The Project Area is within the city of Ephrata, Washington in proximity to the Columbia River, Soap Lake, and Moses Lake.	Distance: 22 miles east of Columbia River. Permanence: Permanent.

CULTURAL MATERIALS AND FEATURES

Narrative Description (Specific Inventory Details):	
<p>The site consists of a historic debris scatter/concentration located in situ in the northeast corner of the Project Area. The historic debris scatter consists of majority solder dot historic cans, both colored and colorless glass bottle fragments, and some ceramics suggesting a domestic refuse scatter. The debris scatter consists of approximately 100 historic cans, the majority being solder dot. The debris scatter also consists of various glass bottles fragments in colors including amethyst, cobalt, aqua, milk glass, and colorless. Glass bottle fragments that present bases with makers marks include one amethyst Owens Illinois medicine bottle base with the lettering 'LYRIC' circa 1915-1929, one cobalt Boradent Co. Inc Creme de Camelia cosmetic cream bottle side with partial lettering 'CAMELIA COMPLEXION' circa late 1800s-early 1900s, and one aqua jar base without a underlined 10 makers mark from unknown dates. The debris scatter also contains approximately 8 ceramic fragments including white glaze earthen wear, and two kinds of decorative floral porcelain (blue and pink). Additional artifacts were observed along and beyond the northern boundary of the Project Area but only artifacts within the Project Area were formally recorded.</p>	
Method of Collection:	
No surface or subsurface collection during survey or probing.	
Location of Artifacts (Temporary/Permanent):	
Northeast corner of the Project Area.	

SITE AGE

Component Type	Historic
Dates	1800's to early 1900's
Dating Method	Artifact Analysis
Phase	Historic
Basis for Phase Designation	Artifact Type

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ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03888

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SITE RECORDERS		
Observed By	Address	
Michaëlle Machuca	115 NW State Street, Pullman, WA 99163	
Date Recorded:	5/12/2022	
Recorded by (Professional Archaeologist):	Michaëlle Machuca	
Organization:	Plateau Archaeological Investigations, LLC	Phone Number: (253) 227-1027
Address:	115 NW State Street, Pullman, WA 99163	Email: mmachuca@plateau-crm.com
SITE HISTORY		
Previous Archaeological Work:		
No previous reports from cultural resource surveys in the Project Area.		
LAND OWNERSHIP		
Owner	Address	Parcel
Fairchild, Jeffrey L & Lisa M	PO BOX 2756, PASCO, WASHINGTON, 99302	130425005
RESEARCH REFERENCES		
Items/Documents Used in Research:		
Daubenmire, Rexford 1970 <i>Steppe Vegetation of Washington</i> . Washington Agricultural Experiment Station Technical Bulletin 62. Washington State University, Pullman. Fenneman, N.M. 1946 <i>Physical Descriptions of the United States</i> . U.S. Geological Survey, Washington, D.C. Hunt, C.B. 1967 <i>Physiography of the United States</i> . W.H. Freeman and Company, San Francisco, California. Taylor, Ronald J. 1992 <i>Sagebrush Country: A Wildflower Sanctuary</i> . Mountain Press Publishing Company. Missoula, Montana.		

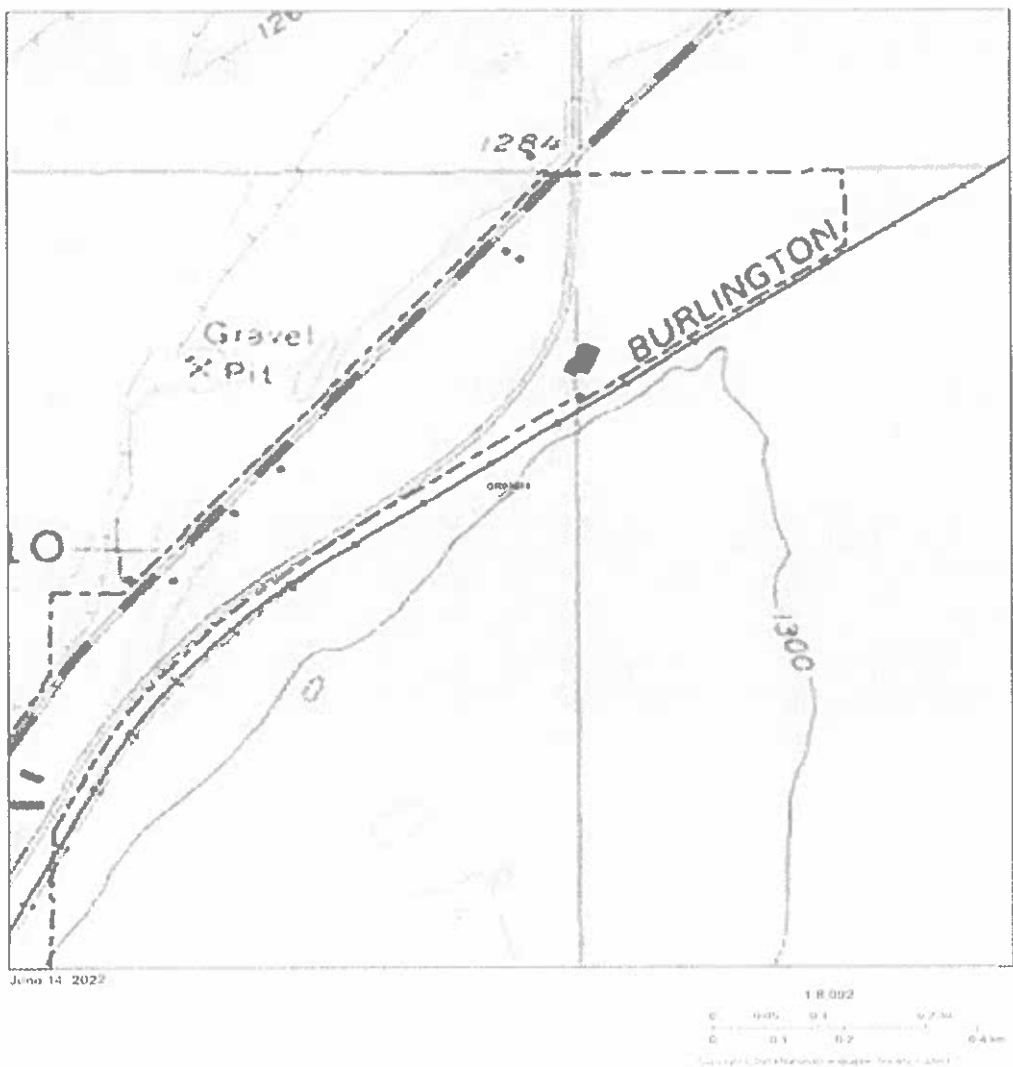
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USGS MAP



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ARCHAEOLOGICAL SITE INVENTORY FORM

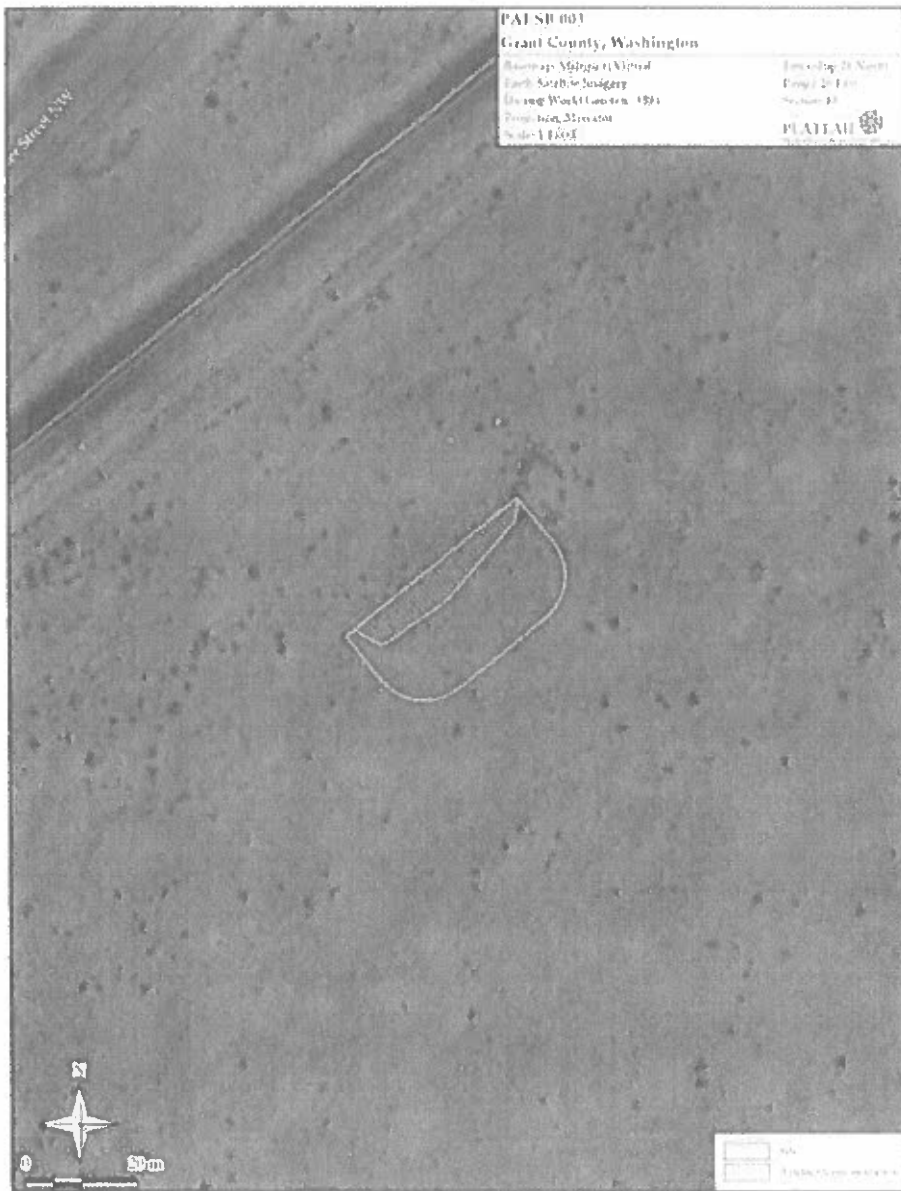
Smithsonian Number:
45GR03888

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SKETCH MAPS

Source Information

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Smithsonian Number:
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Photographs, Tables and Additional Information

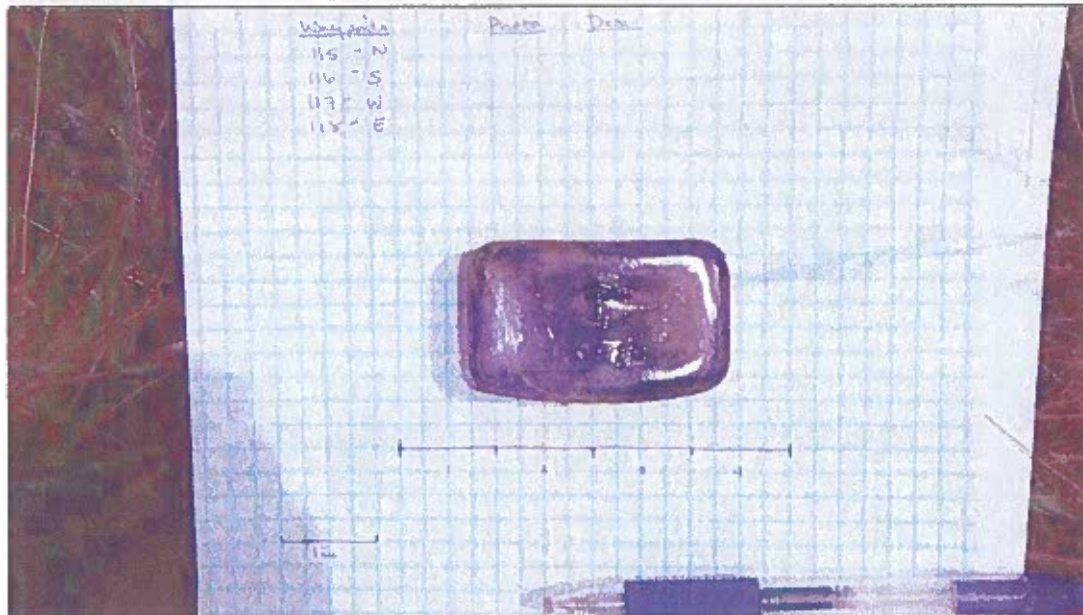


Photo ID 606279
Title DSCN0296.JPG
Year Taken 2022
Is Circa?
Notes Amethyst Owens Illinois medicine bottle base with the lettering 'LYRIC' circa 1915-1929
Type image/jpeg
Photo View Plan
Source 6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

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ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03888

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Photo ID 607024
Title DSCN1685.JPG
Year Taken 2022
Is Circa?
Notes Area Overview with 45GR03886 in the foreground and the site location in the background (towards building development).
Type image/jpeg
Photo View North
Source 6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

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ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03888

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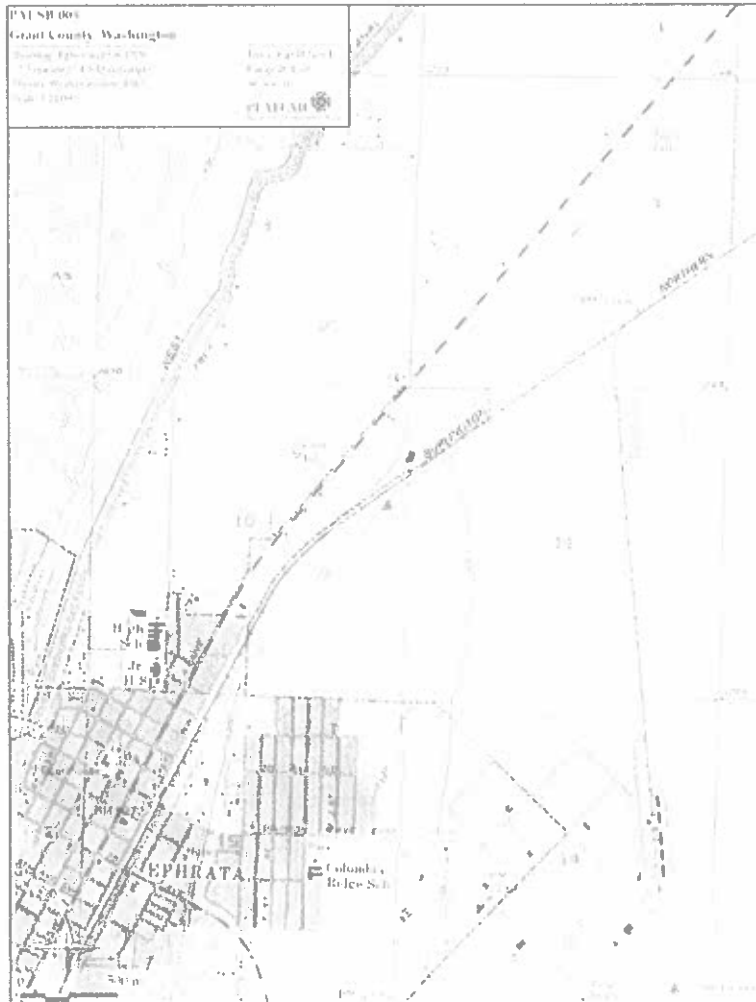


Photo ID 606404
Title PVT2212_Site_QuadMap_PAI_SB_003.jpg
Year Taken 2022
Is Circa?
Notes Quad Map of Site
Type image/jpeg
Photo View
Source 6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

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ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03888

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Photo ID 606287
Title IMG_3546.JPEG
Year Taken 2022
Is Circa?
Notes Assortment of Cans
Type image/jpeg
Photo View Plan
Source 6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

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ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03888

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Photo ID 606286
Title IMG_3543.JPEG
Year Taken 2022
Is Circa?
Notes Decorative Floral Porcelain (Pink)
Type image/jpeg
Photo View Plan
Source 6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

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Smithsonian Number:
45GR03888

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Photo ID 606285
Title IMG_3540.JPEG
Year Taken 2022
Is Circa?
Notes White Glaze Earthen Wear
Type image/jpeg
Photo View Plan
Source 6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

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45GR03888

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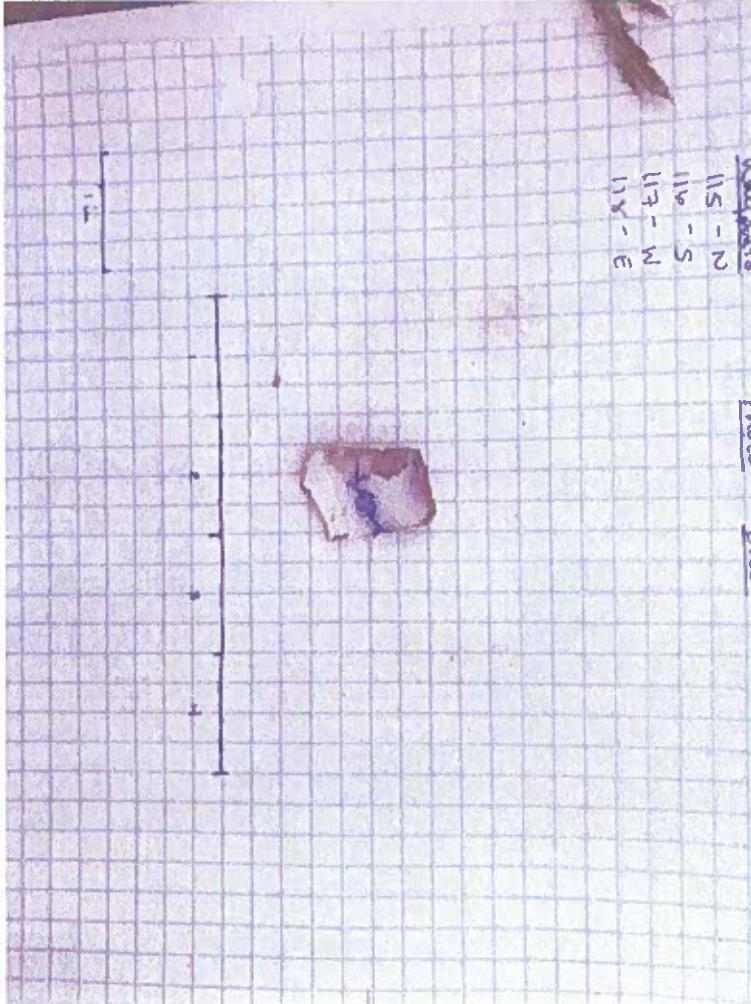


Photo ID 606284
Title IMG_3532.JPEG
Year Taken 2022
Is Circa?
Notes Decorative Floral Porcelain (Blue)
Type image/jpeg
Photo View Plan
Source 6/2/2022 Inventory: Plateau Archaeological Investigations, LLC
Copyright

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Photo ID 606283
 Title IMG_3523.JPEG
 Year Taken 2022
 Is Circa?
 Notes Aqua jar base without a underlined 10 makers mark from unknown dates
 Type image/jpeg
 Photo View Plan
 Source 6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
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ARCHAEOLOGICAL SITE INVENTORY FORM

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45GR03888

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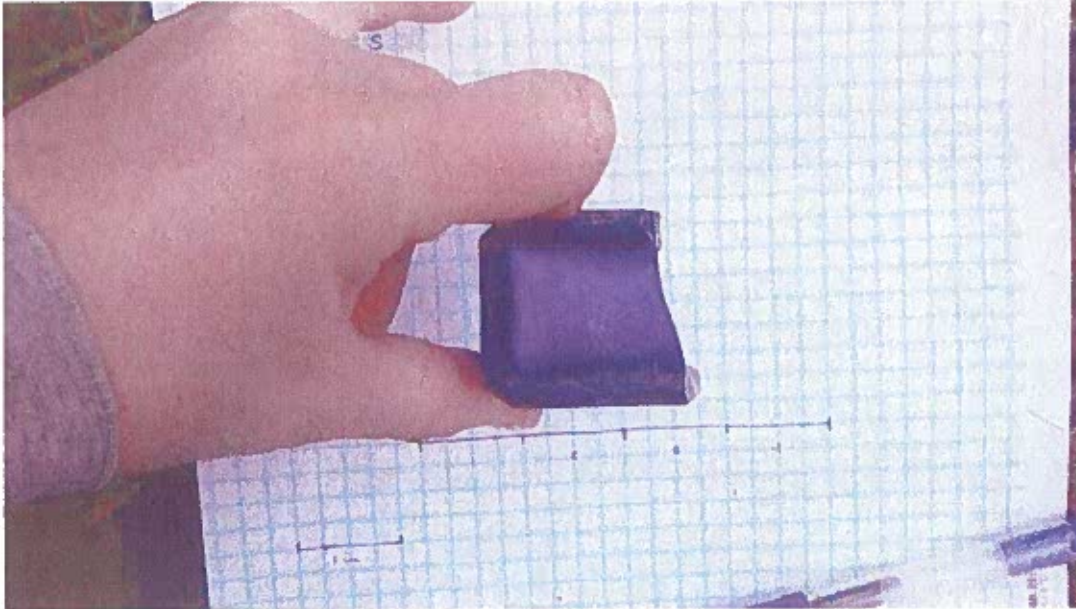


Photo ID 606282
Title DSCN0311.JPG
Year Taken 2022
Is Circa?
Notes Cobalt Boradent Co. Inc Creme de Camelia cosmetic cream bottle side with partial lettering 'CAMELIA COMPLEXION' circa late 1800s-early 1900s
Type image/jpeg
Photo View Plan
Source 6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

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45GR03888

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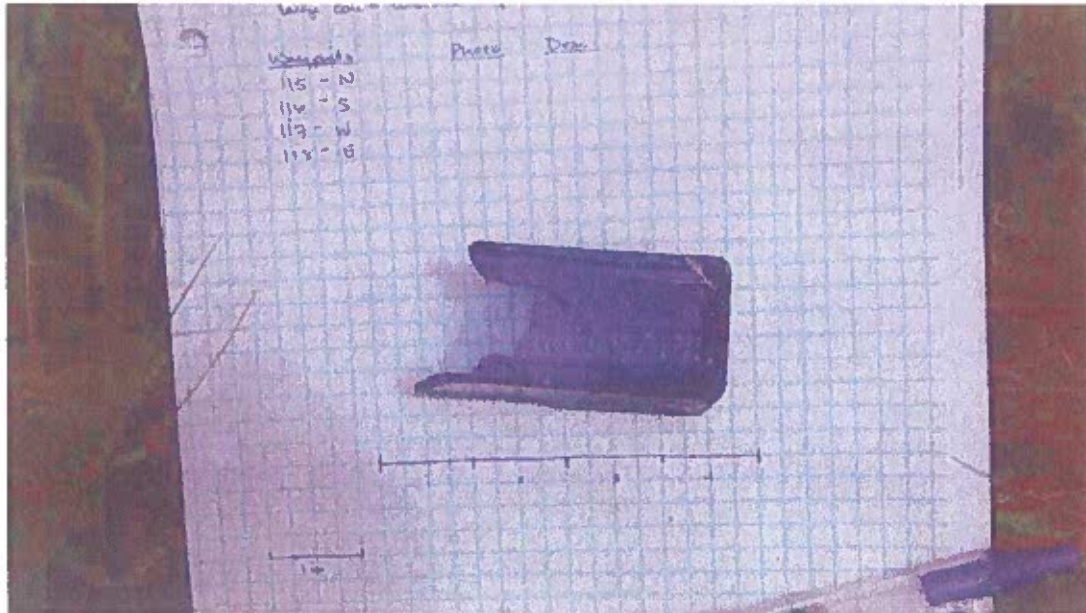


Photo ID 606281
Title DSCN0309.JPG
Year Taken 2022
Is Circa?
Notes Cobalt Boradent Co. Inc Creme de Camelia cosmetic cream bottle side with partial lettering 'CAMELIA COMPLEXION' circa late 1800s-early 1900s
Type image/jpeg
Photo View Plan
Source 6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

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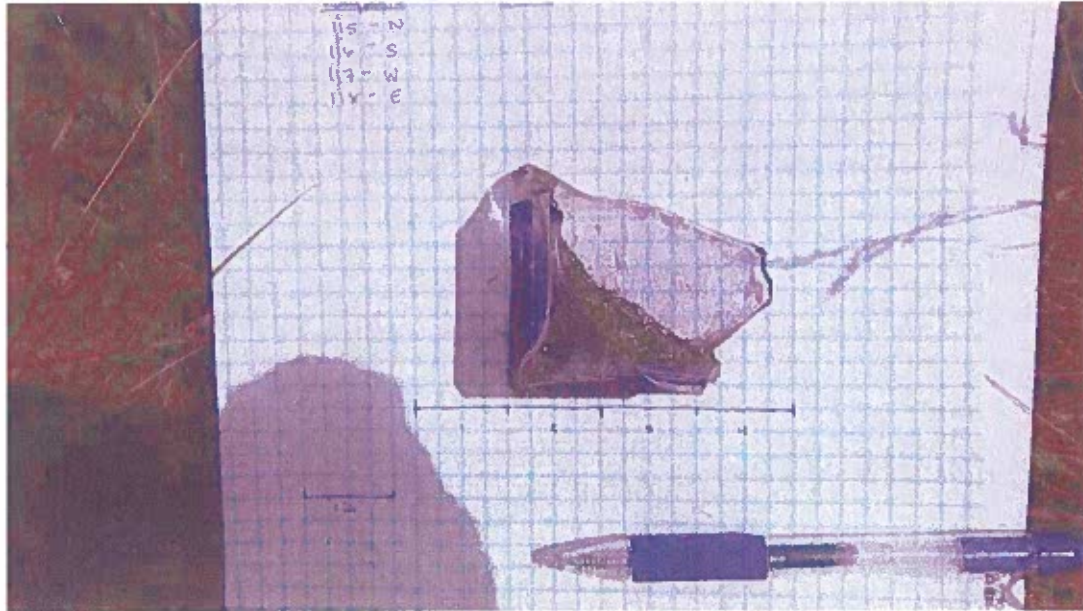


Photo ID 606280
Title DSCN0294.JPG
Year Taken 2022
Is Circa?
Notes Amethyst Owens Illinois medicine bottle base with the lettering 'LYRIC' circa 1915-1929
Type image/jpeg
Photo View Plan
Source 6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

Tuesday, June 14, 2022



**STATE OF WASHINGTON
ARCHAEOLOGICAL SITE INVENTORY FORM**

Smithsonian Number:	45GR03889
County:	Grant

Date:	6/2/2022	Human Remains?	<input type="checkbox"/>	DAHP Case No.:	
Compiled By:	Michaëlle Machuca	Plateau Archaeological Investigations, LLC			

SITE DESIGNATION

Site Name:

Field/Temporary ID: PAI-SB-ISO-001

Site Type: Pre Contact Isolate

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for determination of eligibility meet the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the site meets does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

Criteria

Statement of Significance

The isolate does not meet the criteria for inclusion in the NRHP. The site is not eligible for the NRHP due to: Criteria A- the site is not associated with elements that have made a significant contribution to the broad patterns of our history; Criteria B- the site is not associated with the likes of any person significant in the past; Criteria C- the site does not embody the distinctive characteristics of a type, period, or method of construction, represent a significant and distinguishable entity whose components may lack individual distinction; or Criteria D- the property does not show and could not potentially yield information important to our history or prehistory.

Integrity

The native vegetation and local land forms are consistent with the expected vegetation and land forms within the area. The sediments found match those predicted by the NCRS model. The site appears to be in the original context to which it was deposited.

SHPO Determination

Eligibility Survey/Inventory Determined On 6/3/2022

Determined By

SHPO Comments

SITE LOCATION

USGS Quad Map Name(s): EPHRATA

T: 21 R: 26 E/W: E Section: 10

UTM: Zone: 11 Easting: 308568 Northing: 5245445

Latitude: 47.3345 Longitude: -119.5339 Elevation (ft/m):

Drainage, Major: Columbia River Drainage, Minor: River Mile

Aspect Slope

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ARCHAEOLOGICAL SITE INVENTORY FORM

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Location Description (General to Specific):

Isolate location is within the city limits of Ephrata, Washington, approximately 330 meters (m) (0.3 kilometers [km]) east of Washington State Route 28 and 2,240 m (2.2 km) northwest of the Ephrata Municipal Airport, and directly north of 8th Avenue NE.

Directions (For Relocation Purposes):

To access the isolate location from Interstate 90 West take Exit 179 for Moses Lake/Othello, then follow Washington State Route 17 north for approximately 39 miles, before continuing northwest onto Washington State Route 282 for 4 miles, then continue north on National Washington Way for 1 mile before turning north on D Street SE, east on 3rd Avenue NE, and north on E Street NE which curves east and turns into 8th Avenue NE. The isolate location is located in the land parcel directly north of 1013 8th AVE NE, EPHRATA, WASHINGTON 98823. From the end of the development asphalt road walk approximately 675 meters northeast. Isolate is located in a grass field with minimal topography.

SITE DESCRIPTION

Narrative Description (Overall Site Observations):

The precontact isolate consists of the distal end of one gray, basalt secondary flake found 22 cm below the surface in a subsurface testing probe in the northeast corner of the Project Area. Isolate is located in a grass field with minimal topography.

Site Dimensions (Overall Site Dimensions):

Length: 40 cm Direction: North/South Width: 40 cm Direction: West/East
 Method of Horizontal Measurement: Garmin GPS
 Depth: 22 cm Method of Vertical Measurement: Measuring Tape

Vegetation (On Site):

<p>Local: Big sagebrush (<i>Artemisia tridentata</i>), bluebunch wheatgrass (<i>Agropyron spicatum</i>), balsamroot (<i>Balsamorhiza sagittata</i>), and rockside larkspur (<i>delphinium glareosum</i>).</p>	<p>Regional:</p>	<p>The vegetation around the Project Area falls within the <i>Artemisia tridentata</i>—<i>Agropyron spicatum</i> habitat type, characterized by arid sagebrush steppe (Daubenmire 1970; Taylor 1992). Big sagebrush (<i>Artemisia tridentata</i>) and bluebunch wheatgrass (<i>Agropyron spicatum</i>) are dominant in this environment. The plant community includes threetip sagebrush (<i>Artemisia tripartita</i>), gray horsebrush (<i>Tetradymia canescens</i>), spiny hopsage (<i>Grayia spinosa</i>), green rabbitbrush (<i>Chrysothamnus viscidiflorus</i>), and gray rabbitbrush (<i>Chrysothamnus nauseosus</i>). Grasses and forbs include needle and thread (<i>Stipa comata</i>), <i>Stipa thurberana</i> (no common name known), bottlebrush squirreltail (<i>Sitanion hystrix</i>), Cusick's bluegrass (<i>Poa cusikii</i>), Indian paintbrush (<i>Castilleja</i> spp.), lupine (<i>Lupinus</i> spp.), plantain (<i>Plantago patagonica</i>), longleaf phlox (<i>Phlox longifolia</i>) and balsamroot (<i>Balsamorhiza sagittata</i>).</p>
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ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03889

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Landforms (On Site):	
<p>Local: Rolling hills, intermittent shallow depressions, and sporadic basalt out crops.</p>	<p>Regional: The region consists of gently rolling hills amidst the Channeled Scablands, which are features that resulted from Pleistocene-era mega-floods ranging in size from small stream-like trenches to large coulees measuring miles wide and hundreds of feet deep. Elevations in this region range between 200 feet (ft) (61 meters [m]) above mean sea level (AMSL) near the Columbia River to over 4,500 ft (1,372 m) AMSL in outlying ridges and low mountains (Fenneman 1946; Hunt 1967).</p>
<p>Water Resources (Type): The Project Area is within the city of Ephrata, Washington in proximity to the Columbia River, Soap Lake, and Moses Lake.</p>	<p>Distance: 22 miles east of Columbia River.</p> <p>Permanence: Permanent.</p>
CULTURAL MATERIALS AND FEATURES	
<p>Narrative Description (Specific Inventory Details): The precontact isolate consists of the distal end of one gray, basalt secondary flake found 22 cm below the surface in a subsurface testing probe.</p> <p>Method of Collection: No surface or subsurface collection during survey or probing.</p> <p>Location of Artifacts (Temporary/Permanent): Northeast corner of the Project Area.</p>	
SITE AGE	
Component Type	Precontact
Dates	Pre 1950's
Dating Method	Artifact Analysis
Phase	Precontact
Basis for Phase Designation	Artifact Type
SITE RECORDERS	
Observed By	Address
Michaëlle Machuca	115 NW State Street, Pullman, WA 99163
Date Recorded:	5/11/2022
Recorded by (Professional Archaeologist):	Michaëlle Machuca
Organization:	Plateau Archaeological Investigations, LLC
Address:	115 NW State Street, Pullman, WA 99163
Phone Number:	(253) 227-1027
Email:	mmachuca@plateau-crm.com

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ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
45GR03889

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SITE HISTORY		
Previous Archaeological Work: No previous reports from cultural resource surveys in the Project Area.		
LAND OWNERSHIP		
Owner	Address	Parcel
Fairchild, Jeffrey L & Lisa M	PO BOX 2756, PASCO, WASHINGTON, 99302	130425005
RESEARCH REFERENCES		
Items/Documents Used in Research: Daubenmire, Rexford 1970 Steppe Vegetation of Washington. Washington Agricultural Experiment Station Technical Bulletin 62. Washington State University, Pullman. Fenneman, N.M. 1946 Physical Descriptions of the United States. U.S. Geological Survey, Washington, D.C. Hunt, C.B. 1967 Physiography of the United States. W.H. Freeman and Company, San Francisco, California. Taylor, Ronald J. 1992 Sagebrush Country: A Wildflower Sanctuary. Mountain Press Publishing Company. Missoula, Montana.		

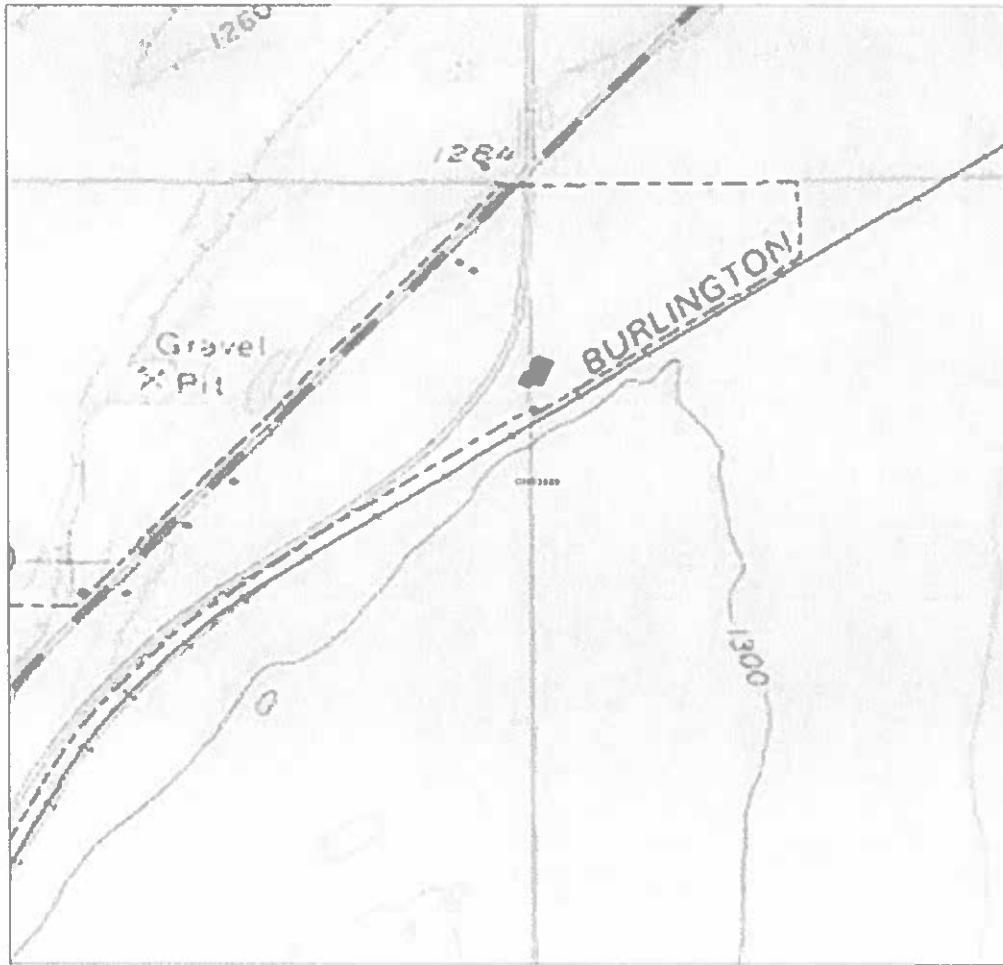
Tuesday, June 14, 2022

ARCHAEOLOGICAL SITE INVENTORY FORM

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USGS MAP



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SKETCH MAPS

Source Information

6/2/2022 Inventory- Plateau Archaeological Investigations, LLC



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ARCHAEOLOGICAL SITE INVENTORY FORM

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Photographs, Tables and Additional Information

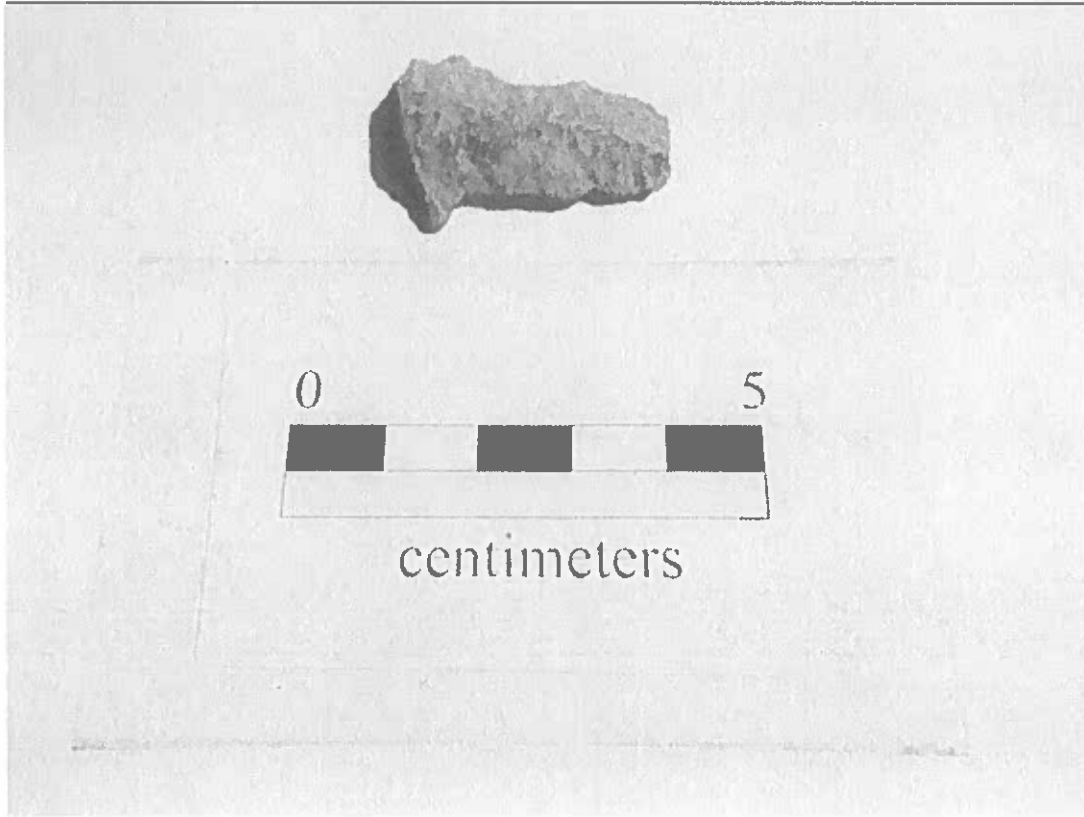


Photo ID 606465
Title DSCN1724.JPG
Year Taken 2022
Is Circa?
Notes Basalt Flake
Type image/jpeg
Photo View Plan
Source 6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright

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ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number:
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Photo ID	607022
Title	DSCN1687.JPG
Year Taken	2022
Is Circa?	<input type="checkbox"/>
Notes	Area Overview with 45GR03886 in the foreground and the location of isolate in the background (located along the telephone poles).
Type	image/jpeg
Photo View	East
Source	6/2/2022 Inventory- Plateau Archaeological Investigations, LLC
Copyright	<input type="checkbox"/>

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ARCHAEOLOGICAL SITE INVENTORY FORM

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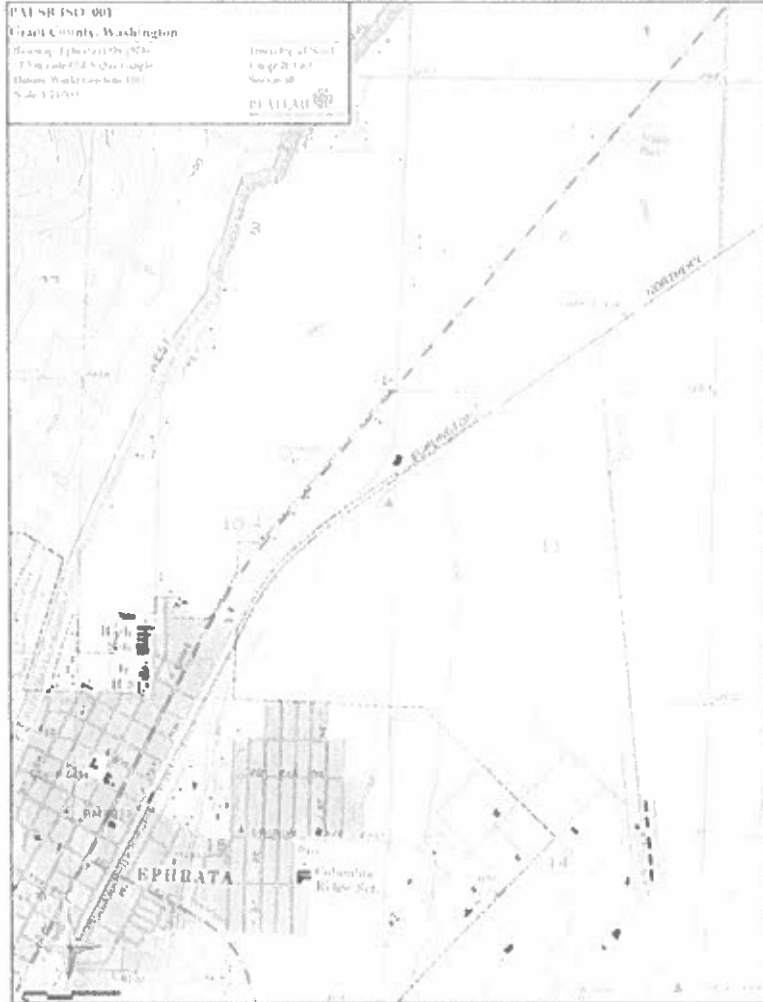


Photo ID 606466
Title PVI2212_Site_QuadMap_PAI_SB_ISO_001.jpg
Year Taken 2022
Is Circa?
Notes Quad Map of Isolate
Type image/jpeg
Photo View
Source 6/2/2022 Inventory - Plateau Archaeological Investigations, LLC
Copyright

Tuesday, June 14, 2022



APPENDIX B:

Unanticipated Discovery Plan (UDP)

Parcel 130425005, Grant County, WA

Unanticipated Discovery Plan
Treatment of Archaeological
Materials Discovered During
Project Implementation

By:

Emily L. Whistler

PLATEAU 
ARCHAEOLOGICAL INVESTIGATIONS, LLC
P.O. Box 714, Pullman, Washington 99163
(509) 332-3830 VOICE/FAX

July 2022

Parcel 130425005, Grant County, WA
Unanticipated Discovery Plan and Treatment of Archaeological Materials

Maple Landing, LLC is preparing to build a single family housing development consisting of approximately 300 homes, located in Grant County, Washington (Figure 1). Anticipated impacts include excavations for homes, utilities, and roadways, compaction of soils, and other ground-disturbing construction activities required for the proposed development.

Maple Landing, LLC retained Plateau Archaeological Investigations, LLC to complete the cultural resource survey and identify potential impacts to cultural and historical resources. The area of potential effect, referred to as the Project Area, covers approximately 58.0 acres and lies in Section 10 of Township 21 North, Range 26 East, Willamette Meridian. (Figure 2). The survey was subsequently reported in *Cultural Resource Survey for the Parcel 130425005, Grant County, WA* (Machuca et al. 2022), and recorded with the Washington State Department of Archaeology and Historic Preservation (DAHP) under Project Number 2022-05-02881.

Pre-field research consisted of a file review completed through the Washington Information System for Architectural and Archaeological Records Data (WISAARD) on April 12, 2022. The review covered areas within Sections 10, 11, 14, 15 and 16 of Township 21 North, Range 26 East. This review revealed one cultural resources and five previously conducted cultural resource surveys within 1.0 mile (mi) (1.6 kilometer [km]) of the Project Area. This database includes recorded archaeological resources, historic property inventories (HPIs), National Register of Historic Properties (NRHP) and Washington Heritage Register (WHR) properties, identified cemeteries, and previously conducted cultural resource surveys found throughout the state of Washington. Additionally, a review of Bureau of Land Management (BLM) records, both General Land Office (GLO) online records and land patent information, was completed. Topographic maps and aerial photos were reviewed to identify additional indicators of past land use.

Plateau conducted a pedestrian survey and excavated subsurface probes. During pedestrian survey and probing, archaeologists located three sites 45GR3886, 45GR3887, 45GR3888, and one isolate 45GR3889. The four new cultural resources consist of a precontact feature (45GR3886), historic rock feature (45GR3337), historic debris scatter (45GR3888), and precontact isolate (45GR3889). These cultural resources are not eligible for inclusion on the National Register of Historic Places (NRHP); therefore, **Plateau recommends monitoring within 100 ft (30 m) of 45GR3886 and 45GR3889**. An archaeological excavation and alteration permit will need to submitted prior to ground-disturbing work within these areas.

Laws and Regulations Regarding Archaeological and Cultural Resources

Several laws and regulations, set forth on both federal and state levels, address concerns for burials, rock cairns, archaeological sites, historic structures, and other cultural resources. Those pertinent to this project are the State Environmental Policy Act, several Chapters of the Revised Code of Washington, and the Washington State Governor's Executive Order 21-02.

The State Environmental Policy Act (SEPA) requires state agencies to consider the effects of undertakings on historic properties and consult with the State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) as appropriate to help identify the area of potential effect (APE) and the level of effort necessary to comply. This is intended to be done prior to the expenditure of funds or issuance of a license or permit, although it is recognized that some properties may not be identified, recognized, or discovered until the project begins.

Chapter 27.44 of the Revised Code of Washington offers protection for Indian burials, cairns, glyptic markings, and historic graves on private and public property. This regulation provides civil and criminal penalties for the intentional disturbance or removal of these types of properties.

Chapter 27.53 of the Revised Code of Washington requires that a permit be acquired through the Washington State Department of Archaeology and Historic Preservation (DAHP) prior to the intentional disturbance, excavation, removal, or alteration of any known historic or archaeological resource through any means.

Chapter 68.50 of the Revised Code of Washington describes the investigations, treatment, scientific study, and final disposition of human remains. This chapter includes very little information that pertains to the inadvertent discovery of archaeological materials.

Chapter 68.60 of the Revised Code of Washington outlines protections for cemeteries, historic graves, and other human remains. This chapter further outlines procedures pertaining to the inadvertent discovery of human remains.

Washington State Governor's Executive Order 21-02 requires all state agencies implementing or assisting with construction or land acquisition projects that receive state funding to consider how the proposed projects may affect cultural resources. Prior to the expenditure of state funds, Executive Order 21-02 requires the lead state agency of a given project to consult with the Department of Archaeology and Historic Preservation (i.e. Washington State's SHPO), and all affected Tribes of a proposed project, "to take all reasonable action to avoid, minimize, or mitigate adverse effects to archaeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources.."

Unanticipated Discovery Plan

Proper application and management of this Unanticipated Discovery Plan requires that an archaeologist is onsite during all excavation work that occurs within 100 ft of sites 45GR3886, 45GR3887, and 45GR3888. The archaeologist shall meet the Secretary of the Interior's standards for a professional archaeologist as defined at 36CFR61 Appendix A. The archaeologist is responsible for watching ground-disturbing activities and the resulting spoils and holes or trenches to identify whether any possible cultural materials are revealed (Figure 3, Figure 4, and Figure 5). If any cultural resources are discovered or disturbed in areas being monitored, the archaeologist will work to reduce the potential for additional disturbance, and help mitigate any additional impacts. Construction within 200 ft (60 m) of the discovery will stop, and the area will be secured to protect the find from additional damage. The archaeologist will document the find, prepare a brief written statement, and take photographs of the find for submission to the lead agency and the SHPO at the DAHP. The find will also be reported to the THPO's of the Confederated Tribes of the Colville Reservation and the Confederated Tribes and Bands of the Yakama Nation. It is the responsibility of the lead agency, Grant County, to contact the affected Tribes. This consultation process will take place even if the pre-contact or historic-era cultural materials appear to have lost their depositional integrity. Work within 200 ft (60 m) of the find will not resume until a plan for management or preservation of the materials has been approved. Following the project, the archaeologist will provide a report detailing the procedures and results of the monitoring.

During the investigation, the archaeologist will observe rules of safety and will comply with any safety requirements of the excavation contractor and project engineers. Entry into any excavation will only be done under the direct supervision and approval of the construction foreman (or his or her agent) and verification that entry and exit is safe.

Should ground-disturbing activities reveal potential Native American or historic-era cultural materials or features in **areas not monitored by an archaeologist**, proper application and management of this IDP requires that Plateau be contacted immediately. Construction within 200 ft (60 m) of the discovery will stop, and the area will be secured to protect the find from additional damage. An archaeologist from Plateau will then document the find, prepare a brief written statement, and take photographs of the find for submission to the lead agency and the SHPO at the DAHP. The find will also be reported to the THPO's of the Confederated Tribes of the Colville Reservation and the Confederated Tribes and Bands of the Yakama Nation. It is the responsibility of the lead agency to contact the affected Tribes. This consultation process will take place even if the pre-contact or historic-era cultural materials appear to have lost their depositional integrity. Work within 200 ft (60 m) of the find will not resume until a plan for management or preservation of the materials has been approved. Following the project, the archaeologist will provide a report detailing the procedures and results of the investigation.

Inadvertent Discovery of Human Remains

If ground-disturbing activities encounter human skeletal remains during the course of construction, then all activity *will* cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains *will* be reported to the county medical examiner/coroner *and* local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

Protocol to Follow When No Archaeologist is Present

If an archaeologist is not on-site when cultural materials (e.g., pre-contact artifacts and/or features, historic-era artifacts and/or features) are uncovered, the following steps shall be followed:

Suspend work within 200 ft (60 m) of the find.

Take a photo of the artifact(s) or feature(s). Include a common object such as a quarter, a tape measure, a person, or a pickup as a scale to show the size of the find.

Take photos of the location of the find from several angles and distances.

Record a GPS point if possible.

Contact Plateau by telephone to notify us of the find.

Provide an email with photos and any additional information you are able to gather.

Precontact Artifacts Precontact artifacts can include stone, wood, or bone tools. Stone tools are the most common artifact encountered since they do not deteriorate over time.

Precontact Features Precontact features can include fire pits, hearths, burn deposits, ash, rock alignments, rock mounds, and midden deposits.

Historic-Era Artifacts Historic-era artifacts may include various items manufactured from metal, glass, or wood. If an individual identifiable historic artifact is encountered, the above protocol should be followed. "Historic-era artifacts" does not include "recent" items such as chip bags, styrofoam, modern beverage cans and bottles, or other typical roadside debris.

Historic-Era Features Any identifiable remains of buildings, foundations, rock alignments, or rock mounds might be historic-era features.

Human Remains Human remains, suspected human remains, burials, funerary objects, sacred objects, or items of cultural patrimony are to be treated in the manner outlined above. **Additionally, Plateau is to be notified by phone immediately.**

Parcel 130425005, Grant County, WA
Unanticipated Discovery Plan and Treatment of Archaeological Materials

Emergency Dispatch in Grant County

Emergency Dispatch	911
Ephrata Police Department	509-754-2491
Sheriff, non-emergency	509-762-1160
Grant County Coroner	509-765-7601
	509-766-8318 (fax)

Confederated Tribes of the Colville Reservation

Guy Moura, THPO	509-634-2695
	509-634-2694 (fax)
	guy.moura@colvilletribes.com

Confederated Tribes and Bands of the Yakama Nation

Casey Barney, Cultural Resource Program Manager	509-865-5121, ext. 4378
	casey@yakama.com

Department of Archaeology and Historic Preservation

DAHP Reception	360-586-3065
DAHP fax	360-586-3067
Guy Tasa, State Physical Anthropologist	360-586-3534
	Guy.Tasa@dahp.wa.gov
Rob Whitlam, State Archaeologist	360-586-3080
	Rob.Whitlam@dahp.wa.gov

Plateau Archaeological Investigations

Main Office/Fax	509-332-3830
David Harder, Archaeologist	509-336-1525 (cell)
	dharder@plateau-crm.com

WORKS CITED

Andrefsky, William A., Jr.

1998 *Lithics: Macroscopic Approaches to Analysis*. Cambridge Manuals in Archaeology, University Printing House, Cambridge, United Kingdom.

Department of Archaeology and Historic Preservation

2022 WISAARD. Electronic document accessed at dahp.wa.gov on April 12, 2022.

Lyon, Joshua

2015 *The Collector's Ultimate Guide to Canning Jars*. Electronic document, countryliving.com, accessed February 7, 2017.

Machuca, Michaelle, Justin Fitzpatrick, and David A. Harder

2022 *Cultural Resource Survey for the Parcel 130425005, Grant WA*. Plateau Archaeological Investigations, Pullman, Washington.

Sappington, Robert Lee

1994 *The Prehistory of the Clearwater River Region, North Central Idaho*. University of Anthropological Reports, No. 95. Alfred W. Bowers Laboratory of Anthropology, University of Idaho, Moscow.

Parcel 130425005, Grant County, WA
Unanticipated Discovery Plan and Treatment of Archaeological Materials

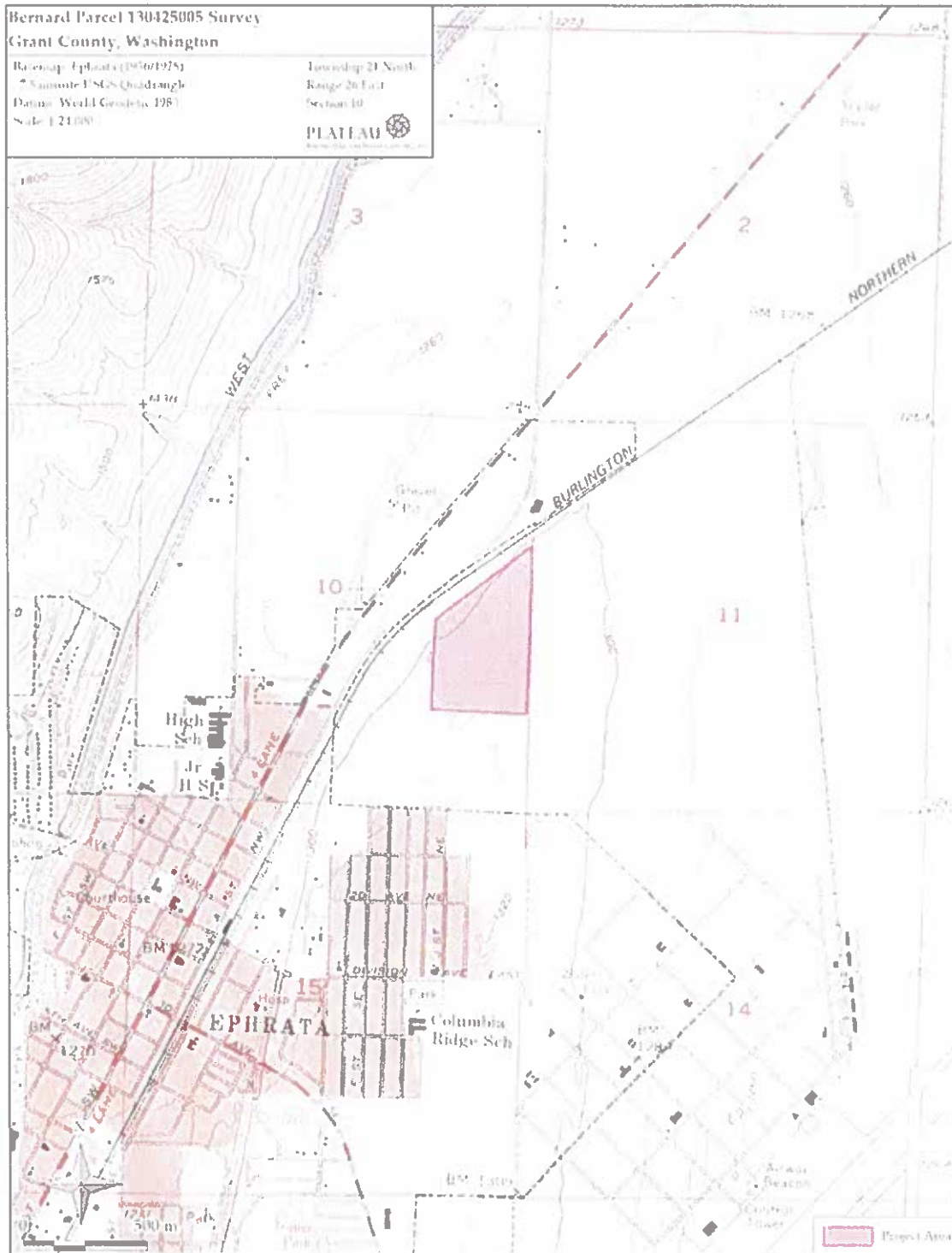


Figure 1. The Project Area on a portion of the Ephrata USGS topographic map.

Parcel 130425005, Grant County, WA
Unanticipated Discovery Plan and Treatment of Archaeological Materials



Figure 2. The Project Area on an aerial photograph.

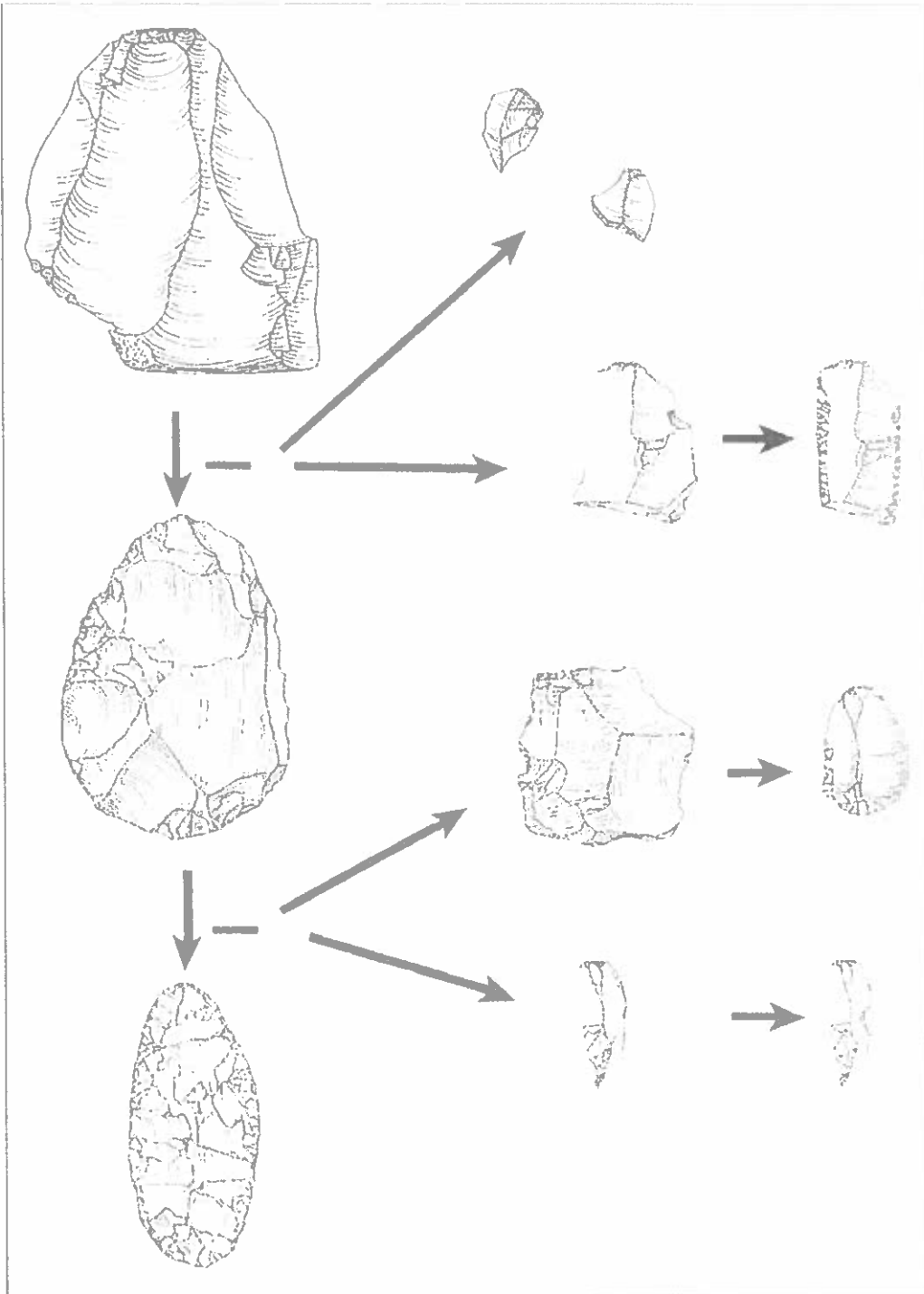


Figure 3. Reduction of a lithic blank to a tool (Andrefsky 1998:158)

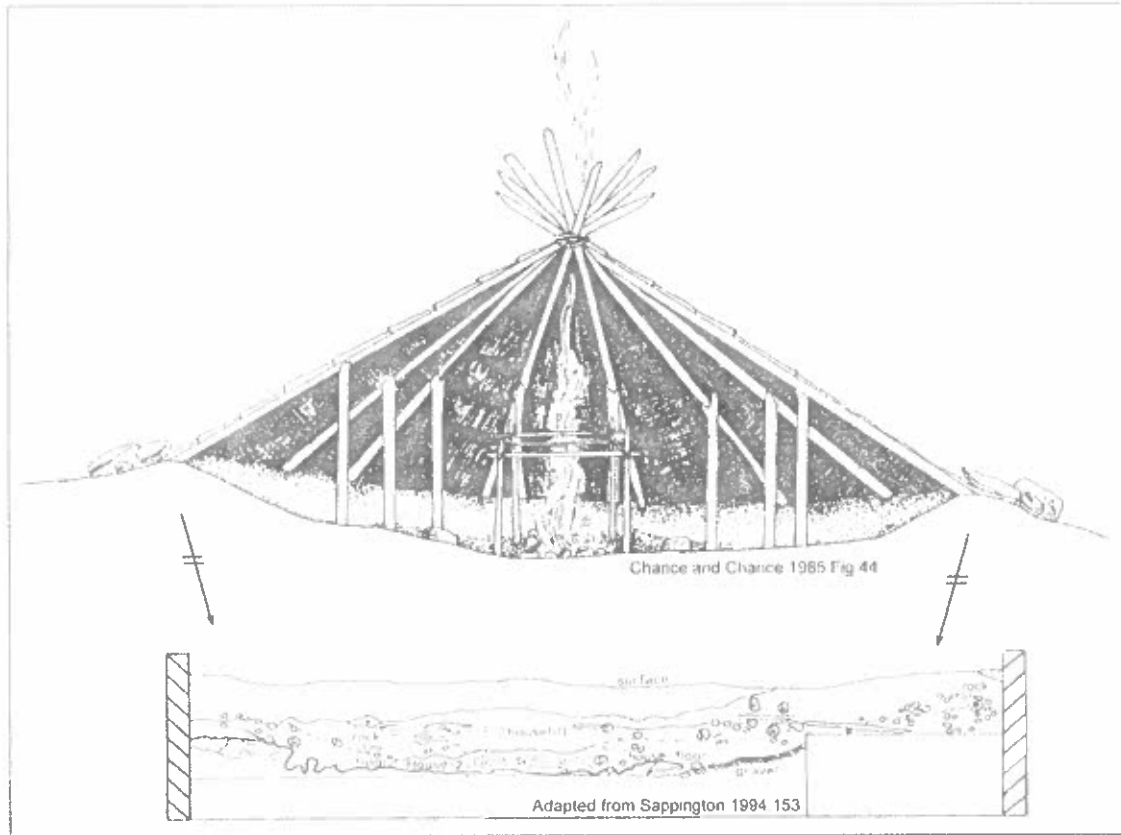


Figure 4. An illustration of a housepit and the resulting archaeological feature (Sappington 1994: 153).

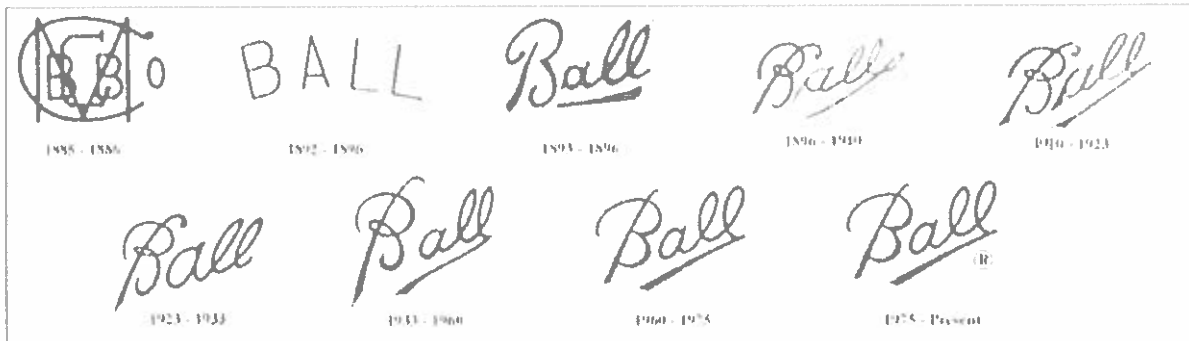


Figure 5. An example of logo changes over time, which can aid in determining the date of historic artifacts.

Stacy Hooper

From: Jeffrey Sutton <jeffs@erlandsen.com>
Sent: Wednesday, August 3, 2022 3:44 PM
To: Stacy Hooper
Cc: Brandon Bernard; Jeff Fairchild; Rachel Granrath; Misty Fairchild; afranz@basinlaw.com
Subject: Desert Plains Documents - TIA

CAUTION: External Email

Stacy,

This is the response to the question about the TIA from the project traffic consultant:

The Growth Management Act specifies that local jurisdictions are required to forecast future levels of service of their roadways a minimum of 10 years into the future. The provided TIA only projects level of service until 2030 or for the next 8 years. TIA should be forecast for 10 year period. **GMA planning is different than entitlement review. Standard engineering practice for entitlement is the evaluation of a horizon year of project buildout.**

The TIA estimates a 1% growth rate. However, the City's 2018 Comprehensive Plan estimates a higher growth rate of ~2%. Recommend using higher growth rate consistent with City's recent comprehensive plan. **We applied a growth rate plus considered buildout of remaining residential lots/multifamily projects in the vicinity in coordination with City staff. If a 2 percent per year compound rate is applied, we would remove the 96 additional residential units not yet built in the immediate site vicinity from the traffic analysis as additional growth.**

The City of Ephrata specifies their level of service standards are to be measured as a ratio of hourly demand volume vs. hourly capacity however, the TIA uses a measurement of delay in seconds to determine level of service standards. It should be verified that this method is equivalent to the one stated in the City's TE. **Volume to capacity (V/C) ratios are no longer reported by the 2016 Highway Capacity Manual at signalized intersections. The resultant LOS grade value of A-F however, is equivalent to the City's adopted standard of D or better**

Often TIAs will include impacts of future developments expected to be built alongside their own. It does not appear any additional future developments were assumed or included in the analysis. If additional developments are planned then it should be verified that they will not lower the projected future levels of service. **Page 6 of the TIA identifies that 96 additional dwelling units were added to background traffic forecasts.**

It should be confirmed with the fire marshal whether a secondary access to the proposed development is required. **The development would have 3 separate access roadways into an existing grid street system. Multiple points of fire/emergency vehicle access routes would be provided.**

Other intersection improvements may be required at the connection of the new development to the existing streets at Ivy, K, and L Street. These improvements may include stop signs, intersection improvements, and frontage improvements. **The City cannot require development to build frontage improvements beyond property frontage. Stop sign control may be warranted in the future at off-site intersections, but not at property frontages or where the project "connects" mid-block to existing/future street segments.**

Michael Read, PE | Principal | TENW

mikeread@tenw.com | Office: 206-361-7333 (x 101) | Cell: 206-999-1115

Jeff Sutton, PE
PROJECT ENGINEER



800.732.7442
509.884.2562 (Office)
509.670.4359 (Cell)

250 Simon St. SE
E. Wenatchee, WA
98802

erlandsen.com

ATTACHMENT FOUR
SEPA MDNS

REVISED

OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Name of proposal: Desert Plains Preliminary Major Plat

Description of proposal: 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.

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

Location of proposal: North of Prairie Bluff Major Plat and 8* Ave NE and approximately 1.5 miles northeast of Ephrata City Hall. Grant County Assessor's Parcel #13-0425-005

Lead agency: City of Ephrata

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment provided the following mitigation measures listed below are complied with. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed checklist and other information on file with the lead agency. This information is available to the public upon request.

Mitigation Requirements:

- 1) The City and the Applicant will enter into a mutually agreed upon Development Agreement, to be executed prior to recording of the Preliminary Plat. This agreement shall outline the mitigation requirements and development phasing over the 7 year period. The agreement shall run with the land.
- 2) Landscaping shall be installed adjacent to the sidewalk throughout the development, the applicant will submit a final landscape plan at the time of final platting in accordance with the approved preliminary plat.
- 3) Properties along the BNSF railroad right of way will require landscape buffering, including an exterior perimeter fence at a minimum, to mitigate noise and visual affects to the development. The developer will include a deed restriction on the properties affected that all required landscape improvements, including but not limited to plants, irrigation, and hardscape (fences), must be maintained.
- 4) The City of Ephrata Public Works Department will conduct an onsite pre-construction conference with before written authorization to proceed will be issued.
 - a. During construction, any release of oil, hydraulic fluids, fuels, other petroleum products, paints, solvents, or other deleterious materials must be contained and removed in a manner that will prevent their discharge into water or soil. The cleanup of spills shall take precedence over other work on the site.
- 5) The developer is required to obtain the following required permits:
 - a. The proponent must apply for coverage under the Department of Ecology's Construction Stormwater General Permit at least 60 days prior to start of construction. Additionally,

- discharge from the dry wells must comply with the ground water quality requirement (non-endangerment standard) at the top of the ground water table.
- b. City of Ephrata approval of Erosion, Sediment and Dust Control Plans integrated with Interim Stormwater Management Plans prepared in accordance with the Department of Ecology Stormwater Manual for the Eastern Washington as adopted and implemented by the City of Ephrata.
 - c. City of Ephrata Mass Grading Permit; Building Permits
- 6) Since ground disturbance leads to weeds and dust, the portions of the site not proposed for development at this time shall remain undisturbed as much as possible. Disturbed areas that will not be built on, paved, or landscaped for more than 45 days shall be stabilized through long-term methods such as establishing dryland grasses or native shrub/steppe. The proponent shall ensure that nuisances, such as weeds and dust, do not develop.
 - 7) To facilitate orderly flow of traffic, provide safe pedestrian facilities, and provide sufficient utility connections, the developer shall construct full-width street and utility improvements to Community Standards for all streets within the plat and shall connect the streets to existing improved City streets. Street construction should also be designed to connect the subdivision with the vacant property to the east of the proposed development. These connections should create a block length not greater than 600 feet and a right of way width of no less than 60 feet.
 - 8) The Washington State Department of Archaeological and Historic Preservation (DAHP) has determined the proposed subdivision to be an area characterized as moderate to high probability of encountering cultural resources. These resources would be destroyed by ground-disturbing activities. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, a professional archaeological survey of the project area shall be conducted, and a report produced prior to ground disturbing activities. This report shall meet DAHP's Standards for Cultural Resource Reporting.
 - 9) After review of the proposed site by the Washington State Department of Fish and Wildlife (WDFW) it has been determined that the project site contains City of Ephrata Fish and Wildlife Habitat Conservation Areas, including shrub steppe habitat. WDFW designates shrub steppe habitat as a Washington State Priority Habitat. A site analysis and habitat assessment review have been conducted and a mitigation/habitat management plan has been developed. To mitigate for the impacts to the moderate shrub steppe rating found on the site the proposed development, the proponent has identified 70 acres as an off-site mitigation site to mitigate the 57 acre parcel to be developed. These sites are identified by the Grant County Auditor as parcels #16- 18260-16 and #16-18260-15. The land is adjacent to land owned and managed by the WDFW and surrounded by large areas of undeveloped shrub steppe habitat and has been determined to be a quality shrub steppe habitat which off sets the site to be developed. The habitat management plan will mitigate impacts of the proposed development at a ratio of 1:1.2 for the 70 acres of low to moderate quality shrub steppe located within the City of Ephrata, with 70 acres of moderate to high quality shrub steppe in an identified wildlife corridor/linkage area. The mitigation site will have a Native Growth Protection Deed Restriction (NGPDR) placed on it and be recorded and 'run with' the title of the property. The restrictions on the 70 acres of land include the following:
 - a. No structures of any kind allowed
 - b. No driveways, wells, drain fields or other improvements
 - c. Fencing will be minimized
 - d. Any livestock grazing will not be allowed or restricted by a WDFW approved grazing plan
 - e. Motorized vehicles will be restricted to the existing power line maintenance road
 - 10) A traffic impact analysis was submitted to the City on July 13, 2022. The City Engineer, Gray & Osborne Consulting Engineers, has provided comments in their Letter Dated July 13, 2022, and

determined that the following mitigation efforts are required:

- a. Compliance with Ephrata's Comprehensive Plan forecasting for a minimum of 10 years and using an estimated growth rate of 2%.
- b. Verify the level of service standard used in the traffic impact analysis is measured equivalently to the City's standard of a ratio of hourly demand volume versus hourly capacity.
- c. Provide a letter to the City and City Engineer before any final plat is approved from the Fire Department approving the development access points for emergency management purposes.
- d. Intersection alignment to the development on Ivy Street must be worked out prior to final approvals of the preliminary plat.
- e. The development is increasing traffic at existing city streets of Ivy, K, and L street. There is a nexus for improvements to these intersections and the developer shall mitigate with stop signs and intersection improvements, if necessary, at final plat consideration.

Comment Period: This MDNS is issued after using the Optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Rachel Granrath, Acting Community Development Director, 121 Alder Street SW, Ephrata WA 98823; (509) 754-6967

Date: August 16, 2022

Signature:

A handwritten signature in black ink, appearing to read 'RGR', written over a horizontal line.

Appeals: Procedural appeals of compliance with 197-11-680. You should be prepared to make specific factual objections. Contact Stacy Hopper to read or ask about the procedures for SEPA appeals at 509-754-6964.

MITIGATED DETERMINATION OF NON-SIGNIFICANCE



Name of proposal: Desert Plains Preliminary Major Plat

Description of proposal: 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

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

Location of proposal: North of Prairie Bluff Major Plat and 8th Ave NE and approximately 1.5 miles northeast of Ephrata City Hall. Grant County Assessor's Parcel #13-0425-005

Lead agency: City of Ephrata

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment provided the following mitigation measures listed below are complied with. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed checklist and other information on file with the lead agency. This information is available to the public upon request.

Mitigation Requirements:

1. During construction, any release of oil, hydraulic fluids, fuels, other petroleum products, paints, solvents, or other deleterious materials must be contained and removed in a manner that will prevent their discharge into water or soil. The cleanup of spills shall take precedence over other work on the site.
2. The proponent must apply for coverage under the Department of Ecology's Construction Stormwater General Permit at least 60 days prior to start of construction. Additionally, discharge from the dry wells must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table.
3. Since ground disturbance leads to weeds and dust, the portions of the site not proposed for development at this time shall remain undisturbed as much as possible. Disturbed areas that will not be built on, paved, or landscaped for more than 45 days shall be stabilized through long-term methods such as establishing dryland grasses or native shrub/steppe. The proponent shall ensure that nuisances, such as weeds and dust, do not develop.
4. To facilitate orderly flow of traffic, provide safe pedestrian facilities, and provide sufficient utility connections, the developer shall construct full-width street and utility improvements to Community Standards for all streets within the plat and shall connect the streets to existing improved City streets. Street construction should also be designed to connect the subdivision with the vacant property to the east of the proposed development. These connections should create a block length not greater than 600 feet.
5. The Washington State Department of Archaeological and Historic Preservation (DAHP) has determined the proposed subdivision to be an area characterized as moderate to high probability of encountering cultural resources. These resources would be destroyed by ground-disturbing activities. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, a professional archaeological survey of the project

area shall be conducted, and a report produced prior to ground disturbing activities. This report shall meet DAHP's Standards for Cultural Resource Reporting

6. After review of the proposed site by the Washington State Department of Fish and Wildlife (WDFW) it has been determined that the project property likely contains City of Ephrata Fish and Wildlife Habitat Conservation Areas, including shrub steppe habitat. WDFW designates shrub steppe habitat as a Washington State Priority Habitat. A site analysis and habitat assessment review have been conducted and a mitigation/habitat management plan has been developed. To mitigate for the impacts to the moderate shrub steppe rating found on the site the proposed development, the proponent has identified 80 acres as an off-site mitigation site, identified by the Grant County Auditor as parcels #16-18260-16 and #16-18260-15. The land is adjacent to land owned and managed by the WDFW and surrounded by large areas of undeveloped shrub steppe habitat. The habitat management plan will mitigate impacts of the proposed development 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 mitigation site will have a Native Growth Protection Easement (NGPE) placed on it and be recorded and 'run with' the title of the property. The NGPE will be maintained in native vegetation, no structures of any kind, driveways, wells drain fields, or other improvements will be allowed, and livestock grazing will not be allowed. Motorized vehicles will be restricted to the existing power line maintenance road.

7. A traffic impact analysis will be submitted to the City prior to the date of the Public hearing

Comment Period: This MDNS is issued after using the Optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Daniel Leavitt 121 Alder Street SW, EphrataWA 98823; (509) 754-6967

Date: May 19, 2022

Signature:



Appeals: Procedural appeals of compliance with WAC 19-11 may be made no later than June 7, 2022 by writing the Responsible Official at the above address. You should be prepared to make specific factual objections. Contact Stacy Hopper to read or ask about the procedures for SEPA appeals.

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
Community Development Department
121 Alder Street Southwest

April 25, 2022

The Consult ME Group
Brandon Bernard
2909 S. Quillan St. #146
Kennewick WA 99337

RE: Desert Plains Preliminary Long Plat- Notice of Completeness

Dear Brandon:

As the owner's agent all correspondence from the City will be directed to you.

I have determined the application for the Desert Plains Preliminary Major Plat is complete enough for further processing.

Now that your application is ready for formal review, the next step is to place the notice of application on the subject site and to notify City staff and agencies with jurisdiction. Notice will also be mailed to property owners with 300 feet of the project site. The City will be responsible for the posting and all other notices and mailings. The comment period will end May 19, 2022. A public hearing before the Planning Commission is tentatively scheduled for June 9, 2022.

In order to address the anticipated public concern over the amount of traffic that will be generated by this project, I would like a traffic impact analysis to be submitted to Community Development before the public hearing.

I can be reached at (509) 754-4601 Ext. 124 or dleavitt@ephrata.org if you have any questions.

Sincerely,

Daniel Leavitt
Community Development Director
City of Ephrata

May 19, 2022

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

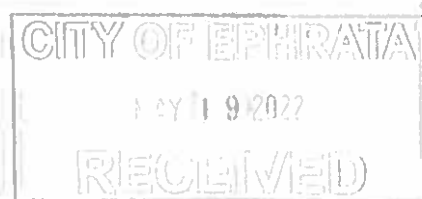
RE: Desert Plains Preliminary Major Plat Application

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.

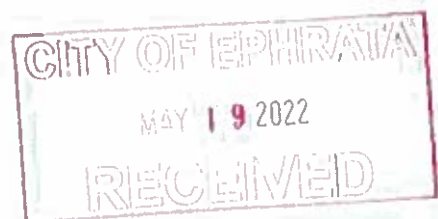
5. **Critical Area considerations:** Local governments are required to review for critical areas and cultural resources upon processing development applications. The area of the proposed project is currently in a natural undisturbed state and as such has been designated as a Shrub Steppe and Eastside 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 black ink and includes a horizontal line extending to the right from the end of the name.

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.

Daniel Leavitt
May 18, 2022
Page 2

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

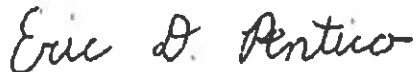
- The observed range of sage thrasher

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): 8/19. 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.



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 repose 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 with the recommendation of full approval of the project as proposed.

Sincerely,

Jeff Sutton

Jeff Sutton
Erlandsen



City of Ephrata

121 Alder Street Southwest
Ephrata, Washington 98823

Phone: 509-754-4601
Fax: 509-754-0912

Voice: 1800-833-6384
TDD: 1800-833-6388

DATE: May 4, 2022

TO: Washington State Department of Ecology – Environmental Review Section
Washington State Department of Commerce
Washington State Department of Archaeology and Historic Preservation
Washington State Department of Natural Resources
Washington State Department of Fish and Wildlife
Washington State Department of Health
Washington State Department of Transportation
Confederated Tribes of the Colville Nation
Ephrata Fire Department
Ephrata Parks and Recreation Department
Ephrata Public Works Department
Ephrata Building Department
Ephrata Police Department
Port of Ephrata
Grant County Assessor
Grant County PUD
Grant County Health District
CenturyLink

FROM: Daniel Leavitt, Planner
City of Ephrata
121 Alder St. SW
Ephrata, Washington 98823

RE: Desert Plains Preliminary Major Plat Application

The proposal is for a 329-lot subdivision on approximately 57 acres in a Residential-2 zoning district located north of Prairie Bluff Major Plat on Grant County Assessor Parcel #13-0425-005.

The environmental checklist, plat drawings, and notice of application & public hearing with optional DNS are enclosed for your comment and review.

Please submit any comments on this project by May 19, 2022 to the City of Ephrata Community Development Department at the above address. If no comments are received by 4:30 on that date, I will assume that you have none.



LAND USE PERMIT APPLICATION

TYPE OF PERMIT (please check)

Boundry Line Adjustment Preliminary Plat Variance
 Binding Site Plan Final Plat Environmental Review(SEPA)
 Short Subdivision Conditional Use Permit Temporary

APPLICATION DATA

Project Description: <u>Preliminary Plat of proposed 329 lots</u>	
Property Owner: <u>Jeffrey L & Lisa M Fairchild</u>	Phone: _____
Mailing Address: <u>PO Box 2756</u>	City/State: <u>Pasco, WA 99302</u>
Email Address: <u>jeff@fairchildcinemas.com</u>	Fax: _____
Owner's Agent/Contact: <u>The ConsultME Group Att: Brandon Bernard</u>	
Phone: <u>509-398-1992</u>	
Mailing Address: <u>2909 S. Quillan St, #146</u>	City/State: <u>Kennewick WA 99337</u>
Email Address: <u>brandon@theconsultme.com</u>	Fax: _____

Detailed Description of Request (please attach additional sheets if needed):

329 lot subdivision to be completed over several phases.

Are there any other Governmental applications required or in the process? If so, please list:

None known to applicant

GENERAL QUESTIONS

Describe the current use of the surrounding properties to the:

NORTH: Rail Road

EAST: Vacant

SOUTH: Residential

WEST: Vacant / single-family home

Has the site preparation been started on the site: If so, please explain to what extent.

No

If the proposal is commercial or industrial, what are the proposed hours of operation?

N/A

Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal?

No

Proposed timing for completion of the proposal (including phasing if applicable):

Approximately 7 year with phasing to be done with about 40 lots per phase, subject to market conditions.

Are there any other applications pending for Governmental approvals for this or other proposals directly affecting the property covered by this proposal? If yes, please list:

No

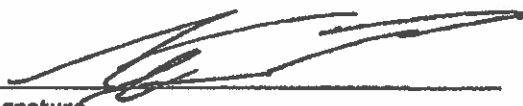
I, JEFF FAIRCHILD, declare that I have personal knowledge of the matters set forth below and that I am competent to testify to the matter stated herein.

I am a property owner or officer of the corporation owning property or authorized agent involved in this application and I have familiarized myself with the rules and regulations of the City of Ephrata Community Development Department with respect to preparing and filling this application and foregoing statements, answers and information submitted present the argument in behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

I declare under penalty of perjury of the laws of the State of Washington the foregoing to be true and correct.

SIGNED this 31st day of MARCH; 2022

4801 S. MORAW ST
Street Address


Signature

KEENAWICK WA 99337
City/State/Zip

Corporation or Company

509 750 4230
Phone

IF A PERSON OTHER THAN THE PROPERTY OWNER IS SUBMITTING THIS APPLICATION, A LETTER FROM THE PROPERTY OWNER, GRANTING AUTHORIZATION TO ACT AS THE OWNER'S AGENT, MUST ALSO BE SUBMITTED.

NOTE: Requests that are subject to posting requirements must be posted by the applicant/agent in accordance with the regulations. The sign shall remain posted until Notice of Application comment period has expired. If signs are not posted, meetings and hearings must be postponed.

I, Lisa, declare that I have personal knowledge of the matters set forth below and that I am competent to testify to the matter stated herein.

I am a property owner or officer of the corporation owning property or authorized agent involved in this application and I have familiarized myself with the rules and regulations of the City of Ephrata Community Development Department with respect to preparing and filling this application and foregoing statements, answers and information submitted present the argument in behalf of this application and are in all respects true and correct to the best of my knowledge and belief.


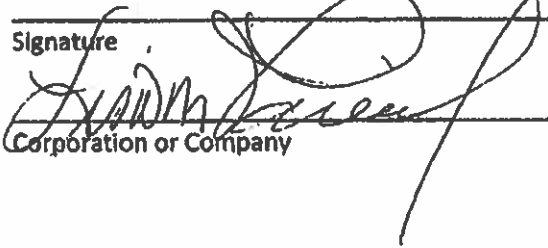
I declare under penalty of perjury of the laws of the State of Washington the foregoing to be true and correct.

SIGNED this 18th day of APRIL, 2022

4801 S. MURRAY ST.
Street Address

Kennelworth WA 99337
City/State/Zip

509 750 4230
Phone


Signature

Corporation or Company

IF A PERSON OTHER THAN THE PROPERTY OWNER IS SUBMITTING THIS APPLICATION, A LETTER FROM THE PROPERTY OWNER, GRANTING AUTHORIZATION TO ACT AS THE OWNER'S AGENT, MUST ALSO BE SUBMITTED.

NOTE: Requests that are subject to posting requirements must be posted by the applicant/agent in accordance with the regulations. The sign shall remain posted until Notice of Application comment period has expired. If signs are not posted, meetings and hearings must be postponed.

Long Subdivision (10 or more lots) Preliminary Plat Application

Please print

Application #: _____

Plat Name: OFFICE USE ONLY Desert Plains

Date Preliminary Subdivision Approved: _____

Number of lots Proposed: 329 Minimum Lot Size Proposed: 5,000 SF

Address/Location: Unassigned Zone: R2

Grant County Parcel Number(s): 130425005 Acres: 58

¼ Section NE, SE Section 11 Township 21N N Range 26E E

Applicant: (mandatory)

Name: The ConsultME Group Daytime Phone: 509-398-1992

Mailing Address: 2909 S Quillan St, # 146 Fax Number: _____

City/State/Zip: Kennewick/WA/99337 Contact Person: Brandon Bernard

Professional License No: _____ Signature: _____

Property Owner 1: (mandatory if different from applicant; attach additional info/sheets if more than one property owner)

Name: Jeffrey L & Lisa M Fairchild Daytime Phone: 509 750 4230

Mailing Address: PO Box 2756 Fax Number: _____

City/State/Zip: Pasco/WA/99302 Signature: 

Licensed Land Surveyor:

Name: Wes Portridge Daytime Phone: 509-884-2562

Mailing Address: 250 Simon Street Fax Number: 509-8842814

City/State/Zip: East Wenatchee/WA/98802 License No.: 22964



Long Subdivision (10 or more lots) Preliminary Plat Application

Please print

Application #: _____

Plat Name: OFFICE USE ONLY Desert Plains

Date Preliminary Subdivision Approved: _____

Number of lots Proposed: 329 Minimum Lot Size Proposed: 5,000 SF

Address/Location: Unassigned Zone: R₂

Grant County Parcel Number(s): 130425005 Acres: 58

¼ Section NE, SE Section 11 Township 21N N Range 26E E

Applicant: (mandatory)

Name: The ConsultME Group Daytime Phone: 509-398-1992

Mailing Address: 2909 S Quillan St, # 146 Fax Number: _____


City/State/Zip: Kennewick/WA/99337 Contact Person: Brandon Bernard

Professional License No.: _____ Signature: 

Property Owner 1: (mandatory if different from applicant; attach additional info/sheets if more than one property owner)

Name: Jeffrey L & Lisa M Fairchild Daytime Phone: _____

Mailing Address: PO Box 2756 Fax Number: _____

City/State/Zip: Pasco/WA/99302 Signature: 

Licensed Land Surveyor:

Name: Wes Portridge Daytime Phone: 509-884-2562

Mailing Address: 250 Simon Street Fax Number: 509-8842814

City/State/Zip: East Wenatchee/WA/98802 License No.: 22964



The above signed property owners, certify that the above information is true and correct to the best of our knowledge and under penalty of perjury, each state that we are all of the legal owners of the property described above and designate the following party to act as our agent with respect to this application:

Agent/Consultant/Attorney: (mandatory if primary contact is different from applicant)

Name: _____ Daytime Phone: _____

Mailing Address: _____ Fax Number: _____

City/State/Zip: _____ License No. _____

OFFICE USE ONLY: City-Initiated Privately Initiated

Date Application Received: _____ Received by: _____

Date Application Complete: _____ Completeness Review by: _____



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

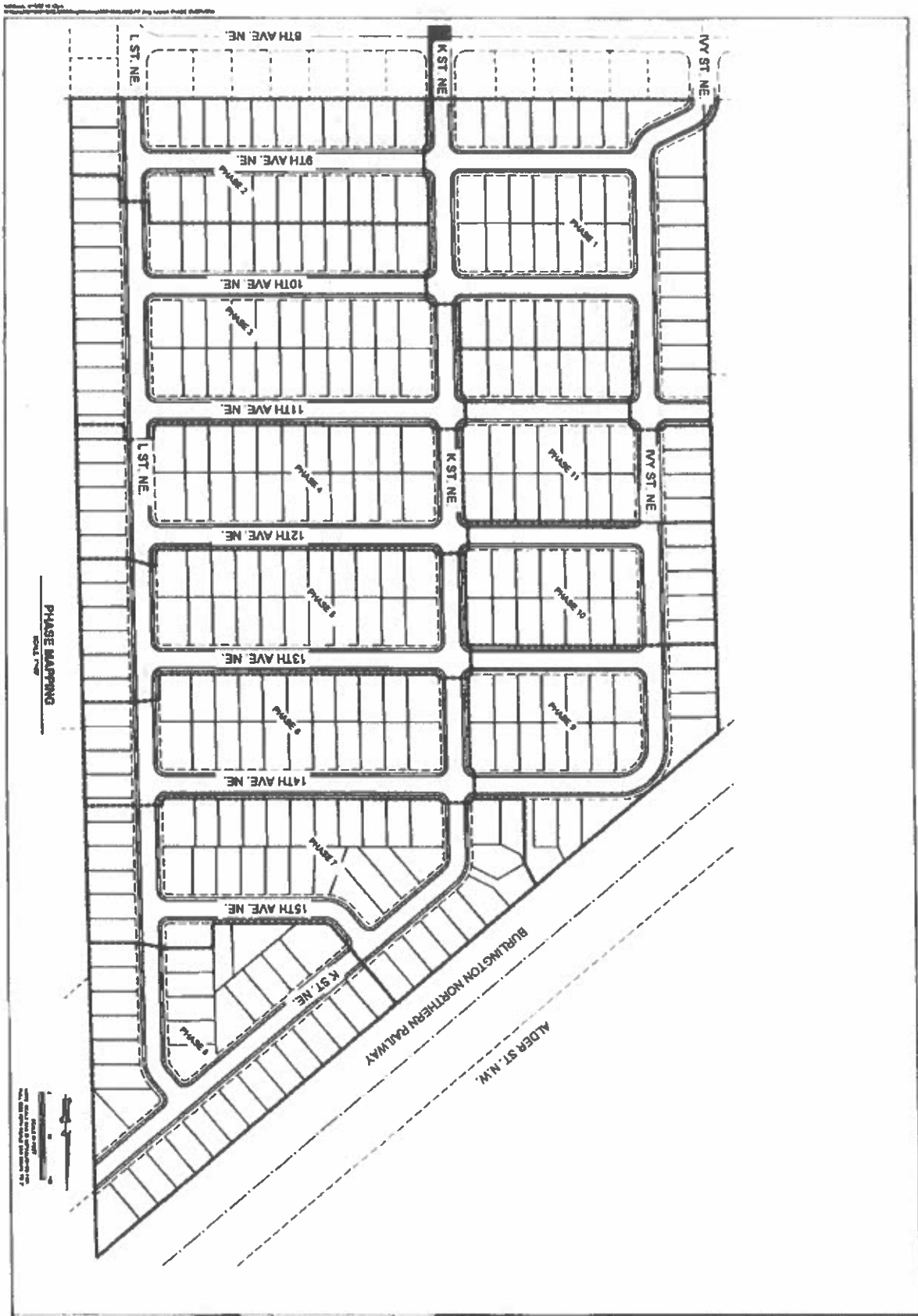
Applicable Development Regulations: City of Ephrata Municipal Code Title 16: Buildings and Construction, Title 17: Development Review, Title 18: Subdivisions, Title 19: Zoning, Title 20, Environment

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

Attachments

- Plat
- Environmental Checklist

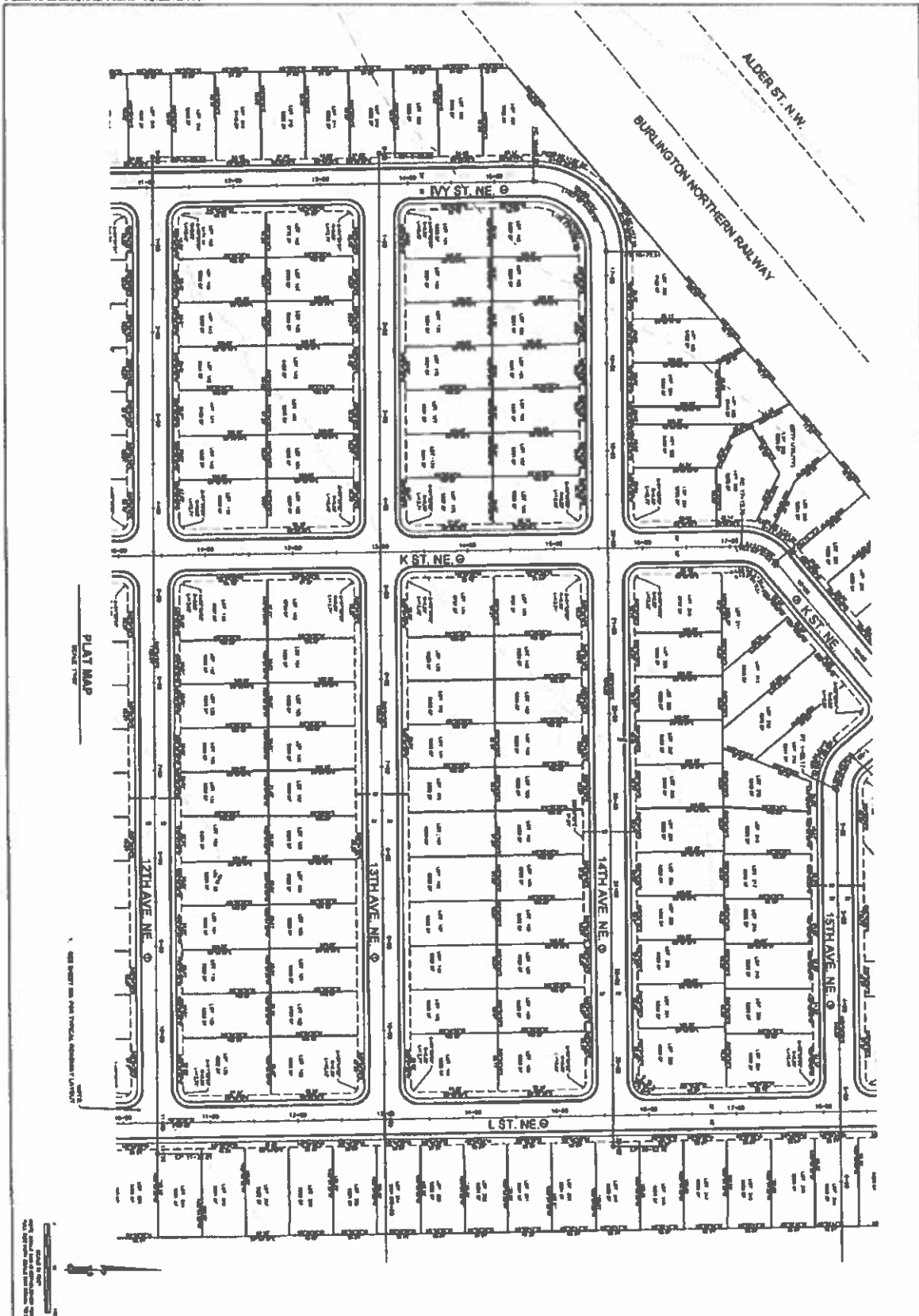


Erlandsen
 Surveyors & Engineers, Inc.
 10000 N. 15th Ave., Suite 100
 Phoenix, AZ 85021
 Phone: (602) 998-8888
 Fax: (602) 998-8889
 Website: www.erlandsen.com

NO.	DESCRIPTION	DATE



DESERT PLAINS SUBDIVISION
PRELIMINARY PLAT
PROJECT PHASING MAP



PLAT MAP
SCALE: 1" = 100'

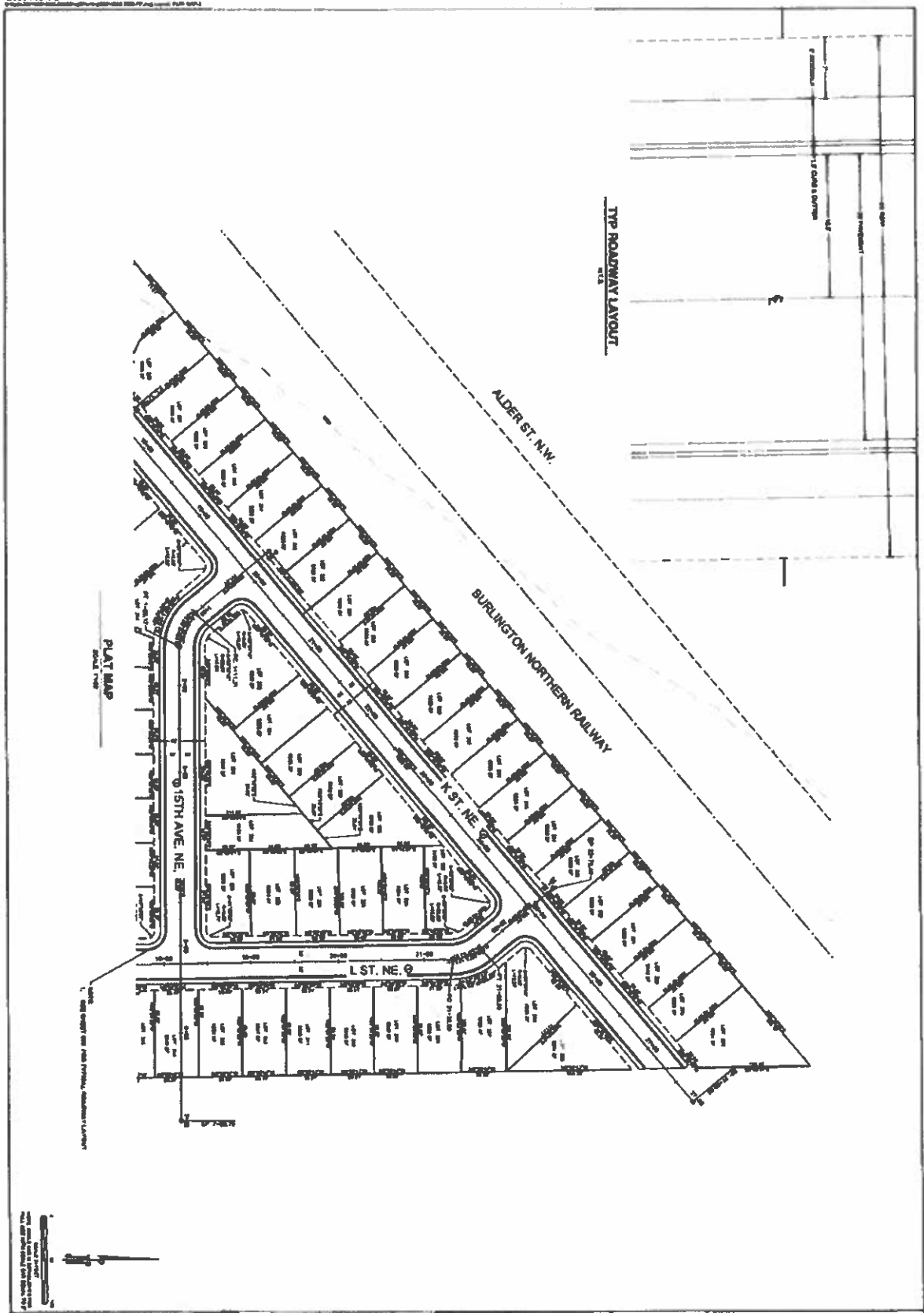
SEE SHEET 100 FOR THE OTHER PLAT MAPS IN THIS SUBDIVISION

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NO. OF SHEETS	100
NO. OF LOTS	100
NO. OF ACRES	100
NO. OF BLOCKS	100
NO. OF ALLEYS	100
NO. OF STREETS	100
NO. OF RAILROADS	100
NO. OF UTILITIES	100
NO. OF OTHER FEATURES	100



DESERT PLAINS SUBDIVISION
PRELIMINARY PLAT
PLAT MAP - MIDDLE



Erlandsen
PLANNERS & ENGINEERS

PROJECT: 008
DATE: 01/20/00
SCALE: AS SHOWN
SHEET: 1 OF 1

NO.	DESCRIPTION	DATE



DESERT PLAINS SUBDIVISION
PRELIMINARY PLAT
PLAT MAP - NORTH