



# The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686  
Fax (509) 488-0102

## Notice of Development Application & Public Hearing with Optional DNS

The City of Othello has received an application for development review, as described below. Interested persons are encouraged to review the application documents at City Hall or via email, comment on this proposal within the comment period shown below, receive notice of and participate in any hearings, and request a copy of any decisions once made. Written comments may be submitted by mail, in person, or via the utility drop box at City Hall, 500 E. Main Street, Othello, WA 99344 or via e-mail at [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov).

### Project Name: Sand Hill Estates #5 Major Plat

Date Application Submitted	Aug. 15, 2022	Date Additional Required Information Submitted	Aug. 16, 17, & 23 Sept. 2, 15, 20, 21, & 22 Oct. 12, 17, 27, & 28, 2022
Date Determined Complete	Oct. 31, 2022	Notice of Application	Oct. 31, 2022
Comment Due Date	Nov. 16, 2022	Public Hearing Online via Zoom	Dec. 5, 2022 10:00 AM

#### Public Hearing Meeting Link:

<https://us06web.zoom.us/j/83769201900?pwd=KzRlVFlkMDN2SmFQV091WkYTWkRkUT09>

Meeting ID: 837 6920 1900

Passcode: 661753

One tap mobile

+12532158782,,83769201900#,,,,\*661753# US (Tacoma)

The meeting link can also be found on the City website calendar at <https://www.othellowa.gov/calendar>

**Project Description:** Subdivide 8.965 acres into 32 lots in the R-2 Residential District. Segments of a new street, Cascade Street, will be extended west from 14<sup>th</sup> Avenue. Existing 13<sup>th</sup> Avenue will be extended to intersect with Cascade St. Another segment of 13<sup>th</sup> Avenue will be extended north to intersect with Mt. Lago Street, a new east-west street.

Most of this proposal was initially included in Sand Hill Estates #4 but was removed during the review process to address access issues.

Deviations were requested for sewer offset from the street centerlines, a temporary turnaround with gravel cul-de-sac at the end of Mt. Lago Street, and 60' right-of-way width.

**Project Location:** North of Sand Hill Estates #3 and east of Sand Hill Estates #4, north of Mt. Baker Street, between 11<sup>th</sup> and 14<sup>th</sup> Avenues. Portions of Tax #2659 & 2660, Parcel #1529-03-068-2659 & -2660

**Project Applicant:** Angel Garza, Palos Verdes LLC, PO Box 464, Othello, WA 99344

**Environmental Review:** The City of Othello has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS) for this project. The optional DNS process in WAC 197-11-355 and Othello Municipal Code (OMC) 19.09.040(b) is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

As lead agency, the city expects that most of the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21, WAC 197-11-355, and OMC 13.04. The following mitigation under SEPA is expected to be required along with any other conditions necessary to address concerns raised during the comment period:

1. During construction, any release of oil, hydraulic fluids, fuel, 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 shall use best management practices for controlling and treating stormwater in compliance with the water quality and quantity standards of the Stormwater Management Manual for Eastern Washington and shall meet the state's non-endangerment standard for groundwater. Drywells and other underground injection control devices for managing stormwater are required to be registered with the Department of Ecology and comply with Ecology Publication 05-10-067, "Guidance for UIC Wells that Manage Stormwater." Documentation of compliance with the Manual and Publication 05-10-067 and of how the non-endangerment standard will be met for street drainage shall be submitted to the City Engineer before street construction plans are approved.
3. 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, unless determined by Department of Ecology to not be required. Whether or not an Ecology permit is required, construction stormwater must be treated before it contacts the municipal stormwater system, to prevent contamination with sediment and other pollutants.
4. The proponent shall retain sediment on site and employ measures to prevent tracking of materials onto City streets during construction, both of streets/utilities and individual houses.
5. Where fills are placed, including fill from on-site grading, the fill shall be placed in accordance with accepted engineering practice. All fill materials shall be limited to clean soil and gravel or other similar materials. Before building permits are issued for any location with fill, the proponent shall submit a soil investigation report and compaction report, both acceptable to the Building Official, in the location of the footings for any new structures.
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 90 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. If the erosion control measures proposed by the applicant are found to be

insufficient during the course of the project, the applicant shall immediately implement further erosion control measures.

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 Public Works Standards for all streets within and abutting the plat, and shall connect the streets and utilities to existing improved streets and utilities. Improvements shall be constructed and accepted by the City Council or a form of security acceptable to the City Attorney shall be provided before the final plat is submitted for review.
8. Fire hydrants are required and must be installed by the developer and be operational prior to the arrival of combustible material on site. Hydrant spacing and locations shall be as approved by Public Works and the Adams County Fire Department.
9. RCW 58.17 requires that subdivisions make adequate provisions for parks and recreation. Per OMC 16.20, residential developments including subdivisions shall include as a condition of approval either a portion of the site to be developed as open space for public purposes or the payment of a fee in lieu of dedication, or a combination of both. Required area of land dedication is 5% of the gross area and must be qualified open space that meets the requirements of OMC 16.20. For this 8.965-acre project, required dedication would be 0.45 acres. The fee in lieu of dedication is 5% of the value of the gross area of the development and is calculated as follows: Assessed land value of the most recent development with assessments, Sand Hill Estates #2 lots, is \$2,096,200 for 60 lots, or \$34,937 per lot. The Sand Hill Estates #5 parcel can be divided into 32 lots as shown on the preliminary plat. Therefore, the value of the parcel is  $32 \times \$34,937 = \$1,117,984$ . Five percent of \$1,117,984 is \$55,899. The developer shall either dedicate the required amount of qualified open space on the final plat, pay the fee in lieu of dedication to the City of Othello before the final plat is recorded with the County, or pay the proportionate amount (\$1746.85) as each building permit is issued. If the number of lots or area being subdivided changes, the amount of land to be dedicated or the fee in lieu of dedication may be recalculated.
10. Per OMC 16.05.080, the owner of a new subdivision shall assign and transfer to the City any water rights appurtenant to the property. If there are no water rights, the property owner shall pay to the City, in lieu thereof, a water rights acquisition fee. Per Resolution 2007-05, the fee in lieu of assignment of water rights is \$1500 per acre platted. For this plat of 8.965 acres, the fee is  $8.965 \times \$1500 = \$13,447.50$ . The transfer or payment shall be completed before the plat is recorded, or a proportionate share (\$420.23) may be collected with each building permit.
11. The proponent shall ensure that all contractors and sub-contractors are aware of the relevant conditions.

**Required Permits:** The following local, state, and federal permits/approvals are needed for the proposed project: Environmental Review, Major Subdivision, Street/Utility construction approval.

**Required Studies:** A traffic impact analysis for the overall development was submitted and reviewed with a previous phase. A Cultural Resources Report for this project has been submitted.

**Existing Environmental Documents:** Environmental Checklist for current project, MDNS issued 2-24-22 for Sand Hill Estates #4, MDNS issued 1-15-21 for Sand Hill Estates #3, MDNS issued 11-21-19 for Sand Hill Estates #2, MDNS issued 8-15-17 for Sand Hill Estates #1

**Preliminary determination of development regulations that will be used for project mitigation and consistency:** 13.04 (SEPA); Title 16 (Subdivisions); Title 17 (Zoning); Title 19 (Development Code); and the City of Othello Comprehensive Plan.

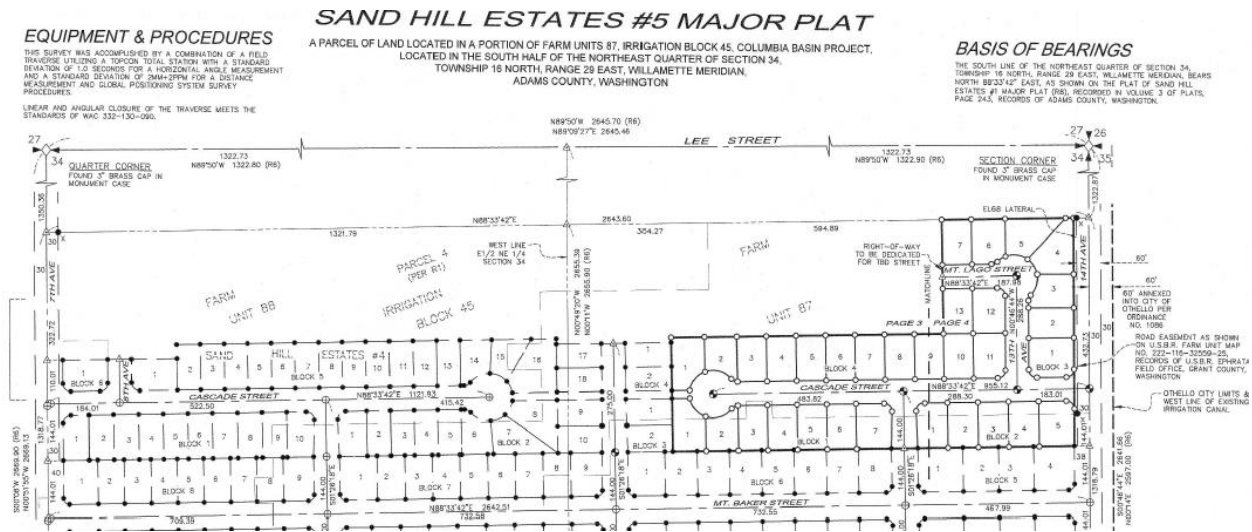
**Consistent with the Comprehensive Plan** ☒ Yes ☐ No

**Appeals:** The City's procedural compliance with SEPA may be appealed by the applicant or any "Party of Record". Per WAC 197-11-680(3)(iii), appeals on SEPA procedures are limited to review of the final threshold determination and final EIS (if any). Appeals of the Hearing Examiner's decision on the project may be made to Adams County Superior Court pursuant to RCW 36.70C.

## Attachments

- Plat (5 pages)
- Deviation request
- Environmental Checklist

## Plat Map





arding the 2023 City Budget and Capital Facilities Plan will be held on November 28, 2022 at 6:00 pm. To remotely join use the hyperlin

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## General Information

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## Land Use Notices

[Home](#) > [Departments](#) > [Building & Planning](#) > [Land Use Notices](#)

	Name ^	Size
2022 Land Use Notices	<a href="#">10-31-2022_Sand Hill #5 Major Plat Notice of Application</a>	279.3 KB
2021 Land Use Notices	<a href="#">06-21-2022 Charan 1st Ave Short Plat prelim plat approval.pdf</a>	175.3 KB
2020 Land Use Notices	<a href="#">05-25-2022_1st Ave Filling Station - Charan SP MDNS.pdf</a>	94.9 KB
2019 Land Use Notices	<a href="#">05-04-2022_1st Ave Filling Station - Charan Short Plat Notice of Application.pdf</a>	150.8 KB
2018 Land Use Notices	<a href="#">03-18-2022_Sand Hill Estates #4 Major Plat - Notice of Decision.pdf</a>	132.5 KB
	<a href="#">02-24-2022_Zoning Update 2022 DNS_Residential Zone Uses.pdf</a>	87.5 KB
	<a href="#">02-24-2022_Sand Hill Estates #4 MDNS.pdf</a>	105.2 KB
	<a href="#">02-9-2022_Sand Hill #4 Major Plat Notice of Application.pdf</a>	147.8 KB
	<a href="#">04-04-22 - M. Gomez BLA - Notice of Decision - Othello Land Co Blk 160.pdf</a>	121.4 KB

## Anne Henning

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**From:** Anne Henning  
**Sent:** Monday, October 31, 2022 12:00 PM  
**To:** Tim Unruh; Shawn Obrien; Cameron Williamson; Curt Carpenter; Dan Quick; Jim Laird; Phil Schenck; Dave Rehaume; Valerie Hernandez; Gary Lebacken - Adams County Fire District 5 (glebacken@acfd5.com); veronicar@co.adams.wa.us; Sandy Burchell - Assessor's Office (sandyb@co.adams.wa.us); Jacque Laird (jacquel@co.adams.wa.us); Janet Bowman (janetb@co.adams.wa.us); Andie Lorenz; Scott Yeager (scotty@co.adams.wa.us); Todd O'Brien (toddo@co.adams.wa.us); Vicki Guse (vickig@co.adams.wa.us); Stovern, Aaron; Big Bend Electric Cooperative (kmesserschmidt@bbec.org); Mark Hay; Chambard, David L; Dustin Sayre (dustin.sayre@vyvebb.com); Micah Martin (micah.martin@vyvebb.com); Liza Springer (liza.springer@vyvebb.com); Ronald Jackson; Sam Grant (sam.grant@cngc.com); cnelson@usbr.gov; Bates, Gregory D; Porter, Michele E; Kyle Niehenke; Chris Faix (chris@portofothello.com); (sepa@dahp.wa.gov); WDFW (WDFWR2Planning@dfw.wa.gov); NC-Review; US Fish & Wildlife - Columbia National Wildlife Refuge (mcriver@fws.gov); Guy Moura - Confederated Tribes of the Colville Reservation (Guy.Moura@colvilletribes.com); Robert Sloma - Confederated Tribes of the Colville Reservation (Robert.Sloma@colvilletribes.com); Patrick Baird (keithb@nezperce.org); Randy Abrahamson (randya@spokanetribe.com); Kate Valdez (kate@yakama.com); Karen Hickey; DNR SEPA Center (sepacenter@dnr.wa.gov); jmendoza@ecbid.org  
**Subject:** Sand Hill Estates #5 Major Plat - Notice of Application & Optional DNS  
**Attachments:** Sand Hill #5 NOA optional DNS.pdf; Updated plat drawing. Sand Hill Estates V. 10.17.22.pdf; SHE V - Deviation Letter 10-4-2022.pdf; SEPA Checklist with comments. Sand Hill Estates 5.pdf

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### Project Name: Sand Hill Estates #5 Major Plat

**Project Description:** Subdivide 8.965 acres into 32 lots in the R-2 Residential District. Segments of a new street, Cascade Street, will be extended west from 14<sup>th</sup> Avenue. Existing 13<sup>th</sup> Avenue will be extended to intersect with Cascade St. Another segment of 13<sup>th</sup> Avenue will be extended north to intersect with Mt. Lago Street, a new east-west street.

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**Project Applicant:** Angel Garza, Palos Verdes LLC, PO Box 464, Othello, WA 99344

**Environmental Review:** The City of Othello has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS) for this project. The optional DNS process in WAC 197-11-355 and Othello Municipal Code (OMC) 19.09.040(b) is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** Mitigation under SEPA is expected to be required as shown in the attached Notice of Application.

**Anne Henning, AICP**

*Community Development Director*

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

[www.OthelloWa.gov](http://www.OthelloWa.gov)





# SEPA Record Submittal

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Resources

## SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit Copy Delete

### Agency information

Agency name:  
Othello City of

Lead agency file number:

Contact name:  
Anne Henning

Phone:  
(509) 331-2710

Email:  
[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)

### Project location information

County:  
ADAMS

Region:  
Eastern

Address:  
  
WA

Parcel number:  
1529-03-068-2659,  
1529-03-068-2660

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:  
North of Mt. Baker St,  
between 11th and  
14th Ave.

### Project documentation

Proposal type:  
Project

Related Ecology SEPA numbers:

Applicant name:  
Palos Verdes LLC

Applicant contact information:  
PO Box 464, Othello, WA 99344

Document type:  
ODNS/NOA-M

Document sub type:

Proposal name:  
Sand Hill Estates #5 Major Plat

Proposal description:  
Subdivide 8.965 acres into 32 lots in the R-2 Residential District. Segments of a new street, Cascade Street, will be extended

### Important dates

Issued date:  
10/31/2022

Comments due to lead agency:  
11/16/2022

Date submitted to Ecology:  
10/31/2022

Published date:

### Attached files

File name	File description
<a href="#">Sand Hill #5 NOA optional DNS.pdf</a>	
<a href="#">SEPA Checklist with comments. Sand Hill Estates 5.pdf</a>	
<a href="#">SHE V - Deviation Letter 10-4-2022.pdf</a>	

west from 14th Avenue. Existing 13th Avenue will be extended to intersect with Cascade St. Another segment of 13th Avenue will be extended north to intersect with Mt. Lago Street, a new east-west street. Deviations were requested for sewer offset from the street centerlines, a temporary turnaround with gravel cul-de-sac at the end of Mt. Lago Street, and 60' right-of-way width.

Project website:

SEPA record creator:

SEPA record submitter:  
Anne Henning

File name	File description
<a href="#">Updated plat drawing.</a> <a href="#">Sand Hill Estates V.</a> <a href="#">10.17.22.pdf</a>	
Files	

## **Anne Henning**

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**From:** NoReply@ecy.wa.gov  
**Sent:** Monday, October 31, 2022 12:56 PM  
**To:** Anne Henning  
**Subject:** SEPA record published

[External Message]

The SEPA admin reviewed and published [SEPA record number 202205443, "Sand Hill Estates #5 Major Plat"](#).  
It will now be available to the public.

From: Melanie Kincheloe  
Email: [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)  
Phone number: (509) 703-0426

## Anne Henning

---

**From:** Anne Henning  
**Sent:** Monday, October 31, 2022 12:04 PM  
**To:** (sepa@dahp.wa.gov); Guy Moura - Confederated Tribes of the Colville Reservation (Guy.Moura@colvilletribes.com); Robert Sloma - Confederated Tribes of the Colville Reservation (Robert.Sloma@colvilletribes.com); Patrick Baird (keithb@nezperce.org); Kate Valdez (kate@yakama.com); Randy Abrahamson (randya@spokanetribe.com)  
**Subject:** Sand Hill Estates 5 prelim plat - Cultural Resources Report  
**Attachments:** Cultural Report R-9-21-2022. Sandhill Estates.pdf

Attached is the Cultural Resources Report for this project.

I noticed the following that are not quite accurate in the report:

- The project description is the previous phase, which also included most of the current phase, with a few lots added to the north.
- The plat map on p.2 is an older version.
- The "Expected Results" section on p.17 states that the site is within a mile of the Columbia River.
- The included Inadvertent Discovery Procedure listed the wrong proponent (Port of Benton) and may not include all of the right contacts.

Please let me know if any other corrections are needed.

### Anne Henning, AICP

*Community Development Director*

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

[www.OthelloWa.gov](http://www.OthelloWa.gov)



## Anne Henning

---

**From:** Anne Henning  
**Sent:** Tuesday, November 15, 2022 1:39 PM  
**To:** casey\_barney@yakama.com  
**Subject:** FW: Sand Hill Estates #5 Major Plat - Notice of Application & Optional DNS  
**Attachments:** Sand Hill #5 NOA optional DNS.pdf; Updated plat drawing. Sand Hill Estates V. 10.17.22.pdf; SHE V - Deviation Letter 10-4-2022.pdf; SEPA Checklist with comments. Sand Hill Estates 5.pdf

Mr. Barney,

I just received a letter today that I should add you to my project routings. Here is the latest project. I will sent the cultural resources report in a separate email.

**Anne Henning, AICP** | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

---

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**Sent:** Monday, October 31, 2022 12:00 PM  
**To:** Tim Unruh <tunruh@othellowa.gov>; Shawn Obrien <sobrien@othellowa.gov>; Cameron Williamson <cwilliamson@othellowa.gov>; Curt Carpenter <ccarpenter@othellowa.gov>; Dan Quick <DQuick@othellowa.gov>; Jim Laird <JLaird@othellowa.gov>; Phil Schenck <pschenck@othellowa.gov>; Dave Rehaume <DRehaume@othellowa.gov>; Valerie Hernandez <vhernandez@othellowa.gov>; Gary Lebacken - Adams County Fire District 5 (glebacken@acfd5.com) <glebacken@acfd5.com>; veronicar@co.adams.wa.us; Sandy Burchell - Assessor's Office (sandyb@co.adams.wa.us) <sandyb@co.adams.wa.us>; Jacque Laird (jacquel@co.adams.wa.us) <jacquel@co.adams.wa.us>; Janet Bowman (janetb@co.adams.wa.us) <janetb@co.adams.wa.us>; Andie Lorenz <andiel@co.adams.wa.us>; Scott Yeager (scotty@co.adams.wa.us) <scotty@co.adams.wa.us>; Todd O'Brien (toddo@co.adams.wa.us) <toddo@co.adams.wa.us>; Vicki Guse (vickig@co.adams.wa.us) <vickig@co.adams.wa.us>; Stovern, Aaron <aaron.stovern@avistacorp.com>; Big Bend Electric Cooperative (kmesserschmidt@bbec.org) <kmesserschmidt@bbec.org>; Mark Hay <mhay@bbec.org>; Chambard, David L <david.chambard@centurylink.com>; Dustin Sayre (dustin.sayre@vyvebb.com) <dustin.sayre@vyvebb.com>; Micah Martin (micah.martin@vyvebb.com) <micah.martin@vyvebb.com>; Liza Springer (liza.springer@vyvebb.com) <liza.springer@vyvebb.com>; Ronald Jackson <ronald.jackson@vyvebb.com>; Sam Grant (sam.grant@cngc.com) <sam.grant@cngc.com>; cnelson@usbr.gov; Bates, Gregory D <gbates@usbr.gov>; Porter, Michele E <mporter@usbr.gov>; Kyle Niehenke <kyle@growadamscounty.com>; Chris Faix (chris@portofothello.com) <chris@portofothello.com>; (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; WDFW (WDFWR2Planning@dfw.wa.gov) <wdfwr2planning@dfw.wa.gov>; NC-Review <nc-review@wsdot.wa.gov>; US Fish & Wildlife - Columbia National Wildlife Refuge (mcriver@fws.gov) <mcriver@fws.gov>; Guy Moura - Confederated Tribes of the Colville Reservation (Guy.Moura@colvilletribes.com) <guy.moura@colvilletribes.com>; Robert Sloma - Confederated Tribes of the Colville Reservation (Robert.Sloma@colvilletribes.com) <robert.sloma@colvilletribes.com>; Patrick Baird (keithb@nezperce.org) <keithb@nezperce.org>; Randy Abrahamson (randya@spokanetribe.com) <randya@spokanetribe.com>; Kate Valdez (kate@yakama.com) <kate@yakama.com>; Karen Hickey <karenh@co.adams.wa.us>; DNR SEPA Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; jmendoza@ecbid.org  
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*Community Development Director*

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## Anne Henning

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**Sent:** Tuesday, November 15, 2022 1:39 PM  
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**Subject:** FW: Sand Hill Estates 5 prelim plat - Cultural Resources Report  
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Cultural Resources Report attached.

**Anne Henning, AICP** | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

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**From:** Anne Henning  
**Sent:** Monday, October 31, 2022 12:04 PM  
**To:** (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Guy Moura - Confederated Tribes of the Colville Reservation (Guy.Moura@colvilletribes.com) <guy.moura@colvilletribes.com>; Robert Sloma - Confederated Tribes of the Colville Reservation (Robert.Sloma@colvilletribes.com) <robert.sloma@colvilletribes.com>; Patrick Baird (keithb@nezperce.org) <keithb@nezperce.org>; Kate Valdez (kate@yakama.com) <kate@yakama.com>; Randy Abrahamson (randya@spokanetribe.com) <randya@spokanetribe.com>  
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- The plat map on p.2 is an older version.
- The "Expected Results" section on p.17 states that the site is within a mile of the Columbia River.
- The included Inadvertent Discovery Procedure listed the wrong proponent (Port of Benton) and may not include all of the right contacts.

Please let me know if any other corrections are needed.

**Anne Henning, AICP**

*Community Development Director*

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

[www.OthelloWa.gov](http://www.OthelloWa.gov)





## Notice of Public Hearing & Notice of Application With Optional DNS

City of Othello Hearing Examiner – Sand Hill Estates #5 Major Plat

Palos Verdes LLC submitted an application to subdivide 8.965 acres into 32 residential lots north of Sand Hill Estates #3 and east of Sand Hill Estates #4, north of Mt. Baker St. between 11<sup>th</sup> & 14<sup>th</sup> Ave. The property is described as portions of Tax #2659 & 2660, Parcel #1529030682659 & -2660. Required permits are environmental review, major subdivision, and street/utility construction approval. The City of Othello has reviewed the proposal for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS). 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.** The notice of application and the complete application may be reviewed at City Hall, 500 E. Main St., Othello, WA, 99344 or by contacting Anne Henning, Community Development Director at 509-488-5686 or [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov). Written comments will be accepted until 5:00 PM on Nov. 16 at the above address.

**Public Hearing:** The City of Othello Hearing Examiner will hold an online public hearing on the major subdivision Mon. Dec. 5 at 10:00 AM using the link posted on the City website calendar: <https://www.othellowa.gov/calendar>. Arrangements to reasonably accommodate special needs, including accessibility or an interpreter, will be made with 24-hour advance notice.

For additional information contact the City of Othello at 509-488-5686.

Anne Henning, Community Development Director  
Publish: 9-9-22

## Anne Henning

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**From:** Anne Henning  
**Sent:** Monday, October 31, 2022 10:14 AM  
**To:** Legal Notices - Sun Tribune/Columbia Basin Herald (legals@columbiabasinherald.com)  
**Subject:** Legal Notice - Sun Tribune - Sand Hill Estates #5 Major Plat  
**Attachments:** Sand Hill Estates #5 Major Plat - Newspaper Notice.doc

Please publish the attached one time in the **Othello Sun Tribune**. I believe the next publication date is Nov. 9, but please confirm.

Thank you,

**Anne Henning, AICP**

*Community Development Director*

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

[www.OthelloWa.gov](http://www.OthelloWa.gov)



## Anne Henning

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**From:** Anne Henning  
**Sent:** Wednesday, November 2, 2022 11:58 AM  
**To:** Jeannie Austin  
**Subject:** FW: Legal Notice - Sun Tribune - Sand Hill Estates #5 Major Plat  
**Attachments:** Sand Hill Estates #5 Major Plat - Newspaper Notice.doc

Hi Jeannie,

I didn't receive a response to the legal I sent in Monday, so I just wanted to check in with you to see if it had been received.

I am forwarding the previous email, just in case.

Thanks,

**Anne Henning, AICP** | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

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**From:** Anne Henning  
**Sent:** Monday, October 31, 2022 10:14 AM  
**To:** Legal Notices - Sun Tribune/Columbia Basin Herald (legals@columbiabasinherald.com)  
<legals@columbiabasinherald.com>  
**Subject:** Legal Notice - Sun Tribune - Sand Hill Estates #5 Major Plat

Please publish the attached one time in the **Othello Sun Tribune**. I believe the next publication date is Nov. 9, but please confirm.

Thank you,

**Anne Henning, AICP**

*Community Development Director*

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

[www.OthelloWa.gov](http://www.OthelloWa.gov)



## Anne Henning

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**From:** Jeannie Austin <jaustin@columbiabasinherald.com>  
**Sent:** Wednesday, November 2, 2022 12:09 PM  
**To:** Anne Henning  
**Subject:** Re: FW: Legal Notice - Sun Tribune - Sand Hill Estates #5 Major Plat

[External Message]

Hello Anne,

I am so sorry. I thought I responded. I scheduled this for November 9, 2022 in the Columbia Basin Herald. We no longer have the Sun Tribune as the paper is now all combined into the Columbia Basin Herald. The paper does circulate to 6,000 more subscribers on Wednesdays.

Thank you and please accept my apologies.

On Wed, Nov 2, 2022 at 11:59 AM Anne Henning <[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)> wrote:

Hi Jeannie,

I didn't receive a response to the legal I sent in Monday, so I just wanted to check in with you to see if it had been received.

I am forwarding the previous email, just in case.

Thanks,

**Anne Henning, AICP** | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

---

**From:** Anne Henning  
**Sent:** Monday, October 31, 2022 10:14 AM  
**To:** Legal Notices - Sun Tribune/Columbia Basin Herald ([legals@columbiabasinherald.com](mailto:legals@columbiabasinherald.com))  
<[legals@columbiabasinherald.com](mailto:legals@columbiabasinherald.com)>  
**Subject:** Legal Notice - Sun Tribune - Sand Hill Estates #5 Major Plat

Please publish the attached one time in the **Othello Sun Tribune**. I believe the next publication date is Nov. 9, but please confirm.

Thank you,

**Anne Henning, AICP**

*Community Development Director*

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

[www.OthelloWa.gov](http://www.OthelloWa.gov)



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**New Business hours 9am - 4pm**

Jeannie Austin

Legal/Obituary Coordinator

Columbia Basin Herald

509-765-4561 EXT 100

# Legals for November, 9 2022

|  
November 9, 2022 12:00 AM

LEGAL NOTICE A Public Hearing will be held for the 2023 Calendar Year Budget of Grant County Hospital District #7. The date and time will be Monday, November 14, 2022 at 6:15 pm. Location is the Royal Slope Fire Station #10, 4975 Road 13.5 SW, Royal City, WA. To obtain a copy of the proposed budget call Commissioner Bob Schrom at 509-346-9464. By order of the Board of Commissioners, Grant County Hospital District #7. #11012/568092 Pub: October 27, 2022 & November 4, 9, 2022\_\_\_\_\_

CITY OF OTHELLO NOTICE OF PUBLIC HEARING When/Where: NOTICE IS HEREBY GIVEN that two public hearings will be held by the City Council on December 5, 2022 at 500 E. Main Street at City Hall or online via Zoom. Basic Clause: The purpose of the 2nd public hearing is to review and receive final public input regarding the 2023 City Budget. Access to the Meeting: Join Zoom Meeting <https://us06web.zoom.us/j/2583820606> Meeting ID: 258 382 0606 Passcode: council Tania Morelos City Clerk #11014/568031 Pub: November 9, 2022\_\_\_\_\_

Notice of Public Hearing The Adams County Library District #1 will hold a public hearing during their regular monthly meeting on November 10, 2022 at 5:15 pm to approve our 2023 budget. The meeting will be held in the Othello Library at 101 E Main St. The meeting is open to the public. #11029/568740 Pub: November 2, 9, 2022

NCW Libraries will hold a public hearing to review the proposed 2023 budget and set the 2023 levy rate. This public hearing will take place on November 17, 2022 at 1:00pm. The public may attend via Zoom teleconference. Budget Documents will be available for review 24 hours prior to the public hearing at [ncwlibraries.org](http://ncwlibraries.org). To attend the hearing, please email your name and address to [smauch@ncwlibraries.org](mailto:smauch@ncwlibraries.org) to receive the Zoom login information. #11026/568245 Pub: November 1, 2, 3, 4, 7, 8, 9, 10, 11, 2022

Notice of Public Hearing & Notice of Application With Optional DNS City of Othello Hearing Examiner - Sand Hill Estates #5 Major Plat Palos Verdes LLC submitted an application to subdivide 8.965 acres into 32 residential lots north of Sand Hill Estates #3 and east of Sand Hill Estates #4, north of Mt. Baker St. between 11th & 14th Ave. The property is described as portions of Tax #2659 & 2660, Parcel #1529030682659 & -2660. Required permits are environmental review, major subdivision, and street/utility construction approval. The City of Othello has reviewed the proposal for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS). 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. The notice of application and the complete application may be reviewed at City Hall, 500 E. Main St., Othello, WA, 99344 or by contacting Anne Henning, Community Development Director at 509-488-5686 or [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov). Written comments will be accepted until 5:00 PM on Nov. 16 at the above address. Public Hearing: The City of Othello Hearing Examiner will hold an online public hearing on the major subdivision Mon. Dec. 5 at 10:00 AM using the link posted on the City website calendar: <https://www.othellowa.gov/calendar>. Arrangements to reasonably accommodate special needs, including accessibility or an interpreter, will be made with 24-hour advance notice. For additional information contact the City of Othello at 509-488-5686. #11036/2109 Pub: November 9, 2022 p

NOTICE OF SALE OF COUNTY SURPLUS PROPERTIES PUBLIC NOTICE IS HEREBY GIVEN, that pursuant to Resolution 22-107-CC, that Grant County will sell at Public Auction through our online auction for cash, cashier's check or wire transfer starting November 14th 8:00am and ending at 2:00pm or later on November 16th through the county website or the PublicSurplus website to dispose of county properties declared surplus on October 31st, and more particularly described as follows: SW OF GOV LOT 2 18 17 25 and portion of E1/2 13 17 24 subject to easements. Parcels 15-1556-000 and 15-0979-001 to be sold together as one lot. Minimum bid \$52,700.00 plus costs. Must pre-register through the link on Treasurer's webpage under county webpage [grantcountywa.gov](http://grantcountywa.gov) which includes \$1,020.00 registration fee to participate. . The above described properties will not be sold for less than the amount set opposite the description of the property. A deed will be issued following full payment of the purchase price and auction fees. #11035/2146 Pub: November 2, 9, 2022

The Washington State Parks and Recreation Commission, hereby advises all interested parties that a Public Works Project for Well #2 Revitalization, located at Sun Lakes-Dry Falls State Park, will be awarded to Water Recovery Services LLC of Moses Lake, WA, on November 22, 2022, for the amount of \$33,230.00, not including Washington state sales tax. #11040/2377 Pub: November 9, 10, 2022\_\_\_\_\_ P

PUBLIC NOTICE - Due to expiration of the term of office for a Director of the Noxious Weed Control Board of Grant County, candidates are being sought to fill the position by appointment. The expiring position is for Director of Section 5 as described below. The term of office is four years and will begin March 1, 2023. Those wishing to be considered for appointment to the position must file at the Noxious Weed Control Board of Grant County, 32 C St NW, Room 321, Ephrata, WA, prior to 12:00 noon on November 28, 2022. All persons interested in appointment to the board and residing in the geographical area with the pending nomination must make written application that includes the signatures of at least ten registered voters residing in the geographical area supporting the nomination. Section 5 covers the portion of Grant County lying southerly of the Frenchman Hills. Signed: Ron Tebow, Chairman; Wes Sieg, Vice- Chairman; Summer Sahli, Director; Chuck Sandmann, Director #11004/2421 Pub: November 9, 16, 2022

## Recent Headlines



[Learn more](#)





**CITY OF OTHELLO**  
BUILDING & PLANNING DEPARTMENT  
500 E MAIN STREET, OTHELLO, WA99344  
Planning Dept. 509.488.3302 City Hall 509.488.5686  
WWW.OTHELLOWA.GOV

Received By: **RECEIVED BY**  
**NOV 18 2022**  
OTHELLO BUILDING & PLANNING

## **PUBLIC NOTICE REQUIREMENT AFFIDAVIT OF POSTING**

Othello Municipal Code 19.07.070, *Notice of Application*, requires that the property be posted by the applicant, with a land use sign having specific information, and the sign be maintained through the public hearing date.

**Project Name:** Sandhill Estates Phase 5

I Joel Garza declare that on October 31, 2022,  
the property at Sandhill Esates Phase 5 off 14th ave N of Mt Baker St was posted with a  
land use sign and said sign will be maintained with the required information posted  
through the public hearing date.

I declare under penalty of perjury of the laws of the State of Washington that the  
foregoing is true and correct.

This document is hereby signed and submitted as evidence for the file.

*Signature*

Joel Garza

*Print Name*

11/18/2022

*Date*



# The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686  
Fax (509) 488-0102

November 22, 2022

## Public Hearing Notice/Aviso de Audiencia Pública

<p>The City of Othello Hearing Examiner will hold a public hearing on the following project <b>Monday, December 5, 2022, 10:00 AM</b>. The meeting will be held remotely via Zoom and the public is invited to comment. The link can be found on the City's website calendar at:</p>	<p>El examinador de audiencias de la ciudad de Othello llevará a cabo una audiencia pública sobre el siguiente proyecto el lunes 5 de diciembre de 2022 a las 10:00 a.m. La reunión se llevará a cabo de forma remota a través de Zoom y se invita al público a comentar. El enlace se puede encontrar en el calendario del sitio web de la Ciudad en:</p>
<p><a href="https://www.othellowa.gov/calendar">https://www.othellowa.gov/calendar</a></p>	

<p>You can join the meeting from your computer, tablet or smartphone; or dial in by phone:</p>	<p>Puede unirse a la reunión desde su computadora, tableta; o marque usando su teléfono:</p>
<p><a href="https://us06web.zoom.us/j/83769201900?pwd=KzRlVFlkMDN2SmFQV09lWkYTWWRkUT09">https://us06web.zoom.us/j/83769201900?pwd=KzRlVFlkMDN2SmFQV09lWkYTWWRkUT09</a> Meeting ID: 837 6920 1900 Passcode: 661753 (253) 215 8782</p> 	

### Project Name/(Nombre del Proyecto): Sand Hill Estates #5 Major Plat

<p><b>Project Description:</b> Subdivide 8.965 acres into 32 lots in the R-2 Residential District. Two new streets, Cascade St. &amp; Mt. Lago St., will be extended west from 14<sup>th</sup> Ave. Existing 13<sup>th</sup> Avenue will be extended north.</p>	<p><b>Descripción del Proyecto:</b> Subdividir 8.965 acres en 32 lotes en el Distrito Residencial R-2. Los segmentos de una nueva calle, Mt. Cascade St. Y Mt. Lago St, se extenderá desde la 14 avenida a la 13 avenida.</p>
<p><b>Project Location:</b> North of Sand Hill Estates #3 and east of Sand Hill Estates #4, north of Mt. Baker Street, from 11<sup>th</sup> to 14<sup>th</sup> Ave. Portions of Parcel #152903068-2659 &amp; -2660.</p>	<p><b>Ubicación del Proyecto:</b> Al norte de Sand Hill Estates #3, que están al norte de la calle Mt. Baker, de las avenidas 11 a 14. Porciones de parcelas #152903068-2659 y -2660.</p>
<p><b>More Information:</b> Information regarding this application can be obtained by contacting city staff at 509-488-5686 or <a href="mailto:building@othellowa.gov">building@othellowa.gov</a>.</p>	<p><b>Más información:</b> Puede obtener información sobre esta solicitud comunicándose con el personal de la ciudad al 509-488-5686 o <a href="mailto:building@othellowa.gov">building@othellowa.gov</a>.</p>

**Public Comment:** The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered by the Hearing Examiner.

Written comments may be submitted in person or by mail at City Hall, 500 E. Main Street, Othello, WA 99344 or via e-mail at [building@othellowa.gov](mailto:building@othellowa.gov).

An accurate mailing address for those providing comments must be included or they will not qualify as a party of record and, therefore, may not have standing to appeal the decision.

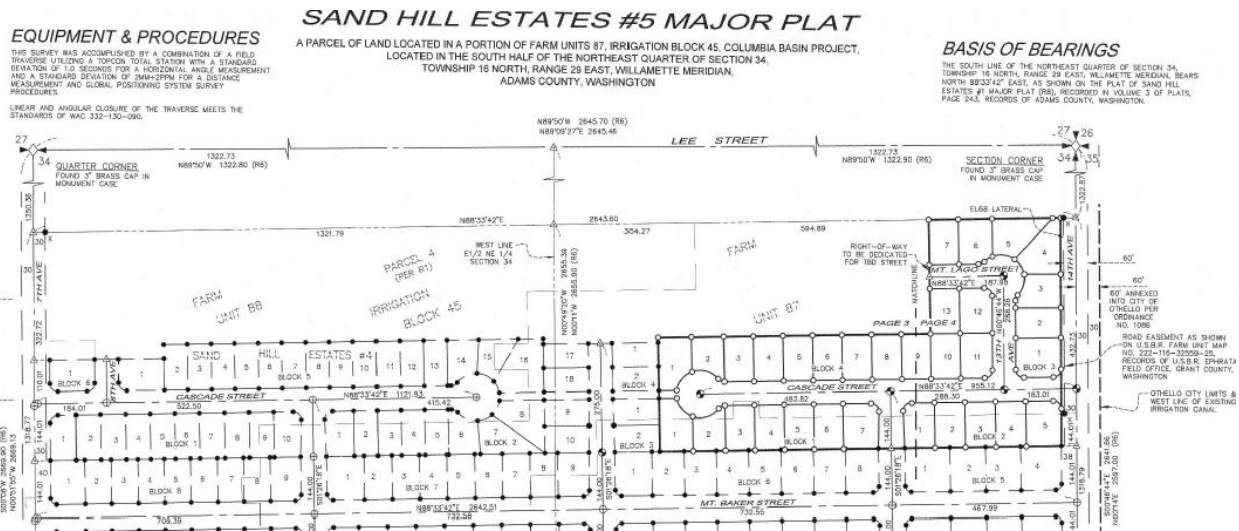
**Public Comment Deadline: Dec. 2, 2022, 5:00 PM**

**Comentario Publico:** Es sugerido que el público comente sobre esta propuesta. Los comentarios recibidos antes de la fecha de cierre serán considerados por el examinador de audiencias.

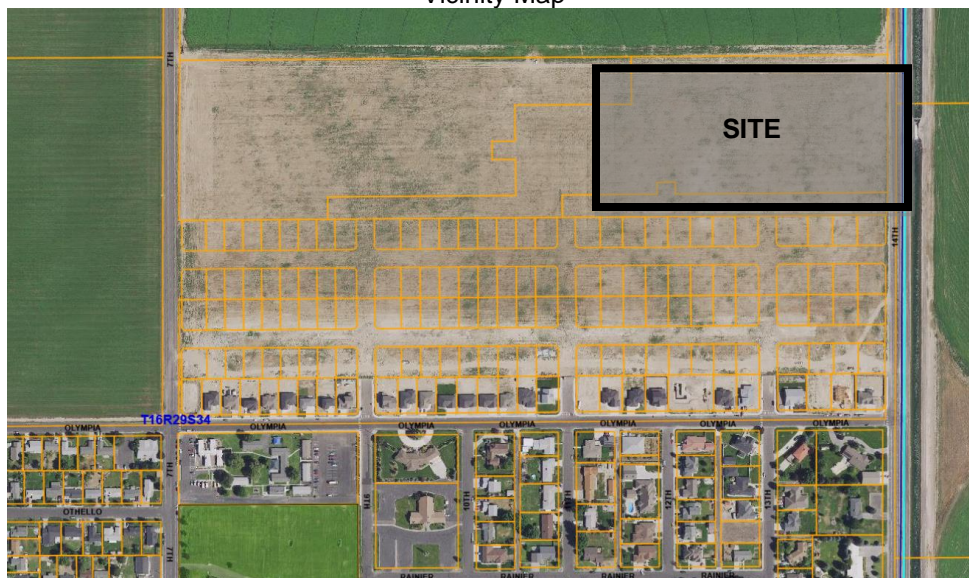
Los comentarios por escrito se pueden someter en persona o por correo al City Hall, 500 E. Main Street, Othello, WA 99344 o por correo electrónico a [building@othellowa.gov](mailto:building@othellowa.gov).

Se debe incluir una dirección postal precisa para aquellos que proporcionen comentarios o no calificarán como parte del registro y, por lo tanto, es posible que no tengan derecho a apelar la decisión.

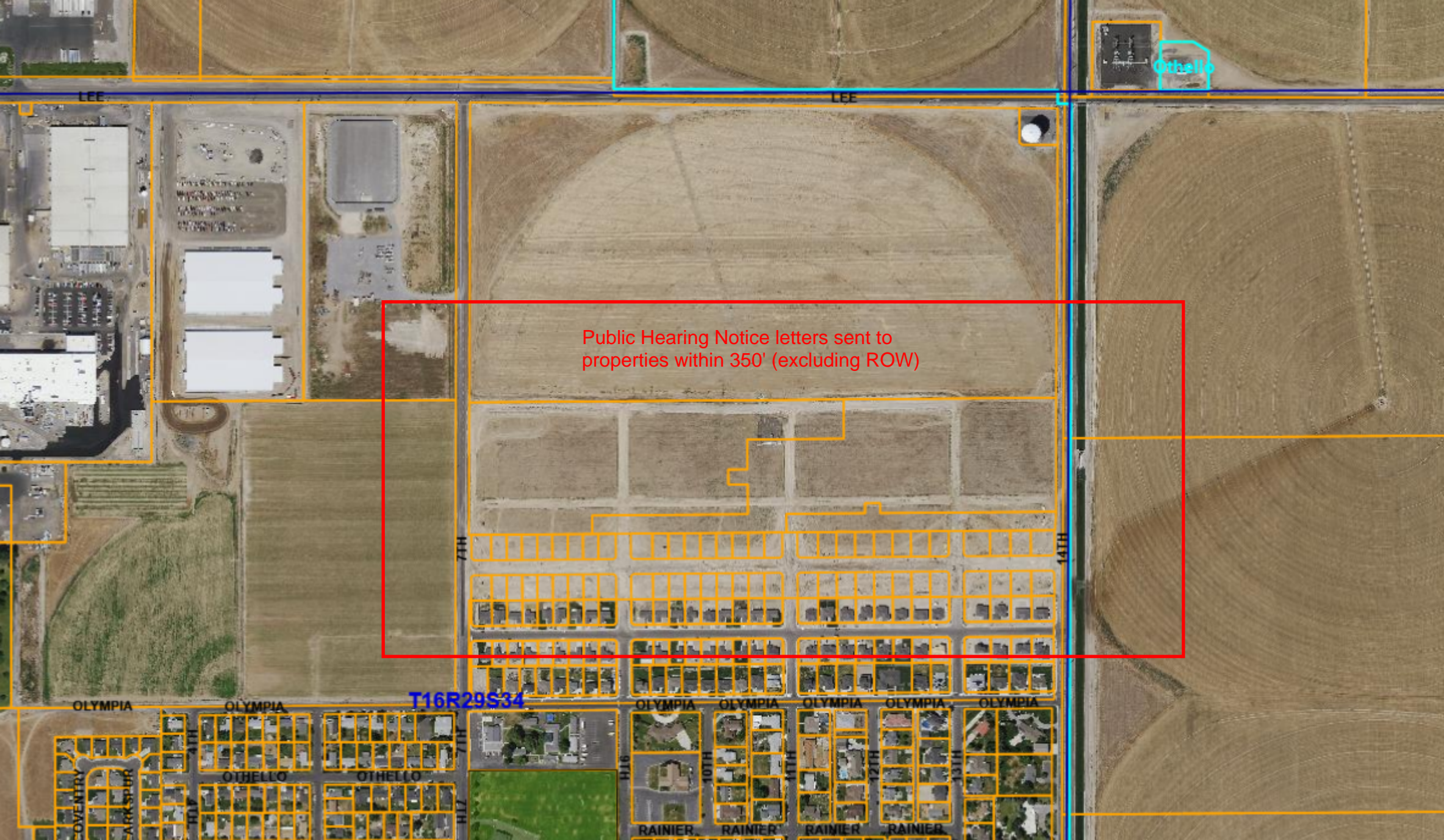
**Fecha límite para comentarios públicos: 2 de diciembre de 2022, 5:00 PM**



Vicinity Map







Othello

Public Hearing Notice letters sent to  
properties within 350' (excluding ROW)

T16R29S34

ADDRESS	CITY	STATE	ZIP	OWNER
700 E Mt Baker St	Othello	WA	99344	Juan Carlos Pena Ramos
705 E Mt Baker St	Othello	WA	99344	Allison Garza & Daniel Ricardo Camarena
710 E Mt Baker St	Othello	WA	99344	Jonathan Deleon
715 E Mt Baker St	Othello	WA	99344	Abel Gonzalez Ruiz
720 E Mt Baker St	Othello	WA	99344	Cristal Pastor Zuniga
725 E Mt Baker St	Othello	WA	99344	Efrain Lopez Pruneda & Sonia Valeria Bravo
730 E Mt Baker St	Othello	WA	99344	Stacey A Forbes
735 E Mt Baker St	Othello	WA	99344	Yuri Z Garcia Mojarro & Brendy Rafael Lopez Gutierrez
800 E Mt Baker St	Othello	WA	99344	David Allen Mielke
805 E Mt Baker St	Othello	WA	99344	Kuldip Signh & Inderjit Kaur
810 E Mt Baker St	Othello	WA	99344	Brenden Scott Holst
815 E Mt Baker St	Othello	WA	99344	Stacie Diaz
820 E Mt Baker St	Othello	WA	99344	Juan Gomez Jr
825 E Mt Baker St	Othello	WA	99344	Luis Aureliano Guizar Montejano & Juana Bereniz Valdovinos Pahua
830 E Mt Baker St	Othello	WA	99344	Mateo Edgar Arturo Polanco
835 E Mt Baker St	Othello	WA	99344	Trevor Salsbury
840 E Mt Baker St	Othello	WA	99344	James Delgado
845 E Mt Baker St	Othello	WA	99344	Yanitta A Cantu
900 E Mt Baker St	Othello	WA	99344	Benjamin Miron Escamilla & Elvira Reyna Fragoso Ramirez
905 E Mt Baker St	Othello	WA	99344	Rosavla Mendoza
910 E Mt Baker St	Othello	WA	99344	Garbielle Scopinich
915 E Mt Baker St	Othello	WA	99344	Luis Rodriguez Jr
920 E Mt Baker St	Othello	WA	99344	Richard Villa Jr
925 E Mt Baker St	Othello	WA	99344	Fernando Mendoza
930 E Mt Baker St	Othello	WA	99344	Jose Luis Camacho
935 E Mt Baker St	Othello	WA	99344	Roger Martinez
1000 E Mt Baker St	Othello	WA	99344	Esmeralda Mendez & Ivan Alejandro Mendoza
1005 E Mt Baker St	Othello	WA	99344	Gumel & Sarabjit Kalkat
1010 E Mt Baker St	Othello	WA	99344	Gustavo Bravo
1020 E Mt Baker St	Othello	WA	99344	Alan Craig Thompson and Avia Mariah
1025 E Mt Baker St	Othello	WA	99344	Gabriela Villegas
1030 E Mt Baker St	Othello	WA	99344	Jose Jesus Silva Ornelas and Lisbet Torres Aguilar
1035 E Mt Baker St	Othello	WA	99344	Alberto Olivarez Samora
1040 E Mt Baker St	Othello	WA	99344	Monica Godinez Monroy and Gilberto Munoz Ramirez
1045 E Mt Baker St	Othello	WA	99344	Anabel Andrade Martinez
1100 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC
1105 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC
1110 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC
1115 E Mt Baker St	Othello	WA	99344	Hugo Rodriguez
1120 E Mt Baker St	Othello	WA	99344	Benjamin Valdez Chavez
1125 E Mt Baker St	Othello	WA	99344	Adrian & Adriana Contreras
1130 E Mt Baker St	Othello	WA	99344	Robert & Denise Ditona
1135 E Mt Baker St	Othello	WA	99344	Omar Ledesma Adame & Maripaz Olivarez Zamora
1200 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC
1205 E Mt Baker St	Othello	WA	99344	Jose M Porfiro
1210 E Mt Baker St	Othello	WA	99344	Maria De La Luz Muro
1215 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC

Mailed one Letter to Montemayor Rentals

Mailed one Letter to Palos Verdes LLC

Mailed 110 Letters

1230 E Mt Baker St	Othello	WA	99344	Emilio Mendoza & Delia Mendoza
1235 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC
1240 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC
1255 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC
1300 E Mt Baker St	Othello	WA	99344	Jill Farman
1305 E Mt Baker St	Othello	WA	99344	Carlos Rodirguez Gonzalez
1320 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC
1325 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC
1330 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC
1335 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC
1340 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC
1345 E Mt Baker St	Othello	WA	99344	Palos Verdes LLC
700 E Mt Adams St	Othello	WA	99344	Jordan R Garza
705 E Mt Adams St	Othello	WA	99344	Alfredo & Kylie Diane Gonzalez
710 E Mt Adams St	Othello	WA	99344	Pedro Angel Duran
715 E Mt Adams St	Othello	WA	99344	Billy Ray Duke
720 E Mt Adams St	Othello	WA	99344	Rolando Garza
725 E Mt Adams St	Othello	WA	99344	Glenda A Bustos Ruelas
730 E Mt Adams St	Othello	WA	99344	Rolando Garza
735 E Mt Adams St	Othello	WA	99344	Antonio Estrada
800 E Mt Adams St	Othello	WA	99344	Rolando Garza
805 E Mt Adams St	Othello	WA	99344	Gabriela Magana Castro
810 E Mt Adams St	Othello	WA	99344	Andrew J Montemayor
815 E Mt Adams St	Othello	WA	99344	Deyanira Gonzalez
820 E Mt Adams St	Othello	WA	99344	Daniel Cantu Jr
825 E Mt Adams St	Othello	WA	99344	Jacob Tovar
830 E Mt Adams St	Othello	WA	99344	Victor Mannuel Oseguerra
835 E Mt Adams St	Othello	WA	99344	Alexander Pastor Castro
840 E Mt Adams St	Othello	WA	99344	Mario A Salinas Ruiz
845 e Mt Adams St	Othello	WA	99344	Victor M Silva
1015 E Mt Baker St	Othello	WA	99344	Rutilio Ramirez Castro
900 E Mt Adams St	Othello	WA	99344	Pedro Altonso Lima Elias
905 E Mt Adams St	Othello	WA	99344	Jennifer I Varela Rodriguez
910 E Mt Adams St	Othello	WA	99344	Lomardo Tapia Arreguin
915 E Mt Adams St	Othello	WA	99344	Lucas Oscar Garza
920 E Mt Adams St	Othello	WA	99344	Nathaniel John Scott
925 E Mt Adams St	Othello	WA	99344	Enrigue Hinojosa III
930 E Mt Adams St	Othello	WA	99344	Crystal C Dominguez
935 E Mt Adams St	Othello	WA	99344	Javier Alfaro
1000 E Mt Adams St	Othello	WA	99344	Sylvia Rodriguez
1005 E Mt Adams St	Othello	WA	99344	Arnoldo Cerrillo
1010 E Mt Adams St	Othello	WA	99344	Adan Garza Jr
1015 E Mt Adams St	Othello	WA	99344	Alexsandra Pruneda Gonzalez
1020 E Mt Adams St	Othello	WA	99344	Jose A Parga Lopez
1025 E Mt Adams St	Othello	WA	99344	Jose Luis Ochoa Deniz
1030 E Mt Adams St	Othello	WA	99344	Esiquiel & Elsa Rodriguez
1035 E Mt Adams St	Othello	WA	99344	Saul Dominguez Padilla
1040 E Mt Adams St	Othello	WA	99344	Aurora Garza Vales



1045 E Mt Adams St	Othello	WA	99344	Vernie Nasol Cabigas
1100 E Mt Adams St	Othello	WA	99344	Emanuel Farias
1105 E Mt Adams St	Othello	WA	99344	Palos Verdes LLC
1110 E Mt Adams St	Othello	WA	99344	Theo L Hawkins & Julie N Vincent
1115 E Mt Adams St	Othello	WA	99344	Adrian Gutierrez & Karla Castillo Gutierrez
1120 E Mt Adams St	Othello	WA	99344	Aracely Maldonado & Olga Torres Vasquez
1125 E Mt Adams St	Othello	WA	99344	Elizabeth Gonzalez & Anuar D Landa
1130 E Mt Adams St	Othello	WA	99344	Julia Edith Garza
1135 E Mt Adams St	Othello	WA	99344	Gustavo Bravo
1200 E Mt Adams St	Othello	WA	99344	Montemyor Rentals LLC
1205 E Mt Adams St	Othello	WA	99344	Cesars Fuentes & Lizeth Jaimes
1210 E Mt Adams St	Othello	WA	99344	Montemyor Rentals LLC
1215 E Mt Adams St	Othello	WA	99344	Joe R Villarreal Jr & Nelva Salgado
1230 E Mt Adams St	Othello	WA	99344	Crystal E Constantino & Edson R Garcia
1235 E Mt Adams St	Othello	WA	99344	Roman Pruneda-Garza & Brenda A Vela
1240 E Mt Adams St	Othello	WA	99344	Daniel Israel Medina Ramirez & Liliana Cisneros Leal
1255 E Mt Adams St	Othello	WA	99344	Victoria Vigil De Lopez
1300 E Mt Adams St	Othello	WA	99344	Baldemar Guzman Zuniga
1305 E Mt Adams St	Othello	WA	99344	Hernandez Carrillo Irrevocal Property trust
1320 E Mt Adams St	Othello	WA	99344	Juanita & Jorge S Perez Jr
1325 E Mt Adams St	Othello	WA	99344	Carlos Garza Jr & Bianca Lizvette
1330 E Mt Adams St	Othello	WA	99344	Rolando Garza Jr
1335 E Mt Adams St	Othello	WA	99344	Paloma B & Joseph Mendez
1340 E Mt Adams St	Othello	WA	99344	Juan E Ramirez & Edilia Vargas Ramirez & Abarca Jehu Ramirez
1345 E Mt Adams St	Othello	WA	99344	Sergio Hernandez-Torres & Alondra V Hernandez
850 N Broadway Ave	Othello	WA	99344	Alfred J JR & Jodi L Ochoa
1025 S 1St Ave	Othello	WA	99344	Othello School District #147-163-55
1411 E Mission Ave	Othello	WA	99344	Avista Corporation ATTN: Don Falkner Spokane, WA 99202
1567 Highlands Dr NE	Othello	WA	99344	Taggares CO, P J C/O Taggares, P J Estate Issaquah, WA 98029

## Anne Henning

---

**From:** Jessie Dominguez <weno100@gmail.com>  
**Sent:** Thursday, October 27, 2022 3:49 PM  
**To:** Anne Henning  
**Cc:** Scott McArthur; Angel Garza (angel@palosverdesllc.com); Joel Garza  
**Subject:** Re: Sand Hill 5 prelim plat

[External Message]

Here you go

700	E Mt Baker St	Othello Juan Carlos Pena Ramos
705	E Mt Baker St	Othello Allison Garza & Daniel Ricardo Camarena
710	E Mt Baker St	Othello Jonathan Deleon
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1040	E Mt Baker St	Othello Monica Godinez Monroy and Gilberto Munoz Ramirez
1045	E Mt Baker St	Othello Anabel Andrade Martinez



Jessie "Weno" Dominguez

On Oct 27, 2022, at 11:52 AM, Jessie Dominguez <weno100@gmail.com> wrote:

I will send them to you today

Jessie "Weno" Dominguez

On Oct 27, 2022, at 10:48 AM, Anne Henning <ahenning@othellowa.gov> wrote:

We're nearly to the 14-day limit for action on the previous submittals, and I haven't received the names and addresses yet, so I am sending out this letter to comply with the procedural timelines required by the state.  
The hard copy of the letter will be mailed to Scott as the Authorized Representative.  
Let me know if you have any questions.

**Anne Henning, AICP** | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

---

**From:** Scott McArthur <scott@mcArthur-eng.com>  
**Sent:** Monday, October 17, 2022 10:07 AM  
**To:** Anne Henning <ahenning@othellowa.gov>; Angel Garza (angel@palosverdesllc.com) <angel@palosverdesllc.com>  
**Cc:** Jessie Weno Dominguez <weno100@gmail.com>; Joel Garza <joel.garza@palosverdesllc.com>  
**Subject:** RE: Sand Hill 5 prelim plat

[External Message]

Anne:

My apologies, I have added Joel Garza and Jesse Dominguez to this email, and they are going to help us with the mailers. I have copied your NOI letter for their reference.

Please find the PDF of the Sand Hill Estates V Plat attached.

Please also find our updated deviation letter attached. It was supposed to be sent with last NOI response.

Sorry again for the delay in getting this to you.

Sincerely,

**Scott McArthur, PE**

<image001.jpg>

**Tel: 208.446.3307**

**Cel: 208.964.0481**

[www.mcarthur-eng.com](http://www.mcarthur-eng.com)

## Anne Henning

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**From:** Marylu Ochoa <maryluochoarealty@gmail.com>  
**Sent:** Thursday, October 27, 2022 3:53 PM  
**To:** Anne Henning  
**Cc:** Jessie Weno Dominguez; Amy Dominguez; Victoria Martinez  
**Subject:** Sandhill Estates #5 Preliminary Major Plat

[External Message]

Good afternoon,

I have made a list of the owners from 7th ave - 11th ave of the owner on Mt Baker St that are 350ft from the new development. If you have any questions please let me know.

700 E Mt Baker St Othello	Juan Carlos Pena Ramos
705 E Mt Baker St Othello	Allison Garza & Daniel Ricardo Camarena
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1035 E Mt Baker St Othello	Alberto Olivarez Samora
1040 E Mt Baker St Othello	Monica Godinez Monroy and Gilberto Munoz Ramirez
1045 E Mt Baker St Othello	Anabel Andrade Martinez

Thank You,  
Marylu Ochoa



## Anne Henning

---

**From:** Victoria Martinez <realtybyvictoriam@gmail.com>  
**Sent:** Friday, October 28, 2022 10:22 AM  
**To:** Marylu Ochoa  
**Cc:** Anne Henning; Jessie Weno Dominguez; Amy Dominguez  
**Subject:** Re: Sandhill Estates #5 Preliminary Major Plat

[External Message]

Good Morning,  
I have listed the requested addresses and owners names for the lots on Mt Adams St.

Please let me know if you have any questions or concerns.

1015 E Mt Adams St Othello	Alexsandra Pruneda Gonzalez & Javier O Ramirez
1025 E Mt Adams St Othello	Jose Luis Ochoa Deniz & Ana M Andrade Ramirez
1035 E Mt Adams St Othello	Saul Dominguez Padilla
1045 E Mt Adams St Othello	Vernie Nasol Cabigas & Maired Navarro Cabigas
1105 E Mt Adams St Othello	Palos Verdes LLC
1115 E Mt Adams St Othello	Adrian Gutierrez & Karla Castillo Gutierrez
1125 E Mt Adams St Othello	Elizabeth Gonzalez & Anuar D Landa
1135 E Mt Adams St Othello	Gustavo Bravo
1205 E Mt Adams St Othello	Cesar Fuentes & Lizeth Jaimes
1215 E Mt Adams St Othello	Joe R Villarreal Jr & Nelva Salgado
1235 E Mt Adams St Othello	Roman Pruneda-Garza & Brenda A Vela
1255 E Mt Adams St Othello	Victoria Vigil De Lopez
1305 E Mt Adams St Othello	Hernandez Carrillo Irrevocable Property Trust
1325 E Mt Adams St Othello	Carlos Garza Jr & Bianca Lizvette
1335 E Mt Adams St Othello	Paloma B & Joseph Mendez
1345 E Mt Adams St Othello	Sergio Hernandez-Torres & Alondra V Hernandez

1010 E Mt Adams St Othello	Adan Garza Jr & Maria Soledad Larios -Silva
1020 E Mt Adams St Othello	Jose A Parga Lopez
1030 E Mt Adams St Othello	Esiquiel & Elsa Rodriguez
1040 E Mt Adams St Othello	Aurora Garza Vales & Javier Israel Luis Carmona
1100 E Mt Adams St Othello	Emanuel Farias
1110 E Mt Adams St Othello	Theo L Hawkins & Julie N Vincent
1120 E Mt Adams St Othello	Aracely Maldonado & Olga Torres Vasquez
1130 E Mt Adams St Othello	Julia Edith Garza
1200 E Mt Adams St Othello	Montemayor Rentals LLC
1210 E Mt Adams St Othello	Montemayor Rentals LLC
1230 E Mt Adams St Othello	Crystal E Constantino & Edson R Garcia
1240 E Mt Adams St Othello	Daniel Israel Medina Ramirez & Liliana Cisneros Leal
1300 E Mt Adams St Othello	Baldemar Guzman Zuniga
1320 E Mt Adams St Othello	Juanita & Jorge S Perez Jr

1330 E Mt Adams St Othello Rolando Garza Jr  
1340 E Mt Adams St Othello Juan E Ramirez & Edilia Vargas Ramirez & Abarca Jehu Ramirez

Thank you,  
Victoria Martinez

On Thu, Oct 27, 2022 at 3:53 PM Marylu Ochoa <[maryluchoarealty@gmail.com](mailto:maryluchoarealty@gmail.com)> wrote:  
Good afternoon,

I have made a list of the owners from 7th ave - 11th ave of the owner on Mt Baker St that are 350ft from the new development. If you have any questions please let me know.

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725 E Mt Baker St Othello	Efrain Lopez Pruneda and Sonia Valeria Bravo
730 E Mt Baker St Othello	Stacey A Forbes

**Anne Henning**

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**From:** Marylu Ochoa <maryluochoarealty@gmail.com>  
**Sent:** Friday, October 28, 2022 1:26 PM  
**To:** Anne Henning  
**Cc:** Jessie Weno Dominguez; Amy Dominguez; Victoria Martinez  
**Subject:** Re: Sandhill Estates #5 Preliminary Major Plat

[External Message]

This is all the owner from 7th Ave to 14th Ave of Mt Baker and Mt Adams St

700	E Mt Baker St	Othello	Juan Carlos Pena Ramos
705	E Mt Baker St	Othello	Allison Garza & Daniel Ricardo Camarena
710	E Mt Baker St	Othello	Jonathan Deleon
715	E Mt Baker St	Othello	Abel Gonzalez Ruiz
720	E Mt Baker St	Othello	Cristal Pastor Zuniga
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1045	E Mt Baker St	Othello	Anabel Andrade Martinez
1100	E Mt Baker St	Othello	Palos Verdes LLC
1105	E Mt Baker St	Othello	Palos Verdes LLC
1110	E Mt Baker St	Othello	Palos Verdes LLC
1115	E Mt Baker St	Othello	Hugo Rodriguez
1120	E Mt Baker St	Othello	Benjamin Valdez Chavez
1125	E Mt Baker St	Othello	Adrian & Adriana Contreras
1130	E Mt Baker St	Othello	Roberto & Denise Ditona
1135	E Mt Baker St	Othello	Omar Ledesma Adame and MariPaz Olivarez Zamora
1200	E Mt Baker St	Othello	Palos Verdes LLC



On Fri, Oct 28, 2022 at 10:22 AM Victoria Martinez <[realtybyvictoriam@gmail.com](mailto:realtybyvictoriam@gmail.com)> wrote:

Good Morning,

I have listed the requested addresses and owners names for the lots on Mt Adams St.

Please let me know if you have any questions or concerns.

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Thank you,  
Victoria Martinez

On Thu, Oct 27, 2022 at 3:53 PM Marylu Ochoa <[maryluochoarealty@gmail.com](mailto:maryluochoarealty@gmail.com)> wrote:

Good afternoon,

I have made a list of the owners from 7th ave - 11th ave of the owner on Mt Baker St that are 350ft from the new development. If you have any questions please let me know.

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Thank You,  
Marylu Ochoa



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The data source you are using is not supported. Please check the data source settings.

## Anne Henning

---

**From:** Anne Henning  
**Sent:** Friday, October 28, 2022 8:45 AM  
**To:** Jessie Dominguez  
**Cc:** Scott McArthur; Angel Garza (angel@palosverdesllc.com); Joel Garza  
**Subject:** RE: Sand Hill 5 prelim plat  
**Attachments:** Sand Hill 5 with measurements for property owner notice.pdf

Thank you for these. However, the requirement is 350' excluding right-of-way so the boundary goes farther than Mt. Baker, and also does not include all of Mt. Baker. See the attached for the measurements I did off of the plat. (Mt. Baker, Mt. Adams, & 11<sup>th</sup> on the previous plats all had 66' ROW width).

**Anne Henning, AICP** | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

---

**From:** Jessie Dominguez <weno100@gmail.com>  
**Sent:** Thursday, October 27, 2022 3:49 PM  
**To:** Anne Henning <ahenning@othellowa.gov>  
**Cc:** Scott McArthur <scott@mcArthur-eng.com>; Angel Garza (angel@palosverdesllc.com) <angel@palosverdesllc.com>; Joel Garza <joel.garza@palosverdesllc.com>  
**Subject:** Re: Sand Hill 5 prelim plat

[External Message]

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910	E Mt Baker St	Othello Garbielle Scopinich



## EQUIPMENT & PROCEDURES

THIS SURVEY WAS ACCOMPLISHED BY A COMBINATION OF A FIELD TRAVERSE UTILIZING A TOPCON TOTAL STATION WITH A STANDARD DEVIATION OF 1.0 SECONDS FOR A HORIZONTAL ANGLE MEASUREMENT AND A STANDARD DEVIATION OF 2MM+2PPM FOR A DISTANCE MEASUREMENT AND GLOBAL POSITIONING SYSTEM SURVEY PROCEDURES.

LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MEETS THE STANDARDS OF WAC 332-130-090.

## SAND HILL ESTATES #5 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON

## BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BEARS NORTH 88°33'42" EAST, AS SHOWN ON THE PLAT OF SAND HILL ESTATES #1 MAJOR PLAT (R8), RECORDED IN VOLUME 3 OF PLATS, PAGE 243, RECORDS OF ADAMS COUNTY, WASHINGTON.

