



# MITIGATED DETERMINATION OF NON-SIGNIFICANCE

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

**Description of Proposal:** Subdivide 8.965 acres into 32 residential lots in the R-2 Zone. This is the fifth phase of a project with approximately 250 lots at full build out. Segments of a new street, Mt. Cascade Street, will be extended west from 14<sup>th</sup> Avenue. Existing 13<sup>th</sup> Avenue will be extended to the north to intersect with Mt. Si Street, a new east-west street.

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

**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. Described as Portions of Tax #2659 & 2660, Parcel #152903068-2659 & -2660.

**Lead Agency:** City of Othello

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

## **Mitigation Requirements:**

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.

**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:** Anne Henning, Community Development Director  
500 E. Main Street, Othello, WA 99344; 509-488-5686



**Date:** November 17, 2022    **Signature:**

**Appeals:** Procedural appeals of compliance with WAC 197-11 may be made no later than December 1, 2022 by writing to the Responsible Official at the above address. You should be prepared to make specific factual objections. Contact Anne Henning to read or ask about the procedures for SEPA appeals.

# **SEPA ENVIRONMENTAL CHECKLIST**

Received By  
Othello Bldg & Planning  
Sept 20 2022

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

1. Name of proposed project, if applicable:

Sand Hill Estates

2. Name of applicant:

Sand Hill Estates LLC

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

Angel Garza // Tel: 509.989.0555 // P.O. Box 464, Othello, WA 99344

Sand Hill Estates V  
AH, 10-28-22

Owner is Palos Verdes LLC,  
per application, project  
narrative, title report, plat  
drawing, & Map Sifter  
AH, 10-28-22

4. Date checklist prepared:

09/09/2022

5. Agency requesting checklist:

City of Othello, Washington

6. Proposed timing or schedule (including phasing, if applicable):

Phase V // Fall 2022 - Spring 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, future phases of master development plan

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

None known at this time

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

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

City improvement, right of way permit, subdivision construction

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

32 lot subdivision - Phase V - Single Family Homes

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Othello, WA (North of Olympia/East of 7th/West of 14th)

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

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

a. General description of the site:

(circle one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

±3%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Existing farmland being converted (NRCS - Sandy Loam - Neppel)

Environmental  
Checklist & MDNS for  
previous phases  
AH, 10-28-22

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

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Residential development //  $\pm 8.9$  acres // excavation/embankment quantities TBD once plans are complete

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

Yes, but will be mitigated on-site per plan

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

Impervious surfaces =  $\pm 35\%$

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

BMP's per provided plans

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Typical city residential air emissions

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

Unknown

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

Promote healthy living in community

## 3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

USBR irrigation canal to the east,  
across 14th Avenue.  
AH, 10-28-22

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No - city water to provide for subdivision

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No septic, the project is on the City of Othello sewer system. Stormwater may infiltrate.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater will be collected in catch basins and outlet to drywells.

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

Unknown at this time

Drywells will be required to meet state standards.

AH, 10-28-22

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Proposal will alter and/or improve drainage patterns. See plans

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

See plan for storm system improvements

**4. Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☒ pasture
- ☒ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

±8.9 acres of former farmland/road shoulder native dry grasses

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

Unknown

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

Possible street trees and residential lawn spaces

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

Unknown

## 5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

(birds) hawk, heron, eagle, songbirds, other: crows  
 mammals: deer, bear, elk, beaver, other:  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

Unknown

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

Unknown

All of Adams County is within the Pacific Flyway for migrating birds.  
 However, the site has no features to support the migration.  
 AH, 10-28-22

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

e. List any invasive animal species known to be on or near the site.

N/A



## 6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Those are available for residential development

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

N/A

## 7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe.

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

N/A

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

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

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

### b. *Noise*

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Typical construction traffic then typical neighborhood traffic/noises upon project completion.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

7am - 7pm

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

Limit construction times

## 8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site - existing farmland      North/West/East: farmland      South: residential

Site has not  
been farmed  
for at least 5  
years.  
AH, 10-31-22

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Yes. Farmland to be developed into residential neighborhood & public roads

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Yes. Farmland to be developed into residential lots and public roads

- c. Describe any structures on the site.

None at this time

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

N/A

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

R3 - City of Othello zoning map 02/10/2020

R-2 Zone  
AH, 10-31-22

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

Residential

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A

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

32 residential lots @  $\pm 4$  people/home =  $\pm 128$  people living on-site

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

0 - vacant land

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

N/A

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

City codes will be guidelines

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

City codes will be guidelines

## 9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Phase V = 32 lots (middle to high)

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

0

- c. Proposed measures to reduce or control housing impacts, if any:

0 - city code will be guideline

No impact so no mitigation needed.  
AH, 10-31-22

## 10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

TBD - city code will be guideline

Maximum height allowed in R-2  
Zone is 2 stories. Typical siding or  
stucco expected.  
AH, 10-31-22

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

Typical with any development

- b. Proposed measures to reduce or control aesthetic impacts, if any:

City code will be guideline

## 11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical with public street lighting and residential development

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not known - assume no

- c. What existing off-site sources of light or glare may affect your proposal?

None known at this time

- d. Proposed measures to reduce or control light and glare impacts, if any:

City code/requirements

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Park to South of project

Lions Park, 1 of 2 major parks in the city, is 2000' to the south.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Sidewalks

## 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Unknown

Cultural Resources Report dated 9-21-22.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Unknown

AH, 10-31-22  
The Cultural Resources Report includes an Inadvertent Discovery Procedure which should be corrected/updated.

## 14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Proposed public right of way improvements will improve transportation

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Bus stop less than 1 mile to the South on 14th Ave

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

Street parking and residential parking. None eliminated

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Yes, per city approved plan

New streets: Cascade St, Mt. Lago  
St, Extension of 13th Ave.  
AH, 10-31-22

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

ITE Method for peak trips, AM, between 7a-9a, and PM, between 4p-6p, assume 1 peak (AM or PM) trip per day (tpd) per residence = 32 peak tpd, and a total estimate of 10 tpd per residence = 320 tpd

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A

## 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, as with any residential development

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Impact fees

No impact fees will be collected under RCW 82.02 since Adams County is not fully planning under GMA. A fee in lieu of dedication for parks will be collected under OMC 16.20.

## 16. Utilities [\[help\]](#)

AH, 10-31-22

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other stormwater

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Typical City of Othello residential services

### C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Scott McArthur

Name of signee Scott McArthur

Position and Agency/Organization McArthur Engineering

Date Submitted: 09/09/2022

### D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

**This is a project action, so this section does not apply.  
AH, 10-31-22**

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Typical with residential development

Proposed measures to avoid or reduce such increases are:

City code will be guideline

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N/A

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

Typical resources to be needed for a 32-lot subdivision

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Current farmland to be developed into residential neighborhood

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Typical increase of usage from 32-lot residential development

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None known at this time



# SEPA Record Submittal

My agency records Add a SEPA record Help My account

Resources

## SEPA record details

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

Edit

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### 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:  
202205443  
[SEPA Number: 202205443](#)

Applicant name:  
Palos Verdes LLC

Applicant contact information:  
Angel Garza  
PO Box 464, Othello, WA 99344  
509-989-0555

Document type:  
ODNS-M

Document sub type:

Proposal name:  
Sand Hill Estates #5 Major Plat

### Important dates

Issued date:  
11/17/2022

There is no comment period

Date submitted to Ecology:  
11/17/2022

Published date:

### Attached files

File name	File description
<a href="#">Sand Hill Estates #5 MDNS.pdf</a>	
Files	



**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 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.

Public Hearing December 5, 2022 at 10:00

AM

Link:

<https://us06web.zoom.us/j/83769201900?pwd=KzRlVFkMDN2SmFQV09lWkYlTWRkUT09>

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 website:**

**SEPA record creator:**

**SEPA record submitter:**

Anne Henning

[Ecology home](#)   [Ecology's SEPA website](#)   [SEPA Register public search](#)

[Version: 1.0.0.0](#)   [Contact admin](#)   [Privacy notice](#)

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# State Environmental Policy Act (SEPA) Register

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Search (../..) / 202205760 - Othello City of

## 202205760 - Othello City of

### Lead Agency

Othello City of

### Contact

Anne Henning

(509) 331-2710

ahenning@othellowa.gov (mailto:ahenning@othellowa.gov)

### County

ADAMS

### Region

Eastern

### SEPA #

202205760

### Document Type

ODNS-M

### Date Issued

11/17/2022

### Comments Due

### 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 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.

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### **Related Record**

202205443

### **Location**

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

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

### **Applicant**

Palos Verdes LLC

### **Applicant Contact**

Angel Garza

PO Box 464, Othello, WA 99344

509-989-0555

### **Documents**

 Sand Hill Estates #5 MDNS.pdf (Document/DocumentOpenHandler.ashx?DocumentId=146821) (145 KB)

Please email [SEPA Help \(mailto:sepahelp@ecy.wa.gov\)](mailto:sepahelp@ecy.wa.gov) with any updates, problems, or questions about SEPA Register.

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Block	Lot	Land Value
1	1	\$39,800
	2	\$30,700
	3	\$30,700
	4	\$30,700
	5	\$30,700
	6	\$30,700
	7	\$30,700
	8	\$30,600
	9	\$34,300
2	1	\$41,000
	2	\$31,800
	3	\$31,800
	4	\$31,800
	5	\$31,800
	6	\$31,800
	7	\$31,800
	8	\$31,800
	9	\$35,300
3	1	\$39,100
	2	\$36,100
	3	\$36,100
	4	\$36,100
	5	\$36,100
	6	\$36,100
	7	\$36,100
	8	\$36,700
4	1	\$48,000
	2	\$39,100
	3	\$39,100
	4	\$41,700
8	1	\$39,100
	2	\$30,700
	3	\$30,700
	4	\$30,700
	5	\$30,700
	6	\$30,700
	7	\$30,700
	8	\$30,700
	9	\$34,200
7	1	\$41,000
	2	\$31,800

**Sand Hill #2 land values (for park calculation)**  
**From Adams County Map Sifter 2-8-22**  
**Spot checked a few on 10-28-22: No changes**

	3	\$31,800
	4	\$31,800
	5	\$31,800
	6	\$31,800
	7	\$31,800
	8	\$31,800
	9	\$35,300
6	1	\$39,100
	2	\$36,100
	3	\$36,100
	4	\$36,100
	5	\$36,100
	6	\$36,100
	7	\$36,100
	8	\$36,700
5	1	\$48,000
	2	\$39,100
	3	\$39,100
	4	\$42,400
Total		\$2,096,200



# The City of Othello

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

November 17, 2022

Angel Garza  
Palos Verdes LLC  
PO Box 464  
Othello, WA 99344

Re: Sand Hill Estates #5 Major Plat – MDNS

Dear Angel:

Pursuant to WAC 197-11 (State Environmental Policy Act), the City of Othello has issued a Mitigated Determination of Non-Significance (MDNS) on this project. Please see enclosed MDNS. The mitigating conditions will become conditions of the project approval.

If you have any questions, feel free to contact me in at [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov), 509-331-2710, or in person at City Hall.

Cordially,

Anne Henning, AICP  
Community Development Director

Enc: MDNS

cc: Scott McArthur, McArthur Engineering (via email)

## Anne Henning

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**From:** ECY RE SEPA HELP <sepahelp@ECY.WA.GOV>  
**Sent:** Friday, August 19, 2022 10:30 AM  
**To:** Anne Henning  
**Subject:** RE: SEPA for slightly revised project

[External Message]

Hi Anne,

Revising and updating determinations get messy really fast, I understand. I agree with starting over and issuing a new threshold determination, but the previous documents are useful and they explain the story of what has occurred on the site and how you got to this decision. To capture that information, I recommend incorporating the previous MDNS by reference in the determination, which is a SEPA way for saying "citing previous documents." To do this, provide a link on in your new determination to the SEPA register for the previous project(s), see [WAC 197-11-635](#), and below.

I recommend including a hyperlinked SEPA Register number the project description on the determination with some explanatory text, or alternatively, you could list it in the "other environmental information" section. You have a lot of discretion on how to do this, but the information needs to go into the determination, and providing a link to the previous documents on the Register makes you consistent with the procedures in the Rule in 635.

## WAC 197-11-635

### Incorporation by reference—Procedures.

(1) Agencies should use existing studies and incorporate material by reference whenever appropriate.

(2) Material incorporated by reference (a) shall be cited, its location identified, and its relevant content briefly described; and (b) shall be made available for public review during applicable comment periods.

Please get back to me with any questions.

I hope you have a great day,

Sarah M. Cassal  
Environmental Planner | SEPA Environmental Review  
WA Department of Ecology  
360-688-6374 cell  
300 Desmond Drive SE, Lacey, WA 98503

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**From:** Anne Henning <ahenning@othellowa.gov>  
**Sent:** Thursday, August 18, 2022 4:47 PM  
**To:** ECY RE SEPA HELP <sepahelp@ECY.WA.GOV>  
**Subject:** SEPA for slightly revised project

Hi,

I issued an MDNS on a 68-lot subdivision that was later reduced in scope by removing the eastern half of the project. The preliminary plat has been approved and the project is proceeding. Now the developer is submitting a new application for the eastern half plus about 6 lots to the north. I think I could probably go through a process to adopt and revise the previous MDNS to apply to this project that is almost the same as what was originally submitted, but it seems like it would be a lot cleaner just to do a new SEPA review on the new submittal. Do you have any advice?  
Thanks,

**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)

