



DETERMINATION OF NON-SIGNIFICANCE

Project Name: Othello-Maverick Telecom Tower

Description of Proposal: Construct a 150' lattice telecommunication tower at the rear of commercial property. The tower will be within a 50' x 50' fenced compound. The tower and compound will have space for up to 4 national telecom carriers.

Proponent: Shannon Morrelli, Rocky Mountain Towers, 9120 Doc Bar Ct, Elk Grove, CA 95624

Location: 1525 S. Industrial Lane, described as Lot 12, United Industrial Park. Parcel #1529030790012. The specific site is a 50' x 50' area near the southeast corner of the site. The site is in the C-3 Large-Scale Commercial Zone.

Lead Agency: City of Othello

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. 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.

Comment Period: This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date below.

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

Date: May 16, 2024

Signature: 

Appeals: Procedural appeals of compliance with WAC 197-11 may be made no later than May 31, 2024 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.



Received By
Othello Bldg & Planning
March 13 2024

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the City of Othello Permit Center for assistance.

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. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Revised 12/31/14

City of Othello Community Development Department
500 E. Main Street, Othello, Washington
Phone: (509) 488-5686 Fax: (509) 488-0102
www.Othellowa.gov



For an alternate format, contact the
City of Othello Community
Development Department

State Environmental Policy Act (SEPA) Review

A. Background

1. Name of proposed project, if applicable:
Othello-Maverick telecom tower
2. Name of applicant:
Rocky Mountain Towers- Shannon Morrelli
3. Address and phone number of applicant and contact person:
**9120 Doc Bar Ct
Elk Grove, CA 95624**
4. Date checklist prepared:
6/6/23
5. Agency requesting checklist:
City of Othello
6. Proposed timing or schedule (including phasing, if applicable):
90 days of construction
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.
This is a proposed telecommunications tower with space for up to 4 carriers. Currently 2 wireless carriers are being considered within proposed compound.
8. List any environmental information that has been or will be prepared related to this proposal.
If tower CUP is approved, a phase 1 and Nepa will be prepared as part of due diligence prior to construction.
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
No
10. List any government approvals or permits needed for your proposal:
Conditional Use Permit, Building Permit
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking 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.)
Rocky Mountain Towers is proposing to construct a 150 foot lattice telecommunications tower at the rear of commercial property located at E Concrete Dr and Industrial Ln in the city of Othello. This tower will be housed within a 50' x 50' fenced compound to serve the needs of national telecom carriers such as Verizon and T-Mobile as well as any other tenants that can

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utilize the structure for their needs. The only other tower in the vicinity is operated by the ~~Othello fire department~~ and exclusive to their use. AH, 4-16-24

Adams County Sheriff's Office

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

A 50' x 50' section of flat land at the southeast rear corner of property located at E Concrete Drive and Industrial Ln with an APN of 1-529-03-079-0012

B. Environmental Elements

Agency use only

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.
- b. What is the steepest slope on the site and the approximate percentage of the slope? **The entire parcel is on level grade.**
- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland. **Dirt lot with several developed commercial buildings**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe. **NO**
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. **N/A**
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. **NO**
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)? **Less than 2%**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth include: **N/A**

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2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities. **Minimal dust during construction of tower and installation of fencing. No emissions once construction complete.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe. **NO**
- c. Proposed measures to reduce or control emissions or other impacts to air: **N/A**

3. Water

Agency use only

- a. Surface:
 - 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into. **NO**
 - 2) Will the project require any work within 200 feet of 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? Please provide description, purpose, and approximate quantities: **NO**
 - 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.
 - 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. **NO**

- b. Ground:

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- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.
NO

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve. **NO**

c. Water runoff (including stormwater): **N/A**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water. Agency use only
- 2) Could waste materials enter ground or surface waters? If so, please describe.
- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

4. Plants

- a. Check or circle types of vegetation found on the site **NONE**
- Deciduous tree: alder, maple, aspen, other
 - Evergreen tree: fir, cedar, pine, other
 - Shrubs
 - Grass
 - Pasture
 - Crop or grain
 - 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?
NONE

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- c. List threatened or endangered species on or near the site. **TBD with NEPA- None noted on site**
- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site: **N/A**

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other;
- Mammals: deer, bear, elk, beaver, other; and,
- Fish: bass, salmon, trout, herring, shellfish, other.

Likely minimal
use by birds or
animals
AH, 4-16-24

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

Agency use only
None
AH, 4-16-24

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

All of Adams County and most of Washington are part of the Pacific Flyway. However, it is unlikely any migrating birds use this site
AH, 4-16-24

- d. List proposed measures to preserve or enhance wildlife:

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electric meter pedestal to be installed for cellular communications use. Tenants may install standby generators for their use- to be permitted seperately as needed.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please 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: **N/A**

7. Environmental health

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- 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, please describe.

NO

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

None expected
AH, 4-16-24

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

- b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

NONE

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

NONE

Agency use only

- 3) Proposed measures to reduce or control noise impacts: **N/A**

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

Commercial and industrial businesses

- b. Has the site been used for agriculture? If so, please describe.

NO

- c. Describe any structures on the site.

2 existing warehouse type buildings

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

NO

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

Commercial

C-3 Commercial
AH, 4-16-24

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

Commercial

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g. What is the current shoreline master program designation of the site?
N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.
NO

i. How many people would reside or work in the completed project?
None- unmanned facility

j. How many people would the completed project displace?
N/A

k. Please list proposed measures to avoid or reduce displacement impacts:
N/A

l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:
N/A

9. Housing N/A

Agency use only

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

None
AH, 4-16-24

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

None
AH, 4-16-24

c. List proposed measures to reduce or control housing impacts:

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

150 foot self support communications tower

b. What views in the immediate vicinity would be altered or obstructed?
Lattice tower will have minimal obstruction and only visible within commercial zone

c. Proposed measures to reduce or control aesthetic impacts: **N/A**

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11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **NONE**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **NONE**
- c. What existing off-site sources of light or glare may affect your proposal? **NONE**
- d. Proposed measures to reduce or control light and glare impacts:
Galvanized steel tower to be unpainted matt finish

12. Recreation N/A

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the project displace any existing recreational uses? If so, please describe. Agency use only
- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe. **NO**
- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **NONE**
- c. Proposed measures to reduce or control impacts: **N/A**

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14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **Maintenance access easement over dirt lot to the communications compound from Concrete Drive.**
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **N/A**
- c. How many parking spaces would the completed project have? How many would the project eliminate?
NONE
- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private. **NO**
- e. Will the project use water, rail, or air transportation? If so, please describe. **NO**

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Agency use only

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.
This unmanned facility would have 1 -2 vehicular trips per month on average for maintenance

- g. Proposed measures to reduce or control transportation impacts:
N/A

15. Public services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe. **NO**
- b. Proposed measures to reduce or control direct impacts on public services: **N/A**

16. Utilities

- a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site: **Meter Pedestal is proposed at site to provide electrical service to com tower tenants.**

C. Signature

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: Shannon Morrelli Date Submitted: 3/13/24



SEPA Record Submittal

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SEPA record details

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

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Agency information

Agency name:

Othello City of

Lead agency file number:

LUA2024-0004

Contact name:

Anne Henning

Phone:

(509) 331-2710

Email:

ahenning@othellowa.gov

To submit comments

Email:

ahenning@othellowa.gov

Url:

Project location information

County:

ADAMS

Region:

Eastern

Address:

1525 S. Industrial Ln

Othello, Washington WA 99344

Parcel number:

1529030790012

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:

Project

Related Ecology SEPA numbers:

Important dates

Issued date:

5/16/2024

There is no comment period

202401819

[SEPA Number: 202401819](#)**Applicant name:**

Shannon Morrelli

Applicant contact information:

Rocky Mountain Towers

9120 Doc Bar Ct

Elk Grove, CA 95624

213-787-5655

shannon@superatowers.com

Document type:

ODNS

Document sub type:**Proposal name:**

Othello-Maverick Telecom Tower

Proposal description:

Construct a 150' lattice telecommunication tower at the rear of commercial property.

The tower will be within a 50' x 50' fenced compound. The tower and compound will have space for up to 4 national telecom carriers.

Project website:**SEPA record creator:****SEPA record submitter:**

Anne Henning

Date Submitted to Ecology:

5/16/2024

Published date:**Attached files****File name****File description**[Industrial Cell Tower](#)

DNS

[DNS.pdf](#)[Ecology home](#) [Ecology's SEPA website](#) [SEPA Register public search](#)[Version: 1.0.0.0](#) [Contact admin](#) [Privacy notice](#)[Accessibility](#) [Copyright © Washington State Department of Ecology](#)

Anne Henning

From: Anne Henning
Sent: Thursday, May 16, 2024 4:34 PM
To: Robert Sloma - Confederated Tribes of the Colville Reservation (Robert.Sloma@colvilletribes.com); Guy Moura - Confederated Tribes of the Colville Reservation (Guy.Moura@colvilletribes.com); Karen Hickey; Gary Lebacken - Adams County Fire District 5 (glebacken@acfd5.com)
Subject: Othello-Maverick Telecom Tower
Attachments: Industrial Cell Tower DNS.pdf

Attached is the DNS issued by the City of Othello for a new 150' cell tower at 1525 S. Industrial Lane, Othello.

This DNS was issued under WAC 197-11-355, Optional DNS; therefore the Environmental Checklist is not being circulated again. The Environmental Checklist was emailed April 29 with the Notice of Application on this project. Documents are also available on the SEPA Register.

The conditions recommended related to cultural resources will be included as recommended conditions for the conditional use permit.

Let me know if you have any questions.

Anne Henning, AICP

Community Development Director

City of Othello

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

www.OthelloWa.gov





The City of Othello

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

May 16, 2024

Shannon Morrelli
Rocky Mountain Towers
9120 Doc Bar Ct
Elk Grove, CA 95624

Re: Othello-Maverick Telecom Tower – DNS

Dear Shannon:

Pursuant to WAC 197-11 (State Environmental Policy Act), the City of Othello has issued a Determination of Non-Significance (DNS) on this project.

Please note that there were comments related to cultural resources which will be included as recommended conditions on the conditional use permit.

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

Cordially,

Anne Henning, AICP
Community Development Director

Enc: DNS

cc: Zacarias & Imelda Martinez, 1525 Industrial Lane, Othello, WA 99344