



# MITIGATED DETERMINATION OF NON-SIGNIFICANCE

**Project Name:** Replat of Sand Hill Estates #6 Major Plat

**Description of Proposal:** Replat a 9.373-acre one-lot short plat in the R-4 Zone into 31 smaller lots and one larger lot for the existing 48-unit apartment complex and office building. The developer will extend Mt. Hood Street west from 11<sup>th</sup> Avenue to a cul-de-sac abutting the apartment parking lot. Deviations were requested for 60' right-of-way width instead of 66', and for a dead-end street more than 700' long and serving more than 20 dwellings.

**Proponent:** Angel Garza, A & Y Leasing LLC/Palos Verdes LLC, PO Box 464, Othello, WA 99344

**Location:** North of Sand Hill Estates #4 and west of Sand Hill Estates #7, north of Cascade Street, between 7<sup>th</sup> and 11<sup>th</sup> Avenues. Described as Portions of Sand Hill Estates #6 Short Plat, Parcel #152903068-2660 & -2661.

**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. Operators of construction sites that disturb one acre or more total area and has, or will have, a discharge of stormwater to a surface water or to a storm sewer must apply for coverage under the Department of Ecology's Construction Stormwater General Permit at least 60 days prior to start of construction. Whether or not an Ecology permit is required, construction stormwater must be treated before it contacts the municipal stormwater system, or a private 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 jurisdictional 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 for single family is 5% of the gross area and must be qualified open space that meets the requirements of OMC 16.20. The mitigation fee for the apartment portion was paid when those building permits were issued. For the remaining 6.638 acres of the project, required dedication would be 0.33 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 development just to the south (Sand Hill #4), from 7<sup>th</sup>

to 11<sup>th</sup> Ave is \$1,666,000 for 39 lots, or \$42,718 per lot. The Sand Hill Estates #6 Replat parcel can be divided into 31 residential lots as shown on the preliminary plat. Therefore, the value of the parcel is  $31 \times \$42,718 = \$1,324,258$ . Five percent of \$1,324,258 is \$66,213. 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 (\$2135.90) as each building permit is issued. If there are changes to the number of lots, the area being subdivided, the type of development (larger units instead of single family), or if more apartments are added, 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. The water rights fee for the apartments was paid when each building permit was issued. For the remaining 6.638 acres of this plat, the fee is  $6.638 \times \$1500 = \$9957$ . The transfer or payment shall be completed before the plat is recorded, or a proportionate share (\$321.19) shall be collected with each building permit.
11. The proponent and all contractors and sub-contractors follow the Inadvertent Discovery Plan in the 9-21-22 Cultural Resources Report (Fleming and Triplett p.28) if any archaeological materials or human remains are found (with the correction to notify the correct proponent rather than the Port of Benton).
12. 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:** December 23, 2025    **Signature:** 

**Appeals:** Procedural appeals of compliance with WAC 197-11 may be made no later than January 7, 2026 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<sup>1</sup> Environmental Checklist

A REPLAT OF SAND HILL ESTATES VI  
DECEMBER 1, 2025

Received By  
Othello Bldg & Planning  
December 02 2025

## 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.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>



## A. Background

[Find help answering background questions<sup>2</sup>](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

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

RePlat of Sand Hill Estates VI

**2. Name of applicant:**

A & Y Leasing LLC (per plat certificate & Map Sifter).

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

Angel Garza // Tel: 509.989.0555 // P.O. Box 484, Othello, WA 99344

**4. Date checklist prepared:**

12/01/2025 (revised submittal using the 2023 SEPA Checklist)

**5. Agency requesting checklist:**

City of Othello, Washington

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

RePlat of Sand Hill Estates VI / (Feb 2026 - July 2026)

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

No. Currently the Final Phase.

**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

Env Checklist & DNS for each previous phase.  
AH, 12-3-25

**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/~~County~~ Plat Approval; City Design Deviation for Right of Way width, and Dead-End Street Length. Plat approval process includes street & utility 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 - (31) Single Family Lots / (1) Multi-Family Lot

**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,**

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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.

North of Cascade Street, East of Sand Hill Apartments, and West of 11th Avenue, in the City of Othello, Washington

## B. Environmental Elements

### 1. Earth

[Find help answering earth questions<sup>3</sup>](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)

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

Circle or highlight 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)

**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 // ±9.3 acres // excavation/embankment quantities

TBD once plans are complete.

**f. Could erosion occur because 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 = ±40%

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**  
BMP's per city provided plans

## 2. Air

[Find help answering air questions](#)<sup>4</sup>

- 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

[Find help answering water questions](#)<sup>5</sup>

- a. **Surface:**

[Find help answering surface water questions](#)<sup>6</sup>

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.**

The ECID EL 68 Irrigation Canal is approximately 1285' East of the property.

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

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

4. Will the proposal require surface water withdrawals or diversions? Give a 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:**

[Find help answering ground water questions](#)<sup>7</sup>

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 a 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 (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.

None Expected. Stormwater shall be managed in accordance with the Eastern Washington Stormwater Manual. All drywells shall be registered with the DOE.

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

Site plan does not show drainage, but that will be addressed on the street & utility construction plans, at a later stage. AH, 12-3-25

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<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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

The construction plans shall meet the requirements of the City of Othello and DOE, addressing all conveyance and storage requirements to reduce impacts to the City and neighboring properties.

#### 4. Plants

[Find help answering plants questions](#)

- 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?**

±9.3 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

[Find help answering animal questions](#)<sup>8</sup>

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

Examples include:

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

- **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.**  
Adams County and most of Washington State are located within the Pacific Flyway; but there are no suitable landing sites for migratory birds within the City. The most notable migration is of Sandhill Cranes (late March).

**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

[Find help answering energy and natural resource questions](#)<sup>9</sup>

**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

[Health Find help with answering environmental health questions](#)<sup>10</sup>

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

<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

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 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

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)<sup>11</sup>

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

The property has not been farmed in several years. The West end of the subject property is developed with two (2) twenty-four (24) unit apartment buildings (48 units total), with developed neighborhoods to the East and South. The property to the north is undeveloped (City owned), and the property to the West (of 7th) is farmland.

- 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 because of the proposal, if any? If resource lands have

The property has not been farmed in several years.

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>



not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

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?

It is possible that the farmland to the West of 7th Avenue may utilize the above measures; however, it would affect all of the surrounding properties and existing homes/apartments.

- c. Describe any structures on the site.

Two (2) twenty-four (24) unit apartment buildings (48-units), an office building, with a large parking lot, which shall all be located on proposed Lot 1 Block 2, on the West side of the development.

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

East end of the parking lot will be removed.

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

R4 - City of Othello

- 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?

Thirty One (31) Residential Lots @  $\pm 4$  people/home =  $\pm 124$  people living on-site  
One (1) Multi-Family Lot with 48 Units Existing, AVG 2/unit = 96 living on-site  
All Lots Total an AVG of 220 People Living on Site.

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

0 - vacant land      Existing apartment residents and office workers will remain,  
The rest of the site is currently vacant. AH, 12-3-25

- 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

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

There are no agricultural or forest lands of long-term commercial significance in the City.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**  
RePlat of Sand Hill Estates VI.  
Forty-eight (48) existing apartment units / Thirty-one (31) proposed Single Family Homes
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**  
"0" units would be eliminated, with a wide range of mid-level housing opportunities being available in this development.
- c. **Proposed measures to reduce or control housing impacts, if any:**  
0 - City Code

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**  
The R-4 Zone allows for up to three (3) stories. Homes in this development are likely to be finished with typical siding or stucco.
- b. **What views in the immediate vicinity would be altered or obstructed?**  
Typical with any development
- c. **Proposed measures to reduce or control aesthetic impacts, if any:**  
City Code

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

- 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

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

## 12. Recreation

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**  
Existing City Park to the South of project
- 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

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- 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.**  
Cultural Resources Review and Inventory completed by RLR (9-21-22), for Sand Hill Estates IV, which included the current property.
- 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.**  
A cultural resources report was completed and reviewed by tribes and DAHP, and an inadvertent discovery plan can be required, as it was for previous phases.
- 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.**  
An inadvertent discovery plan can be required, as it was for previous phases.

---

<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

\*\*\*\*The question associated with these answers from the review was eliminated, should we fill in somewhere else? =  
The Proposal eliminates ~25 parking spaces that were built for future apartments that are no longer proposed to be built. The layout retains the 99 spaces required for the 48 apartments and office space.  
The single family portion will provide 2-3 parking spaces in each driveway, plus on-street parking.

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**  
The Plat shall extend Mt. Hood Street to the West, from 11th Avenue, in a dedicated ROW, with the potential future extension of 9th Avenue to the North. A secondary access through the apartment parking lot, to 8th Avenue shall be provided with this development.
- 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 Avenue

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

The Developer shall dedicate the ROW, and construct Mt. Hood Street to the West, from 11th Avenue, to the proposed cul de sac turnaround.

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

No

February 2024 Trip Generation Letter for Sand Hill 6, Phase 1 estimates 29 PM peak hour trips for the apartments and office.

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

The 2020 TIA estimated 291 single family Lots, with a trip generation of 2,780 per day for the development, with a LOS in 2030 of A/B. The actual number of Lots shall be 284, and 48 apartments. The TGL submitted for Sand Hill Estates VI, Phase I, estimated 29 PM Peak trips for the 48 apartments, and the office.

- f. **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

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

N/A

## 15. Public services

[Find help answering public service questions](#)<sup>17</sup>

- 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

<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

Using the same 9.55 trips/SF as the 2020 TIA, new projection would be 2712 SF trips. Project engineer on 12-4-25 stated 3.3 trips/apt per ITE, so 158 apt trips. Total daily trips 2870, 90 more than analyzed in 2020 TIA. AH, 12-4-25

## 16. Utilities

[Find help answering utilities questions](#)<sup>18</sup>

- 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

[Find help about who should sign](#)<sup>19</sup>

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.

X

---

Type name of signee: *Scott McArthur*

Position and agency/organization: P.E./owner: McArthur Engineering

Date submitted: 12/01/2025

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<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet<sup>20</sup>](#)

**Do not use this section 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.

- 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

- 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

---

<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

- **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 36 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



## Anne Henning

---

**From:** Scott McArthur <scott@mcArthur-eng.com>  
**Sent:** Thursday, December 4, 2025 11:34 AM  
**To:** Anne Henning  
**Subject:** Re: Replat of Sand Hill 6 - Notice of Incomplete Application  
**Attachments:** ITE - Common Trip Generation Rates.pdf

Anne:

For quick Peak Trip Assessments, for multi-family units, and single family residences, we use the attached ITE Manual.

For quick Daily Trip Assessments, the industry standard is to generally assume 10 trips per day per single family residence, and 3.3 trips per day per apartment unit.

The above assessments do not take into account trip distribution or occupancy levels that may alter the overall estimates.

Sincerely,



Scott McArthur, PE  
Principal Engineer  
Off: 208.446.3307  
Cel: 208.964.0481  
www.mcarthur-eng.com

---

**From:** Anne Henning <ahenning@othellowa.gov>  
**Sent:** Wednesday, December 3, 2025 11:38 AM  
**To:** Scott McArthur <scott@mcArthur-eng.com>  
**Subject:** RE: Replat of Sand Hill 6 - Notice of Incomplete Application

Scott,  
What is the ITE (or whatever source you use) rate for total daily trips for the apartments? You have only given us peak trips.  
Thanks,

**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:** Tuesday, December 2, 2025 6:06 AM  
**To:** Anne Henning <ahenning@othellowa.gov>  
**Cc:** Angel Garza (angel@palosverdesllc.com) <angel@palosverdesllc.com>; Joel Garza <joel.garza@palosverdesllc.com>  
**Subject:** RE: Replat of Sand Hill 6 - Notice of Incomplete Application

Anne:

# INSTITUTE OF TRANSPORTATION ENGINEERS

## COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

				Setting/Location	
Code	Description	Unit of Measure	Trips Per Unit	General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Batting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
<b>INSTITUTIONAL</b>					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

# INSTITUTE OF TRANSPORTATION ENGINEERS

## COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

				Setting/Location	
Code	Description	Unit of Measure	Trips Per Unit	General Urban/ Suburban	Dense Multi- Use Urban
MEDICAL					
610	Hospital	1,000 SF GFA	0.97		
620	Nursing Home	1,000 SF GFA	0.59		
630	Clinic	1,000 SF GFA	➔	3.28	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52		
OFFICE					
710	General Office Building	1,000 SF GFA	➔	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.60		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.46		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
RETAIL					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.68		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA	➔	2.02	1.65
862	Home Improvement Superstore	1,000 SF GFA	➔	2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		

**Note:** All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft<sup>2</sup> or a reduction of 40% if equal to or greater than 50,000ft<sup>2</sup>.

\*From 9th edition, no PM peak hour in 10th

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
<b>SERVICES</b>					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	9.77	9.80
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.19
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.60		
950	Truck Stop	1,000 SF GFA	22.73		
960	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

An area designated as **General Urban/Suburban** in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as **Dense Multi-Use Urban** in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.

The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking and often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.

## Anne Henning

---

**From:** NoReply@ecy.wa.gov  
**Sent:** Tuesday, December 23, 2025 10:12 AM  
**To:** Anne Henning  
**Subject:** SEPA record published

The SEPA admin reviewed and published [SEPA record number 202505263, "Replat of Sand Hill Estates #6 Major Plat"](#).

Lead Agency File Number: LUA2025-0009.

It will now be available to the public.

From: Amanda Hiebert  
Email: [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)  
Phone number: (509) 329-3442

[Skip navigation](#)

# 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:

LUA2025-0009

Contact name:

Anne Henning

Phone:

(509) 331-2710

Email:

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

### To submit comments

Email:

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

Url:

### Project location information

County:

ADAMS

Region:

Eastern

Address:

Othello, Washington WA 99344

Parcel number:

1529030682660, 1529030682661

Coordinates (Lat, Long):

Section/Township/Range:

S34N/T16N/R29E

Other identifying location information:

North of Sand Hill Estates #4 and west of Sand Hill Estates #7, north of Cascade Street, between 7th & 11th Avenues, described as Sand Hill Estates #6 Short Plat

### Project documentation

Proposal type:

### Important dates

Issued date:

Project

12/23/2025

Related Ecology SEPA numbers:

There is no comment period

202505034

[SEPA Number: 202505034](#)

Date submitted to Ecology:

12/23/2025

Applicant name:

Published date:

A & Y Leasing LLC

Applicant contact information:

Angel Garza

PO Box 484

Othello, WA 99344

509-989-0555

angel@palosverdesllc.com

Document type:

ODNS-M

Document sub type:

Proposal name:

Replat of Sand Hill Estates #6 Major Plat

Proposal description:

Replat a 9.373-acre one-lot short plat in the R-4 Residential District into 31 smaller lots and one larger lot for the existing 48-unit apartment complex and office building. Mt. Hood Street will be extended west from 11th Ave. to a cul-de-sac abutting and connected to the apartment parking lot. Deviations have been requested for 60' right-of-way width instead of 66', and for a dead-end street more than 700' long and serving more than 20 dwellings. The proposed street is approximately 1000' long and serves 31 lots that could each potentially have multiple dwellings.

Project website:

SEPA record creator:

SEPA record submitter:

## Attached files

File name	File description
<a href="#">MDNS Sand Hill Estates #6 Replat.pdf</a>	MDNS



Anne Henning

[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](#)

Address on Cascade	Block	Lot	Assessed Value
702	1	1	\$42,900
712	1	2	\$41,600
722	1	3	\$41,600
732	1	4	\$41,600
802	1	5	\$41,600
812	1	6	\$41,600
822	1	7	\$41,600
832	1	8	\$41,600
842	1	9	\$41,600
852	1	10	\$43,800
902	2	1	\$46,500
912	2	2	\$39,700
922	2	3	\$39,700
932	2	4	\$39,700
942	2	5	\$39,700
1002	2	6	\$30,800
1012	2	7	\$52,900
1022	2	8	\$50,900
807	5	2	\$40,000
817	5	3	\$40,000
827	5	4	\$40,000
837	5	5	\$40,000
847	5	6	\$40,000
857	5	7	\$40,000
867	5	8	\$40,000
907	5	9	\$40,000
917	5	10	\$40,000
927	5	11	\$40,000
937	5	12	\$40,000
947	5	13	\$40,000
1007	5	14	\$43,400
1017	5	15	\$40,700
1027	5	16	\$71,300

Address on 11th

1047	2	10	\$47,600
1037	2	9	\$47,200
1107	5	18	\$40,400
1147	5	17	\$39,700

Address on 8th

1107	6	1	\$49,900
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1112	5	1	\$46,400
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Total value Sand Hill #4	\$1,666,000
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Average per lot	\$42,718
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39 lots



# The City of Othello

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

December 23, 2025

Scott McArthur  
McArthur Engineering  
PO Box 2488  
Post Falls, ID 83877

Re: Replat of Sand Hill Estates #6 Major Plat – MDNS

Dear Scott:

Pursuant to WAC 197-11 (State Environmental Policy Act), the City of Othello has issued a Mitigated Determination of Non-Significance (MDNS) for this project. Please see the enclosed MDNS. The mitigating conditions will become conditions of 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: Angel Garza, A & Y Leasing LLC/Palos Verdes LLC (via email)

## Anne Henning

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**From:** Anne Henning  
**Sent:** Tuesday, December 23, 2025 9:46 AM  
**To:** gerald@co.adams.wa.gov; Robert Sloma - Confederated Tribes of the Colville Reservation (Robert.Sloma@colvilletribes.com); Guy Moura - Confederated Tribes of the Colville Reservation (Guy.Moura@colvilletribes.com); Julio Gonzalez; Robin Adolphsen; Tom Salisbury  
**Subject:** Replat of Sand Hill Estates #6 - MDNS  
**Attachments:** MDNS Sand Hill Estates #6 Replat.pdf

Attached is the MDNS issued by the City of Othello for a residential subdivision north of Cascade Street, Othello.

This MDNS was issued under WAC 197-11-355, Optional DNS; therefore the Environmental Checklist is not being circulated again. The Environmental Checklist was emailed Dec. 4 with the Notice of Application on this project. Documents are also available on the SEPA Register.  
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](http://www.OthelloWa.gov)



# **SEPA ENVIRONMENTAL CHECKLIST**

Received By  
Othello Bldg & Planning  
November 12 2025

## ***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:

RePlat of Sand Hill Estates VI

2. Name of applicant:

~~Palos Verdes LLC~~ **A & Y Leasing LLC (per plat certificate & Map Sifter). AH 11-14-25**

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

Angel Garza // Tel: 509.989.0555 // P.O. Box 484, Othello, WA 99344



4. Date checklist prepared:

11/07/2025

5. Agency requesting checklist:

City of Othello, Washington

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

RePlat of Sand Hill Estates VI / (Feb 2026 - July 2026)

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

No. Currently the Final Phase.

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 **Plat approval, deviation for ROW width & dead-end street. AH, 11-14-25**

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 - Single Family Lots / One (1) Multi-Family Lot

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)

**North of Cascade Street, east of Sand Hill Apartments, west of 11th Ave. AH, 11-14-25**

## **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)



- 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 //  $\pm 9.3$  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 =  $\pm 40\%$

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

BMP's per city 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

EL 68 canal is ~1285' to the east of the site.  
AH, 11-14-25

- 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

None expected. Stormwater will be required to be managed per the E WA Stormwater Manual. Drywells will be required to be registered. AH, 11-14-25

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

Future plans?

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?

±9.3 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 and most of Washington State are within the Pacific Flyway; but there are no suitable landing sites for migratory birds within the City. The most notable migration is of Sandhill Cranes in late March. AH, 11-14-25

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/East: farmland South/West: residential  
Site has not been farmed in years. 2 existing 24-unit apt bldgs on west portion of site. East is a newly constructed neighborhood. West (across 7th) is farmed. AH 11-14-25

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?

Site has not been farmed in years. AH, 11-24-25

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: Affected?

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

c. Describe any structures on the site.

None at this time

2 existing 24-unit apartment bldgs, office building, large parking lot, all on Lot 1, Block 2 (west side of site). AH, 11-14-25

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

No

East end of the parking lot will be removed. AH, 11-14-25

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

R4 - City of Othello

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

Open Space

Residential. AH, 11-14-25

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?

Thirty One (31) Residential Lots @  $\pm 4$  people/home =  $\pm 124$  people living on-site

One (1) Multi-Family Lot with 48 Units Existing, AVG 2/unit = 96 living on-site

All Lots Total an AVG of 220 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 Code

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

City Code:

There are no agricultural or forest lands of long-term commercial significance in the city.  
AH, 11-17-25

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

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

RePlat of Sand Hill Estates VI.

Fourty-Eight (48) Existing Apartments / Thirty-One (31) Proposed Single Family Homes

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

A range of incomes.  
AH, 11-17-25

0

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

0 - City Code

## 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

The R-4 Zone allows 3 stories. The homes are likely to be finished with typical siding or stucco. AH, 11-17-25

- 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

## 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?

Existing City Park to the South of project

- 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

Cultural Resources Review & Inventory by RLR, dated 9-21-22 (For Sand Hill 4 and including the current site). AH, 11-17-25

- 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

A cultural resources report was completed and reviewed by tribes and DAHP, and an inadvertent discovery plan can be required, as it was for previous phases. AH, 11-17-25

- 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

An inadvertent discovery plan can be required, as it was for previous phases. AH, 11-17-25

## 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 Avenue

- 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

The proposal eliminates ~25 parking spaces that were built for future apartments that are no longer proposed to be built. The layout retains the 99 spaces required for the 48 apartments and office space.

The plat will extend Mt. Hood St. west from 11th Ave. and dedicate ROW for a potential future extension of 9th Ave. to the north. There will be access through the apt parking lot to 8th Ave. AH, 11-17-25

- 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

Developer will dedicate & build Mt. Hood St. west from 11th Ave. AH, 11-14-25

- 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 = 31 peak trips, and a total estimate of 10 tpd per residence = 310 tpd. (Apartment traffic is addressed in the Sand Hill VI Development.)

- 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

2020 TIA estimated 291 single family lots, trip generation 2780, LOS in 2030 A/B. Actual is 284 lots + 48 apartments. AH, 11-24-25

Feb. 2024 Trip Generation Letter for Sand Hill 6, Phase 1 estimates 29 PM peak hour trips for the apts & office. AH, 11-17-25

## 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

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

- 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 P.E./owner: McArthur Engineering

Date Submitted: 11/07/2025

### 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.

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

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 36 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