



DETERMINATION OF NON-SIGNIFICANCE

Project Name: East Lee Road Parcel Rezone

Description of Proposal: Rezone 40 acres from Open Space Reserve to I-1 Industrial. No new ground disturbance is proposed at this time. The western portion contains existing potato cold storage buildings. The eastern portion has on-going agriculture. Future development, which may include an electrical substation, will be reviewed at the time it is proposed.

Proponent: Todd McLaughlin, Avista Utilities, Spokane

Location: South of Lee Road and west of 7th Avenue. Parcel A is 20.1 acres and described as 300 E. Lee Road, Tax #2599 out of Tax #1076, Parcel #1529030682599. The site contains 2 large cold storage buildings. Parcel B is 20.1 acres between Parcel A and 7th Avenue. It is described as Tax #2600 out of Tax #1079, Parcel #1529030682600. It is currently farmed.

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 after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.

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

Date: December 7, 2018

Signature:

Appeals: Procedural appeals of compliance with WAC 197-11 may be made no later than December 21, 2018 by writing to the Responsible Official at the above address. You should be prepared to make specific factual objections. Contact Anne Henning to read or ask about the procedures for SEPA appeals.

SEPA ENVIRONMENTAL CHECKLIST

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:
 E. Lee Rd. Parcel Rezone
2. Name of applicant:
 Avista Corp.

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OTHELLO BUILDING & PLANNING

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

P.O. Box 3727 MSC-21

Spokane, WA 99220-3727

Contact: Todd McLaughlin, (509) 495-2559, todd.mclaughlin@avistacorp.com

4. Date checklist prepared:

10/25/2018

5. Agency requesting checklist:

City of Othello Planning Department

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

Anticipated City of Othello Final Hearing Examiner decision Fall 2018 or Winter 2019 (TBD)

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

The proposal is a non-project action that is not dependent upon any further action.

Avista's interest for the rezone is to construct an electrical substation. This will have it's own SEPA process w/in the next couple of years.

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

No environmental information has been/will be prepared related to the rezone proposal.

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.

None

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

A City of Othello ordinance approving the proposed rezone.

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.)

This proposal is to rezone two parcels prior to the future Zoning and Growth Area plan developed December 7, 2015 (Attachment A). The current zoning is Open Space and the request is for a rezone to I-1 Industrial. The requested rezone is consistent with the City of Othello's Zoning Plan dated December 2017 and the existing uses in the vicinity.

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.

Parcel A:

Property Address: 300 E. Lee St., Othello, WA

Section: 34 Township: 16N Range: 29E

Parcel #: 1529030682599

Parcel B:

Property Address: No Site Address

Section: 34 Township: 16N Range: 29E

Parcel #: 1529030682600

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)?

The steepest slope on the two parcels is < 5%.

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.

Parcel A was traditionally completely farmed, together with Parcel B, which is still in production. Two large potato cold storage units now occupy Parcel A. The proposal to rezone both parcels will not result in removing any of the soils in Parcel B. Parcel A soils have already been removed.

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

Not applicable. This is a non-project proposal. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) and environmentally critical areas regulations.

- 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.

Not applicable. This proposal is a non-project action and does not involve construction activity. The amount of filling or grading depends upon existing site conditions and usually is part of the site preparation. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

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

Not applicable. The indirect effects of this non-project proposal are not expected to significantly increase the area subject to land clearing or other factors that could result in erosion. Potential impacts of specific development projects will be addressed through existing regulations and/or separate site-specific environmental review.

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

Not applicable. This proposal is a non-project action and does not involve construction activity. Parcel A currently has two large potato cold storage facilities and Parcel B is in crop production. Implementation of the proposed rezones would not appreciably alter these existing situations. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

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

None. This proposal is a non-project action and does not involve construction activity. The amount of erosion depends upon existing site conditions and site design of a project-specific action. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control erosion or other impacts to the earth at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review).

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.

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

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

Not applicable. This is a non-project proposal. Off-site sources of emissions or odors could exist in the vicinity of individual projects that may be indirectly affected by this proposal.

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

There are established policies and regulations to minimize adverse air quality impacts of specific development projects.

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.

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Although, since there is ongoing irrigation of the crops located on Parcel B, a canal runs the length of the parcel along 7th St.

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.

No

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.

Not applicable

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

No such withdrawals or diversions are expected. This proposal is a nonproject action and does not involve construction or development activity.

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

No such floodplains known to exist in the study area. This proposal is a nonproject action and does not involve construction or development activity.

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 such discharges are known or expected. This proposal is a non-project action and does not involve construction or development activity. Future development, which might indirectly lead to such discharges, would be subject to environmental review if it exceeds thresholds.

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.

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this rezone proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmental Critical Areas Ordinance, and other requirements. New developments will need to include adequate sanitary sewer connection and capacity, and stormwater controls meeting applicable standards.

- 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.

Not applicable. The proposal is a non-project action and does not involve construction or development activity. The proposal will not change existing regulations on septic tanks or waste material discharge. Future development projects will need to include adequate sanitary and stormwater sewer capacity and controls, and will be subject to environmental review (if they meet or exceed thresholds for environmental review) and the City's stormwater and drainage requirements.

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.

Not applicable. This proposal is a non-project action and does not involve construction or development activity. The amount of runoff and method of collection depends upon existing site conditions and site design of a project-specific action. Individual projects will be subject to the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.)

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, and the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to demonstrate that stormwater and wastewater requirements have been met.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. There are established policies and regulations to protect wetlands, riparian corridors, lakes, drainage basins, wildlife habitats, slopes, and other property from adverse drainage impacts of specific development projects. New construction will need to comply with the City's Stormwater, Grading & Drainage Control Ordinance and provide for mitigation of erosion, if required. Individual projects will also be subject to environmental review (if they meet or exceed thresholds for environmental review).

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?

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual development projects that may use the proposed new zoning designations will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, Landscaping Ordinance, and other regulations.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. No threatened or endangered plant species are known to be in or near the planning area.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Development standards and design guidelines are in place and proposed that support the use of native plants and other vegetation on specific development projects where appropriate. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of landscaping or other measures to preserve or enhance vegetation at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will be subject to the City's existing requirements for screening and buffers.

- 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:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be substantively evaluated in terms of specific animals present in the rezone area and immediately adjacent sites.

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

None are known. No threatened or endangered animal species are known to be in or near the area.

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

Yes, the Columbia Basin is part of the Pacific Flyway for Raptors, Cranes, Waterfowl, and Neotropical Passerines.

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

Not applicable

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

Unknown

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.

Not applicable. The proposal is a non-project action and does not involve construction or development activity. The area is served by electric utilities. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of energy requirements at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).

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

Not applicable. The proposal is a non-project action and does not involve construction or development activity. Projects and development consistent with this proposal will occur over time and cannot be further substantively evaluated in terms of impacts to adjacent properties at this stage. Individual development projects that use the proposal's zoning changes will be subject to environmental review and design review (if they meet or exceed thresholds for environmental review) for energy-related impacts.

- 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:

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be substantively evaluated in terms of energy conservation features or measures to reduce or control energy impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review).

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.

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmental Critical Areas Ordinance, environmental review (if they meet or exceed thresholds for environmental review), and other requirements.

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

None are known. This proposal is a non-project action and does not involve construction or development activity.

- 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.

None are proposed. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control environmental health hazards at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review), building code, and other public health and safety requirements.

- 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.

None are known. This proposal is a non-project action and does not involve construction or development activity.

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

None are known. This proposal is a non-project action and does not involve construction or development activity. The indirect effects of this non-project proposal are not expected to result in an increased need for emergency services. Individual projects that may use the proposed zoning designation will occur over time and cannot be evaluated in terms of special emergency services required at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other requirements.

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

None are proposed. This proposal is a non-project action and does not involve construction or development activity. The indirect effects of this non-project proposal are not expected to result in an increase of environmental health hazards. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control environmental health hazards at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review), building code, and other public health and safety requirements.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable. This proposal is a non-project action and does not involve construction or development activity. The extent of existing traffic and other noise affecting a given development project would be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

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.

Not applicable. This proposal is a non-project action and does not involve construction activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of noise impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Existing noise standards and regulations related to the Land Use Code would be retained and would not change as part of this proposal. Individual projects that may occur as an indirect result of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control noise impacts at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

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.

The current use of Parcel A is Agriculture Storage Buildings (2) and the adjoining property to the west is an industrial food processing facility. The current use of Parcel B is crop production and the adjacent properties are all in crop production. The rezone proposal will not affect current land uses on nearby or adjacent properties.

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

Yes. Parcel A was historically used as working farmlands but has since been converted to crop storage units. Parcel B is and has historically been used as working farmlands. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may occur as an indirect result of this proposal will occur over time and cannot be evaluated in terms of conversion to other uses other than agriculture. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

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:

Not applicable. This proposal is a non-project action and does not involve construction or development activity.

c. Describe any structures on the site.

**Parcel A has two Potato Cold Storage buildings, each 105,000 sq. ft.
Parcel B has no structures on site.**

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. The rezone may result in additional demolitions as part of future projects.

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

The current zoning is Open Space.

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

Open Space

*Light Industrial
designation per 12-7-15
Growth Area + Future
Zoning Map. AH
11-13-18*

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

Not applicable.

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

No

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

Not applicable. This is a non-project proposal.

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

Not applicable. This is a non-project proposal.

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

None

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

Projected Land Use Planning Maps have established these parcels as I-1 Industrial.

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

Not applicable. This is a non-project proposal.

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

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

Not applicable. This is a non-project proposal.

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

None, there are currently no housing units on the parcels.

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

Not applicable. This is a non-project proposal.

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?

Not applicable. This is a non-project proposal and does not include any construction or development activity.

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

Not applicable. This is a non-project proposal. Projects and development consistent with this proposal will occur over time and cannot be substantively evaluated in terms of potential view alteration at this stage. Individual development projects that utilize the proposed zoning change will be subject to environmental review (if they meet or exceed thresholds for environmental review) for height, bulk and scale impacts.

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

No measures related to aesthetic impacts are proposed.

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

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

Not applicable. This is a non-project proposal. Projects and development that would be subject to the proposed zoning changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.

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

Not applicable. This is a non-project proposal. No such impacts are identified. Projects and development in the rezone area will be subject to regulations and environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.

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

Not applicable. The extent of light and glare affecting a given development project will be assessed through project-specific environmental review (if they meet or exceed thresholds for environmental review) and other regulations.

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

None are proposed. This is a non-project proposal. Established policies and regulations to minimize or prevent hazards and other adverse light and glare impacts of specific development projects will not change. Projects and development in the rezone area will be

subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for light and glare impacts.

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

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

Lions Park is about .5 mile south of the south property line.

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

No. This is a non-project proposal.

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

None are proposed. This is a non-project proposal. Future projects and development in the rezone area will be subject to environmental review (if they meet or exceed thresholds for environmental review) for impacts on recreation.

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.

None known.

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.

None known

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

Not applicable. This is a non-project proposal.

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.

None are proposed.

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.

Not applicable to this non-project proposal. The site area contains Lee Rd. and N 7th St..

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?

Unknown

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

Not applicable. This is a non-project proposal. Projects and development in the rezone area will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for parking and transportation impacts.

- 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).

No

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

Not applicable. This is a non-project proposal

- 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?

Not applicable to this non-project proposal. Projects and development in the rezone area will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for parking and transportation impacts.

- 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.

Not applicable to this non-project proposal. Projects and development in the rezone area will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for parking and transportation impacts.

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

None are proposed

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.

Not applicable. This is a non-project proposal.

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

None are proposed. This proposal is a non-project action.

16. Utilities [help]

a. Circle utilities currently available at the site:

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

Other utilities may be located on site. A Utility Locate will be requested prior to any development.

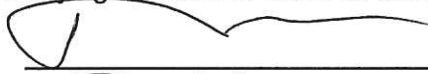
16" water main in Lee Road fronting the site. AH 11-13-18

c. 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.

Not applicable. This is a non-project proposal. The proposed amendments are not expected to substantively change potential demand for utility services or the specific services to be provided, which are decided on a site-by-site basis.

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:  _____

Name of signee Todd McLaughlin

Position and Agency/Organization Env. Scientist / Avista Corp

Date Submitted: 11/8/18

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?

This non-project proposal would result in no direct impacts with respect to water, air, toxic/hazardous substances or noise as it would not involve development of the affected properties. The recommended rezone would accommodate increased capacity for future development that could generate incremental increases in amounts of air emissions, noise and possibly risk of toxic/hazardous substance releases. Consequently, there is no identified potential for significant adverse impacts as a result of this proposal.

Proposed measures to avoid or reduce such increases are:

None proposed.

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

This non-project proposal would result in no direct impacts. The site is not identified to have plant, animal, fish, or individual plants that are significant, nor are there major habitat areas in the vicinity. Therefore, there is no identified potential for significant adverse impacts as a result of the proposal.

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

None proposed.

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

The proposed changes would result in no direct negative impacts and are unlikely to result in indirect or cumulative impacts related to energy or natural resources. As a result, the potential for increased depletion of energy and natural resources is minor.

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

None proposed.

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?

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to environmentally sensitive areas or areas designated for governmental protection.

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

None proposed

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?

The proposal would result in no direct impacts to land and shoreline use as it is a nonproject proposal. Changing the zoning on Parcel B would potentially remove the agriculture use of the property by making the location more suited for development.

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

None proposed.

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

The proposed changes would result in no direct impacts and are unlikely to result in significant indirect or cumulative impacts related to transportation or public services/utilities.

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

None proposed.

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

It is believed that the proposal would not result in conflicts with local, state, or federal laws or requirements for protection of the environment.

Anne Henning

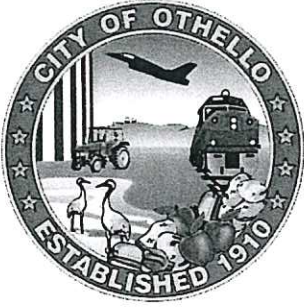
From: Anne Henning
Sent: Friday, December 7, 2018 11:18 AM
To: SEPA Register (SEPARegister@ecy.wa.gov); (sepa@dahp.wa.gov); Downs, Lindsay
Subject: E. Lee Road Parcel Rezone - DNS
Attachments: East Lee Road Parcel Rezone DNS.pdf

Attached is the DNS issued by the City of Othello for the rezone of 40 acres from Open Space Reserve to I-1 Industrial. 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 November 13 with the Notice of Application on this project. Let me know if you have any questions.

Anne Henning

Community Development Director
City of Othello
ahenning@othellowa.gov
509-331-2710





The City of Othello

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

December 7, 2018

Todd McLaughlin
Avista Corporation
PO Box 3727 MSC-21
Spokane, WA 99220-3727

Re: E. Lee Road Parcel Rezone – DNS

Dear Todd:

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 see enclosed DNS.

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

Cordially,

Anne Henning
Community Development Director

Enc: DNS