



# MITIGATED DETERMINATION OF NON-SIGNIFICANCE

**Project Name:** Sand Hill Estates #3 Major Plat

**Description of Proposal:** Subdivide 17.5 acres into 60 residential lots in the R-1 and R-2 Zones. This is the third phase of a project with approximately 248 lots at full build out. Lots will front on Mt. Baker Street, a new street the developer will build from 7<sup>th</sup> to 14<sup>th</sup> Avenue. Existing 9<sup>th</sup>, 11<sup>th</sup>, and 13<sup>th</sup> Avenues will be extended to the north boundary of the subdivision.

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

**Location:** North of Sand Hill Estates #1 & 2, which are north of Olympia Street, between 7<sup>th</sup> Avenue and 14<sup>th</sup> Avenue. Described as Portions of Tax #2658, 2659, 2660, & 2661, Parcel #152903068-2658, -2659, -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.

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3. The proponent must apply for coverage under the Department of Ecology's Construction Stormwater General Permit at least 60 days prior to start of construction, unless determined by Department of Ecology to not be required. Whether or not an Ecology permit is required, construction stormwater must be treated before it contacts the municipal stormwater system, to prevent contamination with sediment and other pollutants.
4. The proponent shall retain sediment on site and employ measures to prevent tracking of materials onto City streets during construction, both of streets/utilities and individual houses.
5. Where fills are placed, including fill from on-site grading, the fill shall be placed in accordance with accepted engineering practice. All fill materials shall be limited to clean soil and gravel or other similar materials. Before building permits are issued for any location with fill, the proponent shall submit a soil investigation report and compaction report, both acceptable to the Building Official, in the location of the footings for any new structures.
6. Since ground disturbance leads to weeds and dust, the portions of the site not proposed for development at this time shall remain undisturbed as much as possible. Disturbed areas that will not be built on, paved, or landscaped for more than 90 days shall be stabilized through long-term methods such as establishing dryland grasses or native shrub/steppe. The proponent shall ensure that nuisances, such as weeds and dust, do not develop. If the erosion control measures proposed by the applicant are found to be insufficient during the course of the project, the applicant shall immediately implement further erosion control measures.
7. To facilitate orderly flow of traffic, provide safe pedestrian facilities, and provide sufficient utility connections, the developer shall construct full-width street and utility improvements to Public Works Standards for all streets within and abutting the plat, and shall connect the streets and utilities to existing improved streets and utilities. Improvements shall be constructed and accepted by the City Council or a form of security acceptable to the City Attorney shall be provided before the final plat is submitted for review.
8. Fire hydrants are required and must be installed by the developer and be operational prior to the arrival of combustible material on site. Hydrant spacing and locations shall be as approved by Public Works and the Adams County Fire Department.
9. RCW 58.17 requires that subdivisions make adequate provisions for parks and recreation. Per OMC 16.20, residential developments including subdivisions shall include as a condition of approval either a portion of the site to be developed as open space for public purposes or the payment of a fee in lieu of dedication, or a combination of both. Required area of land dedication is 5% of the gross area and must be qualified open space that meets the requirements of OMC 16.20, For this 17.5-acre project, required dedication would be 0.875 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 regular Sand Hill Estates #1 lots (excluding the stormwater parcel and a double lot) is \$1,083,000 for 27 lots, or \$40,111 per lot. The Sand Hill Estates #3 parcel can be divided into 60 lots as shown on the preliminary plat. Therefore the value of the parcel is  $60 \times \$40,111 = \$2,406,660$ . Five percent of \$2,688,000 is \$120,333. The developer shall either dedicate the required amount of qualified open space on the final plat, pay the fee in lieu of

## Exhibit 5

dedication to the City of Othello before the final plat is recorded with the County, or pay the proportionate amount (\$2,055.55) as each building permit is issued. If the number of lots or area being subdivided changes before the plat is recorded, the amount of land to be dedicated or the fee in lieu of dedication may be recalculated.

10. Per OMC 16.05.080, the owner of a new subdivision shall assign and transfer to the City any water rights appurtenant to the property. If there are no water rights, the property owner shall pay to the City, in lieu thereof, a water rights acquisition fee. Per Resolution 2007-05, the fee in lieu of assignment of water rights is \$1500 per acre platted. For this plat of 17.5 acres, the fee is  $17.5 \times \$1500 = \$26,250$ . The transfer or payment shall be completed before the plat is recorded, or a proportionate share (\$437.50) may be collected with each building permit.
11. Per the Department of Archaeology & Historic Preservation, there is a high probability of encountering cultural resources within the project area. To avoid delays that would occur if any cultural resources are discovered, a Cultural Resources Survey is recommended prior to ground disturbance. If the developer chooses not to have this survey done, an inadvertent discovery plan is required to be filed with the city prior to ground disturbance.
12. Per the Department of Ecology, since the property has historically been used for agricultural purposes, the applicant may need a site assessment to ensure possible residues from agricultural chemicals do not pose a threat to human health and the environment.
13. The proponent shall ensure that all contractors and sub-contractors are aware of the relevant conditions.

**Comment Period:** This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. **Comments must be submitted by Jan. 29, 2021 to the Responsible Official.**

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



**Date:** January 15, 2021      **Signature:**

**Appeals:** Procedural appeals of compliance with WAC 197-11 may be made no later than January 29, 2021 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.

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DEC 03 2011

OTHELLO BUILDING & PLANNING

**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: Sand Hill Estates
2. Name of applicant: Sand Hill Estates LLC
3. Address and phone number of applicant and contact person: Angel Garza  
P.O. Box 464, Othello, WA 99344 Tel: 509.989.0555

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4. Date checklist prepared: December 1, 2020
5. Agency requesting checklist: City of Othello
6. Proposed timing or schedule (including phasing, if applicable): Phase III - Spring 2021 - Fall 2021
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
Yes, future phases of master development
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
None known at time of development
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
No
10. List any government approvals or permits that will be needed for your proposal, if known.  
City Improvement/Right of Way Permit/Subdivision Construction
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
60 Lot subdivision ~ Phase III
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 7<sup>th</sup>/West of 14<sup>th</sup>

### 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 farm land being converted (NRCS ~ Sandy Loam - Neppel)

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- 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 /  $\pm 17.7$  acres (disturbance area) / 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 onsite 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 =  $\pm 25\%$

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

BMPs per provided plans

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

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

Typical City residential air emissions

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

UNKNOWN

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

Promote healthy living in community

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

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

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

NO

- 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

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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

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 / 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 drywells

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

not known at this time

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

Yes, it improves them, See plan

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

See plan for storm system improvements

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

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

former farmland surrounded by native grasses

## Exhibit 5

- 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?

±10 acres & 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 & residential lawn space

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: Sparrow?

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

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

All of Adams County is within the Pacific Flyway for migratory birds; however, the site is not notable for any features to support the migration.

12-30-20 AH

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### 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 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 and then typical neighborhood traffic/nurses

- 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

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### 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: farmland South: Residential

East: farmland West: 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 as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? Yes. Farmland to be developed into residential neighborhood & public roads.

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

Yes. Farmland to be developed into residential lots  $\frac{1}{2}$  public roads.

c. Describe any structures on the site.

None at this time

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

No

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

R1 & R2 - Othello, WA Zoning map 2/10/20

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?

60 residential lots @  $\pm 4$  people/home =  $\pm 240$  people living on site

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

Ø - vacant land

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

N/A

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

city codes will be guidelines

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

city codes will be guidelines

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

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

Phase III = 60 Lots (middle to high)

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

0

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

0 - city code will be guideline

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

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

TBD - city code will be guideline

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

Typical with any development

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

City code will be guideline

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

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

Typical with public street lighting & 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?

unknown ~ maybe future school to North

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

city code/requirements

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

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

Future school to North/Park to 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

Fee in lieu of dedication  
of park land is required  
by OMC 16.20.  
12-30-20 AH

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

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

No

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

Not Known

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

Unknown

- 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

### 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 R/W 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?

No public transit

- 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 & residential parking

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- 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

- 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?

See trip generation letter

Traffic Impact  
Analysis Dec. 2020  
12-30-20 AH

- 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.

(potentially) improve

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

N/A

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

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

Yes, as with any residential development

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

Impact fees

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

- a. Circle utilities currently available at the site:

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

- 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

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### 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

Scott McArthur

Position and Agency/Organization

PE - h2 Surveying & Engineering

Date Submitted: 12-2-20

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

Project Action  
12-30-20 AH

(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 will be guideline

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

N/A

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

N/A

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

Typical resources to be needed for a 60-Lot residential development

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,

**Exhibit 5**

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?

NA

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 60 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

## Exhibit 5

### Anne Henning

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**From:** Anne Henning  
**Sent:** Friday, January 15, 2021 10:51 AM  
**To:** SEPA Register (SEPARegister@ecy.wa.gov); (sepa@dahp.wa.gov)  
**Subject:** Sand Hill Estates #3 Major Plat MDNS  
**Attachments:** Sand Hill Estates #3 MDNS.pdf; Sand Hill 3 SEPA Checklist.pdf

Attached is the Environmental Checklist and MDNS issued by the City of Othello for a 60-lot residential subdivision. Let me know if you have any questions.

*Anne Henning*

Community Development Director  
City of Othello  
[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)  
509-331-2710 direct line  
509-488-5686 main City Hall phone line



## Exhibit 5

# Notice of Mitigated Determination of Non-Significance

Sand Hill Estates #3 Major Plat: The City of Othello issued a Mitigated Determination of Non-Significance (MDNS) under the State Environmental Policy Act (SEPA) for a 60-lot residential plat north of Olympia St. This proposal does not have any probable significant adverse environmental impacts provided the specified mitigation is complied with. This decision was made after review of an environmental checklist and other information on file with the City. Written comments on this MDNS will be accepted until 5:00 PM on Jan. 29 via email at [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov) or at the City Hall utility dropbox, 500 E. Main St, Othello. For additional information please contact the City of Othello at 509-488-5686.

Publish: Jan. 20, 2021

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**Anne Henning**

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**From:** Cecilia Suarez <csuarez@columbiabasinherald.com>  
**Sent:** Friday, January 15, 2021 11:06 AM  
**To:** Anne Henning  
**Subject:** Re: Legal Notice - Sun Tribune - Sand Hill Estates #3 MDNS

Good Morning Anne

Received Thank you I have this scheduled for January 20, 2021 in the Sun Tribune section of the Columbia Basin Herald

Cecilia Suarez Johnson  
Legal/Obituary Coordinator  
Columbia Basin Herald  
509-765-4561 ext.100

On Fri, Jan 15, 2021 at 11:01 AM Anne Henning <[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)> wrote:

Please publish the attached one time in the **Othello Sun Tribune**. I believe the next publication date is Jan. 20. Please confirm the date.

Thanks,

*Anne Henning*

Community Development Director

City of Othello

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

509-331-2710 direct line

509-488-5686 main City Hall phone line



## Exhibit 5



# The City of Othello

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

January 15, 2021

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

Re: Sand Hill Estates #3 Major Plat – MDNS

Dear Angel:

Pursuant to WAC 197-11 (State Environmental Policy Act), the City of Othello has issued a Mitigated Determination of Non-Significance (MDNS) on this project. Please see enclosed MDNS. The mitigating conditions will become conditions of the project approval. The appeal period expires January 29.

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  
Community Development Director

Enc: MDNS

cc: Scott McArthur, H2 Surveying (via email)

## Exhibit 5

### Anne Henning

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**From:** Joel Garza <joel.garza@palosverdesllc.com>  
**Sent:** Friday, January 15, 2021 2:41 PM  
**To:** Anne Henning  
**Subject:** Re: Sand Hill Estates #3 MDNS

They are posted.

Thanks

Joel Garza

On Jan 15, 2021, at 11:40 AM, Joel Garza <joel.garza@palosverdesllc.com> wrote:

I will pick them up at 1pm today.

Joel Garza

On Jan 15, 2021, at 11:12 AM, Anne Henning <ahenning@othellowa.gov> wrote:

Angel and Joel--The MDNS needs to be added to the notice board signs for this project by the end of today. Sorry for the short timeline, but when we are trying to process the application as quickly as possible, there are tight timelines on both our sides. The comment period on the Notice of Application ended yesterday.

Selina is getting the notices laminated. Please coordinate with her to pick them up today. When you post them, be careful not to cover up the public hearing information from the previous notices.

A hard copy of the MDNS will be mailed to Angel.

Let me know if you have any questions.

*Anne Henning*

Community Development Director  
City of Othello  
[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)  
509-331-2710 direct line  
509-488-5686 main City Hall phone line

<image001.jpg>

<Sand Hill Estates #3 MDNS proponent notice.pdf>