

Memo

To: Community Development Director, Anne Henning
From: City Engineer, Shawn O'Brien 
Date: October 31, 2019
Re: Preliminary Plat Comments – Sand Hill Estates #2 Major Plat

The following are the preliminary plat comments from the Engineering Department for the Sand Hill Estates #2 Major Plat addressing the requirements of Othello Municipal Code (OMC) 16.17

The dimensions listed on Sheet 2 for 7th and 14th Avenues don't add up to 288.01 and 288.02 feet.

The line type for the 5' utility easement is not listed in the Legend (Sheet 2).

Provide the date of the preliminary survey on the plat.

The scale for the plat drawing (Sheet 2) shall be no more than 1" = 100'.

The scale for the Vicinity Map (Sheet 1) shall be no more than 1" = 400' and needs to show all adjacent parcels and connecting streets.

Provide the proposed street name for review and approval.

State that the vertical and horizontal control is base on the USBR datum.

Provide a Site Plan on a separate sheet with the information listed in Othello Municipal Code 16.17.030(b) (7)(P).

A detailed description of how the swales will be constructed, operated, and maintained needs to be provided on Sheet 4. Including any responsibilities and restrictions.

Confirm there are no existing or proposed irrigation water rights, deed restrictions, or covenants on or adjacent to the proposed subdivision.

c: Public Works Director, Engineering Technician, File

Anne Henning

From: Gary Lebacken <glebacken@ACFD5.COM>
Sent: Friday, November 8, 2019 11:30 AM
To: Anne Henning
Subject: RE: Notice of Application - Sand Hill Estates #2 Major Plat

Fire hydrant spacing shall be approved by the Fire District. Spacing shall not exceed 600', reduced spacing could be required to meet the needs of the Fire District based on block length.

Gary Lebacken
Fire Chief
Adams County Fire District 5
220 S. Broadway Othello, Wa. 99344
509-488-2951
glebacken@acfd5.com

From: Anne Henning <ahenning@othellowa.gov>
Sent: Monday, October 28, 2019 11:41 AM
To: Tim Unruh <tunruh@othellowa.gov>; Shawn Obrien <sobrien@othellowa.gov>; Curt Carpenter <ccarpenter@othellowa.gov>; Terry Clements <tclements@othellowa.gov>; Dan Quick <dquick@othellowa.gov>; Jim Laird <jlaird@othellowa.gov>; Phil Schenck <pschenck@othellowa.gov>; Randy Gomez <rgomez@othellowa.gov>; Gary Lebacken <glebacken@ACFD5.COM>; Sherri Brewer (sherrib@co.adams.wa.us) <sherrib@co.adams.wa.us>; Sandy Burchell <sandyb@co.adams.wa.us>; Jacque (jacquel@co.adams.wa.us) <jacquel@co.adams.wa.us>; Janet (janetb@co.adams.wa.us) <janetb@co.adams.wa.us>; Loren Wiltse <lorenw@co.adams.wa.us>; Andie Lorenz <andiel@co.adams.wa.us>; Scott Yeager (scotty@co.adams.wa.us) <scotty@co.adams.wa.us>; Todd O'Brien (toddo@co.adams.wa.us) <toddo@co.adams.wa.us>; Timm Taff <timmt@co.adams.wa.us>; Ian Eccles (ian.eccles@avistacorp.com) <ian.eccles@avistacorp.com>; Mark Hay <mhay@bbec.org>; Big Bend Electric Cooperative (kmesserschmidt@bbec.org) <kmesserschmidt@bbec.org>; Ron Thomas (rthomas@northlandco.com) <rthomas@northlandco.com>; Sam Grant (sam.grant@cngc.com) <sam.grant@cngc.com>; Downs, Lindsay <Lindsay.Downs@cngc.com>; Mears, Tobias <Tobias.Mears@centurylink.com>; Erik McVay (erik.k.mcvay@centurylink.com) <erik.k.mcvay@centurylink.com>; Robin Adolphsen <radolphsen@ecbid.org>; 'Clyde Lay' <clay@usbr.gov>; Jonathan Brooks (jwbrooks@usbr.gov) <jwbrooks@usbr.gov>; Allex Rogers (agrogers@usbr.gov) <agrogers@usbr.gov>; Janis Rountree (janis@growadamscounty.com) <janis@growadamscounty.com>; Chris Faix (chris@portofothello.com) <chris@portofothello.com>; (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; SEPA Register (SEPARegister@ecy.wa.gov) <SEPARegister@ecy.wa.gov>; Bill Gould (gouldw@wsdot.wa.gov) <gouldw@wsdot.wa.gov>; Eric Pentico (Eric.Pentico@dfw.wa.gov) <Eric.Pentico@dfw.wa.gov>; US Fish & Wildlife - Columbia National Wildlife Refuge (mcriver@fws.gov) <mcriver@fws.gov>; 'Guy.Moura@colvilletribes.com' <Guy.Moura@colvilletribes.com>; Robert Sloma - Confederated Tribes of the Colville Reservation (Robert.Sloma@colvilletribes.com) <Robert.Sloma@colvilletribes.com>; 'Patrick Baird (keithb@nezperce.org)' <keithb@nezperce.org>; Randy Abrahamson (randya@spokanetribe.com) <randya@spokanetribe.com>; (rbuck@gcpud.org) <rbuck@gcpud.org>; Johnson (johnson@yakama.com) <johnson@yakama.com>; Kate Valdez (kate@yakama.com) <kate@yakama.com>
Subject: Notice of Application - Sand Hill Estates #2 Major Plat

Notice of Development Application & Public Hearing



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

November 12, 2019

Anne Henning
Community Development Director
City of Othello
500 East Main Street
Othello, WA 99334

Re: Sand Hill Estates #2 Major Plat

Dear Anne Henning:

Thank you for the opportunity to comment on the Mitigated Determination of Nonsignificance regarding the proposal to subdivide 17.5-acres into 64 lots in the R-1 and R-2 Residential District. The project includes construction of a new street (Proponent: Palos Verdes, LLC). The Department of Ecology (Ecology) has reviewed the documents and submits the following comments:

Water Quality Program-Diana Washington (509) 329-3519

The operator of a construction site that disturbs one acre or more of total land area, and which has or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's Construction Stormwater General Permit for Stormwater Discharges Associated with Construction Activities. An irrigation canal is located directly east of this project. Irrigation canals are considered surface waters of the State.

Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online at <http://www.ecy.wa.gov/programs/wq/stormwater/construction>, or by contacting the Water Quality Program, by mail at Department of Ecology, P.O. Box 47600, Olympia, WA 98504-7600, or via phone at (360) 407-6401.

A Stormwater Pollution Prevention Plan for the project site is required and should be developed by a qualified person(s). Erosion and sediment control measures in the plan must be implemented prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, and soil can damage aquatic habitat and are considered pollutants. The plan must be upgraded as necessary during the construction period.

For more information or assistance, please contact Shannon Adams at (509) 329-3610 or via email at Shannon.Adams@ecy.wa.gov.

State Environmental Policy Act (SEPA)

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File #: 201906131)

cc: Angel Garza, Palos Verdes, LLC



United States Department of the Interior

BUREAU OF RECLAMATION
Ephrata Field Office
32 C Street NW
Ephrata, WA 98823

IN REPLY REFER TO:

EPH-2312
2.2.3.18

NOV 05 2019

Anne Henning
Community Development Director
City of Othello
500 East Main Street
Othello, WA 99344

RECEIVED BY

NOV 07 2019

OTHELLO BUILDING & PLANNING

Subject: Proposed Sand Hill Estates #2 Major Plat

Dear Ms. Henning:

We appreciate the opportunity to review and comment on the Sand Hill Estates #2 Major Plat located in Farm Unit 87 and 88, Irrigation Block 45, East Columbia Basin Irrigation District in the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 34, Township 16 North, Range 29 East, Willamette Meridian, Columbia Basin Project, Adams County, Washington proposal. This letter is in response to your request for comments due November 13, 2019

Generally, all survey data on the Bureau of Reclamation (Reclamation) Farm Unit Maps pertaining to Reclamation facilities, associated rights-of-way, and Farm Unit boundaries within the area being subdivided must be included on the plat. The plat recorded with the county is considered the official Reclamation record. Please include the distances and bearings for Reclamation facilities, associated rights-of-way, and Farm Unit boundaries.

Landowners should be aware of existing Reclamation and East Columbia Basin Irrigation District (ECBID) rights to construct, reconstruct, operate, and maintain Project facilities as necessary. Reclamation and ECBID must review and approve any work that will involve these facilities or the existing rights-of-way prior to commencing such work. Structures are prohibited from encroaching upon existing rights-of-way corridors without prior approval from Reclamation and ECBID. This includes, but is not limited to, improvements such as on-site sewage disposal systems, drain fields, domestic wells, paving, fencing, and landscaping. It is important to note that Reclamation's concurrence to this proposal is conditioned upon the assurance that there are no encroachments upon Project facilities or rights-of-way.

The following language will be required on the final plat prior to approval.

Bureau of Reclamation concurrence for this plat is limited to the extent of the plat's compliance with the requirements of RCW 58.17.310.

Drain Construction: Rising ground water tables are common in irrigation projects. Federal drain construction funds are not available for draining of subdivisions and other areas not in a commercial agriculture land use, unless such drainage is incidental to the required drainage of adjacent agricultural land and meets Federal technical and economic feasibility requirements.

This land is included within the East Columbia Basin Irrigation District and is subject to the laws of the United States and the State of Washington relative to the Columbia Basin Project and is liable for further assessments, if any, levied by said District. It is also understood and agreed that when this plat is served by City Streets, irrigable land within the Road right-of-way or isolated by said dedication will not become a charge assessable to City of Othello and payable to the East Columbia Basin Irrigation District for construction, operation and maintenance of the Project.

East Columbia Basin Irrigation District

Bureau of Reclamation

IRRIGATION APPROVAL:

Water Supply: Concurrence by the Bureau of Reclamation for this plat does not assure the availability of a water supply, nor does it bind the United States to issue a permanent right for a Federal water supply. A supply of Federal project water to this land is assured only upon full compliance with corollary Federal and State legislation.

Bureau of Reclamation

Please ensure that all distances and bearings are shown exactly as displayed on the Reclamation Farm Unit Map for Reclamation facilities, associated rights-of-way, and Farm Unit boundaries.

Reclamation's Plat for Farm Unit 87 and 88 in Block 45 is available on the Web at: <http://www.usbr.gov/pn/cao/maps/farmunitmaps/index.html> under the heading of East Columbia Irrigation District, Block 45, Sheet 25 ("b45sh25.pdf").

Sheet 1 of 4:

- The review of this sheet is not required.

Sheet 2 of 4:

- Please add the Farm Unit Bearing and Distance measurement to the Section lines.

Sheet 3 of 4:

- The review of this sheet is not required.

Sheet 4 of 4:

- The review of this sheet is not required.

Thank you for your assistance and cooperation. If you have any questions, please contact Mr. Alex Rogers, Map Cartographer, at agrogers@usbr.gov or Jon Brooks, Realty Supervisor, at (509) 754-0218.

Sincerely,

Jon Brooks
Realty Supervisor

cc: East Columbia Basin Irrigation District
P.O. Box E
Othello, WA 99344

H2 Surveying
7600 N. Mineral Drive, Suite 900
Coeur D'Alene, ID 83815



United States Department of the Interior

BUREAU OF RECLAMATION
Ephrata Field Office
32 C Street NW
Ephrata, WA 98823

IN REPLY REFER TO:

EPH-2322
2.2.3.19

NOV 06 2019

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NOV 08 2019

OTHELLO BUILDING & PLANNING

Anne Henning
Community Development Director
City of Othello
500 East Main Street
Othello, WA 99344

Subject: Proposed Angel Garza - Sand Hill Estates #2 Major Plat and State Environmental Policy Act Checklist, East-Columbia Basin Irrigation District, Columbia Basin Irrigation Project, Othello, Adams County, Washington

Dear Ms. Henning:

Thank you for the opportunity to review and comment on the subject proposal, located in Farm Units 87 and 88, in Block 45, north of Olympia Street between 7th and 14th Avenues, Othello, Washington. This letter is in response to your request for comments due November 13, 2019.

The Bureau of Reclamation currently has surface irrigation facilities (Potholes East Canal, EL68 Lateral, EL68M sub-Lateral, and the EL68M Wasteway) located on or near the proposed project site. The surface facilities are distribution and return flow facilities for irrigation water to the Columbia Basin Project (Project). The proponent should be aware of several matters that could impact Project objectives.

Construction storm water or runoff of any type from a construction site should not enter any of Reclamation's facilities at any time and must be contained on site. Surface water runoff resulting from construction activities can potentially enter Project facilities and adversely affect water quality. A General Construction Storm Water Permit from the Washington State Department of Ecology will be needed for any construction project one acre or greater in size. Construction should be conducted in a manner that minimizes adverse effects to the lands, operations, waters, facilities, and resources of the Project. Upon completion of construction activities, no connections to Project facilities will be allowed that would collect or discharge storm water or any other non-agricultural discharges.

Landowners should be aware of existing Reclamation and East Columbia Basin Irrigation District (ECBID) rights to construct, reconstruct, operate, and maintain Project facilities as necessary. Reclamation and ECBID must review and approve any work that will involve these facilities or the existing rights-of-way prior to commencing such work. Structures are prohibited from encroaching upon existing rights-of-way corridors without prior approval from Reclamation and ECBID. This includes, but is not limited to, temporary improvements such as

on-site sewage disposal systems, drain fields, domestic wells, paving, fencing, and landscaping. It is important to note that Reclamation's concurrence to this proposal is conditioned upon the assurance that there are no encroachments upon Project facilities or rights-of-way.

Should the proponent develop the property with the intent of installing a well for public or private use, please be advised that such a well providing groundwater to the public will typically have a wellhead protection zone delineated on the development plans. Wellhead protection zones cannot overlap Reclamation rights-of-way or interfere with Project operations, since they would constrain the ECBID's ability to apply aquatic and terrestrial herbicides needed to maintain Project facilities. The ECBID must be able to operate and maintain Project facilities in order to accomplish Project objectives.

The agricultural water that supports Farm Units 87 and 88 in Block 45 must only be used for agricultural purposes. The proposed project may render the proposed land ineligible for the agricultural water entitlement authorized by the Project. The proponent is advised to initiate discussions regarding the release of the agricultural water entitlement, by contacting the ECBID headquarters in Othello, Washington. The proponent would be relieved of the future obligations for payment of annual assessments to ECBID for these acres if determined ineligible.

If you have any questions, please contact Ms. Gina Hoff, Water Quality Specialist, at ghoff@usbr.gov or (509) 754-0254.

Sincerely,



Rebecca Doolittle
Resources Management Supervisor

cc: Mr. Craig Simpson, Manager
East Columbia Basin Irrigation District
P.O. Box E
Othello, WA 99344



The Confederated Tribes of the Colville Reservation

History/Archaeology Program
P.O. Box 150, Nespelem, WA 99155

(509) 634-2693
FAX: (509) 634-2694



November 13, 2019

HA# U19-406
19.0579

Anne Henning
Community Development Director
Building and Planning
City of Othello
500 E Main St, Othello, WA 99344

RE: Request for comment, City of Othello, Sand Hill Estates #2 Major Plat Development Application

Dear Ms. Henning:

Thank you for your letter soliciting input from the Confederated Tribes of the Colville Reservation (Colville Confederated Tribes [CCT]) pertaining to the City of Othello Sand Hill Estates #2 Major Plat Development Application which proposed to subdivide 17.5 acres into 64 residential lots.

Also, thank you for recognizing that this undertaking lies within traditional territory of the twelve tribes that make up the CCT; The CCT is governed by the Colville Business Council (CBC). Of the tribes within the confederation, the Moses-Columbia tribe has the strongest traditional ties to this common use locality. The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CCT with regard to cultural resources management issues throughout the traditional territories of all the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, south-central British Columbia, and the Palus (Palouse) territory in Idaho.

The CCT THPO recommends completion of a cultural resource survey prior to any ground disturbance. Pre Contact period, historic, ethnographic, and traditional sites significant to the Confederated Tribes of the Colville Reservation are known to exist in the vicinity and such sites could remain undocumented within the project area despite historic and modern land use. Furthermore, the online Washington Information System for Architectural and Archaeological Records Data (WISAARD) database hosted by the Department of Archaeology and Historic Preservation (DAHP) shows the proposed short plat area characterized as high sensitivity for containing as yet undocumented cultural resources with survey highly advised.

Thank you for your assistance with protecting cultural resources. Please note that these comments are based on information available to us at this time. We reserve the right to revise our comments as information becomes available. If you have any questions or concerns, please contact Robert Sloma at (509) 634-2692 or robert.sloma@colvilletribes.com. If you wish to speak with me, contact me at (509) 634-2695.

Sincerely,

Guy Moura
Tribal Historic Preservation Officer

cc: Chron
File (RAS)
Stephanie Jolivette, Local Government Archaeologist, Department of Archaeology and Historic Preservation

Anne Henning

From: Pentico, Eric D (DFW) <Eric.Pentico@dfw.wa.gov>
Sent: Tuesday, October 29, 2019 10:01 AM
To: Anne Henning
Subject: RE: Sent from Snipping Tool

Anne,

Thanks!!

It'd be a lot easier if the Adam's Co. Mapsifter webpage actually worked correctly.

Anyway, no WDFW concerns regarding this development proposal.

Eric

Eric Pentico
Washington Department of Fish and Wildlife
Habitat Biologist
Region 2 Office – Ephrata, WA
Office: (509) 754-4624 ext. 215
Cell : (509) 630-2729
Email : eric.pentico@dfw.wa.gov
Work Schedule: Mon.-Thurs - 4:00 a.m. - 6:00 a.m email and cellular phone
8:00 a.m. - 4:30 p.m. office hours

From: Anne Henning <ahenning@othellowa.gov>
Sent: Tuesday, October 29, 2019 9:52 AM
To: Pentico, Eric D (DFW) <Eric.Pentico@dfw.wa.gov>
Subject: Sent from Snipping Tool

EAST COLUMBIA BASIN IRRIGATION DISTRICT

55 North 8th
P.O. Box E

OTHELLO, WASHINGTON 99344

Phone 509 488 9671
Fax 509 488 6433

November 12, 2019

City of Othello
ATTN: Anne Henning
500 E Main St
Othello, WA 99344

RECEIVED BY

NOV 14 2019

RE: Sand Hill Estates #2 Major Plat (IB 45, FU 87 & 88)

OTHELLO BUILDING & PLANNING

Dear Ms. Henning:

Thank you for the opportunity to review the referenced short plat. This property is within a Columbia Basin Project (CBP) farm unit, therefore, approval of the final short plat by the East District and the U.S. Bureau of Reclamation (Bureau) will be necessary pursuant to RCW 58.17.310. The property is entitled to receive Columbia Basin Project irrigation water and is obligated to pay East District irrigation assessments whether water is used or not. A release of allotment can be requested, and if approved, could relieve the property from future assessments.

After review, we have the following comments.

1. There is a \$300 short plat fee that must be paid prior to signing the final plat.
2. There is a \$50 per lot fee for all lots retaining Columbia Basin Project water.
3. All farm unit boundaries and drains shall have original Bureau data found <https://www.usbr.gov/pn/cao/maps/farmunitmaps/east.html>.

Sincerely,



Robin Adolphsen
Assistant District Engineer

RA:wj

cc: Farm Unit File
USBR
H2 Surveying