

Anne Henning

From: Johnson, Deborah L (DOH) <deborah.johnson@doh.wa.gov>
Sent: Thursday, December 5, 2019 4:19 PM
To: Anne Henning
Cc: Gardipe, Jamie C (DOH); Cervantes, Andres (DOH); Dan Quick
Subject: Comments- Sand Hill Estates #2 plat (SEPA #201906653)

Hello,

Thank you for the opportunity to review and comment on the [MDNS](#) for the Sand Hill Estates #2 plat. We have the following comments:

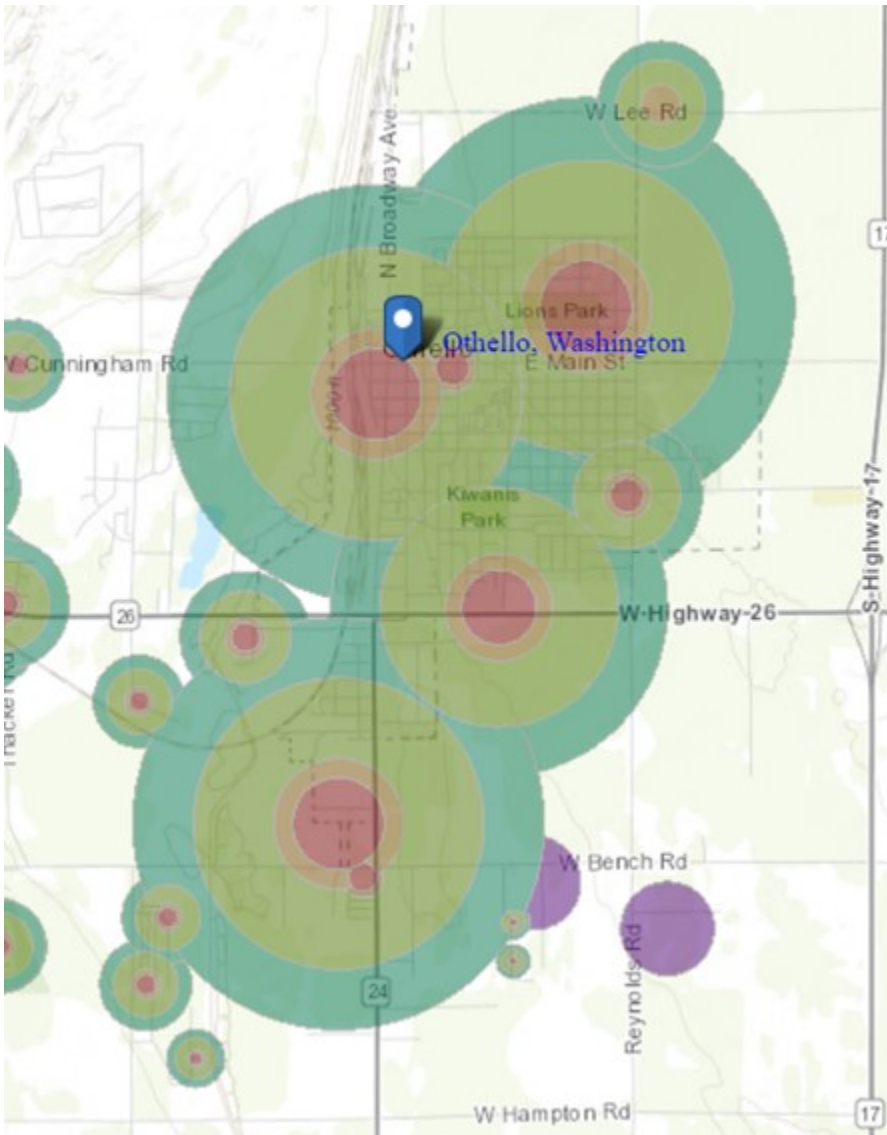
Critical Areas. The entire project are is overlain by one wellhead protection areas (WHPA) associated with the City's water system, with another WHPA associated with a different City well overlaying the NE portion (see details below). As such, the property constitutes critical aquifer recharge area (CARA) per OMC 13.10.020(a), so the project is subject to review under Ch. 13.10 OMC. The critical area was not identified in the SEPA checklist (Q. B.8.i).

City of Othello, 5- & 10-year time of travel, Source #2, Well #3 ABS088 & Source #9, Well #8 AAS228



Map source: <https://fortress.wa.gov/doh/swap/index.html>

Additionally, we note that OMC 13.10.040 states that no CARAs were known to exist within the city limits as of the time of ordinance adoption (2018). Please be aware that the majority of the city limits is overlain by WHPAs (see below), which constitute CARAs under the City’s code. If there is ever any question about individual projects, please consult our SWAP map (link above).



 This concludes our comments. Please let me know if you have any questions or need additional information.

For distribution of future SEPA notices, please note that our email is SEPA.reviewteam@doh.wa.gov. Please also send notices to our regional planner for your area, [Jamie Gardipe](#) (cc'd here)

Deborah Johnson
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Anne Henning

From: Hayes, Corina M (DOH) <Corina.Hayes@DOH.WA.GOV>
Sent: Friday, December 6, 2019 3:07 PM
To: Gardipe, Jamie C (DOH); Johnson, Deborah L (DOH); Anne Henning
Subject: RE: Question on Othello WHPAs

Anne,

I will work with Jamie to get data out of the WSP to update the SWAP. We shouldn't need a GIS or Autocad file at this time.

SWAP won't be updated before Tuesday, but the 2017 maps are the most recent documents that would have changed the WHP areas and therefore take precedence over SWAP.

From: Gardipe, Jamie C (DOH)
Sent: Friday, December 6, 2019 3:00 PM
To: Johnson, Deborah L (DOH) <deborah.johnson@doh.wa.gov>; Anne Henning <ahenning@othellowa.gov>
Cc: Hayes, Corina M (DOH) <Corina.Hayes@DOH.WA.GOV>
Subject: RE: Question on Othello WHPAs

Great! If you need anything else, let me know. The copy you have is the best I have.

Anne, do you know if you have access to the GIS/AutoCAD file for the map or could you get it from Varela? That would help us in updating our mapping system if you do!

Jamie Gardipe

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Gender Pronouns: She/Her



From: Johnson, Deborah L (DOH)
Sent: Friday, December 6, 2019 2:57 PM
To: Gardipe, Jamie C (DOH) <jamie.gardipe@doh.wa.gov>; Anne Henning <ahenning@othellowa.gov>
Cc: Hayes, Corina M (DOH) <Corina.Hayes@DOH.WA.GOV>
Subject: RE: Question on Othello WHPAs

Thanks for your quick reply, Jamie. This will mean that the plat is outside of the WHPA so wouldn't need CARAs review.

Deborah Johnson

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From: Gardipe, Jamie C (DOH)
Sent: Friday, December 6, 2019 2:55 PM
To: Anne Henning <ahenning@othellowa.gov>; Johnson, Deborah L (DOH) <deborah.johnson@doh.wa.gov>
Cc: Hayes, Corina M (DOH) <Corina.Hayes@DOH.WA.GOV>
Subject: RE: Question on Othello WHPAs

The map on the left matches my WSP final copy. Date stamped by DOH on November 21, 2017.

Jamie Gardipe

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From: Anne Henning [<mailto:ahenning@othellowa.gov>]
Sent: Friday, December 6, 2019 2:52 PM
To: Johnson, Deborah L (DOH) <deborah.johnson@doh.wa.gov>; Gardipe, Jamie C (DOH) <jamie.gardipe@doh.wa.gov>
Cc: Hayes, Corina M (DOH) <Corina.Hayes@DOH.WA.GOV>
Subject: RE: Question on Othello WHPAs

I can solve part of the mystery: The WSP on my shelf is the March 2017 draft. I found an electronic version that is marked Sept 2017 Final. The map in the final version matches the one on the left below.

But I will still need help resolving the difference between the WSP version and the SWAP map. It affects whether the plat is within a critical aquifer recharge area and therefore whether it can even be platted at all (given the current language in our Municipal Code). The public hearing on the plat is Tuesday morning (Dec. 10).

Thanks,

Anne Henning

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From: Johnson, Deborah L (DOH) <deborah.johnson@doh.wa.gov>
Sent: Friday, December 6, 2019 2:36 PM
To: Gardipe, Jamie C (DOH) <jamie.gardipe@doh.wa.gov>
Cc: Anne Henning <ahenning@othellova.gov>; Hayes, Corina M (DOH) <Corina.Hayes@DOH.WA.GOV>
Subject: Question on Othello WHPAs
Importance: High

Hi Jamie,

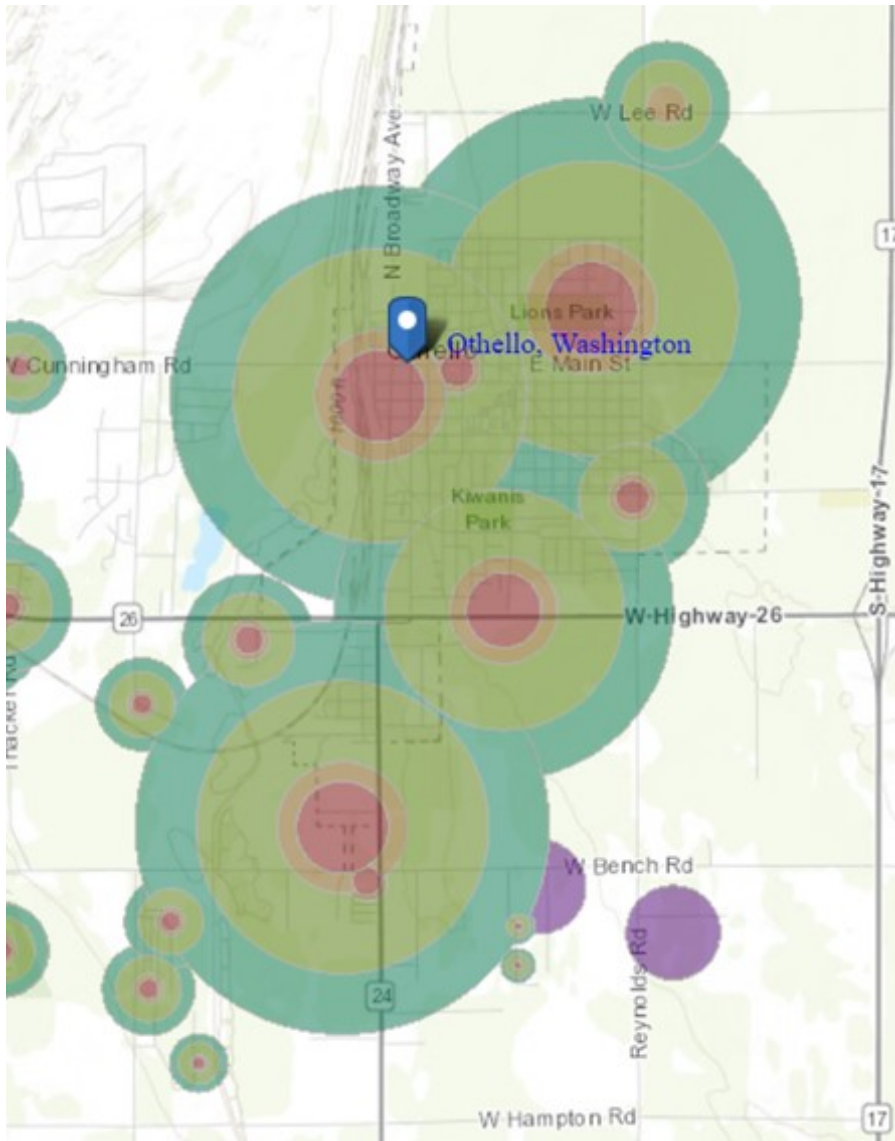
I cc'd you yesterday on a SEPA comment letter to Othello about the proposed Sand Hill Estates #2 plat. This project is going to hearing soon, & the planner is working on the staff report so is hoping for some quick clarification.

The first (L) screen clip below shows the WHPAs associated with Othello's system from Appendix D to the approved 2017 WSP in the Eastern shared files. The 2nd (R) clip is the attached map was provided by the planner (forwarded message below & attachment), which she believes to be from the 2017 plan. As you can see, they don't agree with one another. Part of the 2nd map is cut off, plus city limits are depicted differently; & the WHPAs are different. Also, they ***really*** don't agree with the SWAP map (below) which shows considerably larger WHPAs that cover most of the city. Could you please check & let us all know which of these is accurate?

The outcome has bearing on whether the City's critical aquifer recharge areas code would apply to this plat, so she needs to know as soon as possible. If there are changes that need to be made to the SWAP map, Corina will also need the map data so that can be fixed.

Thank you!





Deborah Johnson

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From: Anne Henning [<mailto:ahenning@othellowa.gov>]
Sent: Friday, December 6, 2019 1:50 PM
To: Johnson, Deborah L (DOH) <deborah.johnson@doh.wa.gov>
Subject: Wellhead protection areas

Deborah,

I found the wellhead protection area map from our 2017 Water System Plan (attached). The 10-year time of travel circle is much smaller than the state database. Which takes precedence?

Based on our map, the proposed plat is not within any wellhead protection areas (the circle for Well 3 ends just south of Olympia Street, and the plat is north of Olympia).

Anne Henning

Community Development Director

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