

STAFF REPORT
CONDITIONAL USE PERMIT FOR THE STEMILT SUBSTATION ADDITION
(CUP-19-05)

TO: City of Wenatchee Hearing Examiner
FROM: City of Wenatchee Community Development Department
RE: Public hearing for CUP-19-05
DATE: August 13, 2019

1. REQUESTED ACTION

Requested Action: Conduct a public hearing on an application for a Conditional Use Permit submitted by Stemilt Industrial Development, LLC to allow an addition to the existing E. Hawley Street substation facility at properties located adjacent to E. Hawley Street and identified by APNs 23-20-33-110-570, 23-20-33-110-550, and 23-20-33-110-500.

2. SITE INFORMATION

Applicant: Stemilt Industrial Development, LLC
Owner: Chelan County Public Utility District
Location: E. Hawley Street, Wenatchee; and identified by Assessor's Parcel Nos.: 23-20-33-110-570, 23-20-33-110-550, and 23-20-33-110-500
Zoning District: Residential Moderate (RM) and Mixed Residential Corridor (MRC)
Comp. Plan Designation: RM and MRC

Project Description: The City of Wenatchee received a Conditional Use Permit (CUP) application for an addition to the existing E. Hawley Street substation facility, which is owned and operated by the Chelan County Public Utility District (PUD). The applicant, Stemilt Industrial Development, LLC, will construct the facility subject to a contractual agreement with the Chelan County PUD. The project will consist of a new 115 kV substation, connecting to the PUD transmission system, including the following:

- Two parallel transformers designed to deliver up to 28 MW firm capacity with related equipment. The transformers will have a grated, concrete containment around them sufficient to hold all oil. A ground grid will be installed in the yard area extending five feet beyond the fence.
- The removal of an existing storm drain pipe located underneath the project site, in order to remove the pipe from the zone of influence for the new ground grid. New storm drain pipe and manholes will be installed to route around substation facilities and reconnect to the existing pipe at the lower southeastern end of the site.
- The installation of a new, slatted fence and curb on the north, east, and south boundaries of the project site.
- An existing gate and driveway location providing access to the site from E. Hawley Street will be relocated approximately 25 feet to the west. Additional access will be provided by

a new gravel access road constructed along the north side of the adjacent substation. No additional parking is provided for this facility.

Attachment A, application materials, provides additional detail and plans for the substation design.

The proposed use and related facilities meet the definition of “public utilities and services,” as described in WCC Chapter 10.08, Definitions. Public utilities and services require a Conditional Use Permit in the Waterfront Mixed Use (WMU) zoning district and Waterfront Industrial Overlay (IO) overlay district (WCC Section 10.10.020, District use chart).

Site Characteristics and Surrounding Properties: The property is within the Waterfront Mixed Use (WMU) zoning district and the Waterfront Industrial Overlay (IO) district. The project site encompasses approximately two acres of the parcels shown in Figure 1. The area is currently used for storage and maintenance by the Chelan County Public Utility District (PUD). Several small structures within the project site have been demolished to allow for the future construction of the substation.

The PUD property is generally defined by chain link fencing. Adjacent properties to the east and west are also owned by the PUD and the property to the south, across E. Hawley Street is owned by Stemilt Growers, LLC. The property to the north is owned by Vertical Bridge CCR, LLC, an operator of communications infrastructure. All surrounding properties are industrial uses.

Figure 1. Aerial image of proposed project



3. APPLICABLE POLICIES AND DEVELOPMENT REGULATIONS

The proposed action is subject to land use policies and provisions of the City of Wenatchee Urban Area Comprehensive Plan and zoning and development regulations of the Wenatchee City Code.

Wenatchee Urban Area Comprehensive Plan

In addition to the general goals and policies of the Growth Management Act and Wenatchee Urban Area Comprehensive Plan which state growth shall take place where adequate public facilities exist and are able to serve existing and future growth, the following goals and policies are relevant to this application:

Land Use / Urban Growth Area Element

Goal 7. Industrial Districts – Ensure that the City and County set aside sufficient land for industrial opportunities.

Policy 2: Protect the viability of Wenatchee’s limited industrial areas by restricting incompatible development adjacent to these uses.

Utilities Element

Goal 1. Utilities – Ensure that the utilities necessary to support development are adequate at the time they are needed without decreasing service levels below those locally acceptable.

Wenatchee City Code

Wenatchee City Code sections which apply to this project are described below.

Definitions and District Use Chart

Wenatchee City Code (WCC) Section 10.08.115, “P,” defines “public utilities and services” to mean:

Equipment installations for utility and service purveyors including, but not limited to, telephone exchanges, electrical substations, water reservoirs, pump stations, and similar facilities of service providers, specifically excluding diesel, natural gas and similar internal combustion engine generated power production.

WCC Section 10.10.020, District Use Chart, requires a Conditional Use Permit for public utilities and services in the WMU zoning district and IO overlay.

Development Standards

Industrial uses in the IO overlay are subject to the development standards of the Industrial zoning district, pursuant to WCC Section 10.40.050, Waterfront industrial overlay, and as described in WCC Section 10.46.040, Nonresidential development chart. Table 2, in Section 5, provides a detailed summary of the proposed project’s consistency with the applicable development standards. No additional parking or landscaping is required by the Wenatchee City Code for this project. Chain link fence with slats has been proposed by the applicant to screen the substation facilities.

Conditional Use Permit Requirements and Criteria

All conditional use permit applications must meet the general requirements in WCC 10.65.050 and be evaluated by WCC 10.65.060 "General Criteria." Additionally, there are specific provisions of WCC Section 10.65.220, Public utilities and services, which are applicable and further described in Section 5.

Shorelines, Resource Lands and Critical Areas

The subject site is outside of the 200' shoreline jurisdiction and is not identified within the current critical area maps used by the City.

4. PUBLIC NOTICE AND ENVIRONMENTAL REVIEW

Table 1. Procedural steps and dates

Application Submitted:	June 20, 2019
Determination of Completeness:	July 3, 2019
Notice of Application:	Notice was mailed to property owners/taxpayers within 350 feet of the subject property, posted on the subject property, and referred to relevant agencies on July 10, 2019.
Notice of Public Hearing:	Notice was mailed to property owners/taxpayers within 350 feet of the subject property on August 6, 2019 and published in the Wenatchee World newspaper on August 9, 2019.
Public Hearing:	The public hearing is scheduled for August 20, 2019 at 3:00p.m. at Wenatchee City Hall, Council Chambers, 301 Yakima Street, Wenatchee, WA.

The public and relevant agencies have been given an opportunity to comment on the proposal. The Washington State Department of Ecology provided a letter with comments regarding the possibility of contaminants present at the site and discovery procedures and also a recommendation to create a Fugitive Dust Control Plan prior to construction. This letter is included as Attachment B and in the conditions of approval as necessary. No other public comment letters were received, as of the writing of this report.

Environmental Review includes State Environmental Policy Act (SEPA): The application is subject to the State Environmental Policy Act (SEPA), pursuant to WAC 197-11-800(23)(c), as a substation facility not otherwise exempt as a utility. The City has reviewed the proposed project for probable adverse environmental impacts and issued a determination of non-significance (DNS) on August 12, 2019.

5. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the Comprehensive Plan, applicable codes, public and agency comments, any identified environmental concerns, and

state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Comprehensive Plan consistency analysis:

This application proposes an addition to an existing substation facility, providing electrical service to Stemilt Growers, LLC and their lessees. This use is compatible with surrounding properties which are also related to the provision of utility services or are other industrial uses. These services are necessary to support economic growth and adaptation of existing spaces in the industrial area.

Wenatchee City Code consistency analysis:

Table 2, below, provides a detailed summary of the applicable development standards and consistency of the proposed project.

Table 2. Consistency with applicable development standards

WCC Chapter 10.46.040, Nonresidential Development Chart			
Applicable Standard	Required	Proposed	Complies?
Front setback	0 feet or 35 feet from street centerline	≥ 35 feet from street centerline	Yes
Rear setback	0 feet	≥ 0 feet	Yes
Side setback	0 feet	≥ 0 feet	Yes
Maximum height	6 stories and 90 feet	50 feet	Yes
Maximum lot coverage	70 percent	≤ 70 percent (addition of 2,100 square feet)	Yes

Conditional Use Permit Requirements and Criteria

The general criteria for conditional use permits in WCC Section 10.65.060 requires that the proposal is compatible with adjacent uses and will protect the character of the surrounding area, will not result in the creation of nuisances to the public and/or nearby properties and existing uses, and will not result in undue adverse impacts affecting the public health, safety, and welfare. The proposed use, a substation facility, in an industrial area adjacent to an existing substation facility, may be permitted by Conditional Use Permit in the WMU zoning district and IO overlay. This application and subsequent building permit are subject to all provisions of the Wenatchee City Code, including development standards specific to the referenced zoning and overlay districts.

The project is also subject to specific conditional use permit criteria for public utilities and services, provided in WCC Section 10.65.220:

- (1) *Any buildings proposed shall be designed to harmonize with the residential structures of the neighborhood;*

Project compliance: There are no adjacent residential structures and this requirement is not applicable to the application.

(2) *All setback requirements of the district in which the public service facility is proposed shall be observed;*

Project compliance: Setbacks are zero feet along the front, rear, and side property boundaries. The proposal complies with these setbacks.

(3) *If the facility is of an outdoor nature, it shall be completely enclosed by a view-obscuring fence or landscaping at least six feet in height and shall observe the restrictions that apply to fences in the underlying zoning district;*

Project compliance: The application identifies a six-foot fence surrounding the substation facility to be constructed of chain link with slats (condition of approval #5). Fences six feet in height are permitted in the Industrial zoning district.

(4) *Proposed enclosures for public service facilities that exceed a height of six feet shall observe the minimum setback requirements that apply to primary structures in the underlying zoning district; and*

Project compliance: The application does not propose any enclosures that exceed six feet in height.

(5) *Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping and Screening, as amended.*

Project compliance: The substation facility is an addition to a previously developed site and does not require comprehensive compliance with WCC Chapter 10.62, as the valuation does not exceed 50 percent of the valuation of the existing facility and the project does not add 20 percent or more of gross floor area. The application does proposed a six-foot fence that will screen a portion of the substation facilities.

6. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 10 of the Wenatchee City Code. Staff recommends **approval** of CUP-19-05 subject to the following findings of fact, conclusions of law, and suggested conditions:

This recommendation is based on the following findings of fact:

1. An application was submitted by Stemilt Industrial Development, LLC, on June 20, 2019 for a Conditional Use Permit to allow an addition to the existing E. Hawley Street substation facility at properties located adjacent to E. Hawley Street and identified by APNs 23-20-33-110-570, 23-20-33-110-550, and 23-20-33-110-500.
2. The applicant is Jay Fulbright, Executive Vice President of Stemilt Industrial Development, LLC.
3. The property owner is Chelan County Public Utility District.

4. The application has been processed as a Type III quasi-judicial review for conditional use permits pursuant to WCC Section 13.09.050; a public hearing is required for the application and is scheduled to occur on August 20, 2019.
5. The subject property is located within the Waterfront Mixed Use (WMU) zoning district and Industrial Overlay (IO) district.
6. The Wenatchee Urban Area Comprehensive Plan land use designations are WMU and IO.
7. Substation facilities are defined in WCC Chapter 10.08 as a public utility and service and are permitted as a Conditional Use in the WMU and IO districts as allowed by WCC Section 10.10.020.
8. The proposal is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan's Land Use and Utilities Elements. The use is compatible with surrounding properties which are also related to the provision of utility services or are other industrial uses. These services are necessary to support economic growth and adaptation of existing spaces in the industrial area.
9. The proposal is consistent with the provisions of Wenatchee City Code Title 10, Zoning, meeting all applicable development standards, including setbacks, height, and lot coverage. The proposal meets the general conditional use permit criteria in WCC Section 10.65.060 and specific conditional use criteria for WCC Section 10.65.220, Public utilities and services. The substation facility is in an industrial area adjacent to an existing substation facility and will install a six-foot view-obstructing fence surrounding the facility.
10. A letter from the Washington State Department of Ecology was received on July 19, 2019 noting that the site was formerly listed as a contaminated site and is adjacent to a contaminated site. If contamination is discovered, it must be reported. The letter also provided recommendations regarding a Fugitive Dust Control Plan and stormwater discharge potential. The letter is incorporated herein by reference and as Attachment B to this staff report.
11. The application is subject to the State Environmental Policy Act (SEPA), pursuant to WAC 197-11-800(23)(c), as a substation facility not otherwise exempt as a utility. The City has reviewed the proposed project for probable adverse environmental impacts and issued a determination of non-significance (DNS) on August 12, 2019.
12. The Wenatchee Hearing Examiner conducted a public hearing on August 20, 2019.
13. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

This recommendation is based upon the following suggested conclusions:

1. The City of Wenatchee Hearing Examiner has been granted the authority to render this decision pursuant to WCC 1.09.070.
2. As conditioned, the proposal is consistent with the intent, purposes, and regulations of the Wenatchee City Code and Comprehensive Plan.

3. As conditioned, this proposal meets the general conditional use permit criteria in WCC Section 10.65.060 and specific conditional use criteria for WCC Section 10.65.220, Public utilities and services.
4. The conditional use permit will run with the land.
5. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
6. Comments from the reviewing agencies have been considered and addressed where appropriate.
7. As conditioned, the proposal will not be significantly detrimental to the public health, safety and welfare; diminish the value of nearby property or improvements; or disturb persons in the use of property unless the conditional use is a public necessity.
8. As conditioned, the proposal has been designed to minimize adverse effects on neighboring properties, to include at minimum the effects of lighting, transportation, noise, odor, dust, and appearance.
9. The conditions of approval are the minimum necessary to ensure the proposal will comply with all applicable laws and regulations.
10. All conditions place upon the proposed use are conditions that are measurable and can be enforced and monitored.
11. Public use and interests will be served by approval of this proposal.
12. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

This recommendation is based upon the following suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file and submitted on June 20, 2019, except as amended by the conditions herein. Any amendment or change to the project which may substantially modify the proposal provided for in the application or the site plan will require an amendment to this Conditional Use Permit.
2. Pursuant to WCC 10.65.050(2), the conditional use permit must be acted upon within three years from the date of approval or the permit shall expire. The holder of the permit may request an extension of time before the expiration date and the director may grant one extension of time of up to one year past the original expiration date.
3. The permit shall run with the land and is only applicable to the property described in the application materials and Finding of Fact #1.
4. The building permit submittal shall include a site plan identifying property lines within the project site. Substation facility structures and foundations may not cross or intersect property lines and a boundary line adjustment may be required based on the site plan submittal. If necessary, the boundary line adjustment will be recorded prior to building permit issuance.
5. Prior to commencing use of the substation facility, the project area shall be completely enclosed by a view-obscuring fence at least six feet in height.

6. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
7. The property owner shall maintain compliance with the standards of WCC Title 10, Zoning and conditions of the conditional use permit at all times. Violation of the terms of the permit and/or requirements of the WCC not expressly modified by the permit shall be processed as a violation pursuant to WCC Chapter 13.13, Enforcement and Penalties.

Attachments:

- A. Application materials, dated June 20, 2019
- B. Washington State Department of Ecology letter, dated July 19, 2019

Attachment A

Application materials, dated June 20, 2019



Department of Community and Economic Development

Planning Division

1350 McKittrick Street, Suite A

Wenatchee, WA 98801

(509) 888-3200

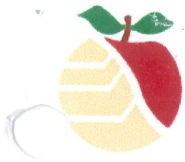
CONDITIONAL USE PERMIT APPLICATION CHECKLIST

The following information must be submitted at the time of application in order for it to be accepted at the counter. This includes items identified during the pre-application meeting. While a pre-application meeting is not required it can help identify required studies that if deferred will result in a longer processing time.

Applicant Verified	Required Items	Missing	Counter Complete	Deferred	N/A
<input checked="" type="checkbox"/>	Pre-application meeting date and file no. July 26, 2018	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Completed mater application (signed and all parcel #'s included)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	SEPA checklist (signed)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Scaled site plan – 4 copies (at least one copy 11" x 17") depicting at least the following items: (a) the boundaries of the parcel(s); (b) the names of all streets bounding the site; (c) dimensions, locations and elevations of all buildings to be built or used; (d) the location, dimensions and design of off-street parking facilities, showing points of ingress and egress; (e) the surrounding property uses; and (f) pedestrian and vehicular circulation patterns.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Stormwater report – 2 copies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Project narrative including description and code consistency	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Geotechnical, Flood Hazard, and/or Wildland-Urban Interface Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of all application materials in a digital PDF format	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Exterior Elevations	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Application Fees Paid	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF WENATCHEE
JUN 20 2019

Date Accepted: Accepted By: File No.



City of Wenatchee

Department of Community and Economic Development

Planning Division

1350 McKittrick Street, Suite A

Wenatchee, WA 98801

(509) 888-3200

CITY OF WENATCHEE LAND DEVELOPMENT PERMIT APPLICATION

JUN 20 2019

Accepted By: SN

Receipt No. PL19-00029

File No. CUP-19-05

TYPE OF PERMIT YOU ARE APPLYING FOR:

- Major Subdivision Short Plat Binding Site Plan Variance
- Final Plat Final Short Plat Final Binding Site Plan Conditional Use
- Plat/Binding Site Plan Alteration Plat/Binding Site Plan Vacation Planned Development

In addition to this form, submit all applicable items on the corresponding checklist for a complete application.

GENERAL INFORMATION

Applicant: Stemilt Industrial Development, LLC

Mailing Address: PO Box 2779, Wenatchee, Washington 98801

Contact No.: (509) 663-1451

E-mail Address: Jay.Fulbright@stemilt.com

Property Owner(s): Chelan County Public Utility District

*If different than applicant

Mailing Address: 327 N Wenatchee Ave, Wenatchee, Washington 98801

Contact No.: Vicki Griffin (509) 661-4240

E-mail Address: _____

If there is more than one property owner, submit the supplemental additional owner(s) and authorization form.

Complete section if an agent is acting for the applicant or owner during the permit process:

Authorized Agent: N/A

Mailing Address: _____

Contact No.: _____

E-mail Address: _____

Surveyor: 48° North, Erik Gahringer

Washington Registration #: 37543

Contact No.: (509) 436-1640

E-mail Address: erikg@48north.com

Engineer: Power Engineer Inc./Scott Ross

Washington Registration #: UBI 601-059-917

Contact No.: (509) 780-0045; 385-4351 (c)

E-mail Address: scott.ross@powereng.com

Please indicate who should receive correspondence and notices: Applicant Owner Authorized Agent Surveyor Engineer

PROPERTY INFORMATION

Street Address(es): 1150 Hawley St, Wenatchee, Washington 98801

Parcel No(s): 23-20-33-110-550, 23-20-33-110-500 and 23-20-33-110-570

Abbreviated Legal Description: The property is a portion of the above-referenced legal parcels more fully described on Exhibit A and approximately as shown on Exhibit B.

Total site size in acres: ~2

Zoning District Designation: Waterfront Mixed Use (WMU) ▼

Overlay District: Waterfront industrial (IO) ▼

Comprehensive Plan Designation: Waterfront Mixed Use (WMU) ▼

Shoreline Environmental Designation: N/A ▼

Wildland-Urban Interface: N/A ▼

Critical Areas: N/A ▼

ACKNOWLEDGEMENTS AND SIGNATURES

I (We) acknowledge that:

1. The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 13.07 Wenatchee City Code;
3. City of Wenatchee does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The City's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
4. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
5. If the Applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
6. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application.
7. If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit necessary application materials identified in a Notice of Incomplete Application within 60 days will result in a null and void application, with no refund of the filing fees.
8. This application does not constitute approval of the proposed development activity and it is acknowledged that additional permit applications and approvals may be necessary to conduct specific activities.
10. During the review of this application, it may be necessary for staff to make one or more site visits. By signing this application form, you are giving permission for these visits. If it is rental property, the owner hereby agrees to notify tenants of possible site visits.

Date: 6-19-19 Applicant Signature:  Asst. Manager

Date: _____ Agent Signature: _____

Date: _____ Owner Signature: _____

Please indicate who should receive correspondence and notices:

Applicant
 Surveyor

Owner
 Engineer

Authorized Agent

PROPERTY INFORMATION

Street Address(es): 1150 Hawley St, Wenatchee, Washington 98801

Parcel No(s): 23-20-33-110-550, 23-20-33-110-500 and 23-20-33-110-570

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Wildland-Urban Interface: N/A

Critical Areas: N/A

ACKNOWLEDGEMENTS AND SIGNATURES

I (We) acknowledge that:

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2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 13.07 Wenatchee City Code;
3. City of Wenatchee does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The City's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
4. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
5. If the Applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
6. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application.
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10. During the review of this application, it may be necessary for staff to make one or more site visits. By signing this application form, you are giving permission for these visits. If it is rental property, the owner hereby agrees to notify tenants of possible site visits.

Date: 6-19-19

Applicant Signature: Vicki Guff

Date: _____

Agent Signature: _____

Date: _____

Owner Signature: _____

EXHIBIT "A"

A PARCEL of land in the Northeast Quarter of the Northeast Quarter of Section 33, Township 23 North, Range 20, EWM, Chelan County, Washington, more particularly described as follows: Commence at the Northeast corner of the SE¼ of the NE¼ of said Section, which is marked by a 1-inch iron pipe and run North on the line between Sections 33 and 34, said township and range, for 75.6 feet to the center line of road; thence turning an angle to the left of 65°02' along the center line of said road for 716.6 feet to the true point of beginning of this description;

thence turning an angle to the right of 82°54' for 197.2 feet;

thence turning an angle to the right of 79°36' for 93.8 feet;

thence turning an angle to the left of 34°44' for 155.9 feet;

thence turning an angle to left of 33°20' for 49.7 feet;

thence turning an angle to the left of 80°11' for 141.4 feet;

thence turning an angle to the left of 15°17' for 112.0 feet;

thence turning an angle to the right of 10°21' for 214.47 feet;

thence turning an angle to the left of 106°24' and run to the center line of the road above referred to; thence turning an angle to the left of 82°54' and run along the center line of said road to the true point of beginning. EXCEPTING the 30 foot strip along the Southerly side for county road.

TOGETHER WITH

THAT PORTION of the Northeast Quarter of the Northeast Quarter of Section 33, Township 23 North, Range 20, EWM, Chelan County, Washington, described as follows: Beginning at the Southeast corner of said subdivision, which is marked by a one inch (1") pipe, and run thence North on the East line thereof 75.6 feet to centerline of a county road; thence turn left 65°02' and run along said centerline 498 feet to the Point of Beginning; thence turn right 94°26' and run 377.1 feet; thence turn left 80°11' and run 86 feet; thence turn left 99°49' and run 398.3 feet to centerline of said road; thence turn left 94°26' and run along said centerline for 85 feet to the Point of Beginning; EXCEPTING the 30 foot strip along the Southerly side for county road.

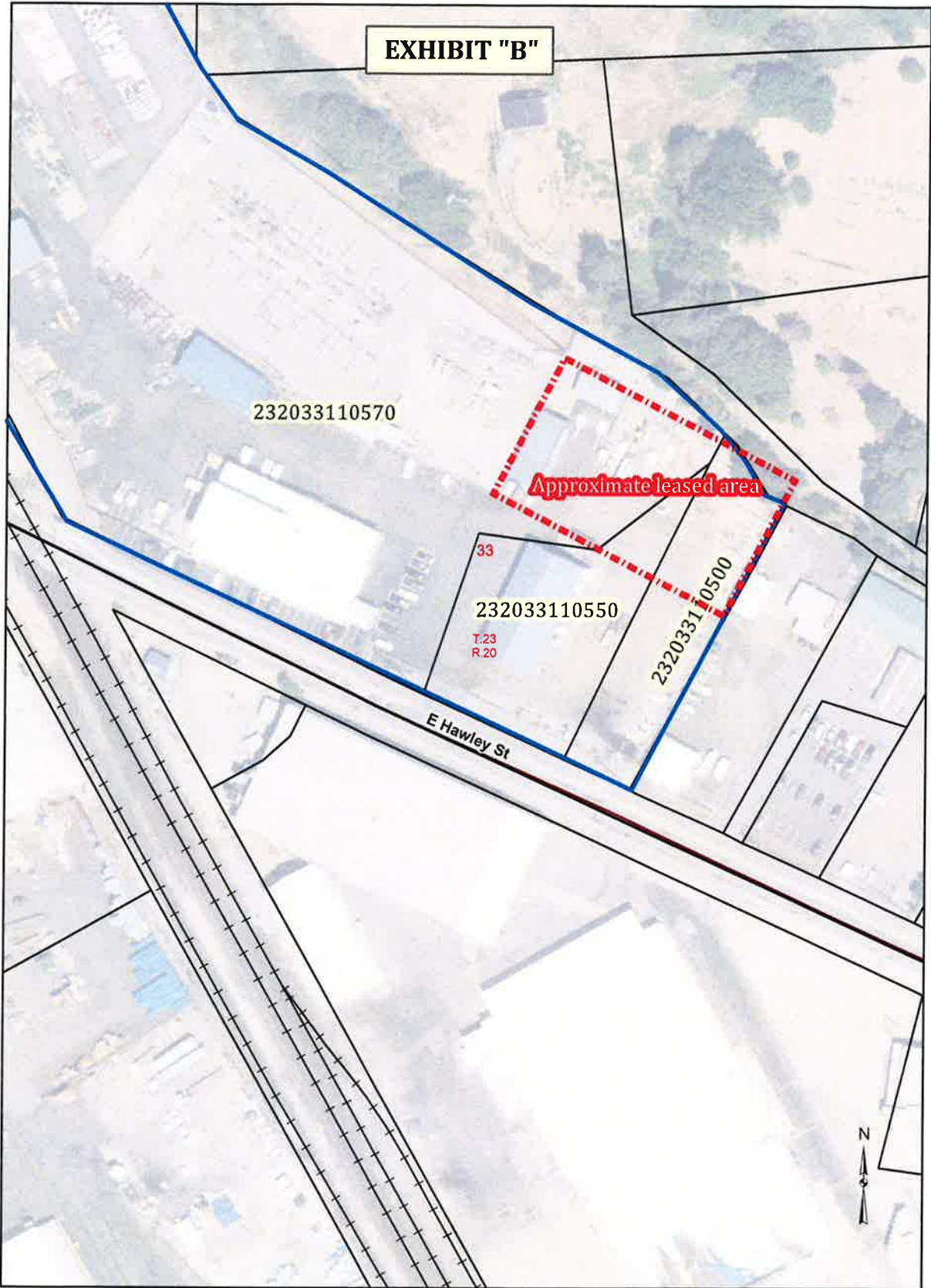
TOGETHER WITH

PART OF THE Northeast Quarter of the Northeast Quarter of Section 33, Township 23 North, Range 20, EWM, Chelan County, Washington, described as follows:

Commencing at the Southeast corner of said subdivision, which is marked by a one-inch iron pipe and run North on the East line of said subdivision for 75.6 feet to the centerline of the road; thence turn left 65°02' and running along centerline of said road for 716.6 feet to the true point of beginning; thence turn right 82°54' running 197.2 feet; thence turn right 79°36' for 93.8 feet; thence turn left 34°44' running 155.9 feet; thence turn right 146°40' and run 348.6 feet to the centerline of said road; thence

turn right $85^{\circ}34'$ minutes and running along said centerline 133.6 feet to the true point of beginning, EXCEPT right of way of the country road along the Southerly 30 feet thereof.

EXHIBIT "B"



232033110570

Approximate leased area

33

232033110550

T.23
R.20

232033110500

E Hawley St



HAWLEY STREET SUBSTATION

PROJECT NARRATIVE | CONDITIONAL USE PERMIT APPLICATION

June 20, 2019

SUBMITTED TO:

City of Wenatchee
Department of Community and Economic Development
Planning Division
1350 McKittrick Street, Suite A
Wenatchee, WA 98801

APPLICANT:

Stemilt Industrial Development, LLC
P.O. Box 2799
Wenatchee, Washington 98801
Jay.Fulbright@stemilt.com

OWNER:

Chelan County Public Utility District
327 N. Wenatchee Ave.
Wenatchee, Washington 98801
Vicki.griffin@chelanpud.org

PROJECT TEAM:

- Stemilt – Jay Fulbright
- Schmidt Electric – Mike Riley (electrical construction)
- Pipkin Construction – Nick Pipkin (civil construction)
- Pacific Engineering & Design - Martin Davy (SWPP)
- POWER Engineers – Scott Ross (engineering)

GENERAL PROJECT DESCRIPTION

Stemilt Industrial Development, LLC (“Stemilt”), is a Washington limited liability company and wholly owned subsidiary of Stemilt Growers, LLC, and proposes to construct a new substation addition (the “***Substation Facilities***”) adjacent to the existing substation at Hawley Street in the City of Wenatchee which is owned by the Chelan County Public Utilities District (“***PUD***”).

The Substation Facilities will consist of two parallel transformers designed to deliver up to 28 MW firm capacity, subject to contractual arrangements between Stemilt and the PUD.

Additional details are set forth below under “*Substation Facilities Description.*”

PROJECT SITE

The proposed project site consists of an approximate 2 acre portion of the following legal parcels: 232033110550, 232033110500, 232033110570, which are located at 1150 Hawley St., Wenatchee.

The project site is located immediately East of the existing PUD substation on the North-East side of Hawley Street. It is the South and West of undeveloped industrial property and the Northern extension of Walla Walla Point Park. The site was previously used as a storage and maintenance yard by the PUD. It is surfaced with asphalt pavement and some gravel, and several structures have recently been demolished to make way for the substation development.

The project site is owned by the PUD and leased from the PUD to Stemilt.

Offsite North and West (uphill) of the site there are several buildings, paved and gravel parking areas owned by the PUD and the PUD’s existing substation with its ballast surfacing. Offsite South and East (downhill) of the site there is a gravel road and undeveloped property with scrub vegetation including former orchard land.

The project site is currently vacant. No cultural sites are known to exist on the site. Adjacent properties are generally commercial, industrial, and manufacturing. The project is not expected to affect current land uses on nearby or adjacent parcels.

CONDITIONAL USE PERMIT

The project site is zoned Waterfront Mixed Use (WMU) – Industrial Overlay (IO).

The definition of “public utilities and services,” as set forth in WCC 10.08.115, includes “electrical substations.” WCC 10.10.020 provides that “public utilities and services” are a Conditional Use in both the WMU district and in the IO overlay zone.

WCC 10.65.070 provides the hearing examiner with approval or denial authority for conditional use permits within the City of Wenatchee and further provides that any decision of approval by the hearing examiner must include the following:

- (a) A statement of the applicable criteria and standards in the development codes and other applicable law;
- (b) A finding that the proposed use, at the proposed location, is consistent with the purposes of the comprehensive plan, the zoning code and the zoning district in which it is to be located, and that the proposed use will meet all applicable requirements of this title;
- (c) A statement of the findings of the reviewing authority, stating the applicant's compliance or noncompliance with the criterion contained above, and assurance of compliance with applicable standards;
- (d) A finding that the use, as conditioned, will not be significantly detrimental to the public health, safety and welfare; diminish the value of nearby property or improvements; or disturb persons in the use of property unless the conditional use is a public necessity;
- (e) A finding that the proposal has been designed to minimize adverse effects on neighboring properties, to include at minimum the effects of lighting, transportation, noise, and appearance;
- (f) A finding that the decision of the application and, if approved, conditions of approval are the minimum necessary to ensure the proposed development will comply with all applicable laws and regulations;
- (g) A finding that the conditions placed upon the proposed use are conditions that are measurable, can be enforced and monitored;
- (h) A statement that the decision is final unless appealed as provided for in WCC Title 13. An appeal of a decision of the hearing examiner must be filed in writing within 21 days of the date of decision.

In addition, WCC 10.64.030 provides the hearing examiner with authority to impose conditions reasonably required to allow the proposed use to meet the general requirements of the WCC, specific use criteria, and the required items set forth in WCC 10.65.070. Such conditions may include:

- (1) Requirements for environmental protection;

- (2) Landscaping, clearing, planting, fencing and screening requirements;
- (3) Requirements of site restoration including but not limited to regrading and replanting;
- (4) Setbacks, height and bulk requirements;
- (5) Management requirements to reasonably prevent nuisances to the public and/or nearby properties and existing uses;
- (6) Safety requirements, such as time of operations, traffic routing, limitations on processes, etc.

CUP APPLICATION AND SEPA CHECKLIST

The CUP Master Application and SEPA checklist have been prepared in accordance with WCC.

SUBSTATION FACILITIES DESCRIPTION

Substation Facilities Construction. The Substation Facilities will consist of a new 115 kV substation connected via a loop into the PUD's transmission system, with tensions for dead-end design. The Substation Facilities will contain: (a) Two 28 MVA transformers; (b) ANSI 2B Arc Resistant Switchgear with two incoming feeds and five outgoing feeders; (c) Two new 16/22/28 MVA 115/12.47kV Delta/Wye transformer on new pads. Transformers will have concrete containment around them sufficient to hold all oil. Grating will be over containment area for access to the transformers; (d) Two new dead-end towers to accept the incoming transmission line; and (e) New 115kV disconnect switches and circuit switchers with pads. Install new ground grid in yard area extending 5 feet beyond the new fence.

Storm Drain Pipe Removal. The project also involves the removal of an existing storm drain pipe underneath the project site. This is necessary in order to remove the storm pipe from the zone of influence for the new substation ground grid that will be installed. The existing storm drain pipe under the building adjacent to the Substation Facilities will be abandoned. A new storm drain pipe and manholes will be installed and will route around the Substation Facilities and reconnect to existing storm drain pipe at lower South-Eastern end of the site.

Design and construction of the Substation Facilities will follow applicable codes and industry standards including IEEE, ANSI, NESC, NEC, ASTM, AISI, and EEI standards, and any standards required by applicable Washington or federal law.

Fencing and Curbs. The project further involves the installation of a new fence and curb on South and East sides of the Substation Facilities. The existing fence on North side of the site will be removed and a new fence will be installed with new curb. The existing fence on

West side of the project site will remain. All new fence will include slats in order to blend in with surrounding environment.

Transportation and Parking. The project site is currently served by Hawley St. and North Miller St. These streets are accessed by North Wenatchee Ave. The project does not involve installation of additional parking nor does it involve the removal of any existing parking spaces. The Substation Facilities will be un-manned and there will be limited vehicle trips to the site for periodic maintenance purpose.

CONSTRUCTION SCHEDULE, HOURS AND NOISE

The proposed start date of the project is July 8, 2019 and the expected end date is March 31, 2020.

The construction will take place during normal daylight hours from 7:00 am to 7:00 pm and during construction there will be short term noise associated with construction equipment. Following construction, the expected operational noise of the Substation Facilities is less than 76 dB at the transformer.

NOTES:

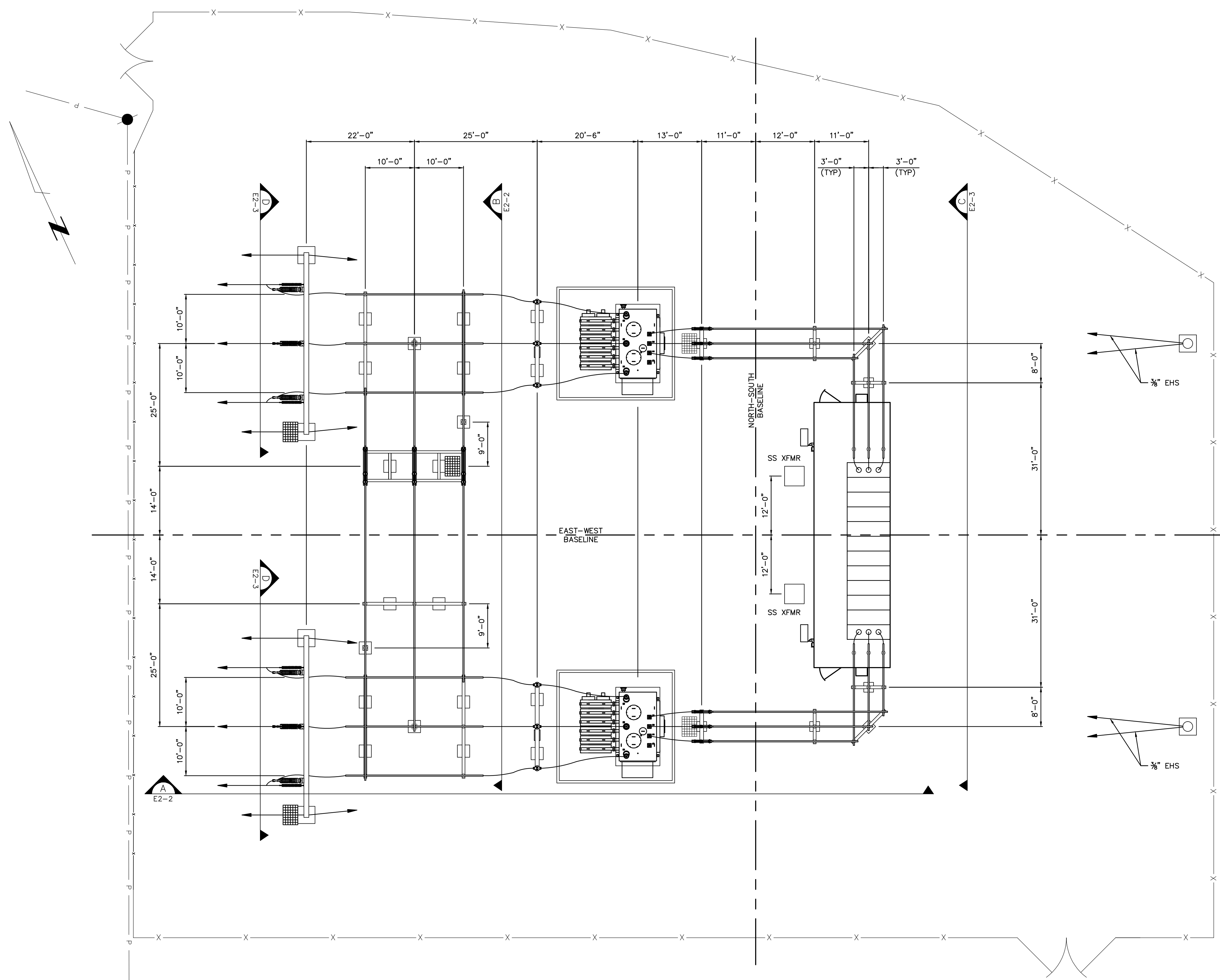
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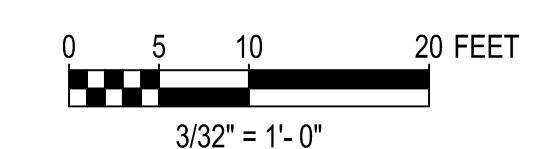
- E2-2 ELECTRICAL ELEVATIONS SHEET 1
 E2-3 ELECTRICAL ELEVATIONS SHEET 2

LEGEND:

- X NEW FENCE
- - - SUBSTATION BASELINE
- X EXISTING FENCE
- P EXISTING POWER

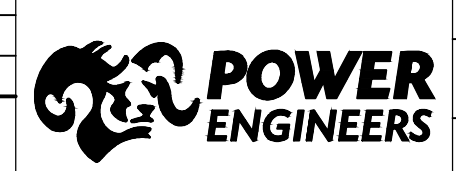


ISSUED FOR
 06/03/19
30% REVIEW



THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT, TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWERS CLIENT IS GRANTED.

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DRN	JEM	05/28/19					
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FOR 2234 DWG ONLY							
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
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STEMILT GROWERS		JOB NUMBER	REV
HAWLEY STREET SUBSTATION		155797	A
ELECTRICAL ASSEMBLY PLAN		DRAWING NUMBER	E2-1

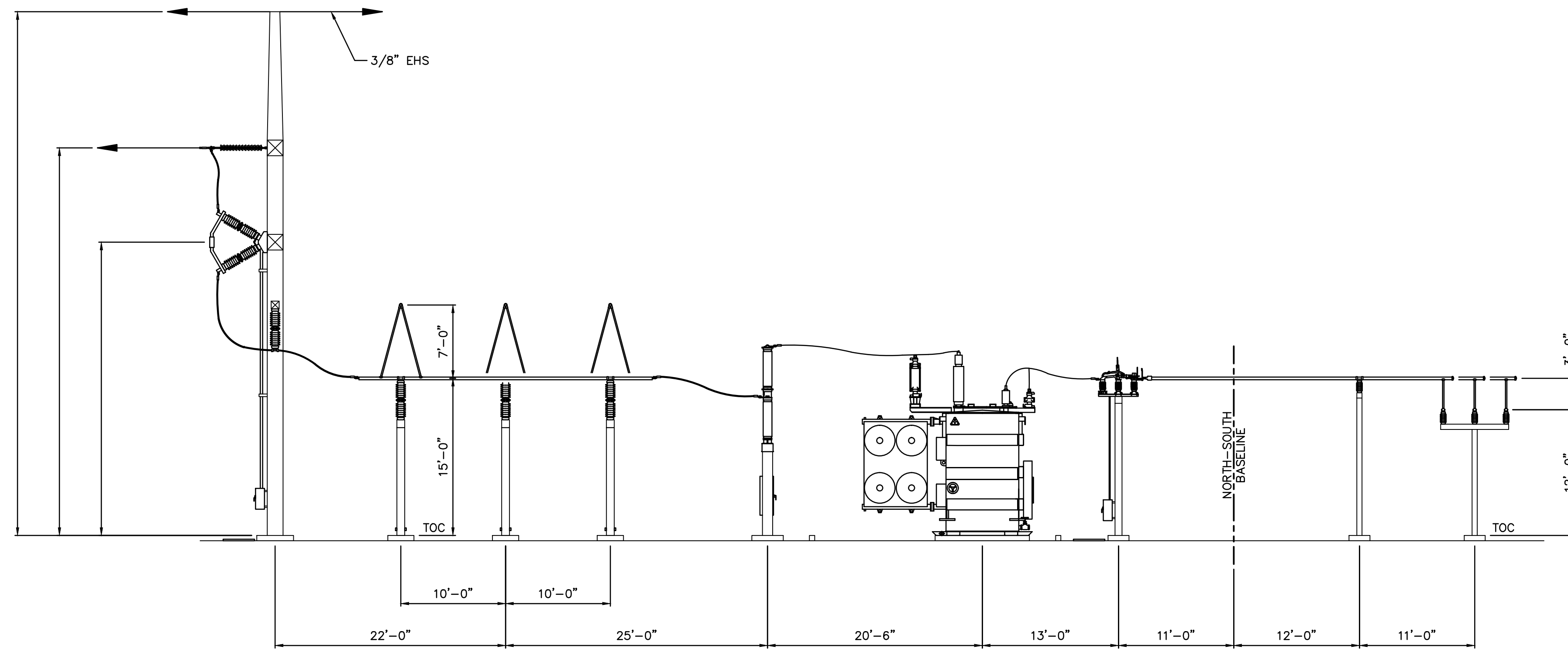
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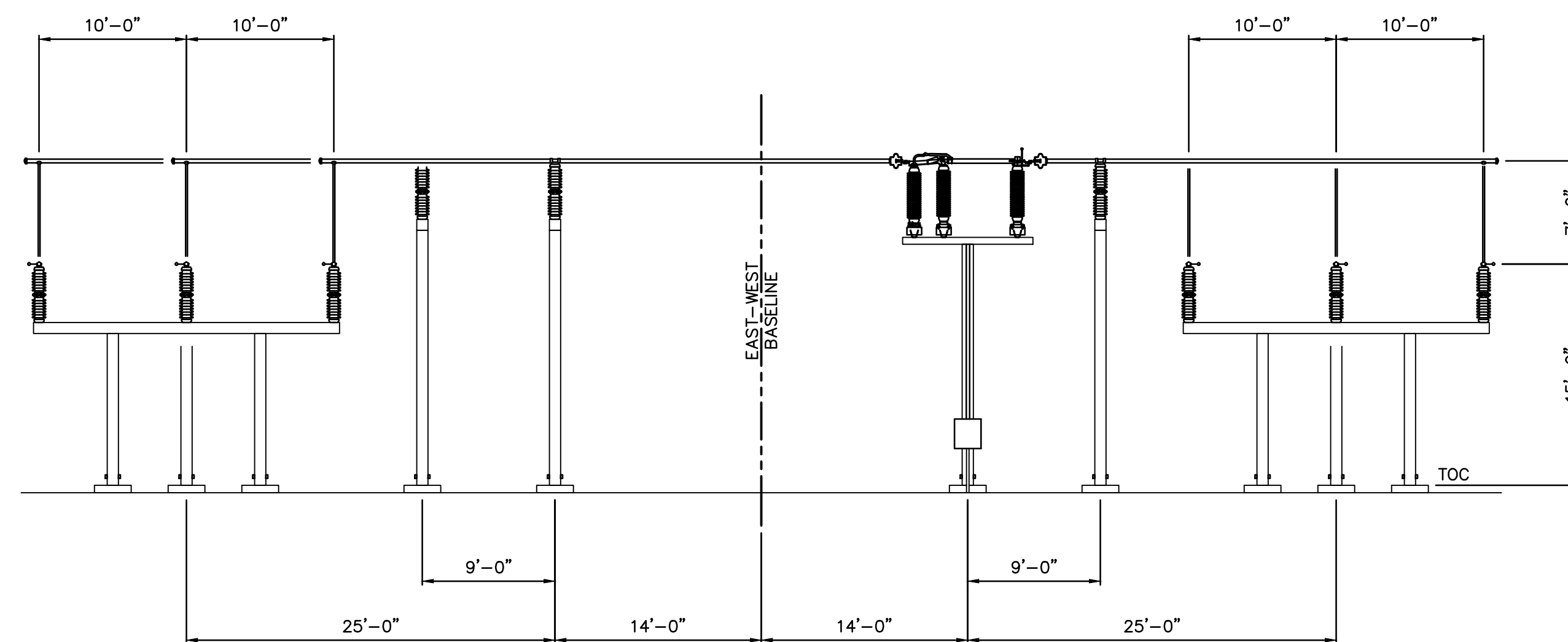
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E2-1 ELECTRICAL ASSEMBLY PLAN

LEGEND:

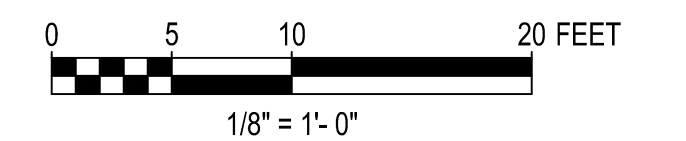


A
E2-1
ELEVATION
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B
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ELEVATION
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E2-2.dwg

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REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS		

FOR 22x34 DWG ONLY



STEMILT GROWERS
HAWLEY STREET SUBSTATION
ELECTRICAL ELEVATIONS
SHEET 1

JOB NUMBER
155797
DRAWING NUMBER
E2-2

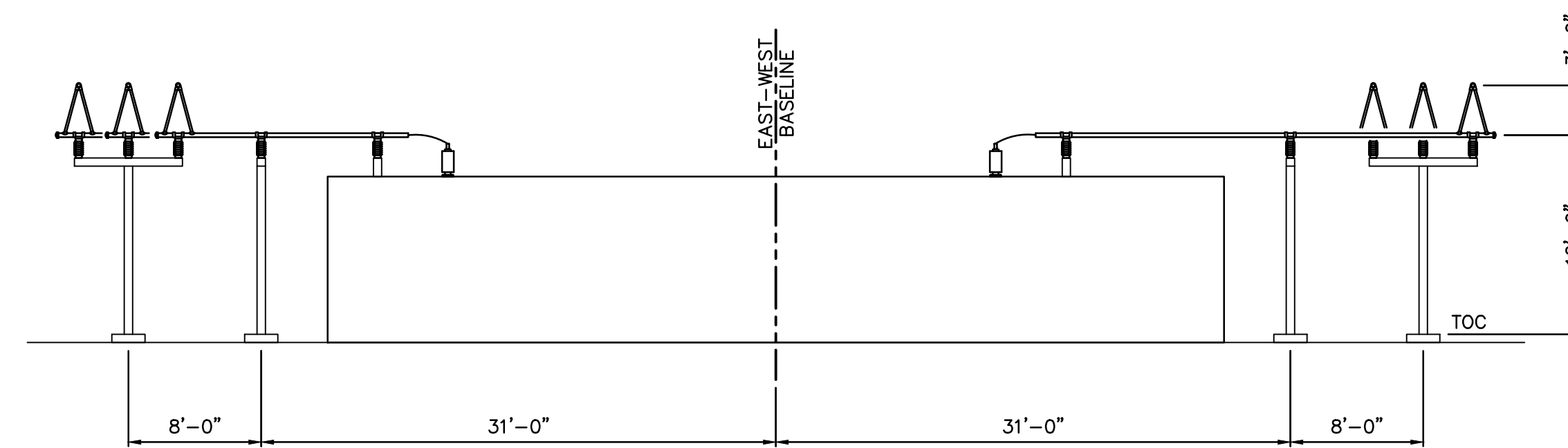
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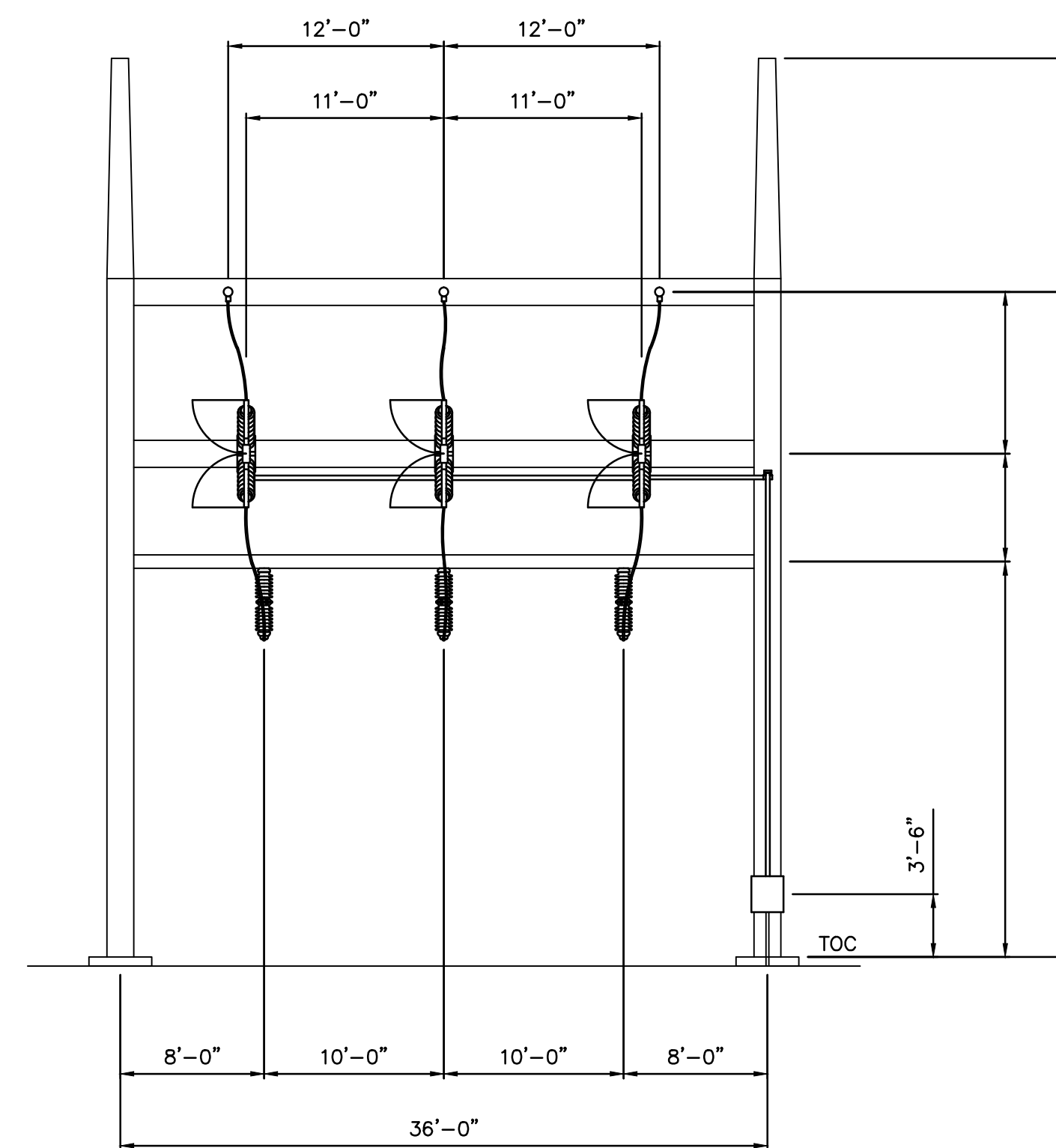
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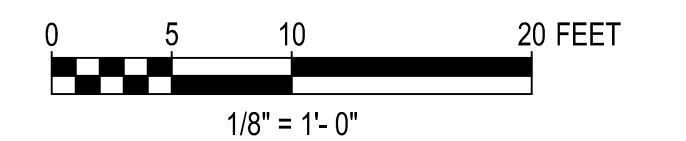


C
E2-1
ELEVATION
SCALE: 1/8" = 1'-0"



D
E2-1
ELEVATION
SCALE: 1/8" = 1'-0"

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06/03/19
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E2-3.bwg

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STEMILT GROWERS
HAWLEY STREET SUBSTATION
ELECTRICAL ELEVATIONS
SHEET 2

JOB NUMBER
155797
DRAWING NUMBER
E2-3

REV
A

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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

1. Name of proposed project, if applicable:

Hawley St. Substation

2. Name of applicant:

Stemilt Industrial Development, LLC ("Stemilt")

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

Jay Fulbright
PO Box 2799
Wenatchee, WA 98807
(509)663-1451

4. Date checklist prepared:

6-19-2019

5. Agency requesting checklist:

City of Wenatchee

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

Anticipated start date: July 8, 2019.
Anticipated end date: March 31, 2020

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

Stemilt does not have any plans at this time for future additions, expansions, or further activity related to or connected to this proposal.

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

None known.

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.

Stemilt knows of no other proposals directly affecting the property.

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

Erosion Control Plan
Site Drainage Plan
City of Wenatchee Conditional Use Permit
Land Surface Modification Permit
Ecology NPDES Stormwater

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.)

Install two new 16/22/28 MVA 115/12.47kV Delta/Wye transformer on new pads. Transformers will have concrete containment around them sufficient to hold all oil. Grating will be over containment area for access to the transformers.

Two new dead-end towers will be installed to accept the incoming transmission line.

New 115kV disconnect switches and circuit switchers with pads will be installed.

Remove existing storm drain pipe underneath substation so it is removed from the zone of influence for new substation ground grid that will be installed. Abandon existing storm drain pipe under building adjacent to substation in place. Install new storm drain pipe and manholes to route around the substation and reconnect to existing storm drain pipe at lower end of the site.

Install new fence and curb on south and east sides of new substation. Existing fence on north side will be removed; new fence will be installed with new curb. Existing fence on west side of substation will remain. All new fence will include slats to blend in with surrounding environment.

Install new ground grid in yard area extending 5 feet beyond the new fence.

Conduit will be installed between switchgear, circuit switchers, transformers, and new yard lights.

Grade yard area from around transformer pad toward east fence to slope drainage in that direction away from other equipment; this is similar to the existing slope. Existing material for the new substation footprint will be removed as required to accommodate slope and in order to maintain a minimum 18-inch depth to ground grid.

Install underground feeder conduits to exit the east side of substation to vaults outside fence.

Install new 20-foot gate at the southeast corner of the substation. Install new 14-foot gate at the northwest corner of the substation. Construct 400-ft long 14-ft wide gravel access road from north east corner of the substation along the north side of the existing adjacent substation.

Yard surface rock with 6 inches of new yard rock meeting latest requirements for substation yard rock.

New ANSI 2B Arc Resistant Switchgear with two incoming feeds and five outgoing feeders will be added.

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.

**1150 Hawley St.
Wenatchee, WA 98801
Parcels 232033110550, 232033110500, 232033110570**

B. ENVIRONMENTAL ELEMENTS

1. Earth

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 maximum grade on the site is 20%.

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.

NRCS soil survey: Soils are primarily Cashmont sandy loam and Terrace escarpments, however the site has been disturbed.

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

None.

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.

Area of disturbance is approximately 1 acre, 41,641 square feet for substation or .956 acre and 5,600 square feet or .129 for modification of existing access road.

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

Erosion or stormwater runoff could occur during a heavy precipitation event. However, erosion control and sediment Best Management Practices (BMPs) would be in place prior to construction.

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

Transformer pads and containment plus switchgear pad will cover

approximately 2100 square feet and the new access road will be approximately 5,600sf. The total is approximately 15% of the site area.

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

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the project that will define the specific BMPs to be implemented to reduce or control erosion.

2. Air

- 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 temporary emissions from heavy equipment as well as dust are expected to occur during construction. Operation and maintenance activities following construction are not expected to result in any emissions.

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

Stemilt is unaware of any off-site sources of emissions or odor that may affect the proposal.

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

None are proposed at this time.

3. Water

- a. Surface Water:

- 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.

There are no surface waters in the immediate vicinity of the site. The Columbia River is approximately 650 feet east of the site.

- 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 work will occur within 200 feet.

- 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.

None

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

No

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

No

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

b. Ground Water:

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

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.

Waste materials are not expected to be discharged into the ground from septic tanks or other sources.

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.

Storm water constitutes the primary runoff from the site. Pre-development storm water runoff flows from west to east and is collected in an existing catch basin grate which transfers it to an existing manhole located approximately 30 feet northeast of the site. From this manhole a pipe discharges to grade and flows from there to the Columbia River. The substation site will be filled on the east side, to reduce the existing slope from approximately 3% to approximately 1.5% and will maintain the same drainage pattern, discharging into the same existing catch basin that now collect drainage from the site.

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

Waste materials are not anticipated to enter ground or surface waters.

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

The slope of the site will be reduced and six inches of gravel surfacing material will be applied everywhere inside the substation fence. This will have an overall effect of reducing the velocity of storm water running off the site and increasing infiltration into the gravel surfacing. The result will be less storm water runoff and sediment transport reaching the existing storm water grate and discharge point from the proposed substation.

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

A SWPPP will be prepared and implemented during construction to reduce or control runoff. During operation of the site after construction is complete, runoff will be directed by grading and curbs to new catch basins and a piped conveyance system. It will be treated and detention provided if required by City code prior to release to the original discharge pipe at the low point of the site.

4. Plants

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

None of the above. The site is currently developed and composed of asphalt or gravel.

b. What kind and amount of vegetation will be removed or altered?

NA

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

No threatened or endangered species are known to be on or near the site.

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

There are currently no plans to landscape the site.

e. List all noxious weeds and invasive species known to be on or near the site.

There are no noxious weeds or invasive species known to be on or near the site.

5. Animals

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

Because the site is currently developed there are no known animals or birds that

frequent the site.

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

No threatened or endangered species are known to be on or near the site.

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

The site is not part of a migration route.

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

None proposed.

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

None known to be on or near the site.

6. Energy and natural resources

- 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.

Energy required for construction: electricity and petroleum. The operational use of this substation does not use energy; it converts energy (electricity) from high voltage to a lower voltage.

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

The project will not affect the potential use of solar energy by adjacent properties.

- 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:

This site is energy independent.

7. Environmental health

- 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.

As with any construction project involving machinery, there is a potential for spills of oil and or fuel from such machinery. There are no environmental health hazards expected. The new transformers will contain mineral oil. Each transformer will have an oil capacity of approximately 5000 gallons. It is possible that an oil spill as a result of transformer failure could occur. However, standard oil spill containment barriers are installed to prevent the oil from leaking into the surrounding area. The substation will be compliant with industry best practices for oil spill prevention.

- 1) Describe any known or possible contamination at the site from present or past uses.
No known contamination and applicant is unaware of any possible contamination.

- 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.

There are no known existing hazardous chemicals or conditions that may affect project development.

- 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.

Mineral oil will be on-site and contained within the transformer.

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

It is common for substations to be mapped by the City's fire department.

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

All construction equipment will be cleaned and inspected for leaks prior to entering the site. The project SWPPP will outline measures to be taken in the unlikely event of a spill.

b. Noise

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

There are no noises that exist that would affect the project.

- 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.

During construction there will be short term noise associated with construction equipment during normal 7:00 am to 7:00 pm daylight hours. The construction equipment includes mobile crane, boom truck, concrete truck, small generator track mounted excavator, loaders, dozers, rollers, graders, and dump trucks are expected to occur during the period of construction. Operational noise associated with the project is less than 76 dB at the transformer. No noise above that which currently occurs is expected after the project is completed.

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

Work will be done during normal daylight hours.

8. Land and shoreline use

- 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 proposed site is currently vacant. Adjacent properties are generally commercial, industrial, and manufacturing. The project is not expected to affect current land uses on nearby or adjacent parcels.

- 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 non-forest use?

The site has not been used as working farmland or forest land.

- 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:

NA

- c. Describe any structures on the site.

No buildings will be existing when construction starts.

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

No structures will be demolished.

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

WMU-IO Waterfront Mixed Use- Industrial Overlay

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

WMU

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

NA

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

Erosion Hazard, Modified Ground, Slide Hazard, and Seismic.

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

No people will reside or work in the completed project.

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

The completed project would not displace any people.

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

NA

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

The project will adhere to federal, state, and local land use laws and regulations.

- I. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

NA

9. Housing

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

NA

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

NA

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

None proposed.

10. Aesthetics

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

The dead-end will be approximately 50 feet tall.

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

Dead-end, transformer, switch structures, buswork, and switchgear will be new to the area. No views from adjacent areas are anticipated to be obstructed.

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

None proposed.

11. Light and glare

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

The project is not expected to produce light or glare.

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

Light or glare from the finished project is not expected to be a safety hazard or interfere with views.

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

No off-site light or glare will affect the project.

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

None proposed.

12. Recreation

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

The Wenatchee Confluence State park is located north of the site and the Walla Walla Point Park is located south of the site. The Apple capital Loop Trail follows Hawley St. adjacent to the site.

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

The project would not displace any existing recreational uses.

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

None proposed.

13. Historic and cultural preservation

- 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 located on or near the site? If so, specifically describe.

A WISAARD review shows that no previously cultural resources are located on the substation expansion parcel. One large multi-component site that is considered eligible for the National Register of Historic Places, CH00209 (the Wenatchee Flat Site: first recorded in 1973), is represented by a polygon on the WISAARD platform that is positioned more than 100 meters away from the substation expansion area. A second site, CH01030, is located 670 meters from the substation expansion area but is not considered eligible for the National Register. A third site, CH00223, is located more than 1,000 meters from the substation expansion area but has not been evaluated for listing on the National Register. These sites are located well outside of the disturbance areas, therefore there will be no impact to these sites.

WISAARD reveals that there are no known Traditional Cultural Places near the subject property.

- 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.

See above.

- 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.

No cultural sites are known to exist on the site and potential impacts have not been assessed.

- 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 proposed.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is currently served by Hawley St. and North Miller St. The streets would be accessed by North Wenatchee Ave.

- 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?

The nearest public transit stop is located on North Wenatchee Ave. approximately .20 mile west of the site.

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

The project doesn't include any permanent parking spaces and would not eliminate any existing spaces.

- 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).

None are known at this time.

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

The site is located approximately .10 mile east of the Burlington Northern Santa Fe railroad corridor.

- 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?

The project would be an un-manned facility and the only vehicle trips would include periodic maintenance.

- 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.

The project is not expected to interfere with, affect, or be affected by movement

of agricultural or forest products.

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

None proposed.

15. Public services

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.

The project would not result in an increased need for public services.

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

NA

16. Utilities

a. Circle utilities currently available at the site:

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

No utilities will exist at the site when construction starts.

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.

Electricity will be used during construction and will be at the site once completed. Electricity will be provided by Chelan Public Utility District.

C. Signature

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: Jay Fulbright

Name of signee: Jay Fulbright

Position and Agency/Organization: ASSISTANT MANAGER

Date Submitted: 6-20-19

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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

PRELIMINARY STORM DRAINAGE REPORT

FOR

HAWLEY STREET SUBSTATION

BY



Martin Davy, P.E.
Professional Engineer



200 South Columbia Street, Suite 300
Wenatchee, WA 98801
P 509.662.1161 | F 509.663.8227

June 16, 2019
Project No. 19095CA

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PROJECT OVERVIEW

This report is intended to provide a brief overview of storm water issues for the new substation addition proposed by Stemilt Industrial Development, LLC adjacent to the existing Chelan County PUD substation at Hawley Street in Wenatchee and to outline the proposed design. A detailed report with supporting calculations will be submitted with the construction plans for the Land Surface Modification Permit and may be modified, if necessary, after Conditional Use Permit approval.

EXISTING SITE CONDITIONS

The site is located east of the existing PUD substation on the north east side of Hawley Street. It is south and west of undeveloped industrial property and Wenatchee Confluence State Park. The site slopes down gently to the north east at 2-3% with a steeper drop-off at the northeast property line.

Offsite, the land slopes gently down from Hawley Street to the substation site. On the north east side, it then drops off more steeply over a 10-15 ft bank into the industrial property, and then gently through the Park toward the Columbia River.

The site and was previously used as a storage and maintenance yard by the PUD. It is surfaced with asphalt pavement and some gravel, and several structures have recently been demolished to make way for the substation development.

Offsite uphill there are several buildings, paved and gravel parking areas and the substation with its ballast surfacing. Offsite downhill there is a gravel road and undeveloped property with scrub vegetation including former orchard land.

Per the USDA soil survey, the soil on the site is mainly Cashmont Sandy Loam with a small area of 'Terrace Escarpments'. The Cashmont soil is in Hydrologic Soil Group (HSG) 'B' and is described as 'well-drained'. The Terrace Escarpments are assumed to be in the same HSG.

The site receives runoff from the PUD property to the south and west. Otherwise, off-site runoff is intercepted by Hawley Street.

There is a 36" CMP storm pipe running from near Hawley Street, under a building to the south of the site then south west to north east under the substation site to a manhole at its north east corner. This pipe receives runoff from Hawley Street and also smaller storm lines connect to it near Hawley Street and at the manhole at the northeast corner. This manhole is connected to a 36" concrete pipe which conveys stormwater off site and eventually discharges to wetlands or the Columbia River in the park.

PROPOSED CONDITIONS AND STORM DRAINAGE CONTROL

The substation site will be regraded, and the existing surfacing replaced with a ballast material chosen for its electrical properties. Curbing and a new fence will be constructed around the site. Several isolated concrete footings and pads will be constructed to support transformers, busbars and other electrical equipment.

A new 20-ft wide gravel road to provide the main access from Hawley Street will be constructed through the PUD site to the south. A new 14-ft wide gravel road will be constructed along the north side of the existing adjacent substation above the existing steeper slope to provide alternative access.

The 36" pipe will be abandoned in place under the building to the south of the site and removed completely through the substation itself. A replacement 36" pipe will be constructed to the east adjacent to Hawley Street and then north along the east side of the substation site and the property to the south to the location of the manhole. This pipe will be designed by others, but it is anticipated that the pipe size, slope and type will provide capacity greater than or equal to that of the pipe to be removed.

The existing manhole connected to the 36" concrete pipe discharging off site will be replaced by a new manhole structure.

Grading and curbing of the substation will direct any runoff from the substation site and the uphill tributary areas, including the 20-ft gravel access road, to a new or reconstructed catch basin at the low point. This will be connected to the replacement manhole structure at the northeast corner of the site. Runoff from the new 14-ft wide gravel access road will be allowed to sheet-flow over the adjacent slope through existing vegetation to the adjacent properties and to the Park.

A preliminary storm drainage concept is shown in Appendix 1.

As the disturbed area is over one acre, coverage under Ecology's NPDES Construction Stormwater Permit or an Erosivity Waiver will be required.

The existing surface of the site is mostly impervious (roofs, asphalt and compacted gravel) and the proposed surfacing is a low-fines gravel (ballast) material selected for its specific electrical properties. The new 20-ft gravel access road from the south will be constructed where there is currently compacted gravel surfacing. Therefore, the completed site will be significantly more pervious than predevelopment. The only exception will be the approx. 5,600 sf of new compacted gravel roadway along the north side of the existing substation. Overall the redeveloped site and its access roads are anticipated to generate significantly less runoff than predevelopment.

Post development, the site will have significantly less traffic than predevelopment, with occasional maintenance vehicles using the access roads, and the majority of the substation site itself having no vehicular traffic. Pollutant generation will therefore be negligible.

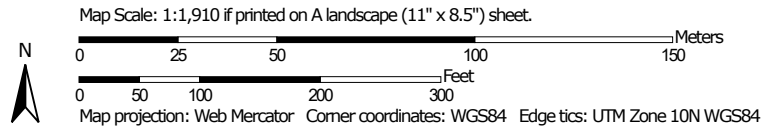
As a redevelopment site with reduced impervious area, plus a new access road, all with extremely low vehicular use, the City thresholds for detention/retention or water quality treatment are not reached. Therefore, no retention or water quality facilities will be provided. Runoff from the site and the uphill tributary areas will be directed by grading and new or modified catch basin and pipe into the replacement manhole connecting to the existing 36" concrete pipe taking runoff offsite. The 14-ft gravel access road will be graded so that runoff will sheet-flow over the bank and into existing dense vegetation.

Spill control (i.e. a 'bathtub' containment) will be provided for the transformers.

A full design with supporting calculations and documentation will be provided in support of the Land Surface Modification Permit and modified as necessary once the Conditions of Approval have been issued for the CUP.

APPENDIX I - SITE MAP & STORM DRAINAGE CONCEPT

Soil Map—Chelan County Area, Washington (Parts of Chelan and Kittitas Counties)



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ad	Alluvial land	0.1	0.9%
CaA	Cashmere sandy loam, 0 to 3 percent slopes	0.0	0.4%
CcA	Cashmont sandy loam, 0 to 3 percent slopes	7.7	92.9%
Te	Terrace escarpments	0.5	5.8%
Totals for Area of Interest		8.3	100.0%

GEOTECHNICAL REPORT STEMILT SUBSTATION 1150 Hawley Street Wenatchee, Washington

PROJECT NO. 18-390
March 20, 2019



Prepared for:
Stemilt Growers Association



3213 Eastlake Avenue E Suite B, Seattle, WA 98102
T. 206.262.0370 F. 206.262.0374

*Geotechnical & Earthquake
Engineering Consultants*

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- Figure 2 Site and Exploration Plan North
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APPENDIX A: FIELD EXPLORATIONS

**GEOTECHNICAL REPORT
STEMILT SUBSTATION
1150 HAWLEY STREET
WENATCHEE, WASHINGTON**

PROJECT DESCRIPTION

This report provides geotechnical recommendations for the design of an electrical substation to support Stemilt's CA storage warehouse at 1610 North Miller Street in Wenatchee (see Fig. 1). The substation will include elements constructed on Chelan County PUD's yard at 1150 Hawley Street as well as elements located on Stemilt's property (see Figures 2 and 3).

The planned facilities include two deadend structures to be supported by drilled shafts, two concrete pad supported transformers, one concrete pad supported metal clad switchgear, and new feeder lines crossing Hawley Street and running to the back of the Stemilt owned warehouse and to the edge of the railroad tracks to the southwest of the warehouse.

SITE DESCRIPTION

The existing substation and PUD yard is located in the northern area of Wenatchee near the confluence of the Wenatchee and Columbia rivers (see Figure 1). The site grades gently to the east, with a total relief of approximately 10 feet across the entire site. The elevation of the yard varies from 665 feet to 655 feet. The surface is a combination of unpaved gravel and asphalt. The site is generally open, with one partly open storage shed / garage located in the planned project area, adjacent to the existing substation. The site is bordered on the north and east by the Confluence State Park and on the west by railroad tracks.

GEOLOGY

According to mapping by Gresens (1983), the banks of the Columbia River in the project area are underlain by undifferentiated alluvium, deposited in Pleistocene to recent times. Surficial mapping at a 1:100,000 scale by Tabor, et al (1982) suggests that the project area is underlain by alluvial fan material ranging in size from boulder gravel to gravelly sand or by uncontrolled fill that was known to be placed in lowland areas along the river.

However, the site borings typically encountered fine grained silt and sand. The Geologic Map of the Cashmere Quadrangle (Wetten and Waitt, 1978) describes a silt deposit lain down in a lake in the lower Wenatchee River valley, which is most like the deposits found on the project site.

FIELD EXPLORATIONS

Seven borings were drilled at the site at locations and to depths specified by Power Engineers. The boring locations are shown on Figures 2 and 3. All borings were drilled on February 25 and 26, 2019, using truck mounted hollow stem auger drilling equipment operated by Holocene Drilling. Standard penetration test (SPT) sampling was conducted in the borings at 2.5 and 5 foot intervals. All borings were backfilled and closed in accordance with requirements of the Washington State Department of Ecology at the end of drilling each test boring.

An engineer or engineering geologist from PanGEO was on site to coordinate drilling activities and log the test borings. All boring locations were surveyed by Chelan County PUD personnel prior to drilling and were included in the survey map used as the basis for Figures 2 and 3. Site conditions required some borings to be moved slightly from their surveyed locations. Appendix A contains summary logs of boreholes.

SUBSURFACE CONDITIONS

SOILS

The soils encountered in the test borings consisted mainly of discontinuous silty, fine to coarse sand with gravel fill overlying interbedded silt and silty, fine and fine to medium sand. Borings PS-5 and PS-6 encountered what appeared to be an older silt to silty fine sand unit below a depth of about 22 feet. The soil units encountered are as follows:

Unit A: Fill – Fill was encountered in PS-1, PS-3, PS-4 and PS-5 and PS-6. The unit in PS-4 to PS-6 consisted of medium dense, silty, fine to coarse sand with gravel. The fill was 4 to 5 feet thick in all borings. In PS-1 the fill was a loose to medium dense mixture of silt and sand with gravel. In PS-3, the fill consisted of a loose to medium dense, dark brown silt and sand, with some gray pockets and a generally mixed texture, extending to as much as 12 feet below the ground surface.

Unit B: Flood Deposits – All borings encountered fine grained, slack water flood deposits at the ground surface or underlying the fill. These soils generally consisted of interlayered, loose or medium dense, silt to silty sand. Bedding varied from fine bedded to coarse bedded, with the beds being laminated to massive. PS-2, PS-4 and PS-6 contained distinctive white or near white, thin interbeds that might be a caliche horizons.

Unit C, Flood Deposits - Older – Below roughly 22 feet, borings PS-5 and PS-6 penetrated a layer of loose, homogeneous, laminated, slightly plastic brown silt, with scattered fine to coarse sand grains. The soil from this horizon appears to be mottled and more weathered than the soil above, and the soil is interpreted as an older flood deposit.

GROUNDWATER

Groundwater was not encountered in the borings at the time of drilling. Groundwater levels are generally highest during spring thaw and summer.

SEISMIC CONSIDERATIONS

SEISMIC DESIGN PARAMETERS

Table 1 below provides seismic design parameters for the site that are in conformance with the 2015 edition of the International Building Code (IBC), which specifies a design earthquake having a 2% probability of occurrence in 50 years (return interval of 2,475 years), and the 2008 USGS seismic hazard maps. The spectral response accelerations were obtained from the USGS Earthquake Hazards Program Interpolated Probabilistic Ground Motion website (2008 data) for the project latitude and longitude.

Table 1– 2015 IBC Seismic Design Parameters

Site Class	Spectral Acceleration at 0.2 sec. (g)	Spectral Acceleration at 1.0 sec. (g)	Site Coefficients		Design Spectral Response Parameters	
	S _s	S ₁	F _a	F _v	S _{DS}	S _{D1}
D	0.481	0.203	1.415	1.995	.454	0.27

LIQUEFACTION POTENTIAL

Based on the general geology of the area and the lack of groundwater within the depth of the borings, we believe that the risk of earthquake-induced soil liquefaction in the native flood deposits underlying the site is low. Consequently, special design considerations associated with soil liquefaction are not necessary for this project.

CONCLUSIONS AND RECOMMENDATIONS

MAT FOUNDATIONS

We understand that concrete pad foundations are planned for the transformers and the metal clad switchgear facilities. The transformer pads are planned to be 14 feet by 14 feet, while the metal clad switchgear pad is planned to be 15.5 feet wide by 40 feet long. One transformer location (PS-4) is underlain by 4.5 feet of medium dense, fine to coarse sand with gravel, underlain by loose, native silt and fine sand. The other location is underlain by medium dense to loose, interbedded, native silt and fine sand. The location of the metal clad switchgear facility (PS-3) is underlain by up to 12 feet of medium dense to very loose, silt and sand fill. Concrete pad foundations are suitable for supporting the planned facilities.

Because of variable soil conditions at the transformer pads and switchgear location, we recommend over-excavating 2 feet of soil beneath the pads and compacting the exposed subgrade to an unyielding condition with a HoPac. The over-excavations may be backfilled with the excavated soil or WSDOT Gravel Borrow in two lifts, with each lift compacted to a dense and unyielding condition.

With above construction, the foundations may be designed for an allowable bearing pressure of 3 ksf with a one-third increase for seismic or transient loads. Mat foundations may also be designed using a subgrade modulus of 150 pci. All footings and mats should be founded a minimum distance of 24 inches below the finished exterior grade. All strip footings should have a minimum width of 18 inches and all individual footings should have a minimum width of 24 inches.

Lateral forces from wind or seismic loading may be resisted by the combination of passive earth pressures acting against the embedded portions of the footings and by friction acting on the base of the foundations and footing walls. Passive resistance may be determined using an equivalent fluid weight of 350 pounds per cubic foot (pcf). This value includes a factor safety of at least 2 corresponding to the use of compacted structural fill placed adjacent to the sides of the footings. A coefficient of friction of 0.5 may be used to determine the frictional resistance at the base of the footings. This coefficient includes a factor safety of approximate 1.5.

Footings designed in accordance with the above may experience total settlements of less than 1 inch under static loading. Most settlement should occur during construction.

SHAFT FOUNDATIONS

We understand that the deadend structures will be supported on drilled shafts. While these structures will have nominal vertical loads, the shaft design will be governed by moments from tension in the overhead wires. Design recommendations for axial and lateral loads are discussed below.

Axial Capacity

All shafts may be designed for an allowable side friction resistance of 1 ksf and an allowable end bearing resistance of 8 ksf.

Lateral Resistance

Recommended parameters for analysis of lateral pile resistance using the program LPILE™ are presented below.

Layer	Soil Type	Layer Thickness (ft)	Effective Unit Weight ² (pcf)	Friction Angle ϕ (deg)	Subgrade Modulus (k, pci)
1	Sand	5	125	33	90
2	Sand	30	120	30	45

CONSTRUCTION CONSIDERATIONS

STRIPPING

Site stripping should include removing and the offsite disposal of all pavement and affected existing structures.

TEMPORARY EXCAVATIONS

Temporary excavations will be required for concrete mat or footing foundations and for the feeder construction. Vertical open cuts may be made to a depth of 4 feet. Deeper cuts should be made with 1H:1V side slopes or with trench boxes. All temporary excavations should be performed in accordance with Part N of WAC (Washington Administrative Code) 296-155. The contractor is responsible for maintaining safe excavation slopes and/or shoring.

MATERIAL REUSE AND STRUCTURAL FILL

In the context of this report, structural fill is defined as compacted fill placed under footings, slabs, or other load-bearing areas. While some areas are underlain by well graded fill soil, most areas are underlain by fine-grained soil that is not suitable for structural fill. We recommend that all structural fill consist of imported well-graded granular material, such as WSDOT Gravel Borrow.

STRUCTURAL FILL PLACEMENT AND COMPACTION

Structural fill should be moisture conditioned to within about 3 percent of optimum moisture content, placed in loose, horizontal lifts less than 8 inches in thickness, and systematically compacted to a dense and relatively unyielding condition and to at least 95 percent of the maximum dry density, as determined using test method ASTM D 1557.

Depending on the type of compaction equipment and fill material, it may be necessary to decrease the thickness of each lift to achieve adequate compaction. PanGEO can provide additional recommendations regarding structural fill and compaction during construction.

EROSION AND DRAINAGE CONSIDERATIONS

Surface runoff can be controlled during construction by careful grading practices. Typically, this includes the construction of shallow, upgrade perimeter ditches or low earthen berms to collect runoff and prevent water from entering the excavation. All collected water should be directed to a positive and permanent discharge system such as a storm sewer. It should be noted that the site soils are prone to surficial erosion. Special care should be taken to avoid surface water on open cut excavations, and exposed cut slopes should be protected with visqueen.

Permanent control of surface water should be incorporated in the final grading design. Adequate surface gradients and drainage systems should be incorporated into the design to direct water away from structures, to suitable collection facilities. Surface runoff should be collected and discharged to a suitable outlet. Because of the expected depth of the water table, footing drains are not required for the proposed foundations.

CONSTRUCTION SUPPORT SERVICES

With the pads being constructed over existing fill or fine grained loose to medium dense native soil, PanGEO should be present to observe the exposed material at the base of the footing over excavations to confirm the adequacy of the exposed material and the subsequent compaction of the subgrade with a HoPac to confirm that the subgrade preparation is consistent with the recommendations contained in this report.

CLOSURE

PanGEO, Inc. (PanGEO) prepared this report for Stemilt Growers, the Chelan County Public Utilities District and the project design team. The recommendations contained in this report are based on a site reconnaissance, a subsurface exploration program, review of pertinent subsurface information, and our understanding of the project.

Variations in soil conditions may exist between the locations of the explorations and the actual conditions underlying the site. The nature and extent of soil variations may not be evident until construction occurs. If any soil conditions are encountered at the site that are different from those described in this report, PanGEO should be immediately notified to review the applicability of the

recommendations presented herein. Additionally, PanGEO should also be notified to review the applicability of these recommendations if there are any changes in the project scope.

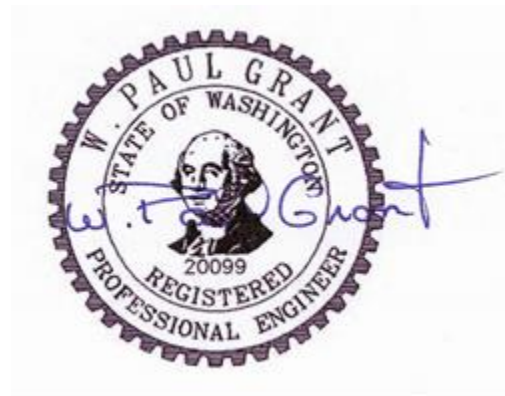
This report has been prepared for planning and design purposes for specific application to the proposed bridge replacement project in accordance with the generally accepted standards of local practice at the time this report and/or its contents was prepared. No warranty, express or implied, is made. This report may be used only by the client and for the purposes stated, within a reasonable time from its issuance. Land use, site conditions (both off and on-site), or other factors including advances in our understanding of applied science, may change over time and could materially affect our findings. Therefore, this report should not be relied upon after 36 months from its issuance. PanGEO should be notified if the project is delayed by more than 36 months from the date of this report so that the applicability of the conclusions and recommendations presented herein may be evaluated considering the time lapse.

The scope of PanGEO's work did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous or toxic substances in the soil, surface water or groundwater at this site. PanGEO does not practice or consult in the field of safety engineering. PanGEO does not direct the contractor's operations, and cannot be held responsible for the safety of personnel other than our own on the site; the safety of others is the responsibility of the contractor.

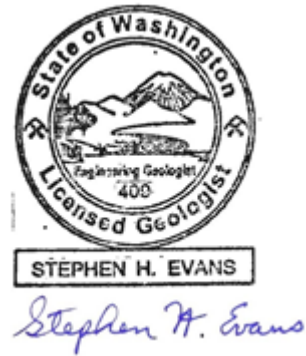
It is the client's responsibility to see that all parties to this project, including the designer, contractor, subcontractors, etc., are made aware of this report in its entirety. The use of information contained in this report for bidding purposes shall be at the contractor's sole option and risk. Any party other than the client who wishes to use this report shall notify PanGEO of such intended use and for permission to copy this report. Based on the intended use of the report, PanGEO may require that additional work be performed and that an updated report be reissued. Noncompliance with any of these requirements will release PanGEO from any liability resulting from the use this report.

March 22, 2019
Project No. 18-390

If you have any questions regarding this report, please call (206) 262-0370.



W. Paul Grant, P.E.
Principal Geotechnical Engineer

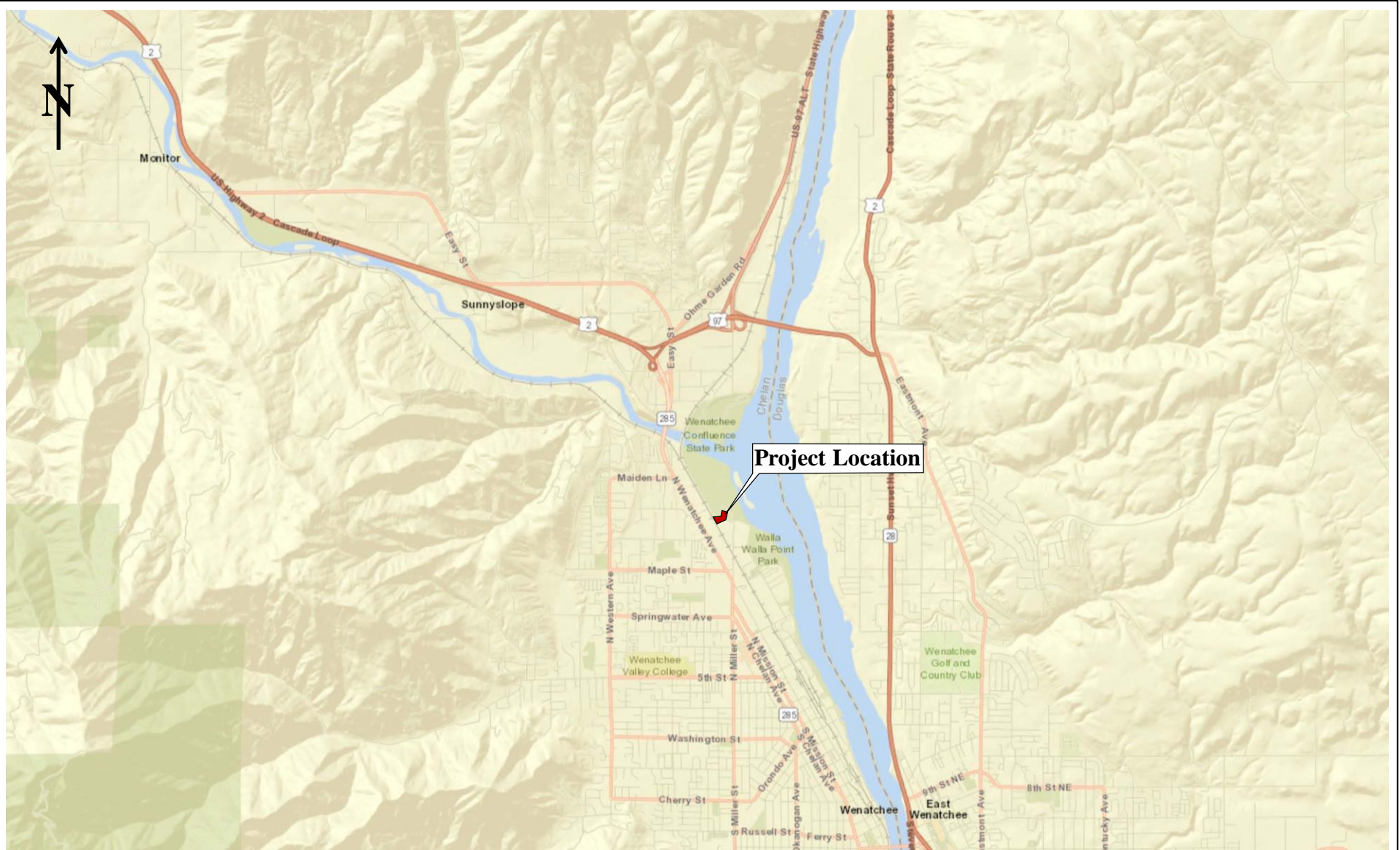


Stephen H. Evans, L.E.G.
Senior Engineering Geologist

REFERENCES

- Gresens, R.L., (1983), Geology of the Wenatchee and Monitor Quadrangles, Chelan and Douglas Counties, Washington, Washington State Department of Natural Resources, Division of Geology and Earth Resources Bulletin 75.
- Tabor, R.W., Waitt, R.B., Frizzell, V.A., Swanson, D.A., Byerly, G.R., and Bentley, R.D., (1982), Geologic Map of the Wenatchee 1:100,000 Quadrangle, Central Washington, U.S.G.S Miscellaneous Investigations Map I-1311.
- Wetten, J.T., and Waitt, R.B. (1978), Preliminary Geologic Map of the Cashmere Quadrangle, Chiwaukum lowland, Washington, U.S.G.S. Miscellaneous Field Studies Map MF-908.

FIGURES



Map not to Scale
Base Map from
Washington DNR



Proposed Stemilt Substation
1150 Hawley Street
Wenatchee, Washington

VICINITY MAP

Project No.

18-390

Figure No.

1

APPENDIX A
FIELD EXPLORATIONS

RELATIVE DENSITY / CONSISTENCY

SAND / GRAVEL			SILT / CLAY		
Density	SPT N-values	Approx. Relative Density (%)	Consistency	SPT N-values	Approx. Undrained Shear Strength (psf)
Very Loose	<4	<15	Very Soft	<2	<250
Loose	4 to 10	15 - 35	Soft	2 to 4	250 - 500
Med. Dense	10 to 30	35 - 65	Med. Stiff	4 to 8	500 - 1000
Dense	30 to 50	65 - 85	Stiff	8 to 15	1000 - 2000
Very Dense	>50	85 - 100	Very Stiff	15 to 30	2000 - 4000
			Hard	>30	>4000

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		GROUP DESCRIPTIONS	
Gravel 50% or more of the coarse fraction retained on the #4 sieve. Use dual symbols (eg. GP-GM) for 5% to 12% fines.	GRAVEL (<5% fines)		GW: Well-graded GRAVEL
	GRAVEL (>12% fines)		GP: Poorly-graded GRAVEL
Sand 50% or more of the coarse fraction passing the #4 sieve. Use dual symbols (eg. SP-SM) for 5% to 12% fines.	SAND (<5% fines)		GM: Silty GRAVEL
			GC: Clayey GRAVEL
	SAND (>12% fines)		SW: Well-graded SAND
			SP: Poorly-graded SAND
Silt and Clay 50% or more passing #200 sieve	Liquid Limit < 50		SM: Silty SAND
			SC: Clayey SAND
			ML: SILT
	Liquid Limit > 50		CL: Lean CLAY
			OL: Organic SILT or CLAY
			MH: Elastic SILT
Highly Organic Soils		CH: Fat CLAY	
		OH: Organic SILT or CLAY	
			PT: PEAT

TEST SYMBOLS

for In Situ and Laboratory Tests listed in "Other Tests" column.

- ATT Atterberg Limit Test
- Comp Compaction Tests
- Con Consolidation
- DD Dry Density
- DS Direct Shear
- %F Fines Content
- GS Grain Size
- Perm Permeability
- PP Pocket Penetrometer
- R R-value
- SG Specific Gravity
- TV Torvane
- TXC Triaxial Compression
- UCC Unconfined Compression

SYMBOLS

Sample/In Situ test types and intervals

- 2-inch OD Split Spoon, SPT (140-lb. hammer, 30" drop)
- 3.25-inch OD Split Spoon (300-lb hammer, 30" drop)
- Non-standard penetration test (see boring log for details)
- Thin wall (Shelby) tube
- Grab
- Rock core
- Vane Shear

- Notes:**
- Soil exploration logs contain material descriptions based on visual observation and field tests using a system modified from the Uniform Soil Classification System (USCS). Where necessary laboratory tests have been conducted (as noted in the "Other Tests" column), unit descriptions may include a classification. Please refer to the discussions in the report text for a more complete description of the subsurface conditions.
 - The graphic symbols given above are not inclusive of all symbols that may appear on the borehole logs. Other symbols may be used where field observations indicated mixed soil constituents or dual constituent materials.

DESCRIPTIONS OF SOIL STRUCTURES

Layered: Units of material distinguished by color and/or composition from material units above and below	Fissured: Breaks along defined planes
Laminated: Layers of soil typically 0.05 to 1mm thick, max. 1 cm	Slickensided: Fracture planes that are polished or glossy
Lens: Layer of soil that pinches out laterally	Blocky: Angular soil lumps that resist breakdown
Interlayered: Alternating layers of differing soil material	Disrupted: Soil that is broken and mixed
Pocket: Erratic, discontinuous deposit of limited extent	Scattered: Less than one per foot
Homogeneous: Soil with uniform color and composition throughout	Numerous: More than one per foot
	BCN: Angle between bedding plane and a plane normal to core axis

COMPONENT DEFINITIONS

COMPONENT	SIZE / SIEVE RANGE	COMPONENT	SIZE / SIEVE RANGE
Boulder:	> 12 inches	Sand	
Cobbles:	3 to 12 inches	Coarse Sand:	#4 to #10 sieve (4.5 to 2.0 mm)
Gravel	3 to 3/4 inches	Medium Sand:	#10 to #40 sieve (2.0 to 0.42 mm)
		Fine Sand:	#40 to #200 sieve (0.42 to 0.074 mm)
Coarse Gravel:	3 to 3/4 inches	Silt	0.074 to 0.002 mm
Fine Gravel:	3/4 inches to #4 sieve	Clay	<0.002 mm

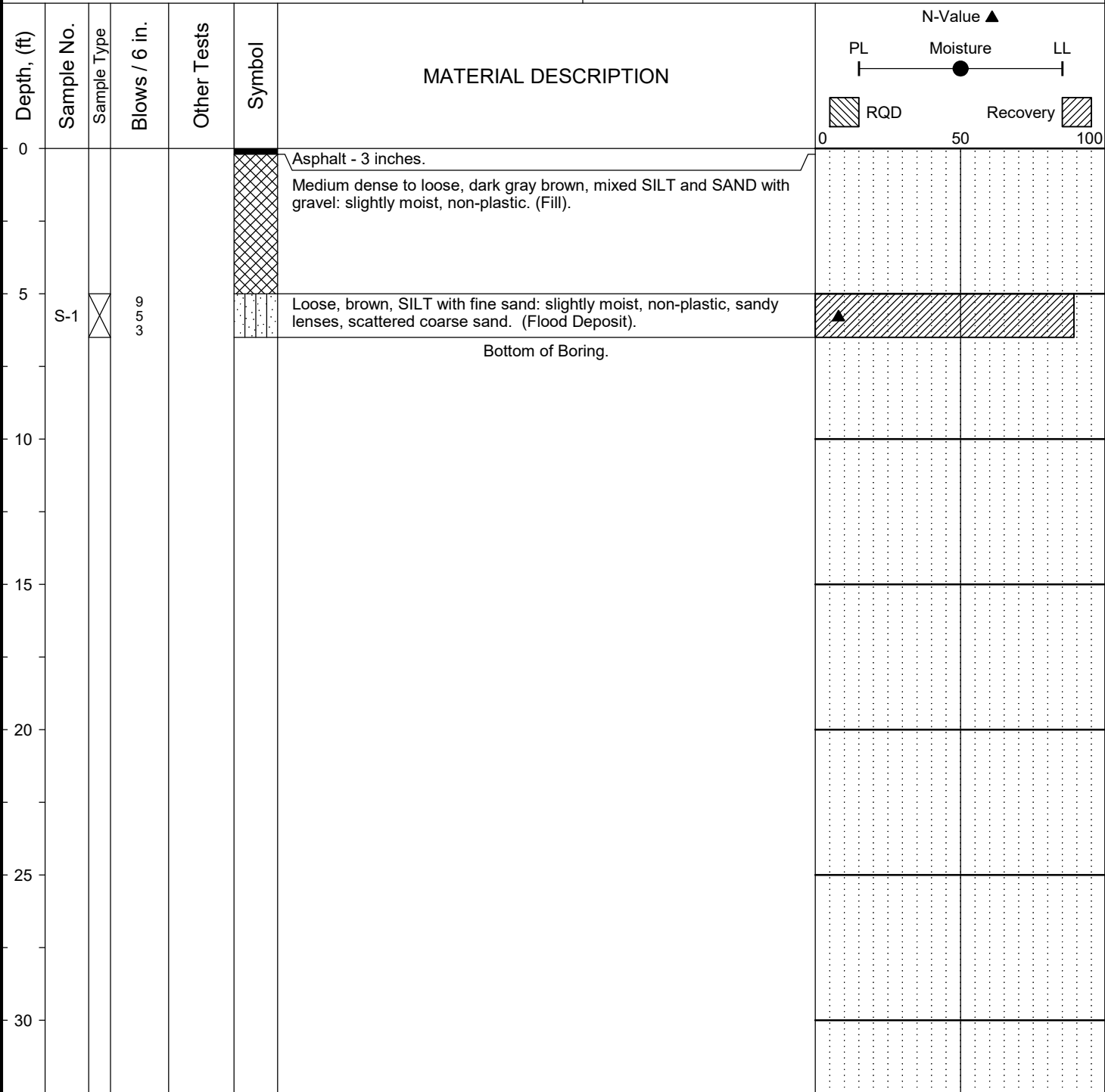
MONITORING WELL

- Groundwater Level at time of drilling (ATD)
- Static Groundwater Level
- Cement / Concrete Seal
- Bentonite grout / seal
- Silica sand backfill
- Slotted tip
- Slough
- Bottom of Boring

MOISTURE CONTENT

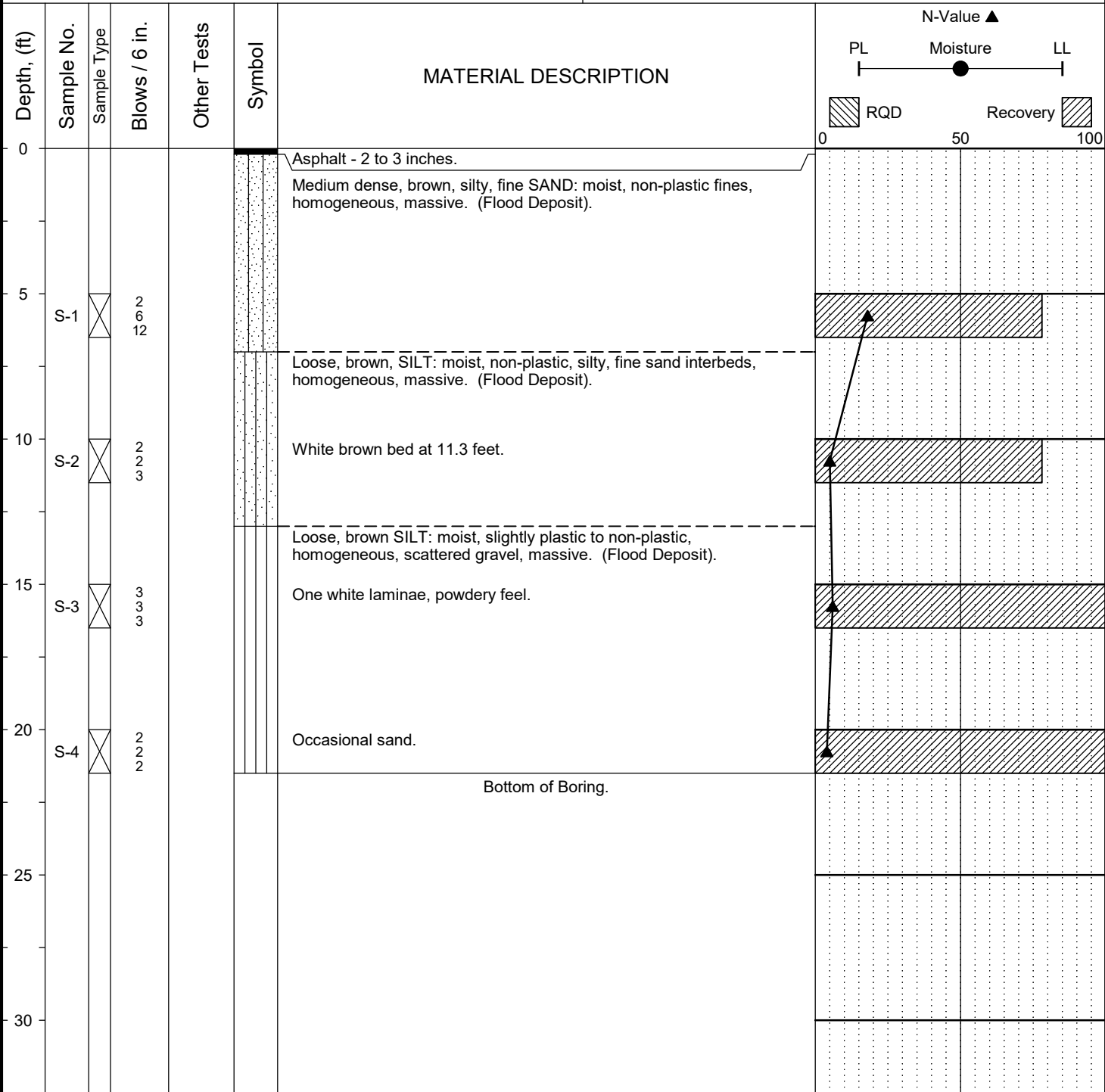
Dry	Dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water

Project: Stemilt Substation Job Number: 18-390 Location: Hawley Street, Wenatchee, Washington Coordinates: Northing: , Easting:	Surface Elevation: Top of Casing Elev.: Drilling Method: HSA Sampling Method: SPT
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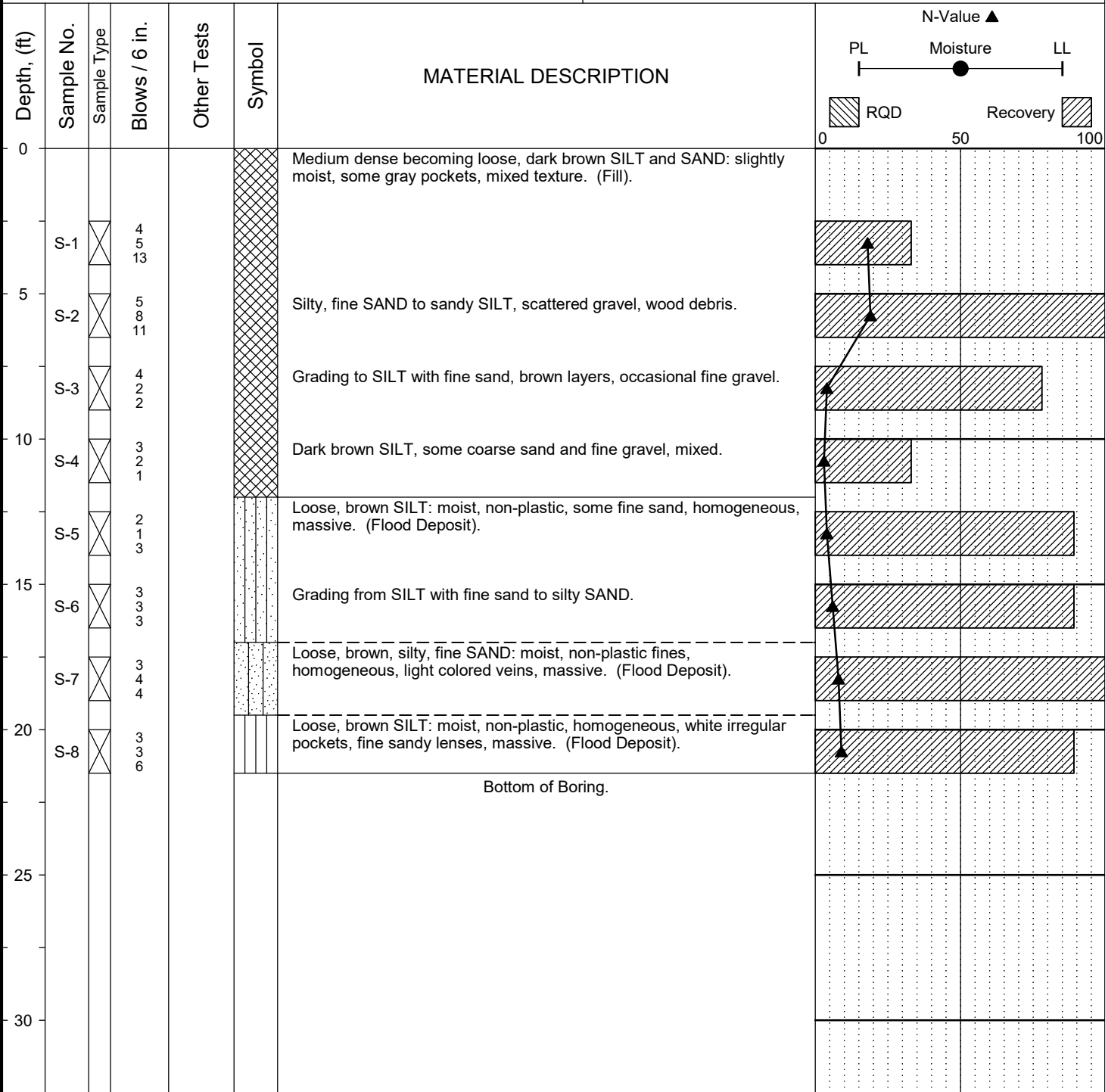
Completion Depth: 6.5ft Date Borehole Started: 2/27/19 Date Borehole Completed: 2/27/19 Logged By: S. Evans Drilling Company: Holocene Drilling	Remarks: No groundwater encountered during drilling.
---	--

Project: Stemilt Substation Job Number: 18-390 Location: Hawley Street, Wenatchee, Washington Coordinates: Northing: , Easting:	Surface Elevation: Top of Casing Elev.: Drilling Method: HSA Sampling Method: SPT
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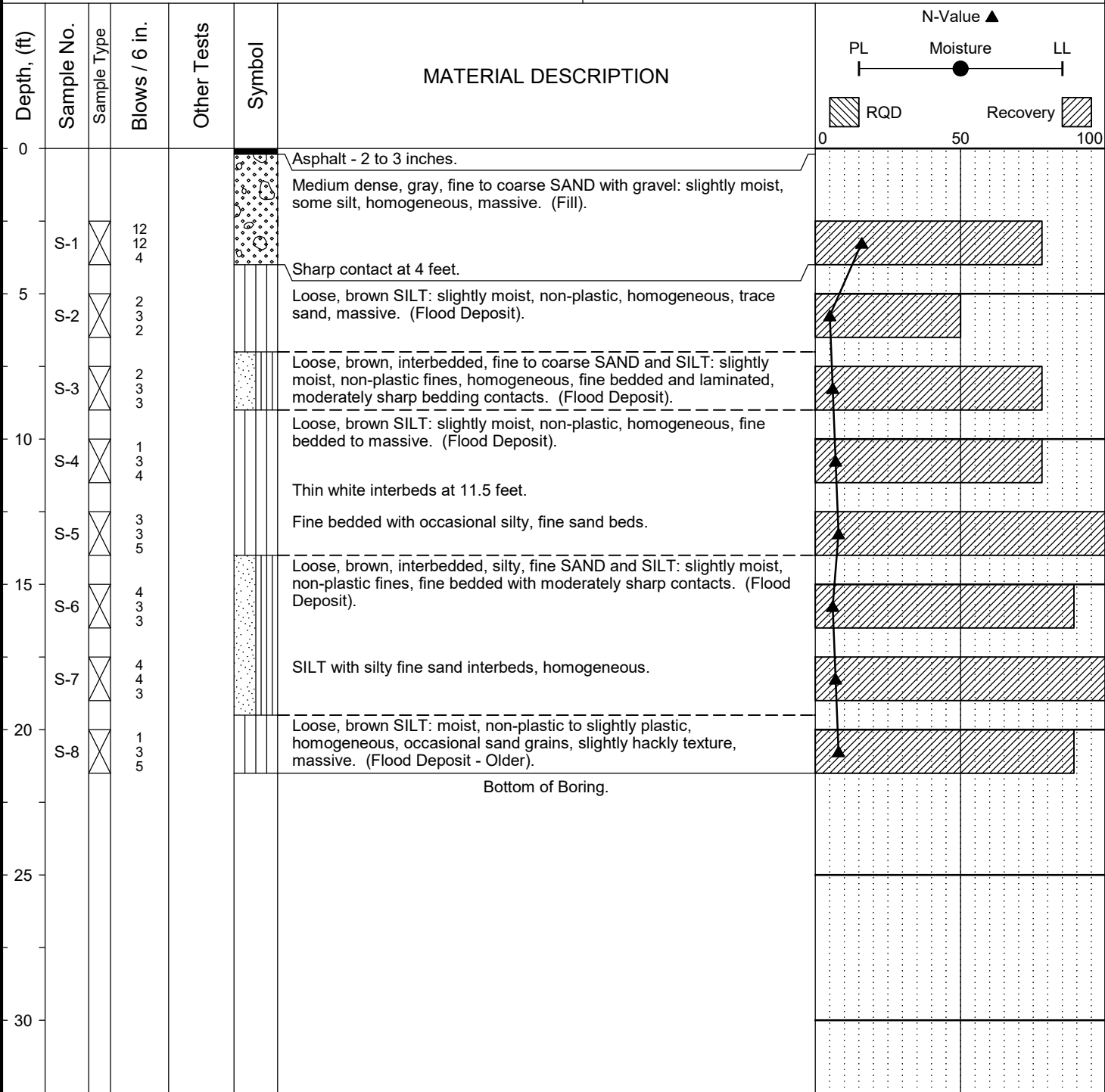
Completion Depth: 21.5ft Date Borehole Started: 2/27/19 Date Borehole Completed: 2/27/19 Logged By: S. Evans Drilling Company: Holocene Drilling	Remarks: No groundwater encountered during drilling.
--	--

Project: Stemilt Substation Job Number: 18-390 Location: Hawley Street, Wenatchee, Washington Coordinates: Northing: , Easting:	Surface Elevation: Top of Casing Elev.: Drilling Method: HSA Sampling Method: SPT
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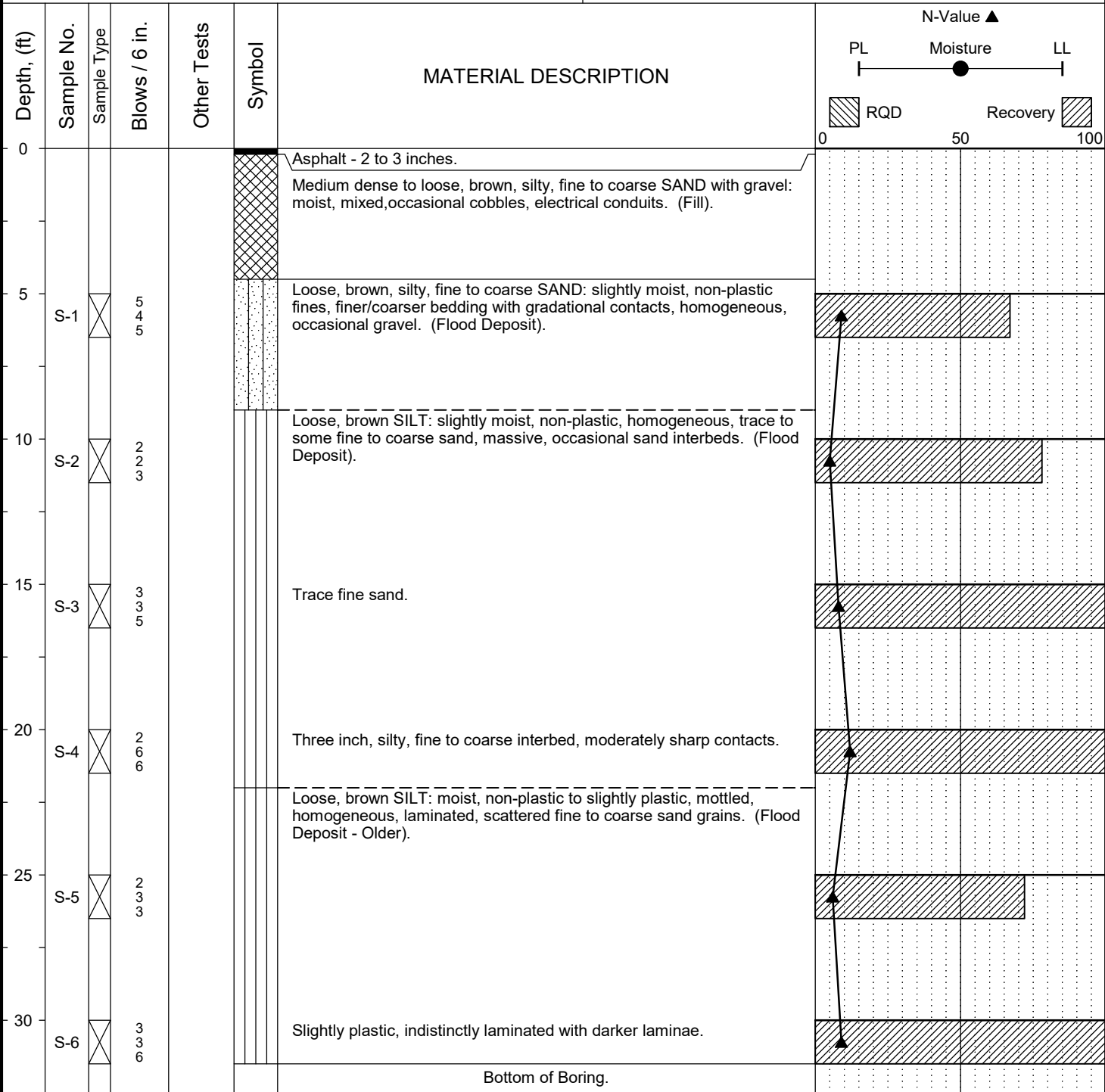
Completion Depth: 21.5ft Date Borehole Started: 2/27/19 Date Borehole Completed: 2/27/19 Logged By: S. Evans Drilling Company: Holocene Drilling	Remarks: No groundwater encountered during drilling.
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Project: Stemilt Substation Job Number: 18-390 Location: Hawley Street, Wenatchee, Washington Coordinates: Northing: , Easting:	Surface Elevation: Top of Casing Elev.: Drilling Method: HSA Sampling Method: SPT
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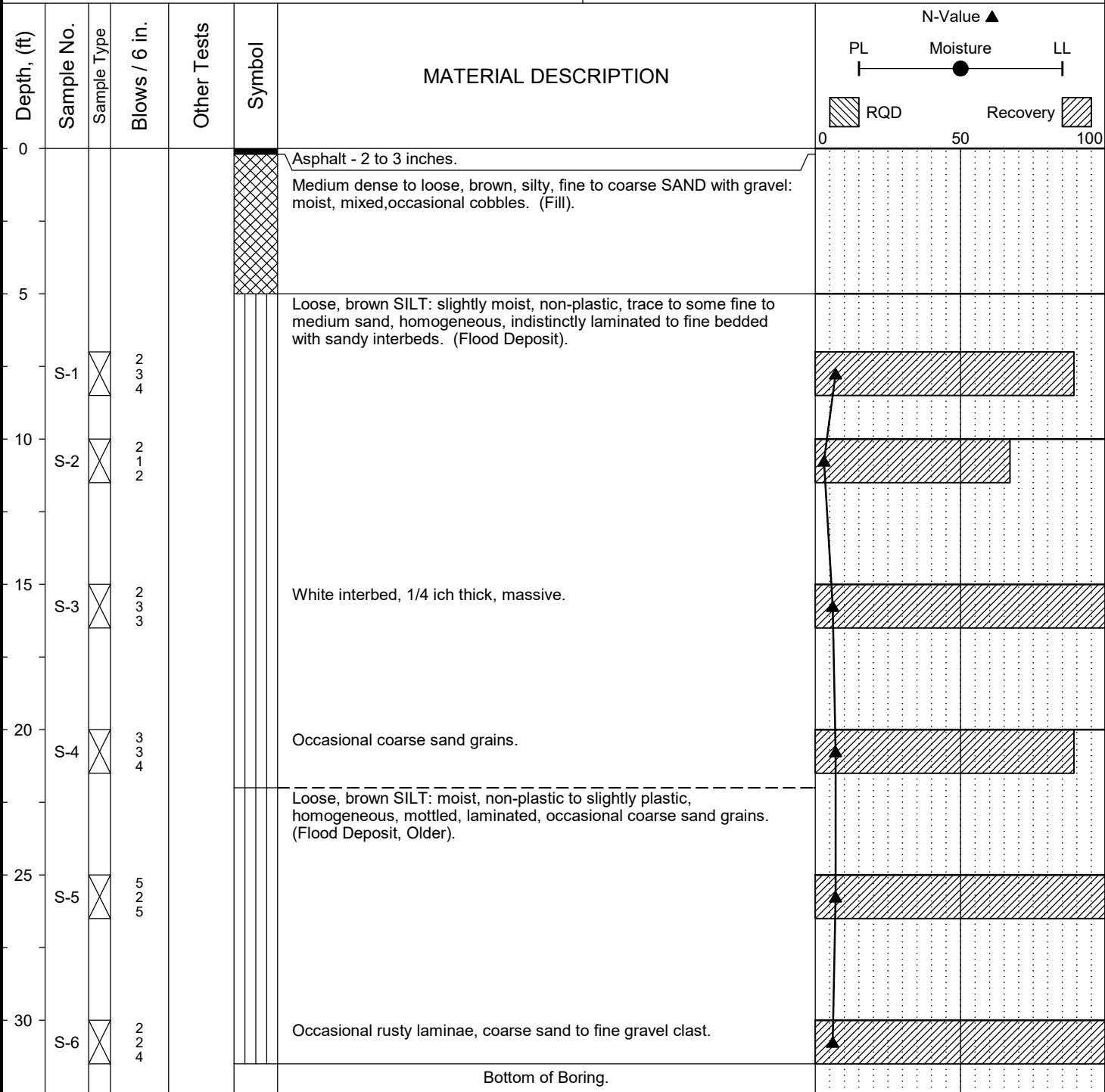
Completion Depth: 21.5ft Date Borehole Started: 2/26/19 Date Borehole Completed: 2/26/19 Logged By: S. Evans Drilling Company: Holocene Drilling	Remarks: No groundwater encountered during drilling.
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Project: Stemilt Substation Job Number: 18-390 Location: Hawley Street, Wenatchee, Washington Coordinates: Northing: , Easting:	Surface Elevation: Top of Casing Elev.: Drilling Method: HSA Sampling Method: SPT
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Completion Depth: 31.5ft Date Borehole Started: 2/26/19 Date Borehole Completed: 2/26/19 Logged By: S. Evans Drilling Company: Holocene Drilling	Remarks: No groundwater encountered during drilling. Boring air vaced to 5 feet.
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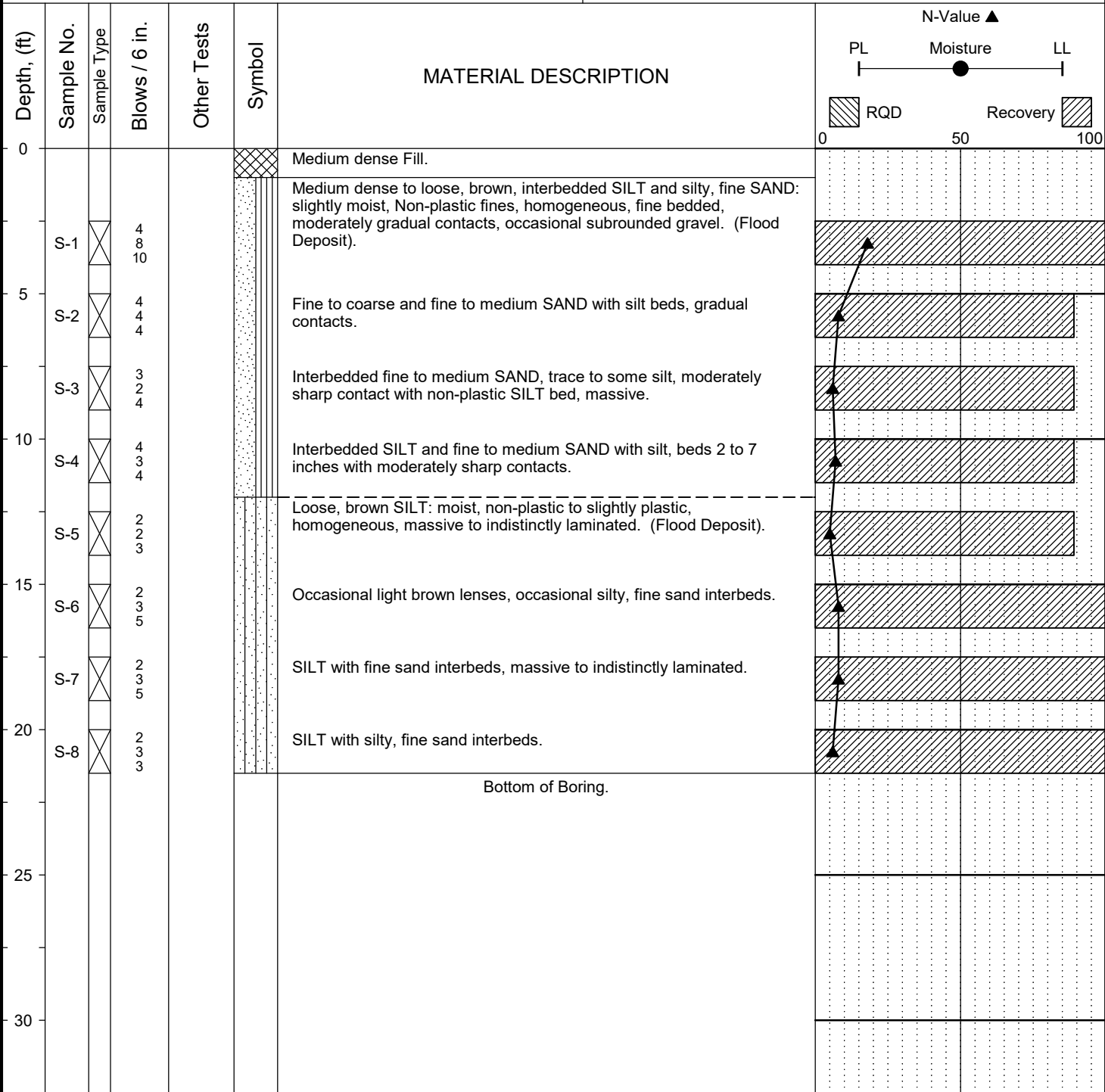
Project: Stemilt Substation Job Number: 18-390 Location: Hawley Street, Wenatchee, Washington Coordinates: Northing: , Easting:	Surface Elevation: Top of Casing Elev.: Drilling Method: HSA Sampling Method: SPT
--	--



Completion Depth: 31.5ft Date Borehole Started: 2/26/19 Date Borehole Completed: 2/26/19 Logged By: S. Evans Drilling Company: Holocene Drilling	Remarks: No groundwater encountered during drilling. Boring air vaced to 7 feet.
--	--

The stratification lines represent approximate boundaries. The transition may be gradual.

Project: Stemilt Substation Job Number: 18-390 Location: Hawley Street, Wenatchee, Washington Coordinates: Northing: , Easting:	Surface Elevation: Top of Casing Elev.: Drilling Method: HSA Sampling Method: SPT
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Completion Depth: 21.5ft Date Borehole Started: 2/26/19 Date Borehole Completed: 2/27/19 Logged By: S. Evans Drilling Company: Holocene Drilling	Remarks: No groundwater encountered during drilling.
--	--



Diamond Foundry Infrastructure Project Description

PREPARED FOR: STEMILT GROWERS, LLC

PREPARED BY: SCOTT ROSS

509-385-4351

SCOTT.ROSS@POWERENG.COM

REVISION HISTORY		
DATE	REVISED BY	REVISION
5/25/18	Scott Ross	Draft
6/29/18	Scott Ross	Updates
7/3/18 Change again	Scott Ross	Updates

FORWARD

The ultimate goal for this project is to provide power to Diamond Foundry's diamond foundry and additional tenants of Stemilt Growers' Miller Street property. This document is intended to be shared among all stakeholder and interested parties to keep everyone abreast of the current project information and to convey and address open items.

STAKEHOLDERS AND INTERESTED PARTIES

Following are stakeholder and interested parties:

- Diamond Foundry, Inc. (Diamond Foundry) – majority user of power at site for diamond foundry
- Stemilt Growers, LLC (Stemilt) – owner of property being utilized by Diamond Foundry, other interested tenants, substation site, and most likely utilized for transmission and distribution lines required for this project
- Chelan County PUD – supplier of POWER and ultimate owner / operator of transmission & distribution lines and substation
- Jeffers, Danielson, Sonn & Aylward P.S. (Peter Sadoni) – Law firm for Stemilt
- Ben Faubion – consultant for Stemilt
- POWER Engineers, Inc.(POWER) - consultant for Stemilt
- City of Wenatchee - city which Diamond Foundry chose to build their foundry in and in the process of leading redevelopment of various areas of Wenatchee including areas impacted by the Sleepy Hollow fire

PROJECT REQUIREMENTS

Completion Date: June 2019 or earlier - POWER Engineers believes this is an aggressive schedule

This project will build one new distribution substation, relocate a 115 kV line, and build distribution infrastructure to support Diamond Foundry and additional tenants of the Miller St. property. Following is a shorty summary of the current design information and outstanding questions for the substation, the distribution line, and the transmission Line.

Miller St. Substation – by POWER with T-Line demark at deadend	
Transformers – Stemilt is in the process of applying for 39.2 MVA such that under only one transformer being available some load would be shed to limit the load to 28 MVA	Two (2) 28 MVA, 115-12.47 kV
Circuit Switchers and disconnects	Two (2) 115 kV
Breakers	3 (3) 15 kV
Disconnects	Several 15 kV
15 kV Tie	Yes
Control House	~20' x 20'
Mobile Sub Connectivity	No
Station Service	Yes manual transfer
Batteries	1 bank 48V
Primary Metering	Will depend on agreement and how power is distributed

Power Quality Meters	Most likely but TBD
Ground Grid Study	Yes
Short circuit analysis, protection coordination, and protection settings development	Yes – for the moment to be done by Chelan
Arc Flash	Usually protection has this covered but may still be required
SCADA Development	Yes
Communications Uplink	Fiber to N. Wenatchee most likely this option or tied into system, may require radio to N. Wenatchee
Construction management and inspection	Yes/most likely and most likely will include Chelan
Testing and Commissioning including relaying and SCADA	Yes/most likely and most likely will include Chelan

Items needing answered for the substation:

1. Who will provide the geotechnical study, including an earth resistivity tests? POWER to include these – Scott Ross note how does this change if site is on Chelan property?
2. Does Diamond Foundry want power to be available from a 115 kV looped transmission network in the event a single transmission line outage or if half of the 115 kV bus is faulted and isolated? These costs have not been explored yet. POWER is going to do this once this and the new SL are reviewed plus a decision is made with respect to location
3. Can Chelan PUD provide expected voltage range for 115 kV transmission line operation? 119 kV operating
4. Does Chelan PUD have a standard or preference for relaying, SCADA, or transformer LTC control equipment? Tom Kelly to send
5. Will there be any specific requirements for substation lighting? Yes basic lighting
6. Does Chelan PUD use ground wires to shield their 115 kV transmission lines? Into station at least 1/4 mile out on line [provided the existing structures are designed for static.](#)
7. Can Chelan PUD provide system fault data for electrical studies (grounding, arc flash, relaying (potentially))? Yes for high and low side
8. City review of plans will need to occur
9. Most likely the substation will be located next to Chelan PUD’s existing Hawley St. Sub.

Miller St. Property Distribution System – by POWER with interface at 15 kV termination structures and demark at Stemilt Existing Switchgear (assumed)	
Circuits	Two (2) 28 MVA – may change based on several factors
Overhead / Underground	Underground in ductbank
T-Line Underbuild	No
Route / Easement / ROW	Parallel to RR, on Stemilt property
Cable	For OH 1272 is stocked,

	rarely use 1780, UG still TBD
Construction management and inspection	Yes

Items needing answered for the distribution line:

- 1) Will Chelan PUD provide distribution underground and overhead standards to be used as the basis for design the installation of the circuits? - Yes
- 2) POWER assumes the first circuit will terminate at the existing switchgear, we assume the demark for this circuit will be the high side terminals?
- 3) Where will the second circuit terminate?
- 4) POWER assumes Chelan will design in revenue metering appropriately, Chelan to confirm.
- 5) Will separate alignments be provided/required for the 15 kV circuits to increase system resiliency? If so, will alignments generally be the same with appropriate offset or will separate alignments be used?
- 6) Who will provide the thermal resistivity tests in the event an underground route comes into play? To be discussed in future
- 7) Obtain plans for the McKittrick Street underpass to aid in design. In process and engineer is now on board

Miller St. Property Transmission System – by Chelan PUD with demark at substation deadend	
Relocation	Yes
MODs for Miller St. Sub tap	Yes – near substation property
Protection	Yes
Route / Easement / ROW	Parallel to RR, on Stemilt property

Items needing answered for the transmission line: - Chelan PUD personnel – please add items here as appropriate

- 1) Obtain plans for the McKittrick Street underpass to aid in design
- 2) Topographic and underground utility survey within the proposed transmission line corridor.
- 3) Where will the substation go (final location) and layout. This can have a significant effect on the transmission poles and line layout.
- 4) We need a plan for the existing distribution underbuild on Hawley Street. The new t-line structure will need to be designed for a dead end tap if it attaches.

Additional items not covered above - Please add items here as appropriate

- I. Chelan is considering any potential impacts on the railroad from the new transmission / distribution lines and substation.
- II. The McKittrick Street underpass will need to be considered for both the transmission and distribution designs.
- III. What needs considered with respect to the city’s redevelopment of the area in general – e.g. we see some trails and open space in the North Wenatchee Master Plan from October of 2015 that appear to potentially conflict with placement of the substation and transmission & distribution lines.

- IV. At some point in the future, the city wants a schedule – Scott Ross notes that this can be provided once most of the items above are addressed.
- V. Location of all utilities will need done and has been started

Attachment B

Washington State Department of Ecology letter, dated July 19, 2019



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

July 19, 2019

Ruth Traxler
City of Wenatchee
1350 McKittrick Street, Suite A
Wenatchee, WA 98801

Re: CUP-19-05

Dear Ruth Traxler:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the addition to the existing E. Hawley Street substation facility, proposed by Stemilt Industrial Development, LLC. We have reviewed the documents and have the following comments.

TOXICS CLEAN-UP

The facility addressed in this proposal was formerly listed as a known (or suspected) contaminated site on Ecology's Confirmed and Suspected Contaminant Sites List, Ecology Facility/Site ID # 9778121; TCP Cleanup Site ID # 7855. It is also adjacent to a known contaminated site.

Contaminants may be present at the site of the proposed action. If contamination is discovered, it must be reported to the Department of Ecology, Central Regional Office. Contaminated soils or water may require special handling and/or disposal to protect site workers, visitors, public health, or the environment.

If you have any questions or would like to respond to these Toxics Clean-up comments, please contact **Valerie Bound** at (509) 454-7886 or email at valerie.bound@ecy.wa.gov.

AIR QUALITY

Due to the dry conditions of our region, we are reminding people that extra efforts are needed to control blowing dust and dirt. The proponent should create a site-specific Fugitive Dust Control Plan (FDCP) before starting this project, and then follow the plan for construction of the project and duration of activity on property. The FDCP should include, but is not limited to, the following components:

- Identify all potential fugitive dust emission points.
- Assign dust control methods.



Ruth Traxler
July 19, 2019
Page 2

- Determine the frequency of application
- Record all dust control activities.
- Train personnel in the FDCP.
- Shut down during windy conditions.
- Follow the FDCP and monitor dust control efforts.

Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, (509) 454-7277, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov