

STAFF REPORT
CONDITIONAL USE PERMIT AND SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT
FOR THE OHME SUBSTATION AND ROCKY REACH – NORTH WENATCHEE
TRANSMISSION LINE REALIGNMENT
(CUP-20-02 AND SP-20-03)

TO: City of Wenatchee Hearing Examiner
FROM: City of Wenatchee Community Development Department
RE: Public hearing for CUP-20-02 and SP-20-03
DATE: August 18, 2020

1. REQUESTED ACTION

Requested Action: Conduct a public hearing on an application for a Conditional Use Permit and Shoreline Substantial Development Permit submitted by Chelan County Public Utility District (Chelan PUD) to allow for the construction of the Ohme substation and realignment of transmission lines to facilitate the substation installation at properties located at 3475 and 3907 US Highway 97A and identified by APNs 23-20-15-340-101, 23-20-15-340-150, and 23-20-15-310-050.

2. SITE INFORMATION

Applicant: Chelan County Public Utility District (Chelan PUD)
Owner: Chelan PUD
Location: 3475 and 3907 US Highway 97A and identified by APNs 23-20-15-340-101, 23-20-15-340-150, and 23-20-15-310-050
Zoning District: Industrial
Comp. Plan Designation: Industrial

Project Description: The City of Wenatchee received Conditional Use Permit (CUP) and Shoreline Substantial Development Permit applications for the construction of the Ohme substation and realignment of transmission lines to facilitate the substation installation. Substations and related facilities require a Conditional Use Permit in the Industrial zoning district (Wenatchee City Code (WCC) Section 10.10.020, District use chart). The substation includes overhead and underground power lines, bussing grids, transformers, perimeter fencing, access roads, and landscaping.

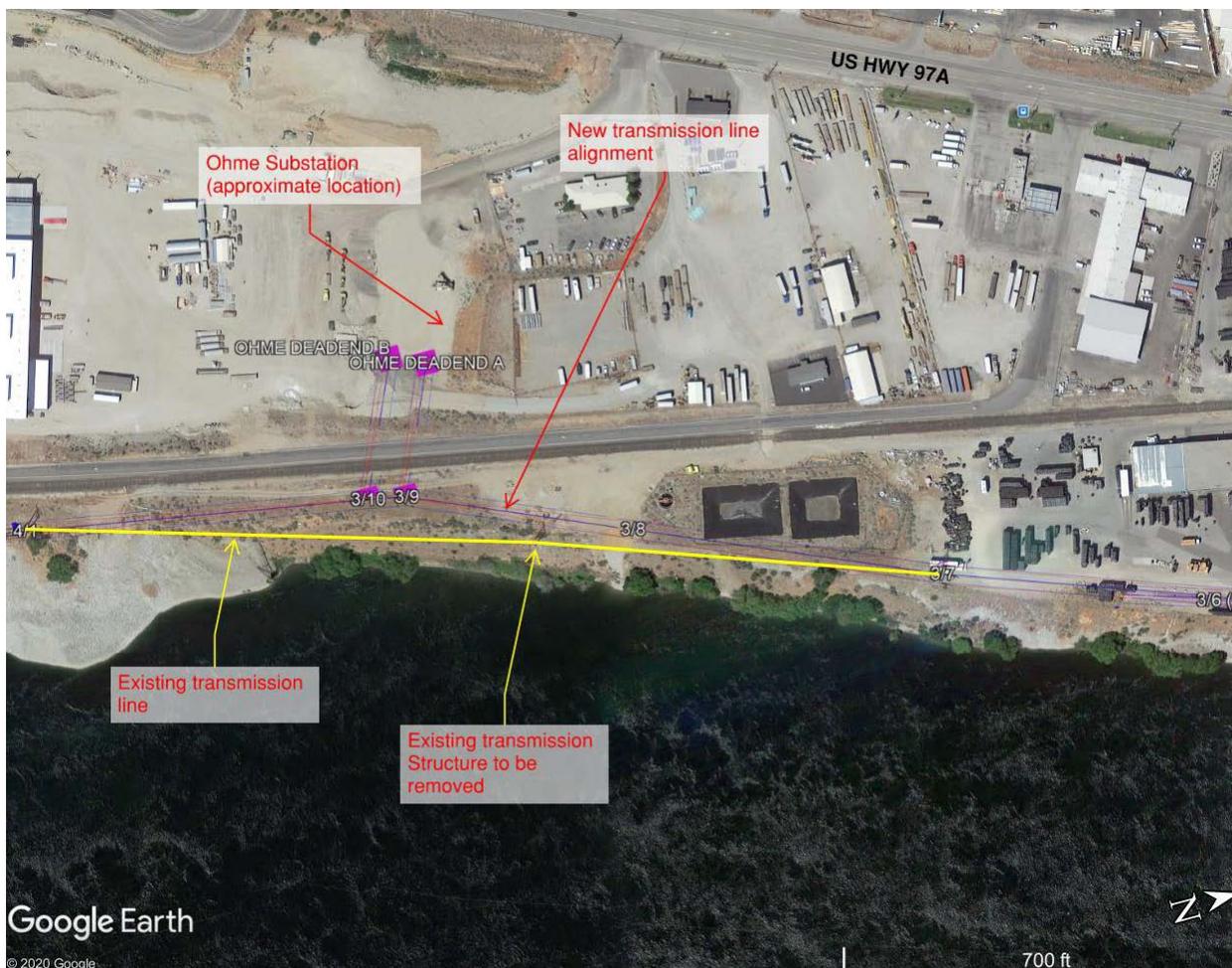
The substation is outside of the shoreline jurisdiction, but the transmission line realignment project is located approximately 100 feet from the ordinary high water mark of the Columbia River and a Shoreline Substantial Development Permit is required by the Shoreline Master Program. Approximately 1,560 feet of the existing Rocky Reach – North Wenatchee transmission line will be relocated to the west onto the flat land above the river. Structures currently located on the sloped riverbank will be removed.

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

Site Characteristics: The properties for the substation and transmission line realignment are within the Industrial zoning district. The project site for the Ohme substation encompasses approximately 1.3 acres. The area is vacant, and has been graded and surfaced with gravel.

The existing Rocky Reach – North Wenatchee transmission line is located east of the proposed substation, on the sloped riverbank above the Columbia River. The area is vacant with the exception of two wastewater treatment ponds. The realignment will be a minimum of 100 feet from the ordinary high water mark, on the top of the slope above the river.

Figure 1. Aerial image of proposed project



Surrounding Properties:

North: Light industrial and storage uses, within the Industrial zoning district

East: Columbia River

South: Agricultural-related industry use, within the Industrial zoning district

West: US Highway 97A

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, City of Wenatchee Shoreline Master Program, 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.

Shoreline Master Program

The Shoreline Master Program is considered an element of the Wenatchee Urban Area Comprehensive Plan and the following goals and objectives set forth in the shoreline master program are relevant to this development:

SMP Section 2.1, Economic Development Element

Goal ED-1: Permit those commercial, industrial, recreational, and other developments requiring a shoreline location which may contribute to the economic well-being of the City of Wenatchee.

Objective ED-1.1: Encourage shoreline development that has a positive effect upon community economic and social activities.

SMP Section 2.5, Shoreline Use Element

Goal LU-1. Assure an appropriate pattern of sound development in suitable locations without diminishing the quality of the environment along shorelines.

SMP Section 2.6, Conservation Element

Goal CONS-2. Encourage the restoration of shoreline areas which have been modified, blighted, or otherwise disrupted by natural or human activities.

The SMP also provides policies and regulations for development in addition to the goals and objectives provided above. In addition to Chapters 3 and 4, which address shoreline jurisdiction and general policies, the following sections of the SMP are applicable to the proposed development applications:

Section 5.1, General Upland Shoreline Modification and Use Regulations
Section 7.4.2, Shoreline Substantial Development Permit Review Criteria

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 Industrial zoning district.

Development Standards

The proposed development is subject to the development standards of the Industrial zoning district, as described in WCC Section 10.46.040, Nonresidential development chart. Table 2, in Section 5 of this staff report, 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.

Resource Lands and Critical Areas

The subject property is identified in the modified ground critical area. No building permit is required for the substation and associated facilities.

4. PUBLIC NOTICE AND ENVIRONMENTAL REVIEW

Table 1. Procedural steps and dates

Application Submitted:	June 24, 2020
Determination of Completeness:	July 9, 2020
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, 2020.
Notice of Public Hearing:	Notice was mailed to property owners/taxpayers within 350 feet of the subject property on July 10, 2020 and published in the Wenatchee World newspaper on August 16, 2020.
Public Hearing:	The public hearing is scheduled for August 25, 2020 at 3:00p.m. by video conference.

The public and relevant agencies have been given an opportunity to comment on the proposal. The comment letters received are included as Attachment B and summarized below:

- Department of Archeology and Historic Preservation letter, dated July 24, 2020. The letter recommends the use of an on-site monitor during any ground disturbing activities and consultation with the concerned Tribes' cultural committees and staff.
- City of Wenatchee Engineering Division email, dated August 11, 2020. The email documents that stormwater system concerns have been addressed by previous work in the area (by Pacific Engineering and Design, for Stemilt Growers) and that they have no recommended conditions of approval.

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. Chelan PUD is the lead agency for this project and issued a determination of non-significance (DNS) on April 13, 2020.

5. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the Comprehensive Plan, Shoreline Master Program, 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 a new substation facility and realignment of transmission lines, providing electrical service to commercial and industrial uses in the North Wenatchee area. The Ohme substation replaces the Olds Station Substation, which is at 90-percent capacity with aging

equipment and insufficient space to increase capacity at the location. This use is compatible with surrounding properties and necessary to support the growth in industry in the area.

Shoreline Master Program consistency analysis:

The Wenatchee River is defined by WAC 173.18.080 as a “shoreline of statewide significance” where the Shoreline Management Act of 1971, as amended is applicable. The existing transmission line and realignment work is within the 200-foot shoreline jurisdiction and the SMP identifies the subject site as within the High Intensity designation. The substation is located outside of the 200-foot shoreline jurisdiction. A Shoreline Substantial Development Permit is required for any substantial development as defined by RCW 90.58.030(3)(e) occurring within 200 feet of the ordinary high water mark of the Columbia River or its associated wetlands and/or floodplains.

SMP Section 2.1, Economic Development Element

Chelan PUD provides essential electrical services to residents and businesses in Wenatchee. The realignment of the transmission lines is necessary to support the new substation, which will satisfy current and future demands for electrical capacity in the North Wenatchee area.

SMP Section 2.5, Shoreline Use Element

The proposed transmission line realignment work does not affect any wetlands or critical areas for fish or wildlife habitat. The work involves relocating a section of the transmission line to the west onto the flat land above the Columbia River and removing structures currently located on the sloped riverbank. This will ease construction and be less impactful to the steeply sloped cobbled riverbank. Maintenance will also be performed on two existing transmission structures. The work area is located outside of the required buffer of 100 feet as established by Table 5 in Section 4.5.2(H) of the SMP. The application states there will be no adverse impacts to ecological functions.

SMP Section 2.6, Conservation Element

This project relocates a section of the Rocky Reach – North Wenatchee transmission line further from the Columbia River. The project reduces the existing impacts to the riverbank and avoids any adverse impacts to waterbodies.

SMP Chapter 4, General Policies and Regulations

The general policies and regulations are applicable to the proposed development. The application materials address that the project will result in no net loss of ecological function, has consulted and complied with requirements for cultural resources, and makes improvements in the conservation of the shoreline adjacent to the Columbia River.

SMP Section 5.1, General Upland Shoreline Modification and Use Regulations

The upland shoreline is “generally described as the dry land area above and landward of the ordinary high water mark” (SMP Chapter 8, Definitions). The modifications to the upland shoreline to remove and relocate a transmission line support a necessary use, a new substation facility.

The project has been designed to minimize impacts to the shoreline during construction and for future maintenance of the lines.

SMP Section 7.4.2, Shoreline Substantial Development Permit Review Criteria

The application materials (Attachment A) document consistency with the Shoreline Management Act, RCW Section 90.58.020, applicable sections of the WAC (173-27-140 and 173-27-150), and the City’s Shoreline Master Program. Based on the application and analysis provided herein, staff has determined that substantial development permit will not produce substantial adverse effects to the shoreline environment.

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	55 feet	Yes
Maximum lot coverage	70 percent	≤ 70 percent	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, may be permitted by Conditional Use Permit in the Industrial zoning district. This application is 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 an eight-foot fence surrounding the substation facility to be constructed of chain link with slats and barbed wire. Fences eight 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 proposes an enclosure that exceeds six feet in height and complies with the zero-foot setbacks along the property lines.

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

Project compliance: The substation facility does not require any landscaping pursuant to WCC Chapter 10.62. The property does not have any street frontage and perimeter and façade buffer landscaping requirements do not apply. The application proposes an eight-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-20-02 and SP-20-03 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 on June 24, 2020 for a Conditional Use Permit and Shoreline Substantial Development Permit to allow the construction of the Ohme substation and realignment of transmission lines to facilitate the substation installation at properties located at 3475 and 3907 US Highway 97A and identified by APNs 23-20-15-340-101, 23-20-15-340-150, and 23-20-15-310-050.
2. The applicant and property owner is Chelan County Public Utility District (Chelan PUD).
3. The Wenatchee Urban Area Comprehensive Plan land use designation is Industrial.
4. The subject property is located within the Industrial zoning district.

5. Substation facilities are defined in WCC Chapter 10.08 as a public utility and service and are permitted as a Conditional Use in the Industrial zoning district as allowed by WCC Section 10.10.020.
6. The substation is outside of the shoreline jurisdiction, but the transmission line realignment project is located approximately 100 feet from the ordinary high water mark of the Columbia River and a Shoreline Substantial Development Permit is required by the Shoreline Master Program.
7. The proposal is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan's Land Use and Utilities Elements. This use is compatible with surrounding properties and necessary to support the growth in industry in the area.
8. The following elements and their goals and objectives are applicable to the subject application:
 - Economic Development Element
 - Shoreline Use Element
 - Conservation Element
9. The Wenatchee SMP provides policies and regulations for projects in addition to the General Policies and Regulations provided in Chapter 4. The following Sections are applicable to this application:
 - (a) Section 5.1 General Upland Shoreline Modification and Use
10. WAC 173-27-140 and 173-27-150 and the Wenatchee Shoreline Master Program (SMP) establish minimum review criteria for Shoreline Substantial Development Permits. This criteria states that a substantial development permit shall be granted only when the development proposed is consistent with the policies and procedures of the Act; the provisions of this regulation; and the applicable master program adopted or approved for the area. The application materials address that the project will result in no net loss of ecological function, has consulted and complied with requirements for cultural resources, and makes improvements in the conservation of the shoreline adjacent to the Columbia River.
11. The proposed transmission line realignment work does not affect any wetlands or critical areas for fish or wildlife habitat. The work involves relocating a section of the transmission line to the west onto the flat land above the Columbia River and removing structures currently located on the sloped riverbank. This will ease construction and be less impactful to the steeply sloped cobble riverbank. Maintenance will also be performed on two existing transmission structures. The work area is located outside of the required buffer of 100 feet as established by Table 5 in Section 4.5.2(H) of the SMP. The application states there will be no adverse impacts to ecological functions.
12. 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 existing industrial uses and will install an eight-foot view-obstructing fence surrounding the facility.

13. The application has been processed as a Type III quasi-judicial review. SMP Section 7.1.1 authorizes the Administrative Authority to designate to the Hearing Examiner the authority to approve or deny, or revise Substantial Development Permits.
14. Appropriate notice of the application and public hearing was mailed to surrounding property owners, sent to agencies with jurisdiction, and posted on the property on July 10, 2020.
15. The agency and public comment period for this application concluded on August 10, 2020. Comments were received from the Department of Archeology and Historic Preservation and the City's Engineering Division which have been considered in the review of this application.
16. The Department of Archeology and Historic Preservation recommends the use of an on-site monitor meeting the Secretary of the Interior's standards for prehistoric archaeology during any ground disturbing activities and consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.
17. The Wenatchee Hearing Examiner conducted a public hearing on August 25, 2020.
18. Chelan PUD is the lead agency for this project and issued a determination of non-significance (DNS) on April 13, 2020.
19. 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 Urban Area Comprehensive Plan and Wenatchee City Code.
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. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
5. The conditional use permit will run with the land.
6. This application proposes development that requires a Shoreline Substantial Development Permit.
7. The procedural and regulatory circumstance represented by this application empowers the Shoreline Administrator to assume jurisdiction to act on this request.
8. The approval of the Substantial Development Permit, as conditioned, is consistent with and furthers the purpose, intent, goals and policies of the Shoreline Management Act of 1971, as amended.
9. Comments from the reviewing agencies have been considered and addressed where appropriate.

10. 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.
11. 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.
12. The conditions of approval are the minimum necessary to ensure the proposal will comply with all applicable laws and regulations.
13. All conditions placed upon the proposed use are conditions that are measurable and can be enforced and monitored.
14. Public use and interests will be served by approval of this proposal.
15. 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 24, 2020, except as amended by the conditions herein.
2. Changes or alterations to the approved plan are not authorized. All changes or alterations to the approved project shall be reviewed and approved by the City of Wenatchee and all agencies with jurisdiction prior to commencement of any related work.
3. 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.
4. The permit shall run with the land and is only applicable to the property described in the application materials and Finding of Fact #1.
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. Should any archaeological resources be discovered during grading/construction, all work that would affect the discovered resources must be stopped until proper authorities have been notified and appropriate steps have been taken to protect the resources in accordance with applicable laws.
7. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
8. 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.
9. Construction pursuant to this permit shall not begin and is not authorized until 21 days from the date of receipt with Ecology as defined in RCW 90.58.140(6) and WAC 173-27-

130, or until all review proceedings initiated with 21 days from the date of receipt of the decision, except as provided in RCW 90.58.140(5)(a) and (b). The date of receipt for a Substantial Development Permit means the date the applicant receives written notice from Ecology that it has received the decision.

10. A copy of this permit and attached conditions shall be kept on-site and provided to the contractor and all others working within the shoreline area at all times. The applicant, contractor, machinery operators and all others working within the shoreline area shall have read this permit and attached conditions and shall follow its conditions.

Attachments:

- A. Application materials, dated June 24, 2020
- B. Agency comment letters

Attachment A

Application materials, dated June 24, 2020



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 type="checkbox"/>	Pre-application meeting date and file no. <input type="text"/>	<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 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 type="checkbox"/>	Geotechnical, Flood Hazard, and/or Wildland-Urban Interface Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input 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 24 2020

Date Accepted: Accepted By: File No.



City of Wenatchee

Department of Community and Economic Development
CITY OF WENATCHEE

JUN 24 2020

Planning Division
1350 McKittrick Street, Suite A
Wenatchee, WA 98801
(509) 888-3200

LAND DEVELOPMENT PERMIT APPLICATION

Accepted By: Receipt No. File No.

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:

Mailing Address:

Contact No.: E-mail Address:

Property Owner(s):

*If different than applicant

Mailing Address: _____

Contact No.: _____ 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: _____

Mailing Address: _____

Contact No.: _____ E-mail Address: _____

Surveyor: Washington Registration #:

Contact No.: E-mail Address:

Engineer: Washington Registration #: _____

Contact No.: E-mail Address:

Please indicate who should receive correspondence and notices:

Applicant
 Surveyor

Owner
 Engineer

Authorized Agent

PROPERTY INFORMATION

Street Address(es): 3475 US Hwy 97A

Parcel No(s): 23 20 15 340 150 & 23 20 15 340 101

Abbreviated Legal Description:
Total site size in acres: 1.30

Zoning District Designation: Industrial (I)

Overlay District: N/A

Comprehensive Plan Designation: Industrial (I)

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: 06/15/2020

Applicant Signature: Bucky C. Jasper

Date: _____

Agent Signature: _____

Date: 06/15/2020

Owner Signature: Bucky C. Jasper for Chelan County PUD.

US HWY 97A

Ohme Substation
(approximate location)

New transmission line
alignment

OHME DEADEND B
OHME DEADEND A

3/10 3/9

3/8

3/7

3/6 (RE)

4/1

Existing transmission
line

Existing transmission
Structure to be
removed



June 12, 2020

**Narrative for C.U.P.
Ohme Substation**

This Conditional Use Permit application is being sought by PUD No. 1 of Chelan County (PUD) to allow for the construction of a new double banked 115/12.47Kv electrical substation which will replace the existing obsolete sub. The new substation will be adequate to supply electrical services to this growing industrial area.

To conform with high and low impact requirements, the substation will be fenced as shown on the site plan fencing diagrams. The PUD requests that alternative landscape requirements be considered for this industrial site. As shown on the site plan, the areas disturbed prior to and during the construction of the substation will be reseeded with natural, native type vegetation to blend in with the surrounding landscape. For security reasons, trees and large shrubs are not suitable for landscape choices around the site. Parking will be available for construction and normal maintenance inside the fenced area with less than 6 additional parking spaces available along the entrance driveway. The substation site is bordered by bare hillside along the northerly boundary and the Stemilt Industrial property on the three other boundaries. Access to the site will be by existing easements on private driveways. Security measures call for minimal lighting unless an intrusion occurs which will trigger yard lights in the area. Onsite lighting will be set on motion detection except for emergency maintenance.

Respectfully submitted,



Becky C. Jaspers
Real Estate Specialist

OHME SUB CODE CONSISTENCY ANALYSIS

10.65.060 Conditional use permit criteria.

The development standards of this title shall be used by the applicant in preparing the conditional use permit application. The applicant has the burden of demonstrating that the proposed use is consistent with the following review criteria:

(1) All requirements of a specified use can be satisfied;

The proposal meets the requirements listed in WCC 10.65.220 Public Utilities and Services (see below).

(2) The requirements of the zoning district within which the lot is located can be met;

The Ohme Substation is located in the Industrial zoning district and meets the requirements of the Industrial zone including setbacks and building height.

(3) All applicable requirements and regulations found within the WCC, as amended, can be satisfied;

The proposal will satisfy the applicable requirements and regulations in the WCC.

(4) The proposal is compatible with adjacent uses and will protect the character of the surrounding area;

Adjacent uses in the area include fruit packing and shipping facilities, construction, and other industrial businesses (Stemilt Fruit and Keyes Fiber, a producer of cardboard packing trays using in shipping, and Goodfellow Brothers are adjacent property owners).

(5) The proposal will not result in the creation of nuisances to the public and/or nearby properties and existing uses;

The substation will not create a nuisance to the public or existing nearby uses. The substation will increase electrical service reliability for the industrial users in the area.

(6) The proposed use will not result in undue adverse impacts affecting the public health, safety, and welfare;

No adverse impacts to public health or safety will result from the construction of the Ohme Substation.

(7) The proposed use is consistent and compatible with the comprehensive plan and any implementing regulation. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

Construction of the Ohme Substation is consistent with the goals and policies in the Utilities section of the City of Wenatchee's Comprehensive Plan: "Ensure that the utilities necessary to support development are adequate at the time they are needed without decreasing service levels below those locally acceptable."

10.65.220 Public utilities and services.

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

The substation is not in a residential area. The substation will blend with the industrial nature of the existing nearby uses.

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

All setback requirements listed in WCC 10.46.040 will be observed.

(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;

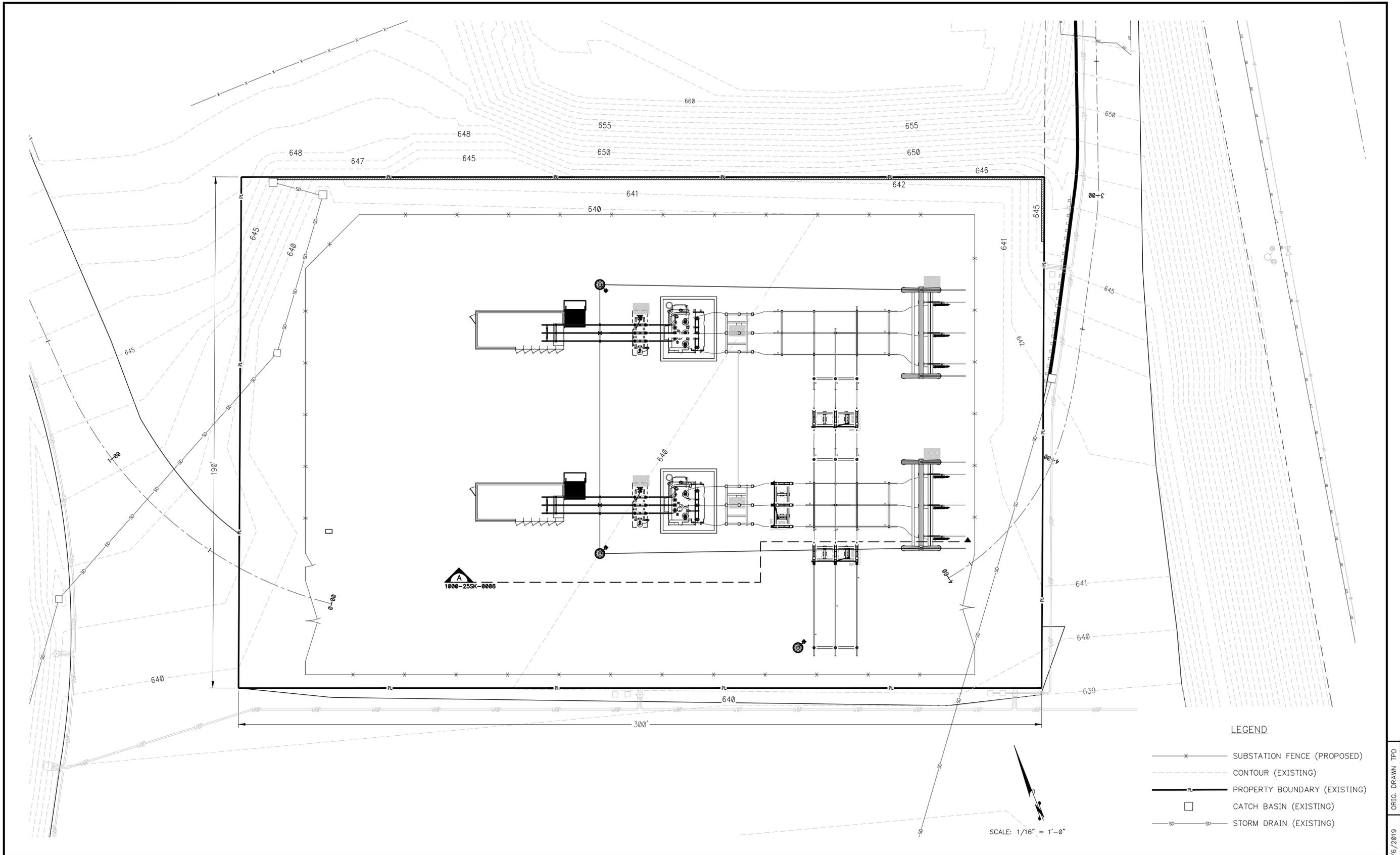
To conform with high and low impact requirements, the substation will be fenced with 7' high chain link with a 1' barbed wire extension.

(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;

All setback requirements will be observed.

(5) Landscaping and Screening. The development shall comply with Chapter [10.62](#) WCC, Landscaping Standards, as amended. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

The PUD requests that alternative landscape requirements be considered for this industrial site. As shown on the site plan, the areas disturbed prior to and during construction of the substation will be reseeded with natural, native type vegetation to blend with the surrounding landscape. For security reasons, trees and large shrubs are not suitable for landscape choices around the site.



LEGEND

- x — SUBSTATION FENCE (PROPOSED)
- - - CONTOUR (EXISTING)
- PL — PROPERTY BOUNDARY (EXISTING)
- CATCH BASIN (EXISTING)
- SD — STORM DRAIN (EXISTING)

SCALE: 1/16" = 1'-0"

CHELAN PUD NO.1		SCALE	BAR IS ONE INCH ON ORIGINAL DRAWING. VERIFY SCALE IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	
PRIM. ENG.	0	8/6/2019	FOR CONDITIONAL USE PERMITTING	TMK TPD
2ND ENG.	0	8/6/2019	FOR CONDITIONAL USE PERMITTING	REQ. BY DRFT
PROJ. MGR.	REV	DATE	REVISION	

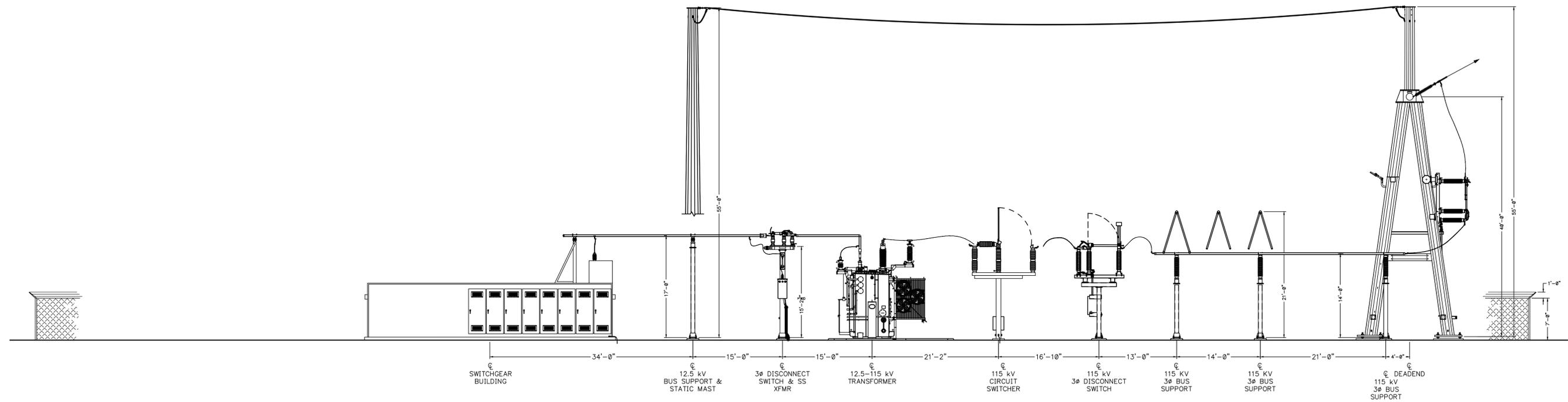
PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY
 WENATCHEE, WASHINGTON



Substations
PROPOSED ARRANGEMENT - PLAN
 OHME SUBSTATION

SHEET 1 OF 1
REVISION 0
DATE 8/6/2019
DWG. 1000-25SK-0007

ORIG. DATE: 8/6/2019
 ORIG. DRAWN: TPD



ELEVATION

SCALE: 1" = 10'-0"

A
1000-25SK-0007

CHELAN PUD NO.1		SCALE SEE DWG	BAR IS ONE INCH ON ORIGINAL DRAWING. VERIFY SCALE 1"	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
PRIM. ENG.				
2ND. ENG.	0	8/6/2019	FOR CONDITIONAL USE PERMITTING	TMK TPD
PROJ. MGR.	REV	DATE	REVISION	REQ. BY DRFT

**PUBLIC UTILITY DISTRICT NO. 1
OF CHELAN COUNTY**
WENATCHEE, WASHINGTON



Substations
**PROPOSED ARRANGEMENT - ELEVATION
OHME SUBSTATION**

SHEET 1 OF 1
REVISION 0
DATE 8/6/2019
DWG. 1000-25SK-0008

DOCUMENT CLASS:

ID:

ORIGINAL DWG. #:

ORIG. DATE 8/6/2019
ORIG. DRAWN TPD



WASHINGTON STATE

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2} [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps of Engineers®
Seattle District

AGENCY USE ONLY

Date received:

Agency reference #:

Tax Parcel #(s):

Part 1—Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

Rocky Reach – North Wenatchee Transmission Line Re-alignment

Part 2—Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Chelan County PUD

2b. Organization (If applicable)

2c. Mailing Address (Street or PO Box)

P.O. Box 1231

2d. City, State, Zip

Wenatchee, WA 98807

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

¹Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- If your project might affect species listed under the Endangered Species Act, you will need to fill out a Specific Project Information Form (SPIF) or prepare a Biological Evaluation. Forms can be found at <http://www.nws.usace.army.mil/Missions/CivilWorks/Regulatory/PermitGuidebook/EndangeredSpecies.aspx>.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [help] screens, go to

http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

3a. Name (Last, First, Middle)			
Edrie Risdon			
3b. Organization (If applicable)			
Chelan PUD			
3c. Mailing Address (Street or PO Box)			
P.O. Box 1231			
3d. City, State, Zip			
Wenatchee, WA 98807			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
509-661-4115	509-393-1693		Edrie.risdon@chelanpud.org

Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- Same as applicant. (Skip to Part 5.)
- Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
Keyes Fibre Corporation			
4b. Organization (If applicable)			
4c. Mailing Address (Street or PO Box)			
3715 US Hwy 97A			
4d. City, State, Zip			
Wenatchee, WA 98801			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]			
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Federal <input type="checkbox"/> Publicly owned (state, county, city, special districts like schools, ports, etc.) <input type="checkbox"/> Tribal <input type="checkbox"/> Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)			
5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]			
3907 US Hwy 97A			
5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]			
Wenatchee, WA 98801			
5d. County [help]			
Chelan			
5e. Provide the section, township, and range for the project location. [help]			
¼ Section	Section	Township	Range
	15	23	20
5f. Provide the latitude and longitude of the project location. [help]			
<ul style="list-style-type: none"> Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83) 			
47.481 N / -120.316 W			
5g. List the tax parcel number(s) for the project location. [help]			
<ul style="list-style-type: none"> The local county assessor's office can provide this information. 			
23-20-15-310-050			
5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]			
Name	Mailing Address		Tax Parcel # (if known)
GBI Holding Co			
K&B Real Estate Investments LLC	3907 US Hwy 97A Wenatchee, WA 98801		
Stemilt Growers LLC	3607 US Hwy 97A Wenatchee, WA 98801		
Keyes Fibre Corporation	3715 US Hwy 97A Wenatchee, WA 98801		

5i. List all wetlands on or adjacent to the project location. [\[help\]](#)

There are no wetlands on or adjacent to the project location

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [\[help\]](#)

The Columbia River is adjacent to the project location

5k. Is any part of the project area within a 100-year floodplain? [\[help\]](#)

Yes No Don't know

5l. Briefly describe the vegetation and habitat conditions on the property. [\[help\]](#)

Vegetation on site consists of sagebrush and bunchgrasses.

5m. Describe how the property is currently used. [\[help\]](#)

The property is currently used for wastewater treatment.

5n. Describe how the adjacent properties are currently used. [\[help\]](#)

Adjacent properties are used for fruit storage and shipping and businesses.

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [\[help\]](#)

Structures on the property include transmission poles and lines, and two wastewater treatment ponds.

5p. Provide driving directions from the closest highway to the project location, and attach a map. [\[help\]](#)

From Wenatchee, head north on Wenatchee Avenue. Take the Easy Street exit toward Penny Road/Olds Station. Merge onto Easy Street and turn right on Penny Road. Continue onto Euclid Ave, then US 97A. At the traffic circle, continue straight for .3 miles. The project site is on the right, behind the Stemilt facility.

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

Approximately 1560' of the existing Rocky Reach-NW transmission line is being realigned to facilitate installation of a new substation. The new substation is located outside the 200' shoreline jurisdiction, but the transmission line realignment is approximately 100' from the OHWM of the Columbia River. A section of the existing transmission line will be relocated to the west onto the flat land above the river and remove structures currently located on the sloped riverbank. This will provided easier construction and be less impactful to the steep sloped cobbly riverbank.

Maintenance will also be performed on two existing transmission structures. At structure 3/6 (please see enclosed map), the structure will receive a new crossarm to facilitate modifications to the next structure to the south. An existing anchor will also be excavated and inspected, and possibly replaced if necessary.

Structure 3/7 will be replaced slightly to the north of the existing pole structure, and will utilize concrete backfilling at the base of the poles. The concrete backfill will allow for the removal of guy anchors toward the river and minimize excavation on the slope toward the riverbank.

From this point the transmission line will be relocated to the west to allow for easier construction and limit work and excavation directly above the river.

- Structure 3/8 is a new 2 pole H-frame structure located on the flat land above the river. It will be approximately 64' tall with poles directly embedded into the existing ground. This structure is currently about 50' from the river, and will be moved west an additional 50'. The old poles will be cut off at ground level and removed from the area upon completion of the realignment.
- Structures 3/ 9 & 10 are single pole structures which will provide drops into the new substation. The new poles will be about 64' tall and are direct embedded poles. These poles will be about 120' from the Columbia River shoreline.
- Structure 4/1; The existing structure will receive a little reframing and removal of some guying. No other modifications are required and no excavation will occur.

6b. Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

The realignment is necessary to facilitate installation and operation of the Ohme Substation.

6c. Indicate the project category. (Check all that apply) [\[help\]](#)

- Commercial Residential Institutional Transportation Recreational
 Maintenance Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

<input type="checkbox"/> Aquaculture <input type="checkbox"/> Bank Stabilization <input type="checkbox"/> Boat House <input type="checkbox"/> Boat Launch <input type="checkbox"/> Boat Lift <input type="checkbox"/> Bridge <input type="checkbox"/> Bulkhead <input type="checkbox"/> Buoy <input type="checkbox"/> Channel Modification	<input type="checkbox"/> Culvert <input type="checkbox"/> Dam / Weir <input type="checkbox"/> Dike / Levee / Jetty <input type="checkbox"/> Ditch <input type="checkbox"/> Dock / Pier <input type="checkbox"/> Dredging <input type="checkbox"/> Fence <input type="checkbox"/> Ferry Terminal <input type="checkbox"/> Fishway	<input type="checkbox"/> Float <input type="checkbox"/> Floating Home <input type="checkbox"/> Geotechnical Survey <input type="checkbox"/> Land Clearing <input type="checkbox"/> Marina / Moorage <input type="checkbox"/> Mining <input type="checkbox"/> Outfall Structure <input type="checkbox"/> Piling/Dolphin <input type="checkbox"/> Raft	<input type="checkbox"/> Retaining Wall (upland) <input type="checkbox"/> Road <input type="checkbox"/> Scientific Measurement Device <input type="checkbox"/> Stairs <input type="checkbox"/> Stormwater facility <input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Utility Line
<input type="checkbox"/> Other:			

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

Please see attached map for existing pole locations and the proposed realignment.

Bucket trucks, augers, and excavators will be used to remove the old transmission structures and realign the transmission line. The new alignment will be at least 100' from the OHWM of the Columbia River.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start Date: _____ End Date: _____ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- If **yes**, list each agency providing funds.

Yes No Don't know

Part 7–Wetlands: Impacts and Mitigation

- Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8.) [\[help\]](#)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

Not applicable

7b. Will the project impact wetlands? [\[help\]](#)

Yes No Don't know

7c. Will the project impact wetland buffers? [\[help\]](#)

Yes No Don't know

7d. Has a wetland delineation report been prepared? [\[help\]](#)

- If Yes, submit the report, including data sheets, with the JARPA package.

Yes No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- If Yes, submit the wetland rating forms and figures with the JARPA package.

Yes No Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- If Yes, submit the plan with the JARPA package and answer 7g.
- If No, or Not applicable, explain below why a mitigation plan should not be required.

Yes No Don't know

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.

² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.

⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, “waterbodies” refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

Not applicable

The project avoids adverse impacts to waterbodies. The Columbia River is approximately 175' away from the project at its nearest point. No work in or over the Columbia River is proposed.

8b. Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

Yes No

8c. Have you prepared a mitigation plan to compensate for the project’s adverse impacts to non-wetland waterbodies? [\[help\]](#)

- **If Yes**, submit the plan with the JARPA package and answer 8d.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

Yes No Don't know

Compensatory mitigation is not proposed. The project will not have an adverse impact on the Columbia River or the area immediately adjacent to the river. All work proposed will occur on the top of a slope above the river, and no removal of riparian vegetation will occur.

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

8e. Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected

¹ If no official name for the waterbody exists, create a unique name (such as “Stream 1”) The name should be consistent with other documents provided.

² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter “permanent” if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

No dredging or filling is proposed.

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [\[help\]](#)

N/A

Part 9–Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [\[help\]](#)

Agency Name	Contact Name	Phone	Most Recent Date of Contact

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology’s 303(d) List? [\[help\]](#)

- If **Yes**, list the parameter(s) below.
- If you don’t know, use Washington Department of Ecology’s Water Quality Assessment tools at: <http://www.ecy.wa.gov/programs/wq/303d/>.

Yes No

The Columbia River is listed on Ecology’s 303(d) list for temperature, dissolved oxygen, and pH.

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [\[help\]](#)

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

170200100307

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <http://www.ecy.wa.gov/water/wria/index.html> to find the WRIA #.

45 - Wenatchee

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [\[help\]](#)

- Go to <http://www.ecy.wa.gov/programs/wq/swqs/criteria.html> for the standards.

Yes No Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [\[help\]](#)

- If you don't know, contact the local planning department.
- For more information, go to: http://www.ecy.wa.gov/programs/sea/sma/laws_rules/173-26/211_designations.html.

Urban Natural Aquatic Conservancy Other: High Intensity

9g. What is the Washington Department of Natural Resources Water Type? [\[help\]](#)

- Go to <http://www.dnr.wa.gov/forest-practices-water-typing> for the Forest Practices Water Typing System.

Shoreline Fish Non-Fish Perennial Non-Fish Seasonal

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [\[help\]](#)

- **If No**, provide the name of the manual your project is designed to meet.

Yes No

Name of manual: Eastern Washington Stormwater Management Manual

9i. Does the project site have known contaminated sediment? [\[help\]](#)

- **If Yes**, please describe below.

Yes No

9j. If you know what the property was used for in the past, describe below. [\[help\]](#)

9k. Has a cultural resource (archaeological) survey been performed on the project area? [\[help\]](#)

- **If Yes**, attach it to your JARPA package.

Yes No

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [\[help\]](#)

Spring chinook, steelhead, and bull trout are present in the Columbia River. The work proposed will not affect these species.

9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

WDFW's PHS on the Web tool identifies the following species in the vicinity of the project. The proposal is not expected to affect these species.

Summer chinook

Summer steelhead

Bull trout

Sockeye

Spring chinook

Westslope cutthroat

Golden eagle

Mule deer

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to www.ecy.wa.gov/programs/sea/sepa/e-review.html.

A copy of the SEPA determination or letter of exemption is included with this application.

A SEPA determination is pending with _____ (lead agency). The expected decision date is _____.

I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

This project is exempt (choose type of exemption below).

Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

Other: _____

SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits:

Substantial Development Conditional Use Variance

Shoreline Exemption Type (explain): _____

Other City/County permits:

Floodplain Development Permit Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

Hydraulic Project Approval (HPA) Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Washington Department of Natural Resources:

Aquatic Use Authorization

Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.

Do not send cash.

Washington Department of Ecology:

Section 401 Water Quality Certification

FEDERAL GOVERNMENT

United States Department of the Army permits (U.S. Army Corps of Engineers):

Section 404 (discharges into waters of the U.S.) Section 10 (work in navigable waters)

United States Coast Guard permits:

General Bridge Act Permit Private Aids to Navigation (for non-bridge projects)

Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. _____ (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. _____ (initial)

Applicant Printed Name

Applicant Signature

Date

11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Edrie Risdon

Authorized Agent Printed Name

Edrie Risdon

Authorized Agent Signature

6/17/2020

Date

11c. Property Owner Signature (if not applicant) [\[help\]](#)

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Property Owner Printed Name

Property Owner Signature

Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 07/2017



PUBLIC UTILITY DISTRICT NO. 1 of CHELAN COUNTY

P.O. Box 1231, Wenatchee, WA 98807-1231 • 327 N. Wenatchee Ave., Wenatchee, WA 98801

(509) 663-8121 • Toll free 1-888-663-8121 • www.chelanpud.org

STATE ENVIRONMENTAL POLICY ACT

Determination of NonSignificance

April 13, 2020

Lead agency: Chelan County PUD

Agency Contact: Edrie Risdon / edrie.risdon@chelanpud.org / 509-661-4115

Description of proposal: Public Utility District No. 1 of Chelan County (the District) is proposing to construct a substation, including overhead and underground power lines, bussing grids, transformers, perimeter fencing, access roads for ingress and egress, and landscaping.

Location of proposal: The proposed substation is located at 3475 US Hwy 97A.
Chelan County Parcel #s 23-20-15-340-150 and 23-20-15-340-101
Section 15, Township 23N, Range 20EWM

Chelan PUD has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after analysis of site conditions, professional reports, and review of the completed Environmental Checklist. This information and supporting documentation is available to the public upon request.

This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for at least 14 days after the above date. Comments may be mailed to P.O. Box 1231, Wenatchee, WA 98802 – ATTN: SEPA Responsible Official.

SEPA Responsible Official: Edrie Risdon

Signature Edrie Risdon

Date 4/13/2020

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: [\[help\]](#)

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: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Ohme Substation

2. Name of applicant: [\[help\]](#)

Public Utility District No. 1 of Chelan County

3. Address and phone number of applicant and contact person: [\[help\]](#)

Becky C. Jaspers (509)661-4557

PO Box 1231

Wenatchee, WA 98807

4. Date checklist prepared: [\[help\]](#)

4/10/2020

5. Agency requesting checklist: [\[help\]](#)

Public Utility District No. 1 of Chelan County

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction projected for 2020-2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Modification may be required as needed for maintenance and technology changes.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None

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. [\[help\]](#)

No

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

[\[help\]](#)

City of Wenatchee Conditional Use Permit

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.) [\[help\]](#) This 1.30 acre parcel will be developed as a substation. Development of the substation will

include transformers, underground and overhead power lines, powerline towers, bussing grids, perimeter fencing, access roads for ingress/egress and landscaping.

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. [\[help\]](#) The property is located at 3475 US Hwy 97A, just North of Stemilt Growers and

is currently vacant land. Chelan County parcel #s are 23 20 15 340 150 and 23 20 15 340 101.

Section 15, Township 23 North, Range 20, E.W.M. Preliminary drawings of the facility including a plan & side view are included.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

1:1

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. [\[help\]](#) *According to NRCS mapping, the area is designated as Gravel Pits*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
No fill is required, Clearing grubbing and balancing of the site will take place prior to construction. This will not require materials from off site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) *No*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Less than 10%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Measures to control and reduce impacts to earth include use of silt fences or other BMP's during construction. The contractor will be required to develop and maintain a Spill Prevention, Control and Countermeasures (SPCC) plan during construction.

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. [\[help\]](#) *During construction crews will create dust and heavy equipment exhaust between the hours of 7:00am and 5:00pm. No emissions to air will occur as a result of the completed project.*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
During construction, vehicles will only be running while in use and will not be allowed to idle. Vehicles will have properly functioning exhaust systems. If necessary, dust can be controlled using a water truck

3. Water

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

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

The Columbia River flows approximately 320 feet to the East of this property.

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. [\[help\]](#)

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

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. [\[help\]](#)

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. [\[help\]](#)

None

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. [\[help\]](#) *Rain runoff from the impervious surfaces of the facility will flow from those surfaces into the surrounding soils. Stormwater will not reach the Columbia River.*

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

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

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *During construction, BMPs including silt fences and/or straw bales/wattles will be used to reduce impacts associated with stormwater. During normal operation of the substation Chelan PUD does not expect impacts to surface, ground and runoff water.*

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

a. Check the types of vegetation found on the site: [\[help\]](#)

THERE ARE NO PLANT OR VEGETATION ON SITE.

____deciduous tree: alder, maple, aspen, other

____evergreen tree: fir, cedar, pine, other

____shrubs

____grass

- ____ pasture
- ____ crop or grain
- ____ Orchards, vineyards or other permanent crops.
- ____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ____ water plants: water lily, eelgrass, milfoil, other
- ____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

The project is located within an industrial complex. No landscaping is proposed unless required.

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

None

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: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

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

None

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. [\[help\]](#)

Oil and gas will be consumed during construction. Electric energy will provide the completed project with power needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None

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. [\[help\]](#) *Low risk of fire hazard potential due to powerline failure. Low risk of oil spill potential due to transformer failure.*

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

None known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

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

Fire protection

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

To reduce spill risk there will be concrete curbing around the perimeter as well as concrete catch basins around oil filled equipment.

b. Noise

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

None

- 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. [\[help\]](#)

Normal noise associated with heavy equipment use during construction is expected. Limited to daytime hours.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Hours of operation will reduce impacts from construction noise.

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. [\[help\]](#)

The land is vacant. Adjacent properties include a fruit shipping/processing plant and construction offices.

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

No

- 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:

No

- c. Describe any structures on the site. [\[help\]](#)
None
- d. Will any structures be demolished? If so, what? [\[help\]](#)
No
- e. What is the current zoning classification of the site? [\[help\]](#)
Industrial
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
Industrial
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
No
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
1 person would work in or near the completed project approximately 2 hours/week.
- j. Approximately how many people would the completed project displace? [\[help\]](#)
None
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
Approval and adherence to City of Wenatchee Conditional Use Permit.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
N/A

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? [\[help\]](#)
50' steel poles
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
None
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
None

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) *Normal glare from metal on transformers and bussing grids. This will only occur during daylight hours.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Boatin and fishing on the Columbia River

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

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. [\[help\]](#)

No

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

No

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. [\[help\]](#)

Historic maps and GIS data

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

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. [\[help\]](#)

Site is served by driveway access off of Hwy 97A.

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? [\[help\]](#)

The site is not served by public transit. The nearest transit stop is near Olds Station, approximately 1 mile South.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

None

- 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). [\[help\]](#)

No

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

Burlington Northern Railroad is 200' East of project but will not be used for any purpose.

- 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? [\[help\]](#)

1-2 vehicle trips per week

- 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.

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None

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. [\[help\]](#)

No

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

N/A

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, **water**, refuse service, telephone, sanitary sewer, septic system, other _____

- 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. [\[help\]](#)

None

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

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.

Attachment B

Agency comment letters



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

July 24, 2020

Ruth Traxler
Senior Planner
City of Wenatchee
1350 McKittrick St., P.O. Box 519
Wenatchee, WA 98807

In future correspondence please refer to:
Project Tracking Code: 2020-07-04817
Property: City of Wenatchee_Ohme Substation Construction Project (CUP-20-02/SP-20-03)
Re: Monitoring Requested

Dear Ruth Traxler:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. However, the landform type, as well as the compacted/graveled surface of the proposed project area would likely make a cultural resources survey difficult. Therefore, we recommend that an archaeologist meeting the Secretary of the Interior's standards for prehistoric archaeology monitor the construction-related ground disturbing activities for this project. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

If any federal funds or permits are associated with this proposal, Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36 CFR 800, must be followed. This is a separate process from both the NEPA and SEPA environmental review processes and requires formal government-to-government consultation with the affected Tribes and the SHPO. Also, we appreciate receiving any correspondence or comments from concerned tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the monitoring report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.



Sincerely,



Sydney Hanson
Transportation Archaeologist
(360) 586-3082
Sydney.Hanson@dahp.wa.gov



From: [Donald Nelson](#)
To: [Stephen Neuenschwander](#); [Ruth Traxler](#)
Subject: CUP-20-02 PW Comment and emails about Stormwater report questions for CUP application for future PUD Ohme Substation
Date: Tuesday, August 11, 2020 11:54:59 AM
Attachments: [image001.png](#)

Greetings,

There are no recommended conditions by Public Works for this CUP.

Public Works, Engineering has reviewed the application materials for CUP-20-02, and has no comment as the stormwater system concerns have been addressed by previous work done as indicated by the design by 'Pacific Engineering and Design' and installation by Stemilt.

For the record, I am including with this email, the correspondence with PUD and their Engineer related to the site Stormwater system. The referenced stormwater report dated January 17, 2017 is on file with Public Works.

Regards,

Donald M. Nelson, P.E.
Development Review Engineer
Engineering Division,
Public Works Department



1350 McKittrick St • Wenatchee, WA 98801
Telephone: (509) 888-3255 • Fax: (509) 888-3201
Email: DNelson@WenatcheeWA.gov Web: www.wenatcheewa.gov

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From: Donald Nelson
Sent: Monday, May 18, 2020 1:18 PM
To: Stephen Neuenschwander <SNeuenschwander@WenatcheeWA.Gov>; Ruth Traxler <RTraxler@WenatcheeWA.Gov>
Subject: FW: Stormwater report questions for CUP application for future PUD Ohme Substation

Greetings,

Here is communication by PUD related to future Ohme Substation CUP application, **located north of the Stemilt Distribution Center**

Regards,

Donald M. Nelson, P.E.
Development Review Engineer
Engineering Division,
Public Works Department



1350 McKittrick St • Wenatchee, WA 98801
Telephone: (509) 888-3255 • Fax: (509) 888-3201
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From: Donald Nelson
Sent: Monday, May 18, 2020 10:26 AM
To: Jaspers, Becky <Becky.Jaspers@chelanpud.org>; Martin Davy PE <martin@pacificengineering.net>
Cc: Kelly, Thomas <Thomas.Kelly@chelanpud.org>
Subject: RE: Stormwater report for CUP

Greetings,

Thank you for answering the question about the spill plan, (I concur that including a spill plan is not needed with the CUP application and that inclusion with the substation design following federal regulations is appropriate) .

Regards,

Donald

From: Jaspers, Becky <Becky.Jaspers@chelanpud.org>
Sent: Monday, May 18, 2020 9:58 AM
To: Donald Nelson <DNelson@WenatcheeWA.Gov>; Martin Davy PE <martin@pacificengineering.net>
Cc: Kelly, Thomas <Thomas.Kelly@chelanpud.org>
Subject: RE: Stormwater report for CUP

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Hello Don,

In discussions with the engineers I have been told the spill plan has been included as part of the substation design itself, following the federal regulations on substations. This has not been included with the CUP in the past. Is that sufficient?

Becky C. Jaspers

Real Estate Specialist
(509)661-4557

From: Donald Nelson <DNelson@WenatcheeWA.Gov>
Sent: Thursday, May 14, 2020 4:39 PM
To: Martin Davy PE <martin@pacificengineering.net>
Cc: Kelly, Thomas <Thomas.Kelly@chelanpud.org>; Jaspers, Becky <Becky.Jaspers@chelanpud.org>
Subject: <External> RE: Stormwater report for CUP

Chelan County PUD IT Warning:

Please use caution! This is an external email with links or attachments.

Greetings,

Thank you, Mr. Davy for refreshing my memory of the work done for this area by Pacific Engineering and Stemilt.

Yes, a letter for the file along with a site map that specifies the area that the PUD will be developing is acceptable, based on previous work completed.

How will spill containment procedures / Best management practices be addressed?

Regards,

Donald M. Nelson, P.E.
Development Review Engineer
Engineering Division,
Public Works Department



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From: Martin Davy PE <martin@pacificengineering.net>
Sent: Wednesday, May 13, 2020 10:57 AM
To: Donald Nelson <DNelson@WenatcheeWA.Gov>
Cc: 'Kelly, Thomas' <Thomas.Kelly@chelanpud.org>; 'Jaspers, Becky' <Becky.Jaspers@chelanpud.org>
Subject: RE: Stormwater report for CUP

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Donald:

Chelan County PUD has engaged Pacific Engineering for Stormwater design on their Ohme Substation facility. This is located north of the Stemilt Distribution Center built 2015-2018.

The design of the Stemilt Facility included drainage conveyance, treatment and infiltration facilities which serve the PUD site and the upstream tributary areas. Specifically, grading, catch basins and pipes constructed as part of the Stemilt project collect and convey all runoff from the PUD site to the Stemilt Water Quality Treatment and Infiltration Facilities. The Stemilt storm system has capacity to infiltrate all runoff for the 100-year event and to treat a portion of the offsite runoff, including the substation site. See my report dated 2017-01-17, attached.

The substation site will have pervious surfacing and is not pollutant-generating. However, due to the specific use of the site, spill containment will be incorporated into the site design.

On the basis of the existing storm facilities serving the substation site, I do not think additional drainage design or facilities should be needed.

Would a formal letter justifying this be acceptable for City files?

Martin Davy, PE
Senior Civil Engineer



Pacific Engineering & Design
200 South Columbia Street, Suite 300
Wenatchee, WA 98801
P 509.662.1161 | www.pacificengineering.net
The largest independent engineering firm serving North Central Washington.

From: Donald Nelson <DNelson@WenatcheeWA.Gov>
Sent: Tuesday, May 12, 2020 3:34 PM
To: Jaspers, Becky <Becky.Jaspers@chelanpud.org>
Cc: Kelly, Thomas <Thomas.Kelly@chelanpud.org>; Martin Davy (martin@pacificengineering.net) <martin@pacificengineering.net>
Subject: RE: Stormwater report for CUP

Greetings,

Thank you for the info, I look forward to your project.

Regards,

Donald M. Nelson, P.E.
Development Review Engineer
Engineering Division,
Public Works Department



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From: Jaspers, Becky <Becky.Jaspers@chelanpud.org>
Sent: Tuesday, May 12, 2020 3:31 PM
To: Donald Nelson <DNelson@WenatcheeWA.Gov>
Cc: Kelly, Thomas <Thomas.Kelly@chelanpud.org>; Martin Davy (martin@pacificengineering.net) <martin@pacificengineering.net>
Subject: Stormwater report for CUP

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Hello Don,

I wanted to let you know that Chelan County PUD is working on the application for our Ohme Sub station and Pacific Engineering will be doing the stormwater analysis for us. You will be contacted by Martin Davy in regards to this, so wanted to give you a heads up. Thank you and please feel free to contact me with any questions.

Becky C. Jaspers
Real Estate Specialist
Chelan County PUD