

North Shore Chelan Substation Community Update Fact Sheet

August 9, 2016

The PUD held a community meeting on May 24th to discuss the Top 3 areas under consideration for the new substation needed between Chelan and Manson. PUD staff contacted all property owners in the Top 3 areas and met with property owners who expressed interest in selling for the purpose of siting the new substation. One of the areas, Area 7, had no available property that met the substation criteria. PUD staff identified one viable parcel/site within each of the two remaining areas with willing property owners. These locations and next steps are the topic of an additional focus group meeting and City Council briefing on August 9th as well as a community meeting on August 24th at Chelan City Hall.

Community Meeting

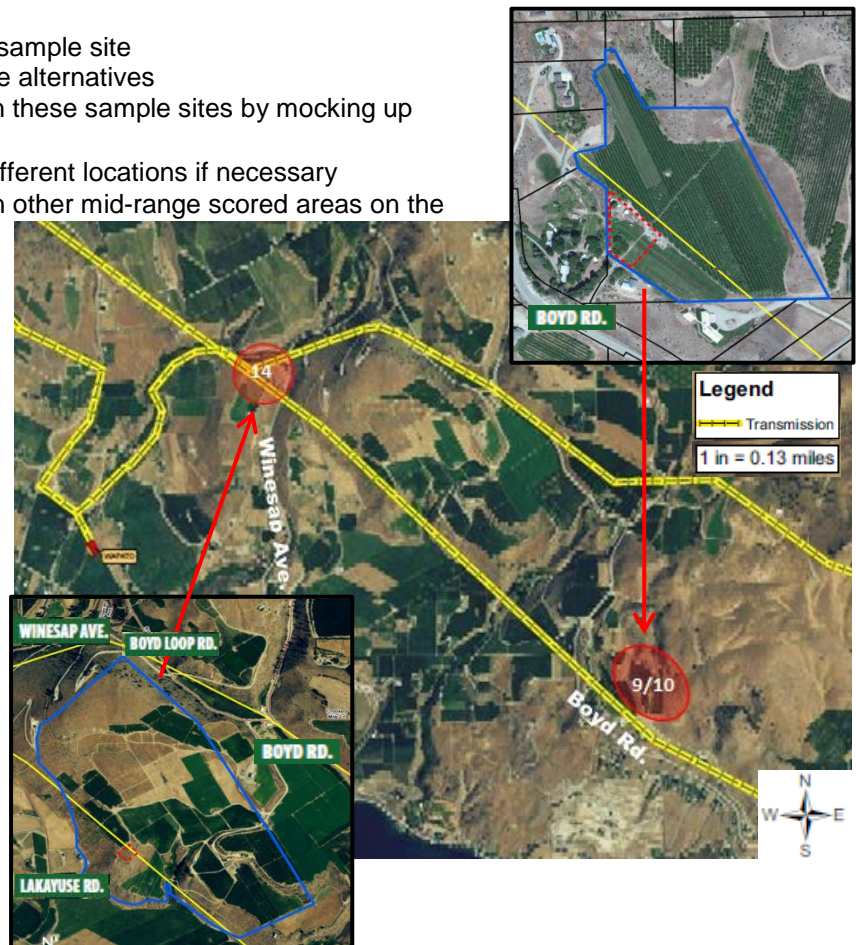
Wednesday, August 24 – 5:30 p.m. – Chelan City Hall

Timeline and Next Steps

- **Aug. 9, 4:30 p.m.** – Focus group meeting
- **Aug. 9, 6 p.m.** – City Council meeting update
- **Aug. 24, 5:30 p.m.** – Community meeting
- **Sept./Oct.** – Consultant to perform detailed cost analysis and renderings on proposed sites
- **Nov.** – Present consultant's analysis to the Chelan and Manson communities
- **Nov.** – Present proposed sites and recommendation to PUD Commissioners
- **Dec.** – Final site acquisition
- **2017-2018** – Substation planning, permitting and engineering
- **2019-2020** – Substation equipment order and delivery, and substation construction

Update

- At this time, the PUD is performing an initial evaluation of these two parcels and a general area within each parcel
- The parcels under consideration area located near (*see map*):
 - Area 9/10 – 454 Boyd Rd.
 - Area 14 – Just south of the intersection of Boyd Loop Rd. and Winesap Ave., east of Lakayuse Rd.
- The PUD has made no formal commitment to either of these parcels nor a specific site within them
- The parcels and sites within the areas are being used as examples for further evaluation
- The PUD is looking for community input before an engineering consultant performs a detailed analysis
- The consultant's detailed analysis will:
 - Produce a detailed cost analysis of each sample site
 - Identify transmission and distribution route alternatives
 - Show what a substation could look like on these sample sites by mocking up renderings
- The engineering analysis will be transferable to different locations if necessary
- The PUD may pursue a third site by looking within other mid-range scored areas on the evaluation matrix
- If for any reason these areas chosen for further evaluation do not meet requirements or are cost prohibitive, the PUD will move down the evaluation list for additional areas
- A public comment period is open August 9th – September 9th, before the consultant performs detailed analysis. Comments accepted:
 - chelanpud.org/newchelansubstation
 - teka.sellers@chelanpud.org
 - 509-661-4294
 - At the community meeting on Aug. 24th
- More opportunities for comment will be available when staff presents options for PUD Commission to choose a site and again during the Conditional Use Permit process



Visit our webpage for more information and to sign-up for email notifications – chelanpud.org/newchelansubstation

North Shore Chelan Substation - FAQs

In addition to the general substation FAQs posted on the PUD's substation webpage (chelanpud.org/substations), below are FAQs specific to the new substation needed between Chelan and Manson.

Q: Why doesn't the PUD purchase property for a substation farther in advance of needing it?

A: This practice has been used in the past by the PUD when the opportunity presented itself. It is helpful to give potential neighbors notice that a station is planned. Once construction is planned, an advanced purchase does not eliminate the need for a conditional use permitting or address concerns by neighbors who did choose to locate nearby. Another downside could be that growth does not occur for years and the PUD holds parcels of land for many years before developing. The PUD currently follows a three to five-year process of planning for a new substation once existing substations serving that area reach 80% capacity. The PUD is required to provide utility service to support growth and development throughout Chelan County. The PUD does not control or drive this growth but rather responds to it.

Q: Will the PUD purchase additional property now for other substations needed in future years?

A: The PUD may look into the possibility of purchasing additional properties in the Chelan and Leavenworth areas, once the primary property is purchased for the substations that are needed now. Growth and development is likely to continue in these areas so additional infrastructure is also likely. It would be great if we could utilize the community partnership work, evaluation method and the PUD engagement process now to produce more than one site. The PUD would not construct on this property until engineering analysis identifies a need and additional community outreach would take place prior to construction.

Q: There is a lot of new development on the north shore of Lake Chelan including Crystal View Estates, Legacy Ridge and The Lookout. Why doesn't the PUD locate the new substation in one of those new developments since they are the reason a new substation is needed?

A: The last substation that was built in the Chelan – Manson area was in 1980. A lot of growth has occurred since then, including the developments identified. The Site Selection Criteria developed by the Chelan community focus group identifies PUD system considerations as well as neighborhood and aesthetic values. Proximity to the existing transmission lines is important for aesthetics and costs. These areas of new development were evaluated through the community partnership process and received a lower ranking on the Site Evaluation Matrix than the Top 3 Areas currently being evaluated. For example, one of the areas scored low on its proximity to existing transmission because it would require a new transmission line from the upper Boyd Road area down towards the lake, crossing the highway. The further away from the transmission line the more wire and infrastructure would have to be built and the associated costs would be higher.

Q: Why doesn't the PUD build underground Transmission?

A: In short, Chelan PUD does not have any underground transmission lines in its system because it has chosen not to. There are two reasons - higher costs and the complexity of the engineering and maintenance. In addition to high initial construction costs compared to above ground transmission it also would require Chelan PUD to create a new division or business line internally requiring additional engineering staff, trained maintenance crews, spare parts and other assets to maintain a limited amount of underground transmission. Creating this business unit in the timeframe of constructing a substation in the near term is not feasible and not under consideration.

Q: Why would the PUD consider a location in a residential/neighborhood area?

A. Substations are necessary to be located at or near the electrical demand. The station will be located in the demand area whether it is serving residential, commercial or industrial. Substations convert the power system voltage from transmission levels to distribution levels so that it can be safely and efficiently delivered down our streets. If distance thresholds are exceeded low voltage levels will result.

The PUD currently has nine substations in the Wenatchee and Cashmere area that are immediately adjacent to residential neighborhoods. The PUD also has four substations in the Chelan area that are within 1,000 feet of residences.