



**PUBLIC UTILITY DISTRICT NO. 1 of CHELAN COUNTY**

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Dear property owner,

Chelan County PUD needs your help. We are currently looking for property owners who might be interested in selling property located between Chelan and Manson. We are working with a community group to site a new, much-needed substation. You might know of some property or someone with whom we should talk.

The PUD has been working with a group of community members since 2015 to determine viable areas for a new substation to provide additional electricity to support growth in the area. Through this process, the community focus group identified three areas between Chelan and Manson. Now, we are looking for some specific properties within those identified areas.

Your property is within one of the three areas identified through the community process. More details are enclosed about the process and what is involved in siting substation property and building a substation.

We are interested in having a conversation about selling property for the purpose of siting a new substation. If you have property you are interested in selling or know someone else who does, we would like to talk to you.

Thank you.

Sincerely,

Steve Vaughn, PUD Real Estate Specialist

509-661-4359

[Steve.vaughn@chelanpud.org](mailto:Steve.vaughn@chelanpud.org)



# North Shore Chelan Substation

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## **PUD's OBJECTIVE AND BACKGROUND**

In 2013, Chelan County PUD identified a need for a substation between Chelan and Manson. Customer growth is increasing in the Chelan Valley and the existing substations that serve this area, Union Valley (1980) and Wapato (1974), are nearing capacity. An additional substation is needed in order to redistribute existing electrical demand and to allow for further growth during the next decade.

When the existing station capacity is used up, if no mitigation is in place, power quality will decrease. The PUD has been working with the community since mid-2015 to identify a site that will meet operational as well as community needs and with minimal impact.

## **COMMUNITY PROCESS**

The PUD met with the community in August 2015 to discuss the need for a new substation and begin the process to determine a location that would meet the PUD's system requirements and the needs of the community. A community focus group was formed and met four times between October 2015 and April 2016. This group, along with PUD staff, created site selection criteria, then evaluated eighteen areas – not specific site locations – using that criteria and finally narrowed the list to the “Top 3” areas based on their evaluated score. A map showing the “Top 3” areas is enclosed. A larger map and other materials can be found on our website, [chelanpud.org/newchelansubstation](http://chelanpud.org/newchelansubstation).

On May 24, 2016, the PUD hosted its second community meeting at Chelan City Hall prior to the City Council meeting, to update the community on the status of the substation project and present the focus group's work, that included the “Top 3” areas. Prior to the community meeting, staff from the PUD's Land and Real Estate group had contacted some, but not all property owners within the “Top 3” areas in an attempt to determine if there was interest in working with the PUD on a possible substation location. None of those who were contacted expressed an interest in talking about a site selection.

In an effort to broaden our site selection search, the PUD is expanding its outreach in the general areas identified by the focus group members. The PUD is contacting additional property owners to see if they would be willing to talk to us about selling property for the purpose of a substation site.

## **PREFERRED SITE CRITERIA**

The PUD is continuing to look for potential sites within the “Top 3” areas. Ideally, specific properties will be identified. Then, the PUD will ask its substation site consultant to perform a preliminary engineering cost analysis on each of the potential sites.

After this initial analysis, the PUD will reapply the site evaluation criteria with additional information from the consultant to determine the most viable sites. The PUD will come back to the community to present the latest information. The PUD will be looking for approximately one site from within each of the “Top 3” areas for the consultant to perform a detailed cost analysis and with site renderings of what a substation would look like at each of those sites.

After this third community meeting, staff will bring this information to the PUD Board of Commissioners for their review and a final decision.

### **HOW YOU CAN BE INVOLVED**

We welcome your participation and recommendations on possible site locations. The collaboration to date with members of the community has been excellent. These are people – your neighbors – who not only will benefit from additional power capacity and reliability from this new substation, but also will be affected by where it is located. The PUD believes together we can locate a site that minimizes aesthetic impacts while providing *the best for the most for the longest period of time*.

### **WHO TO CONTACT**

Let us know if you would like to join the conversation. Here is who you can contact.

Steve Vaughn, PUD Real Estate Specialist

509-661-4359

[Steve.vaughn@chelanpud.org](mailto:Steve.vaughn@chelanpud.org)

### **PROJECT CHRONOLOGY**

**2013** – Identified the need for a new substation

**2014** – Engineering analysis

**2015** – Community engagement and focus group

**Jan.-Apr. 2016** – Continued focus group process

**May 2016** – Update to the community

**June 2016** – Update to PUD Commissioners

**June-July 2016** – Contacting property owners

**Sept.-Oct. 2016** – Site engineering cost analysis

**Oct.-Nov. 2016** – Update to PUD Commissioners

**Nov.-Dec. 2016** – Final site acquisition

**2017-2018** – Substation planning, permitting, planning and engineering

**2019-2020** – Anticipated substation construction

❖ Constructing a substation – **6 months**

## **SUBSTATION SITE REQUIREMENTS**

When determining the viability of a potential substation site, there are statutory requirements the PUD must meet as well as PUD standards that we will follow in order to continue the quality and reliability of our electric system. A summary of the site criteria is below, the full document can be found on our website, [chelanpud.org/newchelansubstation](http://chelanpud.org/newchelansubstation).

### **Statutory requirements:**

- National Electric Safety Code compliant
- Conditional Use Permit process
- Property purchase price and gifting laws
- Critical areas (i.e. wildlife corridors)
- Easements and permitting

### **PUD standards:**

- Mobile substation capable
- General 1 acre parcel
- Overhead transmission into the substation
- Match existing distribution out of the substation (*if overhead distribution in the area, new distribution will likely be overhead*)

The mobile substation, shown here, is used when a substation transformer requires maintenance or in emergency situations to ensure customer reliability. The footprint of the substation we will site between Chelan and Manson must be at least one acre to allow room for a mobile substation. Access to and from the substation site is also important during the construction phase and for continued maintenance in the future. Access roads can be built and land grading can be performed if needed for a particular substation site.



### **SUBSTATION DESIGN:**

A standard PUD distribution substation, such as the one shown here, will be eighteen feet at the height of the equipment. Community members have the opportunity to comment on some mitigation measures that can be incorporated in the site design. These include things such as noise, lighting, fencing and landscaping. The PUD will meet with adjacent property owners and neighbors once a site is chosen.



*Okanogan Substation (Wenatchee)*

