



MEMORANDUM

DATE: September 4, 2012

TO: East Bellevue Community Council

FROM: Sally Nichols, Associate Planner

SUBJECT: Proposed PSE Transmission Line – Lake Hills Substation @ 16315 NE 8th Street to Phantom Lake Substation @ 15555 SE 16th Street

11-131123-LB – Conditional Use Permit
11-131124-WG – Shoreline Substantial Development Permit (may also require a Shoreline Conditional Use Permit)
11-131125-LO – Critical Areas Land Use Permit

Applicant Name/Project Contact:

Puget Sound Energy (PSE)
Project Contact: Jeff McMeekin, 425-462-3824

Land Use Planner:

Sally Nichols, 425-452-2727

At the June 5, 2012 meeting of the EBCC, representatives from Puget Sound Energy (PSE) and City staff presented information regarding the proposed PSE Transmission Line that will link the Phantom Lake and Lake Hills Substations (the background information from the June 5th, 2012 EBCC memo is attached at the end of this memo for reference). Since that time, additional questions have arisen concerning the specific details of the proposal. PSE and City staff will be in attendance at the September 4, 2012 meeting to answer questions regarding the proposal and the City review process.

Review Update:

The review of the permits for the proposal by the City is still in process. The project was publically noticed on May 3, 2012 and an informational Public Meeting was held on Thursday, May 31st, 6:30 p.m. at Bellevue City Hall. Representatives from PSE were on hand to explain the necessity for this project, the route, and requirements for and challenges of locating a new transmission line through existing land uses. A majority of the people who attended the meeting live along SE 16th Street. They had concerns regarding the impact of an additional transmission line running along the south side of SE 16th Street since there are existing transmission and distribution lines running along the north side of the street.

The City of Bellevue continues to work with the applicant to reduce overall impacts from this proposal and to direct mitigation where impacts cannot be avoided. The Urban Boulevards Initiative team and the Parks Department have been working with Development Services staff to support the review effort for this project in the following critical ways:

1. Urban Boulevards: The City of Bellevue’s Comprehensive plan calls for a greenway and boulevard system throughout the City that will reinforce the image of Bellevue as a “City in a Park.” The Urban Boulevards Initiative team is working to implement this policy throughout the City. 148th Avenue is an arterial that significantly adds to the aesthetic, environmental and social fabric of our community.

A design consultant, OTAK, was contracted to review the entire 148th Avenue NE corridor from Bellevue College to Bel-Red Road to ensure that the City took a cohesive approach to the streetscape design and avoided a patchwork of smaller projects along the corridor. Recommendations would help direct restoration and mitigation efforts required as a result of the PSE proposal. OTAK was also asked to look at the portions of SE 16th Street and NE 8th that will have the new transmission lines. OTAK has recently produced a document containing Conceptual Design Recommendations and these recommendations will be used to help direct the mitigation efforts required by PSE for tree removal and work within the wetlands.

2. Parks Department: The Parks Department hired a certified arborist as a 3rd party consultant to determine a cost for each tree removed as a result of this project. The report has been received by the City. Land Use, the Parks Department, and PSE have begun walking the entire route, looking at the proposal tree by tree, to further determine if any of the trees proposed to be removed might be saved via strategic pruning, repositioning of the line, taller pole heights, etc.

No specific mitigation for impact to the public right-of-way has yet been proposed by PSE. As part of permit review, PSE will develop conceptual design plans that will be based partially on the work outlined above by OTAK through the Urban Boulevard Initiative. The City continues to work with PSE to determine how best to implement these design concepts through design development and construction.

Next Steps:

The City continues to review the proposal and determine ways to lessen the environmental and visual impacts. At least one more public meeting is anticipated to discuss proposed mitigation and restoration with the public. It is hoped that a recommendation for the Conditional Use Permit may be made to the Hearing Examiner by the end of 2012, with a public hearing before the Hearing Examiner occurring early in 2013.

Project-Specific Questions:

Questions specific to the PSE proposal have been raised by EBCC council members. A comprehensive response from PSE is provided below:

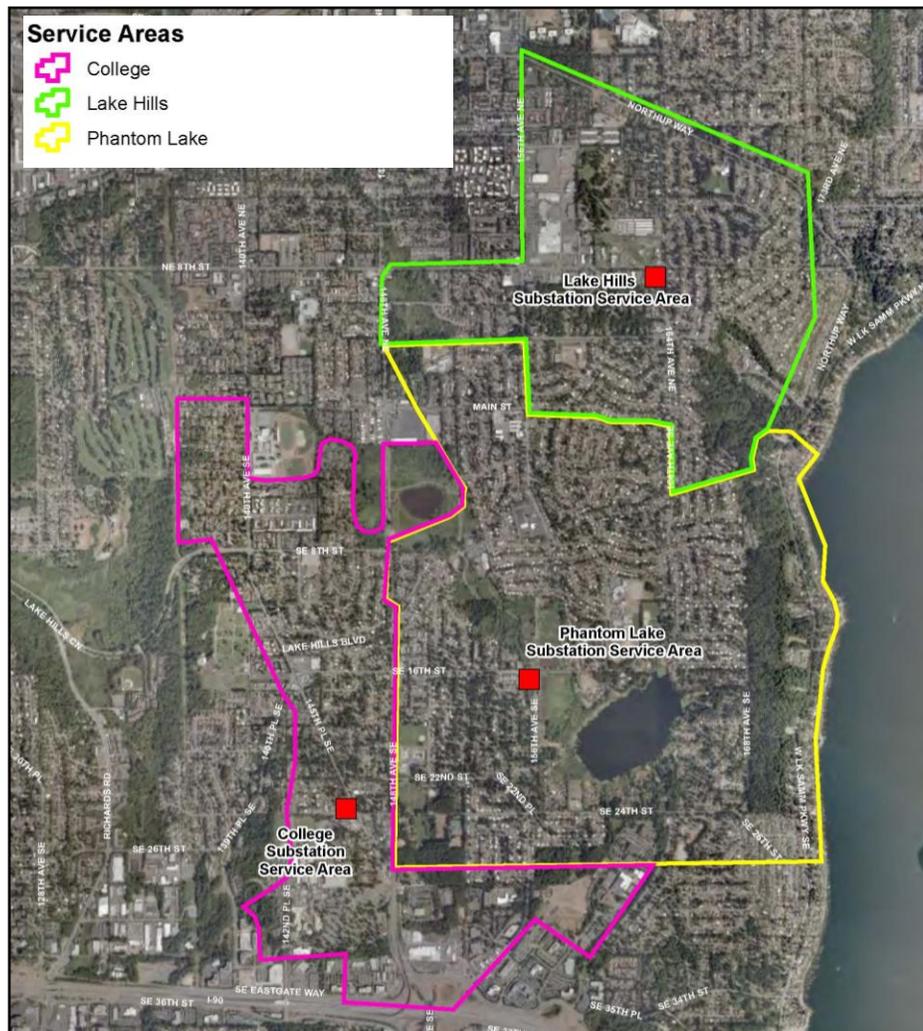
East Bellevue Community Council Response to Information Requests
August 24, 2012

Questions related to project need:

- 1) *What has been the history of black outs in our community due to the current substation configuration. I know there was one major problem in December 2006, but in the last 25 years have there been any other. Will the new power line with the increased redundancy reduce other black outs that we have because of local problems, like transformers exploding?*
- 2) *In the Conditional Use Permit application on page 2 there is a statement that without this new power line ‘reliable electric power to the project area cannot be assured’. Could you elaborate on what this comment means? Could you define the project area more clearly and how this impacts the East Bellevue Community Council area?*

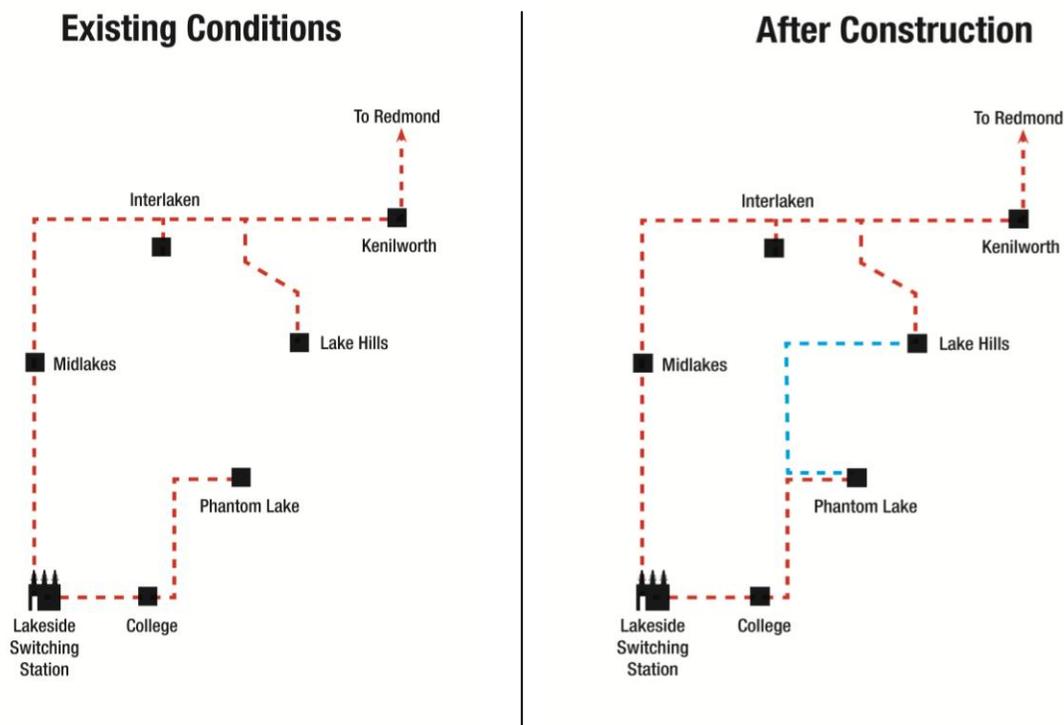
Response to 1 and 2:

The proposed Lake Hills-Phantom Lake transmission line will improve electric service reliability for our Bellevue-area customers by adding redundancy into the transmission system (see below graphic for project benefit area).



During the past 10 years, customers in the area have seen 5 power outages. It is these outages and a basic principal of service reliability provided by system redundancy that is at the heart of this project. Currently, three local substations – Lake Hills, Phantom Lake and College – are fed only by single one-directional transmission lines, which we call radial lines. Two of the substations, College and Phantom Lake, are fed by the same radial transmission line. If a radial transmission line is disabled by a fallen tree, a car/pole accident, equipment failure or any other problem, the substation(s) on that line and all the customers served from there lose power (see graphic below) until the disabled transmission line can be repaired. Furthermore, we have very little flexibility to maintain elements of the transmission system which has a radial configuration because maintenance requires taking radial elements out of service.

As you can see in the graphic below¹, both College and Phantom Lake substations are served on the same radial transmission line. The Lake Hills substation is also served by a radial transmission line only. Because of the reliability limitations of radially fed substations, PSE proposed this project to construct a transmission line connection between the Lake Hills substation and the Phantom Lake substation.



With the new line in place, approximately 12,400 customers will have much better protection from transmission lines outages in the area. All three substations will be fed by two lines and from two directions (see above graphic). If one of the lines loses power or needs to be taken out

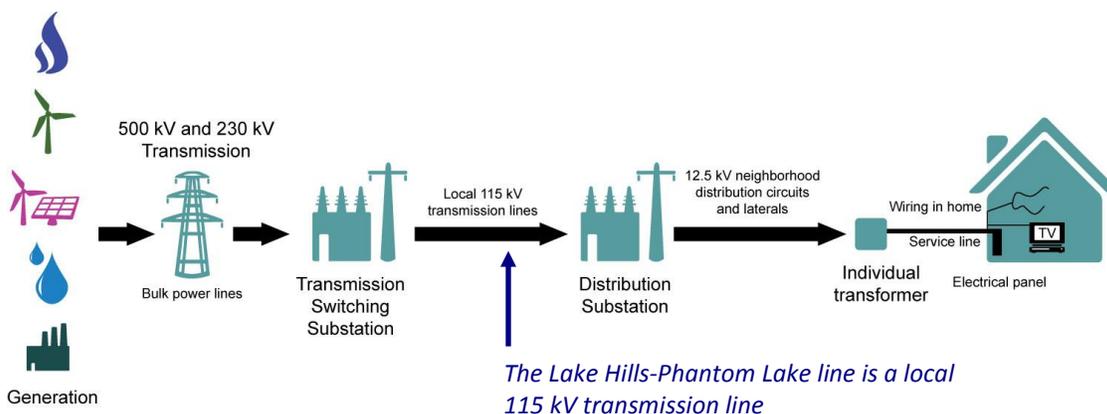
¹ The graphic showing existing and after conditions above is not the most current. The most current graphic shows the recently built Ardmore substation but was not available at the time of this response.

of service for maintenance, the second line will be able to keep the substation in operation, and a power outage will be avoided.

- 3) *Does this added capacity help protect/recover from transformer (pole-top) failures, or just power-station failures, or both?*

Response:

The new Lake Hills-Phantom Lake power line will reinforce the local transmission component of the electric system (see diagram below). It will reduce the likelihood of losing power to a distribution substation due to a problem with the transmission line. While it will not directly affect outages that occur at the individual distribution (pole top) transformer level, this project improves service reliability for thousands of customers receiving service from these distribution substations.



- 4) *There have been a number of blackouts lately in Bellevue and Redmond. I experienced one of several hours while attending a class at Bellevue College in Redmond. Would this project have prevented these recent blackouts?*

Response:

This project benefits the neighborhoods in east Bellevue (See figure 1). This system does not provide power to customers in downtown Redmond.

Questions related to routing:

- 5) *Has there been any consideration about placing the power lines down the middle of 148th? This would reduce the number of trees that would need to be destroyed, reduce the amount of trimming of trees in the future, reduce or essentially eliminate the electrical pollution for homes and businesses along the way (due to the square of the distance to the edge of the road), and cause less visual pollution to the homes on the route.*
- 6) *On the proposed power line route heading North on 148th Ave, just North of main street—the proposed power line crosses over the street to become closer to a number of residences. Can the power line be run right down the middle of 148th, to keep the line further from residences? Has this option been considered? What was the issue if any, that might prevent this as a viable option? If this alternative hasn't been considered, why not?*

Response to questions 5 & 6:

We have looked into siting the new power line in the center median along 148th. While this option would allow us to reduce the number of trees that would need to be trimmed or removed and would move the line farther away from homes and businesses, it also presents some constructability, safety, reliability and access challenges. Specifically, constructing the line in the median doubles the possibility of a car hitting a pole (from both the northbound and southbound lanes), which is both a safety concern and an increased risk of power outages from car/pole accidents. Additionally, the traffic impacts would likely be higher during construction and when we need to access the line for maintenance or repairs. While PSE typically does not site transmission lines in medians for these reasons, if the community prefers this alternative to the proposed line configuration on the east/west side of 148th, we are open to exploring this option in more detail.

- 7) *There is a comment in the Conditional Use Permit application on page 29 that if underground lines were used to connect to residences, then the owners would have to pick up the additional cost of \$9 to \$16 million. What will be the increase in rates as a result of the new power line under the current proposal? Will they be spread over the entire PSE coverage area or just in the Eastside of Bellevue? How will the increase in rates be determined?*

Response:

Constructing a power line underground generally costs ten times as much as constructing the power line overhead. If a community is interested in putting a proposed power line underground, PSE requires the community to fund the difference between the cost of the underground and overhead line. The details of how the local community would pay for this would need to be developed with the local jurisdiction. Due to the high cost of underground transmission lines, no local jurisdiction has asked us to develop a rate and payment agreement at this time. By comparison, the cost to build the new power line overhead is borne by all our 1 million customers.

Determining the rate increase for Bellevue-area customers to help pay for an underground line would be based on a number of variables and the specific provisions of the agreement with the City. Without that detailed information, the rate impact cannot be calculated.

- 8) *Plans indicate that new lines will be on the South side of SE 16th, heading west from 156th Ave SE, right next to a development of homes, while on the other side of the street there are no homes. This plan seems inconsiderate to homeowners—can the improvements not be made to the existing power route on the (north) side of SE 16th, to avoid further annoyance to these homeowners?*

Response:

To construct the new line on the same side of the street as the existing line, we would “double-circuit” the two lines, meaning we would co-locate both lines on the same set of poles. While we recognize the appeal of this option from a community impact perspective, we avoid double-circuiting lines whenever possible as it significantly increases outage risk, which decreases the reliability benefits for our customers. A double circuit line largely defeats the purpose of this project – to create a fully reliable redundant feed to these substations.

Transmission lines are designed for redundancy (back-up); if an outage occurs on one transmission line, customers are re-routed to another transmission line, either decreasing the outage length or avoiding an outage completely. With a double-circuited line configuration, one outage event (such as a car hitting a power pole, a tree in the line or a lightning strike) can take both transmission lines out of service – dramatically decreasing the redundancy in the system and more than likely resulting in more customers affected by a significant outage. For this reason, double-circuiting the line on the north side of the street is unacceptable to us. The purpose of this project is to improve electric service reliability for our customers, and double-circuiting any portion of this line would provide no reliability benefit in the case of an incident affecting the double-circuit portion of the project.

Questions related to community impact:

- 9) *Since this power line seems to impact those on SE 16th Street the most as they will end up with two power lines 80 feet high on their street, how will they be compensated as it clearly will impact their property values but provide them with little benefit and perhaps higher rates? Are there other homes and businesses on the route that might be impacted financially as a result of this new line?*

- 10) *It appears that the benefits of this project accrue mainly to the Redmond/Bellevue community as a whole and our community gets mostly negative impacts. These being traffic problems during construction, a deterioration in our overall environment leaving us with 500 or more fewer trees and unsightly 80 ft. towers, possibly increased rates, and loss of property values. Is this a reasonable conclusion on my part?*

Response to questions 9 & 10:

In order to construct the line, we will need to acquire some easements on private property, and have begun working one-on-one with property owners to negotiate these rights. Some easements are to physically locate poles or other electric equipment on private property. Other easements, called “overhang easements”, are needed when siting the line in public road right of way adjacent to private property. In this event, while the poles are not on private property, we may need to acquire an easement for the lines to hang over private property and to maintain required clear space around the transmission line conductors. We will compensate those property owners according to fair market value of the rights acquired on their property.

However, PSE does not compensate nearby property owners for perceived loss of property value due to the installation of new electrical lines in the vicinity. In this respect, PSE is no different than any other public or private developer, and is also consistent with state regulation. We do seek to mitigate our projects and to be a good neighbor. To minimize impact on the surrounding neighborhood, we seek public input in order to design projects with attractive vegetation and other screening elements appropriate to the neighborhood.

PSE will work with the City of Bellevue and members of the public during the permitting process to determine appropriate mitigation along the route. We are working with the City on a plan to compensate for the trees we need to remove from public right-of-way. PSE will provide funds for replanting trees and other beautification efforts along the project route. We recognize the impacts along SE 16th St and we are recommending additional mitigation along this portion of the route. We welcome additional public feedback on mitigation opportunities as well.

Questions related to cost:

- 11) *What is the overall cost to the city? How many homes may potentially benefit? What would this work out to, cost per home? How about cost per home that's been estimated to be affected by power loss over past 5 years?*

Response:

Neither the City of Bellevue, nor Bellevue-area customers who benefit from the project, will be directly charged for this project. PSE will pay for the project, and will over time recover the costs of the project through rates, which are spread across all 1 million PSE electric customers through our entire service territory. We estimate the project will cost approximately \$6 million to complete, and approximately 12,400 homes and businesses will see a reliability benefit once this project is in service.

Background Information from June 5, 2012 EBCC Meeting Memo

Puget Sound Energy (PSE) has applied to the City of Bellevue for a Conditional Use Permit, a Critical Areas Land Use Permit, a Shoreline Substantial Development Permit, and SEPA Threshold Determination to construct a new 115 kV overhead transmission line running from the Lake Hills Substation to the Phantom Lake Substation. The Critical Areas Land Use Permit, Shoreline Substantial Development Permits and SEPA Determination are all Process II, administrative approvals made by the Development Services Department Director. The Conditional Use Permit is a Process III quasi-judicial decision made by the City Council. This approval will not be effective until the East Bellevue Community Council (EBCC) votes to approve the ordinance at a public hearing. Decisions of the Community Council may be appealed to Superior Court.

The purpose of the proposed transmission line is to improve reliability and allow for better use of existing capacity at the community and local level. The new transmission line between the two substations will create a "loop", which means that each substation will be fed by two transmission lines. If one transmission line goes out, the other line will still be able feed the substation and customers. In addition, with the new line, PSE will be able to use each of the substations to its designed capacity without requiring additional substation expansion.

The route will begin at the Lake Hills Substation and extend westerly along the south side of NE 8th Street. West of 156th Avenue NE, the line will cross to the north side of the street, passing condominium developments and the wetlands associated with Kelsey Creek at the intersection of NE 8th Street and 148th Avenue NE. From the northwest corner of NE 8th Street, the line will extend in a southerly direction along the west side of 148th Avenue NE, past the commercial area and continue to approximately NE 3rd Street, where it will cross the street to the east side. The line will then remain along the east side of the street until Main Street, where it would cross back to the west side until it reaches SE 16th Street. At SE 16th Street, the line would again cross 148th Avenue NE and continue east on the south side of the street, through a residential area to the existing Phantom Lake Substation (refer to route map on page 10).

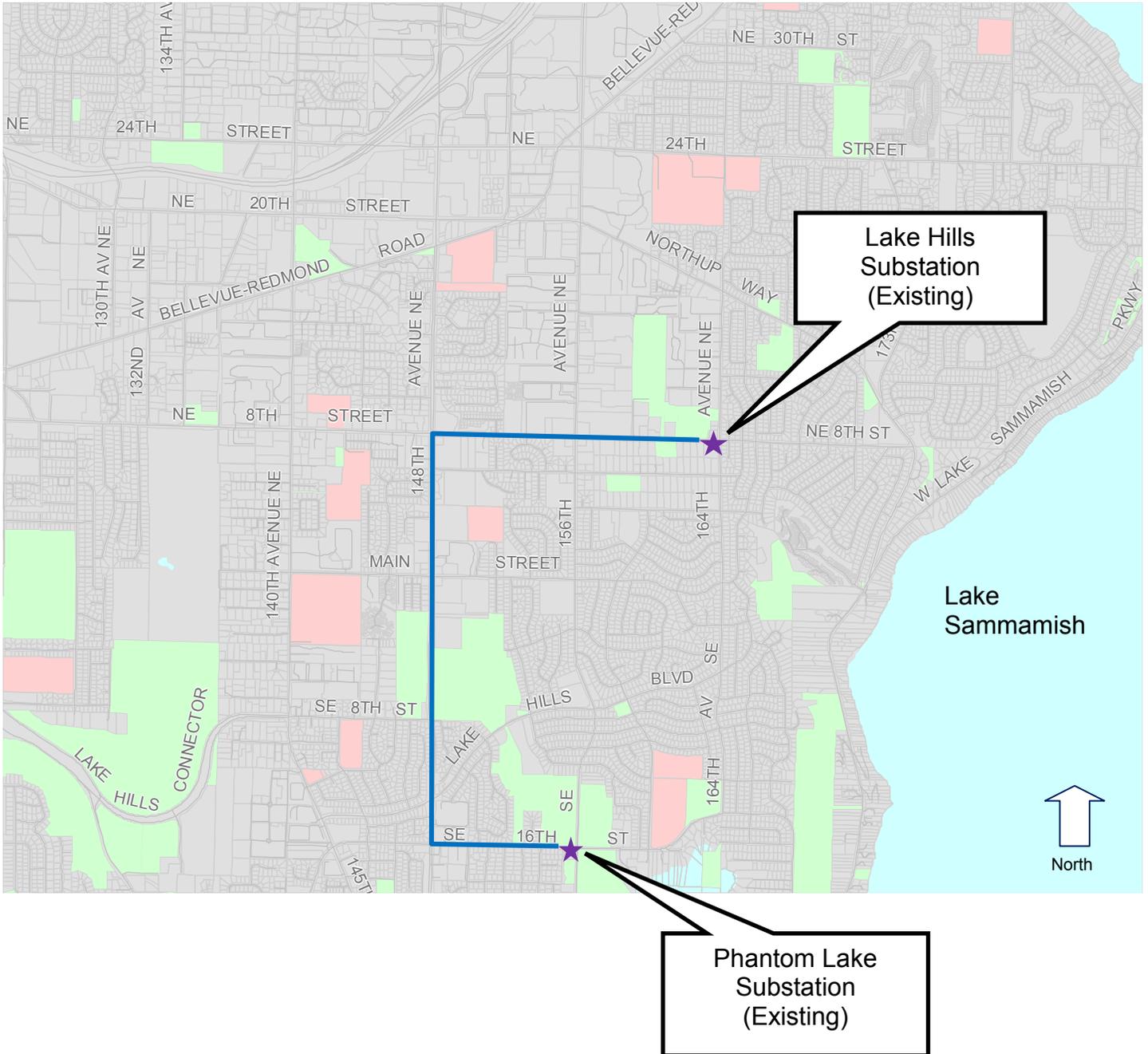
The three wires will be supported on single poles that will be constructed of wood, steel and/or weathered steel – depending on location. Typical pole heights will be 70 to 80 feet above the ground. Upgrades to the substations themselves include installation of new equipment, new

foundations for new steel termination poles, fence replacements and landscape and site work. Mitigation for placing the poles within existing wetlands and for the removal of mature trees within the City right of way will be required and proposed during the permit review process.

The applicant has been working with the City for the past two years to determine the best possible route for this line. Three options were considered – running down 164th Avenue NE, 156th Avenue NE and 148th Avenue NE. To aid in that effort and per requirements of Land Use Code (LUC) 20.20.255, the applicant has submitted an Alternative Siting Analysis. Although each route had associated impacts and the proposed route is the longest, PSE determined that the route along 148th Avenue NE had the fewest impacts to Bellevue residents after considering the following factors:

- The route primarily follows existing major and minor vehicular arterial corridors;
- The route is an extension of the existing Lakeside to Phantom Lake 115kV transmission line corridor running along the east side of 148th Avenue SE and the south side of SE 16th Street.
- The route avoids single-family neighborhoods to the greatest extent possible and when the corridor is located adjacent to residential uses, the corridor generally abuts side or rear yards - versus placement in front yards;
- The route crosses the Lake Hills Greenbelt in the most developed and intensely used section of the Greenbelt and avoids a significant visual impact if it were placed on SE 16th Street going east from 156th Avenue SE;
- The route provides the most opportunities for pole placement and mitigation, especially along 148th Avenue; and
- Results in no cost to individual homeowners associated with undergrounding of existing distribution lines.

Proposed PSE Transmission Line Route





DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 11-131123-LB, 11-131124-WG, 11-131125-LO

Project Name/Address: PSE Transmission Line – Lake Hills Substation to Phantom Lake Substation
16315 NE 8th Street to 15555 SE 16th St. via 148th Avenue

Planner: Sally Nichols

Phone Number: (425) 452-2727

Minimum Comment Period: 14 days

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

ENVIRONMENTAL CHECKLIST

12/29/2011

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: Puget Sound Energy (franchise holder)

Proponent: Puget Sound Energy

Contact Person: Jeff McMeekin, Land Planner
Puget Sound Energy

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: PO Box 97034, PSE 9N
Bellevue, Washington 98034-9734

Phone: 425-462-3824

*Received
DEC 30 2011
Permit Processing*

Proposal Title: Lake Hills – Phantom Lake 115 kV Loop

Proposal Location: SE 16th Street, 148th Avenue NE, and NE 8th Street public rights-of-way and private property between Phantom Lake Substation at 15457 SE 16th Street (Parcel #0224059137) and Lake Hills Substation at 16325 NE 8th Street (Parcel #3316500006).

(Street address and nearest cross street or intersection) Provide a legal description if available.

Phantom Lake Substation: N 230 FT of E 230 FT of NE ¼ OF SW ¼ LESS CO RDS TCO 17-747

Lake Hills Substation: HILL-SIRE ADD LESS ST – TCO 17-1193

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description:

PSE is proposing to establish a new 115 kV overhead transmission line corridor between Phantom Lake Substation and Lake Hills Substation to accommodate the installation of a new 115 kV overhead transmission line. The purpose of the Lake Hills to Phantom Lake 115 kV Transmission Line Project is to improve reliability and allow for better use of existing capacity at the community and local level.

Construction of a new transmission line to connect the Lake Hills and Phantom Lake Substations will create a "loop," which means each substation will be fed by two transmission lines. If one transmission line goes out, the other line will still feed the substation and customers. In addition, with the new line, PSE will be able to use each of the substations to its designed capacity. The new transmission line will allow PSE to better use the existing capacity of the substations without additional substation expansion. In addition, the College Substation and its service area (located immediately to the west of the Phantom Lake service area) will indirectly benefit from the new transmission line.

The proposed route would begin at the Lake Hills Substation; extend westerly along the south side of NE 8th Street, to the west side of the intersection with

156th Avenue NE. West of 156th Avenue NE, the line would cross to the north side of NE 8th Street. The line would then extend along the north side of NE 8th Street, passing condominium developments and wetlands associated with Kelsey Creek to and across 148th Avenue NE. From the northwest corner of NE 8th St. and 148th Avenue (adjacent to a small wetland area), the line would extend southerly along the west side of 148th Avenue past the commercial area and continue to a point north of NE 3rd Street, where it would cross to the east side of 148th Avenue (south of the existing residences near right-of-way edge). The line would remain along the east side of 148th until Main Street, where it would then cross back to the west to avoid proposed east side frontage improvements. The line would then remain on the west side, and extend south to SE 16th Street, along the edge of a residential area. At SE 16th Street, the line would cross 148th and continue east on the south side of SE 16th Street, through a residential area, to the Phantom Lake Substation.

The new transmission line will be supported on single wooden, steel poles, or weathered steel, with typical heights of 70 to 80 feet above ground. Additional project activities include stringing conductor wire between installed poles; and vegetation management activities (tree removal or trimming) to meet transmission line clearance requirements as needed.

Work within the Lake Hills and Phantom Lake Substations will occur in order to accommodate the new transmission line; new foundations will be installed to accommodate steel termination poles, bus supports, and switch gear. This work will be within the confines of the existing substation yards. The fences around each substation will be replaced due to aging and deterioration. A second driveway will be added to Lake Hills Substation.

Landscaping modifications will also occur at the substation sites.

2. Acreage of site: Phantom Lake Substation: 40,000 square feet (0.92 acres)
Lake Hills Substation: 72,817 square feet (1.67 acres)
Public right-of-way alignment: 2.9 miles
3. Number of dwelling units/buildings to be demolished: none
4. Number of dwelling units/buildings to be constructed: none
5. Square footage of buildings to be demolished: none
6. Square footage of buildings to be constructed: none
7. Quantity of earth movement (in cubic yards): Approximately 477 cubic yards (total) will be removed for the pole installations.
8. Proposed land use: Transmission line corridor for 115 kV electrical transmission line
9. Design features, including building height, number of stories and proposed exterior materials: The transmission poles will be made of wood, steel, or weathered steel and will typically be 70 -80 feet in height.

Substation fencing will include the replacement of like kind materials. Lake Hills Substation includes a wooden fence to be replaced with a similar wooden fence.

10. Other

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Estimated date of completion of the proposal or timing of phasing:

The construction is expected to begin early 2013. The duration of the project is expected to be between six to nine months.

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

There are no future additions or expansions related to this proposal.

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

Critical Area Report: Lake Hills – Phantom Lake 115 kV Transmission Line Project, GeoEngineers, December 2011. Conditional Use Permit Application and Alternative Siting Analysis. December 29, 2011.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No other applications are pending.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

PSE plans in late 2012 to seek coverage under the Construction Stormwater General Permit (NPDES) issued by the Department of Ecology.

City of Bellevue administered permits and approvals are as follows:

- Alternative Siting Analysis
- Conditional Use Permit
- Shoreline Substantial Development Permit
- Shoreline Conditional Use Permit
- Critical Areas Land Use Permit
- SEPA Threshold Determination
- Clearing and Grading Permit
 - Construction Stormwater Pollution Prevention Plan
 - Temporary Erosion and Sediment Control Plan
- Building Permit (Substation Fences)

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan

X Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: X Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)?

GeoEngineers (Critical Areas Report, December 2011) observed two areas along the proposed corridor that potentially meet the definition of steep slopes regulated under LUC 20.25H.120. A potential steep slope (Steep Slope 1) is located immediately north of NE 8th Street approximately 1,000 feet east of 148th Avenue NE. Steep Slope 1 is inclined approximately 45 percent and has a vertical relief of approximately 10 to 20 feet.

A second potential steep slope (Steep Slope 2) is on the west side of 148th Avenue NE, approximately 600 feet south of NE 8th Street. The top of Steep Slope 2 is estimated to be 25 feet above the elevation of 148th Avenue and is completely vegetated by English ivy. An approximately 8-foot tall rockery is located at the toe of the slope and abuts the sidewalk.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soil types vary throughout the project area depending upon location. Based on the Natural Resource Conservation Services Web Soil Survey, a majority of the project area contains Arents, Alderwood material (AmC) and Alderwood gravelly sandy loam (AgC). There are areas of Seattle Muck (Sk) due to the presence of wetlands along the route.

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

There are no known surface indications or history of unstable soils in the immediate vicinity of the project area. The two steep slope areas identified above do not display the geomorphic characteristics that define Landslide Hazards under LUC 20.25H.120(A)(1) per GeoEngineers (Critical Areas Report, December 2011). Both steep slopes appear to be engineered and are stable.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading activities will be limited to excavation for pole installation. There are approximately 50 proposed poles along the route. Typically, poles are installed by augering a hole (generally 3 feet in diameter and 8-12 feet deep). The pole is placed in the hole and the hole is backfilled with gravel. The soil spoils are either spread around the base of the pole with a mulch covering or hauled off site to an approved disposal site.

For poles in areas that require additional stability such as soft soils, a caisson will be placed vertically in the ground. The soil will then be removed from inside the caisson. The pole will then be held in place while gravel is backfilled inside the caisson.

Total excavation work associated with the pole installation will include approximately 477 cubic yards. Excavation for the new foundations at the substations will include approximately 400 cubic yards of material.

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

During construction, temporary measures (best management practices [BMPs]) will be implemented to reduce the potential for soil erosion. However, significant erosion is very unlikely at the substation, as the site is essentially flat and site disturbances will be kept to a minimum.

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

Along the 2.9 mile long proposed corridor, approximately 500 square feet additional impervious surface will be added outside the substation yards as a result of this project.

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

Appropriate BMPs will be used to reduce and/or minimize the potential for erosion and sedimentation. Disturbed areas will be revegetated where possible to provide long-term stabilization to the project area. A Construction Stormwater Pollution Prevention Plan will be produced and adhered to as a requirement under the City of Bellevue Clearing and Grading requirements.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Short-term emissions will result during construction from minor dust and exhaust from construction equipment. Soil will be exposed during brief periods of time during pole placement [and construction associated with substations]. Soil exposed during construction around the substations will be landscaped per the Final Approved Landscape Plans.

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

There are no off-site sources of emissions or odor that will affect this proposal.

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

Standard emission control devices, in conformance with federal and state air quality standards, will be used during construction. Dust control BMPs, including wetting of exposed soil surfaces, will be implemented as needed by PSE's contractor to limit dust-generating sources. Efficient construction practices and timely restoration of areas of temporary disturbance will further reduce dust-generating sources.

3. WATER

- a. Surface

- (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.

As shown in the attached Critical Areas Report, the following water bodies are located in the immediate vicinity of the site:

Kelsey Creek – Type F
Kelsey Creek Tributary – Type N
Larsen Lake Tributary – Type F

Wetland A – Category I
Wetland B – Category II
Wetland C – Category I
Wetland D – Category III

- (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.

The Phantom Lake Substation is located across 156th Avenue SE and SE 16th Street from the Lower Kelsey Creek wetlands. There is a small wetland (Wetland D) adjacent to the substation property on the southwest corner of SE 16th Street and 156th Avenue SE. No work is proposed within this wetland area. Some work may occur in the wetland buffer, which is currently substation landscaping.

The transmission route will run along the west side of 148th Avenue SE. Wetland C is included as part of the Lake Hills Greenbelt south of Main Street. Based upon field verification by GeoEngineers, the transmission poles will not be located within Wetland C, but will be located within the buffer adjacent to 148th Avenue SE. Kelsey Creek Tributary crosses under 148th Avenue SE going east – west along the northern portion of Wetland C. Larsen Lake Tributary also crosses under 148th Avenue SE within a culvert originating in Wetland C.

The transmission line route crosses 148th Avenue NE from the west side to the east side of the right-of-way just north of Main Street. There is an unnamed wetland east of 148th Avenue NE along this segment of the route. New poles are proposed within the wetland buffer.

The route also runs along the north side of NE 8th Street east of 148th Avenue NE adjacent to Wetland A. The poles will not be located within the wetland, but will be located in the buffer adjacent to NE 8th Street as field verified by GeoEngineers. Kelsey Creek runs underneath NE 8th Street via a culvert and crosses through Wetland A.

- (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.

No dredging or filling is proposed within surface water bodies or wetlands as a result of this project.

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

The proposal will not require any surface water withdrawals or diversions.

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

The proposed transmission line crosses through the Larsen Lake and Kelsey Creek floodplains within the street right of way.

The Critical Areas Report attached identifies the floodplains associated with the project.

- (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.

The proposed project does not involve any discharges of waste materials to surface waters.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general

description.

Ground water will not be withdrawing and water will not be discharged to ground water as a result of this project.

- (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.

No waste material will be discharged into the ground from septic tanks or other sources as a result of this project.

c. Water Runoff (Including storm water)

- (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.

Runoff from the proposed project will be associated with stormwater that could originate during construction activities. Work within the substation will be relatively minor, therefore, containment of stormwater will be managed on site using appropriate BMPs.

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

Waste materials will not enter the ground or surface waters.

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

Vegetation removal and soil disturbance will be minimized to the extent possible. Areas that are disturbed will be controlled using appropriate BMPs.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, 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?

In order to keep its obligation to provide safe and reliable service to its customers, PSE must establish and then maintain its utility corridors. A major part of the maintenance includes vegetation management which reduces tree caused outages. To prevent mature tree and transmission line conflicts, trees along the proposed route have been identified for removal and trimming. A majority of the trees to be removed are within the public right-of-way. Vegetation removal at the substation sites will be minimal. Removal of the trees is necessary as they will be in conflict with the new transmission lines. The transmission line will be above ground, thereby minimizing ground disturbances.

Transmission line corridor vegetation management will include the removal and/or trimming of approximately 490 trees, primarily composed of Douglas fir, big-leaf maple, red alder, Western red cedar, Western hemlock, black cottonwood, cherry, and flowering pears. A replanting effort will be defined through the permitting process.

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

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

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

Vegetation enhancements along the transmission line corridor will be determined in coordination with the City of Bellevue.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

There are no known threatened or endangered species on or the near the site.

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

The site, like much of western Washington is located within the Pacific Flyway.

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

Critical Areas mitigation may be consolidated with other vegetation enhancements and will be determined during the permitting process, in coordination with the City of Bellevue.

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 need? Describe whether it will be used for heating, manufacturing, etc.

The project is an electrical transmission line project and will not require additional energy.

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

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

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

PSE provides a broad array of services and programs to encourage energy conservation and efficient use of energy.

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.

Electrical transmission lines, distribution lines, and substations create electric and magnetic fields (EMF). EMF also exists in nature and around all types of electrical devices and appliances. Electric fields are produced by the presence of electrical charges (voltage); the movement of charges (current) produces magnetic fields. The electrical and magnetic fields around electrical appliances and utility facilities such as electrical power lines are referred to as extremely low frequency EMF. Extremely low frequency EMF does not have sufficient energy to break molecular bonds or damage DNA.

Magnetic fields are generated by transmission and distribution lines. Magnetic field strength from power lines depends on many factors including the design of the line, the amount of current the line carries, and the distance away from the line. EMF data collected by BPA for a large number of transmission lines in the Pacific Northwest found 29.7 milligauss (mG) to be the mean magnetic field reading at ground level underneath under 115 kV lines. The strength of a magnetic field drops off exponentially - the magnetic field decreases with the square of the distance. As such, ground level readings taken at a distance of 50 feet horizontally from the transmission line were found to be approximately 6.5 mG.

PSE relies on the independent scientific research community for information regarding EMF and potential health effects. The consensus of the scientific community is described in a number of reports that have been released by respected independent scientific groups representing a variety of disciplines including physics, epidemiology, and cellular biology. A review of these sources has found no causal relationship between exposure to extremely low frequency EMF associated with 60 Hertz (Hz) electrical facilities and adverse effects to human health. Currently the EPA or any other health agency of the state or federal government does not regulate electric and magnetic fields. This is consistent with the consensus of the scientific community that there is no basis from which to conclude the exposures to EMF cause adverse health effects.

EMF was addressed in conjunction with the most recent update to the Utilities Element of the City of Bellevue Comprehensive Plan. The City concluded that the existing policies contained in the Utilities Element are still adequate and that after reviewing planning for existing and proposed transmission lines within Bellevue, that "...the existing transmission lines or even those proposed as far out into the future as 2030 would not be expected to produce field levels approaching ICNIRP or ICES guidelines for public exposure."

Exposure limits. Neither the U.S. government nor the State of Washington has established exposure standards for public exposure to power frequency EMF. Two international organizations, the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and the Institute of Electrical and Electronic Engineers (IEEE), have developed exposure guidelines. For power frequency (60 Hz) magnetic fields ICNIRP recommends public exposures not exceed 2,000 milliGauss (mG) and the IEEE recommends a maximum of 9,040 mG.

- (1) Describe special emergency services that might be required.

No special emergency services are anticipated to be required for this project.

- (2) Proposed measures to reduce or control environmental health hazards, if any.

No such measures are required.

b. Noise

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

Noise within the area consists of generally traffic noise and will not affect the project.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise impacts will result from equipment during construction. Construction activity will be confined to hours permitted under the Noise Code in BCC 9.18.020(C); 7:00 am – 6:00 pm during the week and 9:00 am – 6:00 pm on Saturdays (if weekend work is necessary). The transmission line will not generate long-term noise impacts. Noise from the new transmission line will not be audibly noticeable to adjacent property users.

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

Short-term noise impacts will be limited to construction hours outlined in BCC 9.18.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The project begins and ends at electrical distribution substations. The transmission line corridor passes by single-family residential, multi-family residential, parks, office, and commercial uses.

- b. Has the site been used for agriculture? If so, describe.

The proposed alignment is currently public right-of-way. The city- owned Larson Lake Blueberry Farm is located on the opposite (east) side of 148th Avenue SE from the transmission corridor.

- c. Describe any structures on the site.

The site includes two fenced substations and associated equipment.

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

No structures will be demolished as part of this project.

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

The Phantom Lake Substation site is zoned Single-Family Residential, 1.8 units/acre (R-1.8) and the Lake Hills Substation site is zoned Office (O). Zoning district along the proposed transmission line alignment

include: Single-Family Residential (R-1, R-1.8, R-3.5, R-5), Multi-family Residential (R-10, R-20), Office (O), Neighborhood Business (NB), and Community Business (CB).

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

The Comprehensive Plan designation for the Phantom Lake Substation site is Single-Family Low Density (R-1, R-1.8) and the designation for the Lake Hills Substation is Office (O). Comprehensive Plan designations along the route include: Single-Family Low Density (R-1, R-1.8), Single-Family Medium Density (R-2.5, R-3.5), Single-Family High Density (R-4, R-5), Multi-Family Low Density (R-10), Multi-Family Medium Density (R-15, R-20), Multi-Family High Density (R-30), Office (O), Community Business (CB), Professional Office (O), and Neighborhood Business (NB).

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

A portion of the corridor is located on the west side of 148th Ave and within the Shoreline Overlay District.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The following environmentally sensitive areas can be found along the proposed transmission line corridor:

1. Streams and Riparian Areas

- Kelsey Creek: Type F stream located on the north side of NE 8th Street, approximately 140 feet east of 148th Avenue NE.
- Kelsey Creek Tributary: Type N stream located on the west side of 148th Avenue SE, approximately 700 feet south of Main Street.
- Larsen Lake Tributary: Type F stream located within mapped culverts under 148th Avenue SE, west of Larsen Lake.

2. Wetlands

- Wetland A: Category I wetland associated with Kelsey Creek located on the north side of NE 8th Street, east of 148th Avenue NE.
- Wetland B: Category II wetland located on the north side of NE 8th Street, immediately west of 148th Avenue NE.
- Wetland C: Category I wetland located west of 148th Avenue SE near Larson Lake.
- Wetland D: Category III wetland located immediately east of the Phantom Lake Substation on the southwest corner of SE 16th Street and 156th Avenue SE.

3. Habitats of Species of Local Importance

- Merlin: Merlins are found in urban areas within the Puget Sound lowlands during winter and migration. Nests are primarily constructed in conifers between 18 and 36 feet high or in old crows' nests (Bell and Kennedy, 2006). These habitats occur throughout the proposed alignment, predominantly along SE 16th Street.
- Pileated woodpecker: Habitat areas can be found where there are trees large enough to roost and nest (typically western hemlock and western red cedar), generally found in city parks. These habitats occur primarily within the vicinity of the proposed alignment along SE 16th Street.

4. Geological Hazard Areas

- Steep Slope #1: Located on the west side of 148th Avenue NE, approximately 600 feet south of NE 8th Street. The top of the slope is approximately 25 feet from the grade of 148th Avenue SE

and it is completely vegetated with English ivy. An 8-foot rockery is located at the toe of the slope and abuts the sidewalk.

- Steep Slope #2: Located east of the intersection of NE 3rd Street and 148th Avenue NE. Extends approximately 15 feet down from 148th Avenue NE and is completely vegetated with Himalayan blackberry.

5. Areas of Special Flood Hazard

The mapped flood hazard areas along the proposed alignment roughly coincide with the areas of Wetland A and C.

6. Shorelines

- Wetland C is an associated wetland to Phantom Lake, and therefore falls within shoreline jurisdiction.
- Kelsey Creek: Type F stream located on the north side of NE 8th Street, approximately 140 feet east of 148th Avenue NE.
- Kelsey Creek Tributary: Type N stream located on the west side of 148th Avenue SE, approximately 700 feet south of Main Street.

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

Maintenance workers will visit the completed project on a periodic basis. No personnel will work fulltime at the substations or along the transmission route.

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

The completed project will not displace any people.

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

No measures are proposed, as there will be no displacement impacts.

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

Portions of Lakes Hills and Phantom Lake substation landscaping will be enhanced. Tree replacement will occur in the project vicinity at a yet to be determined location.

9. Housing

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

No housing units will be provided.

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

No housing units will be eliminated.

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

There will be no impacts on housing, therefore no measures are proposed to reduce or control impacts.

10. Aesthetics

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

The proposed transmission poles will be approximately 70 -80 feet in height. Most of the poles will be wood, some will be steel or weathered steel.

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

PSE has designed the proposed transmission line corridor to reduce impacts to views. However, in order to keep its obligation to provide safe and reliable service to its customers, PSE must establish and maintain its utility corridors. A major part of the maintenance includes vegetation management which reduces tree caused outages.

Photo simulations that illustrate the proposed alterations are available.

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

Pole locations have been optimized to help reduce view impacts; however, it is anticipated that all impacts cannot be avoided. Vegetation enhancement as mitigation will improve aesthetics in the project vicinity.

11. Light and Glare

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

The proposal will not produce light or glare.

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

Additional light or glare will not be a result of the finished project.

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

Off-site light or glare will not affect the project.

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

There are no proposed measures.

12. Recreation

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

Recreational opportunities in the vicinity of the project include the Lake Hills Greenbelt and associated trails and the Crossroads Park and Community Center.

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

The proposal will not displace any existing recreational uses.

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

There are no proposed measures.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no known places or objects listed on, or proposed for, national, state, or local preservation registers on or next to the substation properties or proposed transmission route.

- d. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

Larson Lake Blueberry Farm within the Lake Hills Greenbelt was identified as part of the City of Bellevue's 1992 Historic and Cultural Resources Survey.

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

There are no proposed measures.

14. Transportation

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

The proposed project will be accessed by the existing street system. An additional driveway to 164th Avenue NE will be added to at the Lake Hills Substation.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Public transit is not applicable to the proposal.

- c. How many parking spaces would be completed project have? How many would the project eliminate?

The proposal does not include additional parking.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The Lake Hills Substation will install a new driveway which will result in the relocation of the existing King County Metro bus shelter. The shelter will be moved south.

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

The project will not use water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The finished project will not result in additional vehicular trips per day.

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

There are no proposed measures.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

There will not be an increased need for public services as a result of the project.

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

There are no proposed measures.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

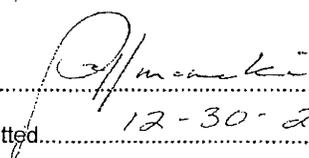
Electricity is currently available at the site.

- 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.

The project will strengthen the existing electrical system by adding redundancy. The new transmission line will increase the reliability of the electrical system for customers in the Crossroads, Robinswood, Lake Hills and Phantom Lake neighborhoods, as well as those neighborhoods served by the College Substation.

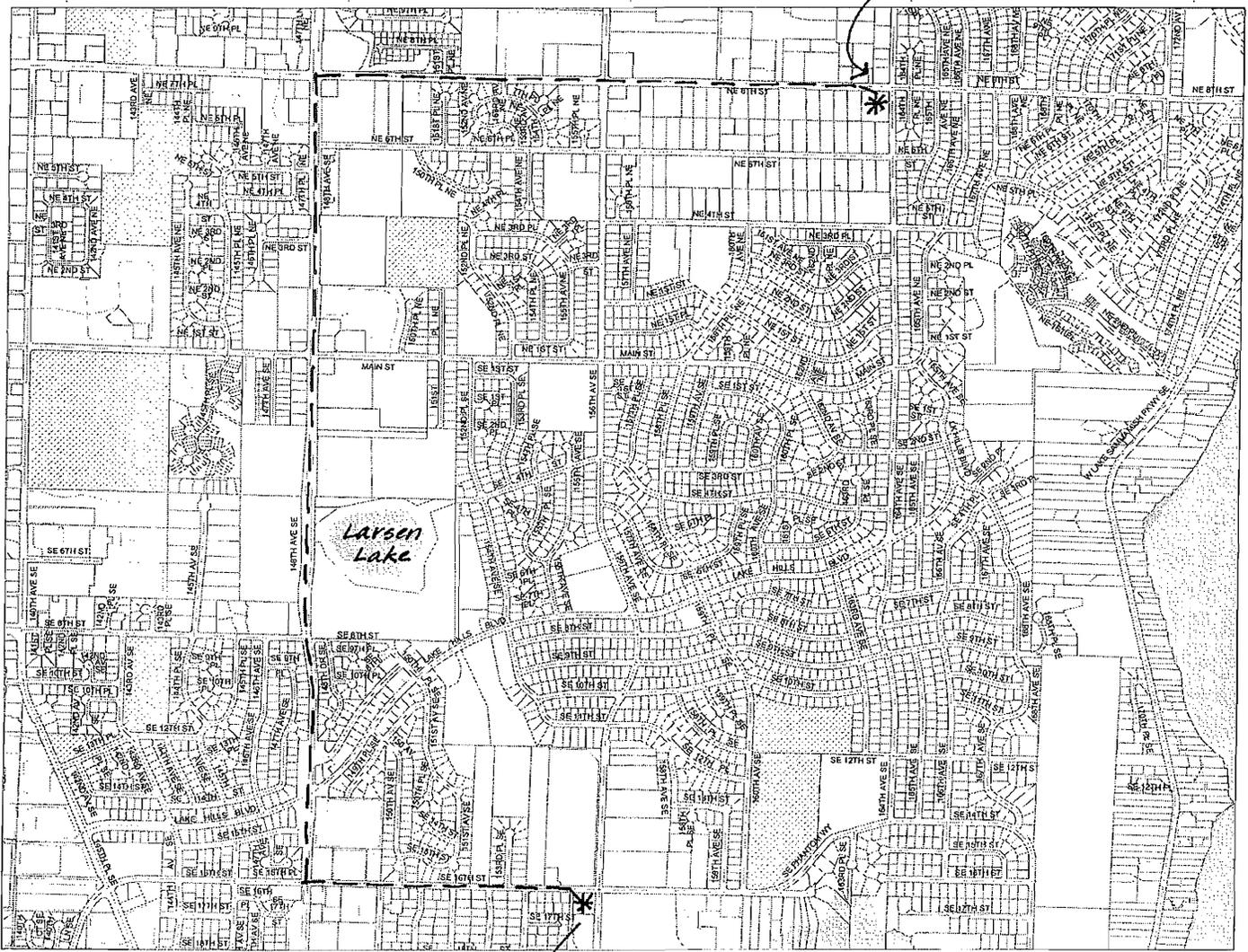
Signature

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

Signature.....

Date Submitted..... 12-30-2011

16315 NE 8th St -
Lake Hills
Substation



Phantom Lake Substation -
15555 SE 16th St.



Chair Kasner said the Community Council is an elected body. In 2013, there will be two ballot measures: 1) Should the Community Council be continued? and, if yes, 2) Who should serve on the Council?

Ms. Kiselev disagreed that outreach should begin with churches. She believes that increasing the involvement of foreign-born residents will benefit everyone. She described a magazine focused on diversity in the community.

Councilmember Gooding welcomed all citizens to become involved in the community and to participate in Community Council meetings.

4. **APPROVAL OF AGENDA**

Councilmember Seal moved to approve the agenda, and Councilmember Gooding seconded the motion. The motion to approve the agenda carried by a vote of 5-0.

5. **COURTESY HEARING:**

- (a) Conditional Use Application for new Puget Sound Energy Transmission Line connecting Phantom Lake and Lake Hills Substations

Sally Nichols, Land Use Planner/Project Manager, introduced Jeff McMeekin, Project Manager, and Andy Swayne, Municipal Liaison Manager, of Puget Sound Energy (PSE).

Ms. Nichols explained that PSE has applied to the City for a Conditional Use Permit (CUP), Critical Areas Land Use Permit, Shoreline Substantial Development Permit, and SEPA (State Environmental Policy Act) Threshold Determination to construct a new 115 kV overhead transmission line running from the Lake Hills Substation to the Phantom Lake Substation.

The Conditional Use Permit is a Process III quasi-judicial decision made by the City Council, which must be then be approved by the East Bellevue Community Council. Decisions of the Community Council may be appealed to Superior Court. The remaining three permits are subject to a decision by the Director of Development Services.

Ms. Nichols indicated that if anyone wishes to be a party of record in this matter, they need to send a letter to the City or to email comments to: SPNichols@bellevuewa.gov. An informational public meeting held on May 31 at City Hall was well attended. Some citizens expressed concern about SE 16th Street with its existing transmission and distribution lines.

Mr. Swayne described the layout of the project, which is a reliability improvement to the transmission system for the local area. Three substations currently serve the area, and the project will provide two sources of power to the substations instead of only one. PSE considered a number of different routes for the new transmission line (148th Avenue, 156th Avenue, and 164th Avenue). Most residents who commented preferred 148th Avenue, which is PSE's proposed route.

Responding to the Council, Mr. Swayne said that PSE does not build underground transmission lines, primarily because they are very expensive. He said it would be difficult to justify undergrounding transmission lines to the state regulatory agency because the cost would be passed along to ratepayers. However, he noted that most of the distribution system goes underground in new developments.

In further response, Mr. Swayne said that interference with AM radio transmission can come from any higher voltage electric field and is less associated with any magnetic field. FM radio and amateur radio transmissions are generally not affected by electric magnetic fields.

Responding to Mr. Hughes, Mr. Swayne said the popping noise from a power pole when electricity goes out is typically the fuse blowing.

Chair Kasner opened the courtesy hearing for public comment.

Mr. Boettiger spoke to the email from Kevin Forsythe to Ms. Nichols regarding this project [Page 4 of the meeting packet]. Mr. Boettiger commented that a great deal of money and effort was spent to beautify 148th Avenue. He would have preferred to see the new line along 140th, 156th or 164th Avenues. He questioned the need for a redundant transmission line.

Ms. Nichols said the City has been planning this project with PSE for a number of years. She noted Comprehensive Plan Policy UT-39, which states that any expansion of the existing system requires the undergrounding of distribution lines, such as the ones on 164th Avenue. Running the lines on 164th would place poles and lines in the front yards of many more homes than the 148th Avenue route. If the lines were placed underground, every homeowner would be required to pay to connect the distribution lines from the street to their homes.

Councilmember Capron said his expectation would be that, if PSE replaces lines, PSE would be responsible for reconnecting to the residential service line.

Mr. Swayne explained that state law requires that a utility take down the overhead service lines when power or telecommunications systems lines are placed under the road. As a result, new service line connections must be installed and the cost is passed on to property owners.

In further response to the Council, Mr. Swayne said residents have not expressed a willingness to pay for the cost of undergrounding lines. State regulations do not allow a utility to provide a private benefit (i.e., undergrounding service lines).

Responding to Chair Kasner, Ms. Nichols said the ongoing process will include a public hearing before the Hearing Examiner on the Conditional Use Permit, consideration by the City Council, and action on the City Council's decision by the Community Council.

Mr. Swayne said the SE 16th Street portion of the project received the most comment during the public meeting, primarily due to concerns about adding another line given the existing transmission line. He noted that residents have asked why the lines cannot be placed using the

existing poles. He explained that using the same poles would defeat the purpose of providing a redundant transmission line.

Responding to Councilmember Hughes, Mr. Swayne said the land use process will extend into the next year, and construction could begin during the summer of 2013. In further response, Mr. Swayne said the proposed route affects the fewest residential properties.

Ms. Nichols said the City and PSE are aiming for the best outcome for the community in terms of landscaping and other project mitigation.

Responding to the Council, Mr. Swayne said the transmission lines project could reduce power outages. However, outages will still inevitably occur at times due to downed distribution lines.

Staff responded to additional questions of clarification, which were primarily about the public outreach process and project mitigation.

Chair Kasner thanked PSE representatives for the update and their efforts with the public.

Responding to Councilmember Hughes, Mr. Swayne described the conversion of PSE's ownership to a private corporation based in Canada.

6. **RESOLUTIONS:** None.

7. **REPORTS OF CITY COUNCIL, BOARDS, AND COMMISSIONS:** None.

8. **DEPARTMENT REPORTS**

(a) Kelsey Creek Center Short Plat (12-102663-LN)

Chair Kasner noted packet materials [Page 23] regarding a short plat application for Lot 1 at Kelsey Creek Center.

Sally Nichols provided an update on the Islamic Faith Center Eastside project, which is in design review.

Mr. Kasner requested contact information for the Islamic Faith Center. He thanked Ms. Nichols for her participation in the meeting.

9. **COMMITTEE REPORTS:** None.

10. **UNFINISHED BUSINESS**

(a) July 3 Community Council Meeting Status

Chair Kasner said he would not be attending the July 3 meeting.