



**City of Bellevue
Development Services Department
Land Use Division Staff Report**

Proposal Name: Puget Sound Energy (PSE) - Energize Eastside South Bellevue Segment

Proposal Address: Substation - 13625 SE 30th Street and south to the Bellevue city limits at 6927 128th Place SE within the Puget Sound Energy (PSE) existing transmission line corridor.

Proposal Description: Recommendation of approval on Conditional Use Permit and Administrative Approval of Critical Areas Land Use Permit for the construction of a new substation and 230 kV transmission lines in the City of Bellevue. PSE plans to construct a new substation in Bellevue ("Richards Creek substation") and to upgrade approximately 16 miles of two existing 115 kV transmission lines with 230 kV lines across multiple jurisdictions from Redmond to Renton (collectively referred to as the "Energize Eastside project" or "the Project"). In Bellevue, PSE is applying for permits to construct the Project in two phases. The first phase ("South Bellevue Segment"), the subject of PSE's proposal and this Staff Report, includes upgrading 3.3 miles (Bellevue portion) of existing 115 kV lines with 230 kV lines between the Lakeside substation and the southern city limits of Bellevue. The remainder of the southern portion of the Project crosses Newcastle and an area of unincorporated King County, and terminates in Renton. Bellevue only has permitting authority for work proposed in its jurisdiction. PSE's proposal involves the replacement of existing wooden H-frame poles with steel monopoles. Within the existing utility corridor, the proposed pole locations for the rebuilt lines will generally be in the same locations as the existing poles. Construction of the Richards Creek substation, a new 230 kV to 115 kV substation, will be directly south of PSE's existing Lakeside switching station. The new substation will be located on parcel 102405-9130 (13625 SE 30th Street), which is currently used as a PSE pole storage yard. The parcel is 8.46 acres in size and contains critical areas (steep slopes, wetlands, and streams). Access to the substation site is from SE 30th Street.

File Numbers: 17-120556-LB and 17-120557-LO

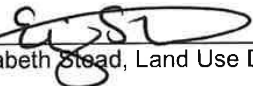
Planner: Heidi M. Bedwell, Environmental Planning Manager

Applicant: PSE
Bradley Strauch

Recommendations Included: Conditional Use Permit (Process I, Land Use Code 20.30B)

Decisions Included: Critical Areas Land Use Permit (Process II, Land Use Code 20.30P)

Director's Recommendation: **Approval with Conditions**
Mike Brennan, Director
Development Services Department

By: 
Elizabeth Stead, Land Use Director

DSD 000001

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20200108 CENSE-RentonHE
Attachment H



**City of Bellevue
Development Services Department
Land Use Division Staff Report**

Application Date:	September 8, 2017
Notice of Application:	October 12, 2017
Public Meetings:	November 14, 2017; September 6, 2018
Recommendation/Decision Publication Date:	January 24, 2019
Pre-Hearing Conference Date:	February 13, 2019 at 10:30 a.m.
Public Hearing:	March 28, 2019 at 6:00 p.m.

Deadline for Appeal of Process II Administrative Decision

- Critical Areas Land Use Permit: February 7, 2019 (14 days following publication of a notice of decision)

For information on how to appeal a City of Bellevue land use decision, visit <https://bellevuewa.gov/city-government/departments/city-clerks-office/hearing-examiners-office/how-to-file-an-appeal> or call the Hearing Examiner's Office 425-452-6934. Appeal of any Process II Administrative decision must be made by 5 p.m. on the date noted for appeal of the decision. Appeal of the Critical Areas Land Use Permit decision must be made to the City of Bellevue City Clerk's Office.

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	transport analysis. They also asked that their previous comments on the EIS be carried forward to the permitting stage.	
Other Questions	One commenter asked how much electricity would be needed for Sound Transit's Link light rail project on the Eastside, and if it would require energy from the Richards Creek substation.	The Energize Eastside project will serve the entire Eastside. It is beyond the scope of this permit analysis to look at individual projects that would be served by the proposed transmission lines.
[other/misc. continued]	Why was the Bellevue Segment split into two permits (Bellevue North and Bellevue South) rather being permitted in totality? Would it be functional if only one segment were permitted without the other? Would there be undisclosed risks or impacts as a result of only one segment being permitted?	<p>PSE has chosen to construct the Energize Eastside project in phases. The City of Bellevue, as one of the jurisdictions with permitting authority over this multi-jurisdictional Project, processes the permit applications that it receives from PSE consistent with the City's LUC and other applicable codes and standards.</p> <p>The south segment of the Project provides additional capacity that addresses the Project need and could function whether or not the north segment is built. The north segment would provide redundancy in the supply of 230 kV power to the substation. As discussed above in Section VI of this Staff Report, the environmental review in the Final EIS was not limited to a segment or portion of the Energize Eastside project. Instead, the Final EIS presented a comprehensive environmental assessment of the entire Project, including a full analysis of potential impacts and cumulative impacts associated with the construction and operation of PSE's proposed alignment.</p> <p>The EIS was prepared according to the City's adopted SEPA rules, including both the amount of notification and the duration of comment periods.</p>
[other/misc. continued]	Mailed public notices were not distributed widely enough. The City did not provide adequate time for the public to review the Final EIS.	
Stormwater	The Project site is an industrial site with extensive use of galvanized materials containing zinc. The Project does not adequately address water quality issues,	PSE's proposal complies with all City requirements for treatment of runoff. Some poles could be zinc coated to reduce aesthetic impacts, although most will not be because PSE prefers Corten-type finish. In any case,

PSE has also chosen to construct the Energize Eastside project in phases and has applied for local permit approvals in the South Bellevue Segment of the Project, which includes upgrading 3.3 miles (the Bellevue portion) of existing 115 kV lines with 230 kV lines between the Lakeside substation and the southern city limits of Bellevue. PSE's analysis supported and demonstrated that operationally the Project must include 230 kV transmission lines connecting the Talbot Hill substation in the south to a new transformer in central Bellevue. The full buildout of the Energize Eastside project will include a similar connection from the Sammamish substation in the north to provide redundancy, but the south portion of the Project that is the subject of PSE's current proposal can function independently.

Finally, PSE's normal practice would be to have a 230 kV station co-located with the adjoining 115 kV station; however, due to topographic and environmental considerations at the Lakeside substation, expanding the station would be challenging. Therefore, PSE determined that placing the two stations on separate parcels was the most effective approach. Because the two yards have separate access points, they are required to have different names for operational and emergency purposes. The operational need demonstrated by PSE supports both the location of the proposed Richards Creek substation and the Project's location, including the South Bellevue Segment, within the existing right-of-way.

IV. The applicant shall demonstrate that the proposed electrical utility facility improves reliability to the customers served and reliability of the system as a whole, as certified by the applicant's licensed engineer.

Finding: As noted above in Sections VIII.C.1 and VIII.C.3, the purpose of PSE's proposal is to address a transmission deficiency identified by PSE. If left unaddressed, this deficiency could adversely affect the reliability of the transmission system serving all of Bellevue and other Eastside communities.

As discussed throughout this Staff Report, several studies were commissioned by PSE and the City of Bellevue to examine the need for the Project, including how system reliability would be affected if the Project was not built. These studies were reviewed and confirmed by Washington State licensed engineer Jens Nedrud, PSE's Manager of System Planning.³⁰

V. LUC 20.20.255.5.a. For the proposals located on sensitive sites as referenced in [Map UT-7] of the Utility Element of the Comprehensive Plan, the applicant shall demonstrate compliance with the alternative siting analysis requirements of subsection D of this section.

5.a Finding: The Energize Eastside project is proposed on a route that is shown as a sensitive site on Map UT-7 of the UT Element of the Comprehensive Plan

³⁰ July 20, 2017 letter from PSE to Heidi Bedwell, Environmental Planning Manager, regarding Reliability Certification for the Energize Eastside 230-kV Project (PSE 7-20-17). The PSE 7-20-17 letter is included in the DSD official files for Permit Nos. 17-120556-LB and 17-120557-LO.