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April 10, 2013

c/o Jeff Watson  
Community Development Services  
Kittitas County  
411 North Ruby  
Ellensburg, WA 98926



RE: SEPA Application  
City of Ellensburg  
Helena Substation

Dear Sirs:

This is a difficult application to comment on in that technically, the Substation is subject to SEPA, but as I understand, does not require a building permit. As such, the applicant has no design at the time of the SEPA application. Commentors are deprived of any information on which to comment on the design, i.e., site plan, height, width, appearance, configuration of overhead lines, etc. I am in favor of electrical infrastructure, but feel the process is defective. In general, I will comment on environmental aspects in light of the absence of any design detail.

The project is noted to be 200 feet deep and 250 feet long. Inside these dimensions are two detention ponds constructed for Helena Street. These ponds, either have or should have, permanent easements for operation and maintenance of those ponds. No site plan of the Project is shown to illustrate the adequacy of the size and configuration of these easements to the Project. In fact, there will need to be 25 feet of level ground to the north top of bank of the ponds for maintenance equipment and landscaping. Both ponds will require reconstruction to remove plants that are displacing storage volume. Each pond should be excavated 2 feet at the floor, replaced with pea gravel and covered with mowable grass. Otherwise, not only will the ponds be a maintenance problem and breed mosquitoes, but be always an eyesore on the Helena frontage.

The Project is adjacent to the Chestnut Street curb cut and should be set back from the west side of the Chestnut row by at least 35 feet to provide adequate space for street trees and landscaping buffering any eastern wall of the Substation. At the western end of the Project, 250 feet intersects at western curb cut and second larger western detention pond. The curb cut, if blocked with the Substation Project, will impair circulation from the 55-acre parcel owned by CWU. If



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circulation is maintained into the CWU parcel, a 35 foot setback from the edge of row should be maintained for street trees and landscaping. A twenty foot landscape margin should exist on the north side of the Substation buffering CWU's fifty five acre campus.

Any overhead wires tying the BPA lines to the Substation should be located in the center of the Project so as to be away from the western curb cut and Chestnut Street and not conflict with street lights and future street trees. The site should be planted in grass and irrigated since it is the entrance of a very large parcel owned by CWU, as it presents to Helena and the City of Ellensburg

I would be glad to work with any design company selected by the City to achieve these Project comments.

Respectfully,

A handwritten signature in blue ink that reads "Steve Willard/dwg". The signature is written in a cursive, flowing style.

Steve Willard