



Community Development
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-4180

NOTICE OF DECISION

PSE Barnes Lake Substation Rebuild/Expansion
TUM-23-1260
June 20, 2024

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-23-1260 – PSE Barnes Lake Substation Rebuild/Expansion. This project is a rebuild and expansion of the Barnes Lake Substation to extend and increase the capacity and life of the substation to meet growing demand in the area. The project is located at 1697 2nd Ave SW, Tumwater WA, 98512 on land equaling approximately 1.2 acres, Thurston County Tax Parcel Number: 09080011003.

The complete decision may be viewed on the City’s website at www.ci.tumwater.wa.us and choosing Community Development, Permitting & Building, Notice of Applications/SEPA Determinations.

A copy of the decision may also be obtained at the Community Development Department in City Hall at 555 Israel Road SW, Tumwater, WA 98501 during normal business hours. For additional information, please contact Alex Baruch, Senior Planner at abaruch@ci.tumwater.wa.us or call (360) 754-4180.

TEMPORARY STOCKPILE NOTES:

- CONSTRUCT STOCKPILE AS REQUIRED TO STORE MATERIAL FROM OVEREXCAVATION OF SUBSTATION FOUNDATIONS. SEE GRADING AND FENCING PLAN D-22021, FOR OVEREXCAVATION AREAS AND NOTES. STOCKPILE SHALL BE CONSTRUCTED PER WSDOT STD SPEC 2-03.3(14)C USING MAXIMUM 2 FT THICK LOOSE LIFTS AND SIDE SLOPES SHALL BE AT A MAXIMUM 2H:1V INCLINATION.
- PREPARE STOCKPILE AREA BY STRIPPING VEGETATION AND TOPSOIL FROM FOOTPRINT OF PILE AS IT IS CONSTRUCTED. PRESERVE STRIPPED TOPSOIL ON-SITE TO THE EXTENT FEASIBLE TO BE USED FOR RESTORATION OF DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE.
- MAXIMUM ALLOWABLE STOCKPILE IS 750 CY OF MATERIAL AND TOTAL VOLUME OF OVEREXCAVATION IS ESTIMATED AS APPROXIMATELY 2260 CY. THE EXISTING SUBSTATION FOOTPRINT MAY ALSO BE UTILIZED FOR ADDITIONAL STOCKPILING AT THE CONTRACTOR'S DISCRETION. EXCESS SOIL THAT CANNOT BE STORED ON SITE OR IS UNSUITABLE FOR RE-USE AS BACKFILL SHALL BE EXPORTED AND DISPOSED OF OFF-SITE. VOLUMES ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE BASED ON SITE CONDITIONS. CONTRACTOR TO CONFIRM ALL QUANTITIES.
- STOCKPILE SHALL BE STABILIZED AS IT IS CONSTRUCTED TO PREVENT EROSION. COVER STOCKPILE WITH PLASTIC SHEETING PER BMP C123 WHEN NOT IN USE AND INSTALL SILT FENCE DOWNSLOPE AS SHOWN ON PLAN.
- AFTER OVEREXCAVATION AREAS HAVE BEEN BACKFILLED, TEMPORARY STOCKPILE AREA SHALL BE RESTORED BY MULCHING AND SEEDING. SEE LANDSCAPE PLAN D-22027 AND GRADING AND FENCING PLAN D-22021. ANY STOCKPILED SOIL THAT IS NOT RE-USED ON SITE SHALL BE EXPORTED AND DISPOSED OF OFF-SITE.

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - PROPOSED SUBSTATION FENCE
- 175— PROPOSED CONTOURS, MAJOR
- 176— PROPOSED CONTOURS, MINOR
- -175- - EXISTING CONTOURS, MAJOR
- -176- - EXISTING CONTOURS, MINOR
- HIGH VISIBILITY SILT FENCE
- - - LIMITS OF WORK
- ASPHALT DRIVEWAY
- ▨ GRAVEL DRIVEWAY
- ▩ ENVIROGRID
- ▧ FOUNDATIONS (REF ONLY)
- ▣ CATCH BASIN W/INLET PROTECTION
- GATE VALVE
- GRATE INLET
- VAULT
- - - PERFORATED SCH 80 PVC PIPE
- SOLID HDPE PIPE
- DECIDUOUS TREE
- ★ CONIFEROUS TREE

3 TEMPORARY STOCKPILE AREA FOR OVEREXCAVATION MATERIAL (IF REQUIRED) SEE NOTES THIS SHEET

COVER TEMPORARY STOCKPILE WITH PLASTIC SHEETING WHEN NOT IN USE (BMP C123)

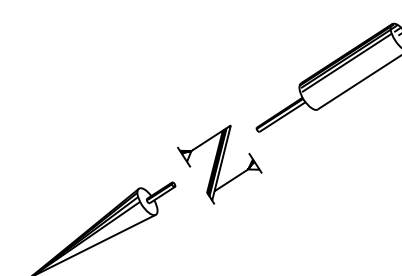
HIGH VISIBILITY SILT FENCE (TYP) SEE DETS 2 & 3, SHT 2 (BMP C103 AND BMP C233)

TESC NOTES

- APPROVAL OF THIS CONSTRUCTION SWPPP DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION/DETENTION FACILITIES, UTILITIES, ETC.)
- THE IMPLEMENTATION OF THIS CONSTRUCTION SWPPP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE CONSTRUCTION SWPPP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE CONSTRUCTION SWPPP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- THE CONSTRUCTION SWPPP FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- THE CONSTRUCTION SWPPP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN TRAP (OR SUMP). ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

CONCRETE HANDLING

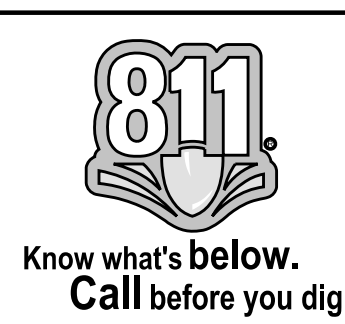
- CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO AN ECO-PAN.
- UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
- HAND TOOLS INCLUDING, BUT NOT LIMITED TO, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO AN ECO-PAN.
- CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS, OR THE CONDITIONS OF THE NPDES PERMIT IF APPLICABLE.
- CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPAIRED THE SAME DAY.



WD NUMBER: 111026539.101139063	
REVISION DESCRIPTION: MODIFIED STOCKPILE AREA REVISED FOR PERMIT REVIEW COMMENTS ISSUED FOR CONSTRUCTION SUBSTATION REBUILD	
CADD	DATE
ENGINEER	
REVIEWED	
APPROVED	

REFERENCE DRAWINGS

- D-22016 TOPOGRAPHIC SURVEY
- D-22020 GRADING AND FENCING PLAN
- D-22022 DRAINAGE PLAN
- D-22027 LANDSCAPE PLAN



TEMPORARY EROSION/ SEDIMENT CONTROL PLAN BARNES LAKE SUBSTATION

 PUGET SOUND ENERGY	SUBSTATION ENGINEERING DEPARTMENT	DRAWING NO	REV NO
		D-22017	3
SCALE: 1" = 20'-0"	CLASS: SITE	FILE NO:	CODE: BAR
CADD NO: D-22017-01.dgn			

INTERNAL USE



June 14, 2024

Puget Sound Energy
Trevor Lessard
1140 N 94th St
Seattle, WA 98103

RE: Formal Site Plan Approval; TUM-23-1260
PSE Barnes Lake Substation Rebuild
1697 2nd Ave SW, Tumwater, WA 98501

Dear Mr. Lessard:

GENERAL

All requirements of the Tumwater Municipal Code (TMC) pertaining to zoning, tree protection, critical areas, building and fire code compliance and engineering standards shall be met.

PLANNING

1. **Use:** The proposed project is considered a support facility located within the General Commercial (GC) Zone District and Aquifer Protection Overlay Zone District and is an outright permitted use within the zone (TMC 18.22 & 18.39).
2. **Yards/Setbacks:** The minimum required setbacks for the GC zone district [TMC 18.22] are as follows:
 - a. Front yard: 0 feet
 - b. Side yards: 0 feet unless adjacent to residential zone district.
 - c. Rear yard: 0 foot
The required setback areas shall be kept free of any building or structure not exempted under TMC 18.42.040.
 - d. Where structures or portions of structures are adjacent to any residential zoning district, the minimum structural setback shall be twenty feet. Where structures are constructed over twenty-five feet, the setback of the structure from the adjacent property lines shall be increased by one foot for each additional foot in height above twenty-five feet in height of the proposed new building and shall have screening in accordance with TMC Chapter 18.47.

Maximum impervious surface for the site is 85%.

3. Parking: The parking proposed on the site meets the requirements for off-street parking as this is an un-manned substation. [TMC 18.47]
4. Exterior Lighting: Site lighting shall be directed downward and inward, or other techniques may be utilized to minimize impacts on off-site uses.
 - a. A photometric lighting plan addressing all proposed exterior lighting must be submitted for review and approval. The plan shall show how the lighting for the site complies with the light trespass requirements outlined in TMC 18.40.035.D.
 - b. Light poles shall be limited to 24 feet in height.

This will be confirmed during site development grading permit review and prior to permit issuance.

5. Landscaping: A landscape plan shall be submitted for the required landscaping.
 - a. A Type-1 buffer is required around the perimeter of the site. The Type-2 buffer shall have a minimum 10-foot wide planter area and shall contain a screen of at least six feet in height at time of planting that results in noise and sight obscuring buffer that is any one or a combination of the following methods:
 - i. A solid row of evergreen trees or shrubs.
 - ii. A solid row of evergreen trees and shrubs planted on an earthen berm an average of three feet high along its midline.
 - iii. A combination of trees or shrubs and fencing (metal or wood) or wall (brick, masonry or textured concrete).
 - b. Trees and shrubs should be spaced to grow together within four years from planting and ground cover be provided to attain 75% coverage within four years.
 - c. The plan must show proposed plantings, tree types and heights, and other vegetation. This plan must be submitted with the site development/grading permit and must be implemented prior final site development grading construction completion.
 - d. Irrigation of all landscape beds are required.
 - e. A landscape maintenance agreement will be required to be submitted for approval, after the landscaping is completed.

A landscape plan will be required to be submitted and approved with the site development grading permit.

6. Fencing:
 - a. Fencing Regulations: 18.46.030.D: D. Fencing for energy facilities such as substations, switching stations and natural gas gate stations and for city utility facilities shall satisfy fence height restrictions described in this section or, in lieu thereof, the utility may submit an alternative plan for review and approval.

Staff will review the fencing plan submitted with the site development grading permit.

7. Shoreline Master Program (Urban Intensity Designation): A Shoreline Exemption Letter was filed with the Department of Ecology on May 23, 2024 stating that the project meets the shoreline exemption criteria for a project valued under the threshold stated within the shoreline master program (Section 2.5.E.1).
8. Impact Fees: Substations are not a traffic generating use when they are un-manned, no impact fees are required for this project.
9. Gophers: Title 16 TMC requires protection habitat and species of local importance. The project is occurring north of Trosper Road and thereby does not require a gopher study.
10. Transportation Concurrency: This project is exempt under 15.48.050.A as no additional trips will be occurring due to the expansion of this use.
11. Notice of Application: A notice of application with option Determination of Non-Significance (DNS) was issued on April 19, 2024. Comments were received from the Department of Ecology and the Olympia Regional Clean Air Authority (ORCAA). Ecology's comments related to solid waste management, toxics cleanup and water quality in the watershed. ORCAA's comments related to asbestos reports being required prior to demolition. The applicant responded to both comments and ensured that Ecology's comments would be addressed throughout construction. ORCAA's comments were addressed by the applicant in that no demolition would be occurring in the typical manner. Demolition would consist of removing the structures/equipment from the site for use on different projects or storage and will not be taken apart in the traditional sense of the word. Both agencies were satisfied by the responses.

12. SEPA: A Determination of Non-Significance (DNS) was issued on May 24, 2024. The Squaxin Island Tribe commented saying that they have no specific cultural resource concerns for the project but if DAHP requested a cultural resource study they would concur with that recommendation. An Inadvertent Discovery Plan note will be required as a part of the site development grading permit.

BUILDING AND FIRE

1. A Site Development/grading permit will be required for this site. The permit application shall be accompanied by the application checklist and two sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report prepared and signed by a licensed soils engineer. Inspection of the grading shall be provided by the civil engineer and Geotechnical engineer. In addition special inspectors approved by the building official shall perform inspections of fill placement, compaction testing, and blasting. All special inspections are to be performed by WABO registered labs and inspectors who have expertise in grading and earthwork.

Please put this on the grading sheets:

“All grading work shall be conducted in accordance with the soils report prepared by (YOUR FIRM). Compaction testing of the souls under the fire lanes and the building foundations and utility trenches shall be verified by (YOUR FIRM) and the WABO special inspector”.

When the grading work is complete and ready for final inspection the civil engineer of record is responsible for providing a final inspection report which will include the geotechnical engineers and special inspector’s reports. In addition as-built drawings for the site will be submitted in a PDF format. IBC Appendix J

Please provide Cut and Fill Amounts on the Grading sheets.

2. Special inspectors may be required for the following types of work: concrete, bolts installed in concrete, special moment-resisting concrete, reinforcing steel and pre-stressing steel tendons, structural welding, high strength bolting, structural masonry, reinforced gypsum concrete, insulating concrete fill, special wood design, spray-applied fireproofing, piling, drilled piers and caissons, shot-crete, special (engineered) grading, excavation and filling, soils compaction testing, retaining walls and smoke-control systems. All special inspections are to be performed by WABO registered inspectors and at the expense of the owner. IBC Section 1704.1

3. Building permits are required for the concrete structure proposed for housing all electrical panels. Engineered and architect documents required.

ENGINEERING GENERAL

1. The applicant shall be responsible for providing the City with all costs associated with the installation of water systems that are dedicated to the City of Tumwater.
2. All designs/construction shall comply with the City of Tumwater's Development Guide and WSDOT standards.
3. The site plan shall show all existing and proposed utilities and easements including street lights, street trees, water, sewer, storm, gas, cable, power, telephone, signage and striping. All rockeries proposed shall also be shown on the site plan.
4. All main installation and storm drainage work requires engineered plans certified by a professional engineer.
5. The applicant is responsible for all plan check, inspection and connection fees.
6. Any private or public utility relocation is the responsibility of the applicant.
7. The applicant shall be responsible for the maintenance and timely repair of all public improvements for a period of 30 months following final certification by the City and shall submit a surety for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Public Works Director. Please refer to Chapter 3 of the Development Guide for further clarification.
8. Provide all easements and bills-of-sale documents with the engineered plans.
9. All legal descriptions must be accompanied with an appropriate drawing that the City Surveyor can use to verify the legal description. All engineering drawings will be on 24" x 36" paper sheets.
10. The owner or owner's representative is also responsible for furnishing the City with electronic files, compatible with release 2014 or newer Auto-CAD format. Drawings shall be in TCHPN (Thurston County High Precision Network) horizontal datum. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish PDF files printed from the Auto-CAD files. A storm water maintenance agreement and bond,

utility maintenance agreement and bond, easements and bills-of-sale will also be needed as required for the project.

11. Site plan modifications may occur as a result of the engineering review process. For engineering issues, the approved engineering plans take precedence over the approved site plan.
12. Please note on the plans that the PLS responsible for the surveying of the project must obtain a permit from DNR before any monuments are disturbed.
13. The vertical datum required to be used is NGVD29. No exceptions.

STREET

1. Per Tumwater Municipal Code frontage improvements are triggered for the project. Because of the limited amount of frontage width, the project cannot construct the desired section for 2nd Ave and match back into existing improvements.
3. The existing driveway should be reconstructed to meet ADA standards.
4. All access to the property shall be consistent with City standards and policies.

STORM

1. A drainage design and erosion control plan will be required according to City's 2022 Drainage Design and Erosion Control Manual.
2. Maintenance of the on-site storm water system will be the responsibility of the property owner and a maintenance agreement will be recorded against the property.
3. This project will be paying a monthly storm water utility fee based on the amount of impervious surface per Tumwater Municipal Code 13.12.060.
4. Please extend the propose storm collection system to also capture runoff from the asphalt driveway.
5. The drainage manual requires that bioretention facilities within ¼ mile of a fresh water body confirm underlying soils meet the suitability criteria for cation exchange capacity and organic content as listed in Volume V. Testing should be completed to confirm the underlying soils meet the criteria.
6. The soil exploration and test pits for the project should be conducted between December and April to account for seasonal high groundwater.
7. The project needs to provide a minimum of 6' of separation between the bottom

of the storm facility and high groundwater or other low permeability layer. If 6' of separation cannot be provided, then a mounding analysis will be required. The applicant shall pay for the cost of a third party review of the mounding analysis.

8. The project should schedule a stormwater scoping meeting prior to formal site plan review to discuss the soils investigation and stormwater design.

SANITARY SEWER

1. The City has no sewer related comments unless sewer service is desired for the property at a future time.

WATER

1. The City has no water related comments unless water service is desired for the property at a future time.

This review does not provide the benefit of vesting, which is currently not allowed until the time a completed building permit application is submitted. Therefore, if ordinance changes occur during the life of this approval, your project must conform to those new requirements prior to the issuance of building permits.

For planning questions, please contact me at abaruch@ci.tumwater.wa.us. For engineering questions contact Jared Crews at jcrews@ci.tumwater.wa.us. For building, contact AChristensen@ci.tumwater.wa.us Or call 360.754.4180.

Sincerely,

Alex Baruch, Senior Planner
Community Development Department