



PUBLIC UTILITY DISTRICT NO. 1 of CHELAN COUNTY

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Mission Ridge Expansion Master Planned Resort Draft EIS

Mike Kaputa, Chelan County Department of Natural Resources

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Wenatchee, WA, 98801

Mr. Kaputa,

Public Utility District No.1 of Chelan County ("Chelan PUD") would like to submit the following comments for the DEIS regarding expansion at Mission Ridge.

Thank you for the opportunity to review the Draft Environmental Impact Statement for the Mission Ridge Master Planned Resort proposal. Based on our review, we maintain that previously identified, substantial infrastructure requirements for new electrical distribution and transmission facilities, major water system, and extensions of fiber-optic service will require significant permitting, engineering design, and coordination. Chelan PUD emphasizes that for comprehensive feasibility evaluation, costs, timelines, and funding responsibility, the developer must submit formal applications to initiate the necessary design, permitting, and service extension processes relevant to all phases. These applications are essential to ensure that infrastructure improvements meet regulatory, technical, and community standards for the entire proposed expansion.

Electrical services:

Chelan PUD maintains that up to approximately 2 MW of power can be made available for Phase 1 and possibly Phase 2 of the project by performing activities referenced in the DEIS. Beyond this (Phases 3-5), a new substation and transmission line will be required as referenced in the DEIS.

The electrical infrastructure required to provide reliable service to the proposed resort will be significant in terms of both cost and time to construct. The new substation discussed above will require at least one new 115kV transmission line, dependent on requested reliability. The transmission facilities would originate from existing infrastructure to the east near the Columbia River. The line(s), depending on the route selected, could be in the range of 8-10 miles in length. These new facilities would require extensive land acquisition, permitting activities, easement acquisition, public outreach, and engineering design.

While the DEIS mentions that this future substation work would occur in-line with Chelan PUD's long range planning process, it should be noted that the associated forecasted timeline for an additional substation, based on regional

organic growth, is currently unknown (regular organic growth in the area is not indicating a need for a new substation for over 20 years). The DEIS does not address the various impacts should the Mission Ridge expansion require acceleration of substation construction to the nearer term.

The DEIS also highlights the need for a capacity reservation agreement with the PUD. This is not currently a component of Chelan PUD's new service process and this request would need to be evaluated following formal application for service.

Water services:

Several sections identify water supply provided by Chelan PUD's Squilchuck Water System. Water supply to the Squilchuck area is provided by Chelan PUD's Wenatchee Water System, Washington Department of Health Permit No. 12284. Chelan PUD does not operate a separate Squilchuck water system.

The route described for the extension from Chelan PUD's system near Forest Ridge to Mission Ridge appears feasible based on scoping-level observations. This preliminary conclusion is subject to change as additional detailed planning and design level information is discovered.

Chelan PUD does not anticipate owning and/or operating the system extension from Forest Ridge to the Mission Ridge project. Chelan PUD will continue to own and operate capacity improvements to our existing system and a future water meter service installed for the Mission Ridge project. The specific location of the water meter service is anticipated near Forest Ridge and will be determined following receipt of a Water Service Application and development of design level information.

Capacity improvements to Chelan PUD's existing water system shall be completed prior to supplying water to the Mission Ridge project.

Extensions and modifications to Chelan PUD utility systems shall be in accordance with applicable utility service policies, procedures and agreements.

Telecommunication service:

Chelan PUD owns, operates, and maintains a wholesale fiber-optic network and distribution system that provides high-speed bandwidth throughout Chelan County. Developers, businesses, and private homeowners who want to access Chelan PUD's wholesale fiber network work through service providers to attain phone, television, and internet services. Chelan PUD's fiber-optic system is accessible near the existing Forest Ridge development and can be extended beyond the termination point in Forest Ridge. Extending fiber-optic distribution to the proposed development would be facilitated through Chelan PUD's fiber line extension policy. Chelan PUD would encourage the developer to contact one of the various service providers to begin the process to arrange a service agreement application to extend fiber-optic services to the desired location.

Permitting and Easements

Chelan PUD's line extension policies require that all easements, permits, and/or agreements for utility service facilities be executed prior to construction and must be in a form acceptable to Chelan PUD. All costs associated with acquiring those property rights would be borne by the project proponent.

Several areas of the DEIS reference Chelan PUD as responsible party for permitting and property rights, while Chelan PUD can assist with acquisition of permits, property rights, easement expansion, etc. the responsibility to ensure the agencies and private property owners are willing to grant access for utility services adequate to serve the development is maintained by the project proponent.

Thank you again for the opportunity to review.

Sincerely,

Lindsey Mohns

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