



CHELAN COUNTY

Department of Community Development
316 Washington Street, Suite 301, Wenatchee, WA 98801
Telephone: (509) 667-6225

SEPA NOTICE ISSUANCE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Project Description: SEPA (PL) 25-139 – an application submitted by Helion Energy, Inc for a comprehensive SEPA review for a fusion energy generation site/project on an 80A portion of a 401A parcel, identified as APN 212205000050 at 1476 Nixon Rapids Ln., Malaga, WA 98828. A SEPA Checklist along with associated Habitat Management and Mitigation Plan (HMMP), Geotechnical engineering and Infiltration Evaluation, Phase I Environmental Assessment, Transportation Technical Memorandum, Drainage Report, Cultural Resources Survey, Threatened and Endangered Species Analysis, Monitoring Schedule, and Decommissioning Estimate, was submitted for a two-phase fusion power generation project to include site grading, 50,000sf parking lot, 1,000' private access road, 6,240sf office building, 26,800sf assembly building, and an approx. 100,000sf fusion generation building along with a 55,000sf on-site substation, both requiring a Conditional Use Permit for a High Impact Utility pursuant to CCC 11.04.020 (District Use Chart), 11.193.180 (Conditional Uses) and 14.98.1915 (Definitions).

File Number: SEPA 25-139

Parcel Number: 21-22-05-000-050

Site Address: 1476 Nixon Rapids Ln, Malaga, WA 98828

Property Owner: Chelan County PUD # 1
203 Olds Station Road
Wenatchee, WA 98801

Applicant: Helion Energy Inc.
1415 75th St. SW
Everett, WA 98203

Lead Agency: Chelan County Department of Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment that cannot be mitigated. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

Findings and Conditions:

- a. The applicant submitted an expanded SEPA checklist to include:
 - Site Civil Plans
 - Phase I Environmental Assessment
 - Geotechnical Report
 - Trip Generation
 - Drainage Report
 - Cultural Resources Report with Addendum
 - Habitat Management and Mitigation Plan
 - Threatened and Endangered Species letter
 - Estimated Cost of Decommissioning
 - Site Monitoring Schedule
- b. The following agencies of jurisdiction were sent the submitted expanded SEPA Checklist and reports/studies identified in (a) above with a request for pre-determination review on May 7, 2025. Agency comments and requested mitigation have been incorporated into this MDNS.
 - Chelan County Fire Marshal
 - Wenatchee Valley Fire Department
 - Chelan Douglas Health District
 - Chelan County Public Works
 - Chelan County PUD, Real Estate Services
 - Washington State Department of Natural Resources
 - Washington State Department of Ecology
 - Washington State Department of Fish and Wildlife
 - Washington State Department of Health
 - Malaga Water District
 - Wenatchee School District
 - City of Wenatchee
 - Malaga Community Council
 - Washington State Department of Archaeology and Historic Preservation
 - Yakama Nation
 - Colville Confederated Tribes
 - Port of Chelan County
 - Bureau of Land Management
- c. The SEPA checklist and review included activities not currently approved. The applicant shall apply for a Conditional Use Permit for High Impact Utility to include both the approx. 100,000sf fusion generation building and use, and the approx. 55,000sf onsite substation, pursuant to Chelan County Code, 11.93.180.
- d. The applicant shall comply with all recommendations contained within the November 1, 2024 Nelson Geotechnical Associates, Inc, Geotechnical Engineering and Infiltration Evaluation, to include site grading and preparation, subgrade compaction, temporary and permanent erosion control measures (BMPs), temporary and permanent slope stabilization, foundation support, structural fill, slab on grade, pavement/impervious surfaces, and site surface and subsurface drainage. Where monitoring and/or consultation is recommended, the applicant shall provide a certification from a qualified licensed engineer or engineering geologist.
- e. If required, the applicant shall provide a transportation impact analysis (TIA) for review and approval by Chelan County Public Works. Recommendations for transportation improvements may become mandatory if conditioned as part of the Conditional Use Permit for the fusion generation facility.

- f. The applicant shall submit for review and approval by Chelan County Public Works, a stormwater and drainage plan which will comply with both the Drainage Report dated January 29, 2025 and the latest edition of the Stormwater Management Manual for Eastern Washington.
- g. The applicant is to provide for the perpetual maintenance of all elements of the stormwater system located on-site.
- h. A cultural resources report dated March 17, 2025, and an addendum report dated April 14, 2025 were submitted and reviewed by both the Colville Tribe and DAHP. No further archaeological work is recommended. An Inadvertent Discovery Plan has been prepared.
- i. The applicant shall comply with all recommendations, mitigation and mitigation sequencing included within the Shrub-Steppe HMMP dated March 26, 2025, prepared by Landau Associates, with the exception of the negotiated change in mitigation ratio of 2:1 for all on-site and off-site shrub-steppe impacts in lieu of the requested spring survey.
- j. The applicant shall submit for review and approval:
- Landscaping plan pursuant to Chelan County Code 15.50 (Chelan County Community Development)
 - Fire prevention plan for site and structure safety (Chelan County Fire Marshal and Wenatchee Valley Fire Department)
 - Parking and lighting plan pursuant to Chelan County Code 11.90 and 11.88.080 (Chelan County Community Development)
 - Operations plan identifying both the construction and generation phases, including hours of operation, peak traffic hours, number of employees on site, etc
 - Engineered grading and drainage plan (Public Works)
 - Monitoring and Reporting plan for emissions, water and stormwater discharge, materials, waste and service water (Chelan County Community Development)
- k. The applicant shall apply for, obtain and comply with the following permits:
- Conditional Use Permit for a High Impact Utility (fusion generation & substation)
 - Building permits for all 3 proposed structures
 - Construction Stormwater General Permit (Ecology)
 - Notice of Construction Air Quality (Ecology)
 - Industrial Stormwater General Permit (Ecology)
 - Large on-site septic system (Chelan Douglas Health District)
 - Non-transient Non-community Group A Water System (DoH & Chelan Douglas Health District)
 - Industrial Radioactive Materials License (DoH)
 - X-Ray Registration (DoH)
 - Radioactive Air Emissions License (DoH)
 - EPA/State Identification (ID) Number (Ecology)
 - Low-level Radioactive Waste Site Use Permit (DoH)
 - Decommissioning Plan, if not already required in DoH permitting, to include monitoring.
- l. Stated mitigation measures may be updated to include additional environmental protections based on agency and public concerns and comments at the time of Conditional Use Permit review for the fusion generation facility and substation, High Impact Utility

This Mitigated DNS is issued under WAC 197-11-350, Mitigated DNS. Public Notice is given pursuant to WAC 197-11-350 and 13.04.150(1)(c). An agency shall not act upon a proposal for fourteen days after the date of issuance. All public and agency comments must be received at the address listed below, or via email to cd.comment@co.chelan.wa.us, and postmarked by June 14th, 2025.

Appeals of SEPA shall be via the associated permitting actions, BP 250386 (Assembly Building) or the required Conditional Use Permit pursuant to CCC 14.10.040 and CCC 14.12.030, for the fusion generation use/structure and substation, and shall be to the Chelan County Hearing Examiner within 10 working days of the written issuance of the permitting action (BP 250386 and/or Conditional Use Permits).

Responsible Official: Deanna Walter, Director / SEPA Responsible Official

Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature Deanna Walter **Date:** 5/30/2025

Deanna Walter, SEPA Responsible Official