



## 4.1 LAND USE AND HOUSING

This section provides a project-level analysis of potential impacts to land use, Shorelines of the State (shorelines), and housing. The study area for the land use and housing analysis in the Final EIS contains parcels that are included in or abutting PSE's Proposed Alignment, as well as parcels in close proximity to the right-of-way (see Figure 4.1-1). This study area was selected because properties in close proximity to the right-of-way would have the greatest potential to be impacted by the project, including changing a property to a utility land use or intensification of the existing utility land use, and possible associated removal or relocation of minor structures within the existing utility right-of-way. For a more detailed description of the methodology used to determine the study area for the land use analysis, please see Appendix B-1.

The EIS analysis examined land uses, zoning districts, and comprehensive plan land use designations in the study area, as well as broader land use patterns. The analysis considered unique land uses in the study area that were identified during scoping and the course of this analysis. Unique uses are those that may be more significantly affected by the project or those that are used by large numbers of people and include the following:

- Schools
- Religious institutions
- Hospitals
- Libraries
- Parks, recreational areas, or other public gathering places
- Commercial or retail areas
- Transportation or other infrastructure

Areas adjacent to or close to the study area that are zoned or planned for higher intensity uses such as commercial or industrial were also examined. The EIS analysis considered the number and type of residential properties in the study area, including the number of single-family and multi-family residential units adjacent to the project corridor.

A general study of the impact of the project on property values in the City of Bellevue is found in the Phase 1 Draft EIS. Further analysis on the potential impact on property values for a smaller jurisdiction, the City of Newcastle, is found in Section 3.10, *Economics*, of the Phase 2 Draft EIS and is incorporated by reference.

---

### Key Changes from the Phase 2 Draft EIS

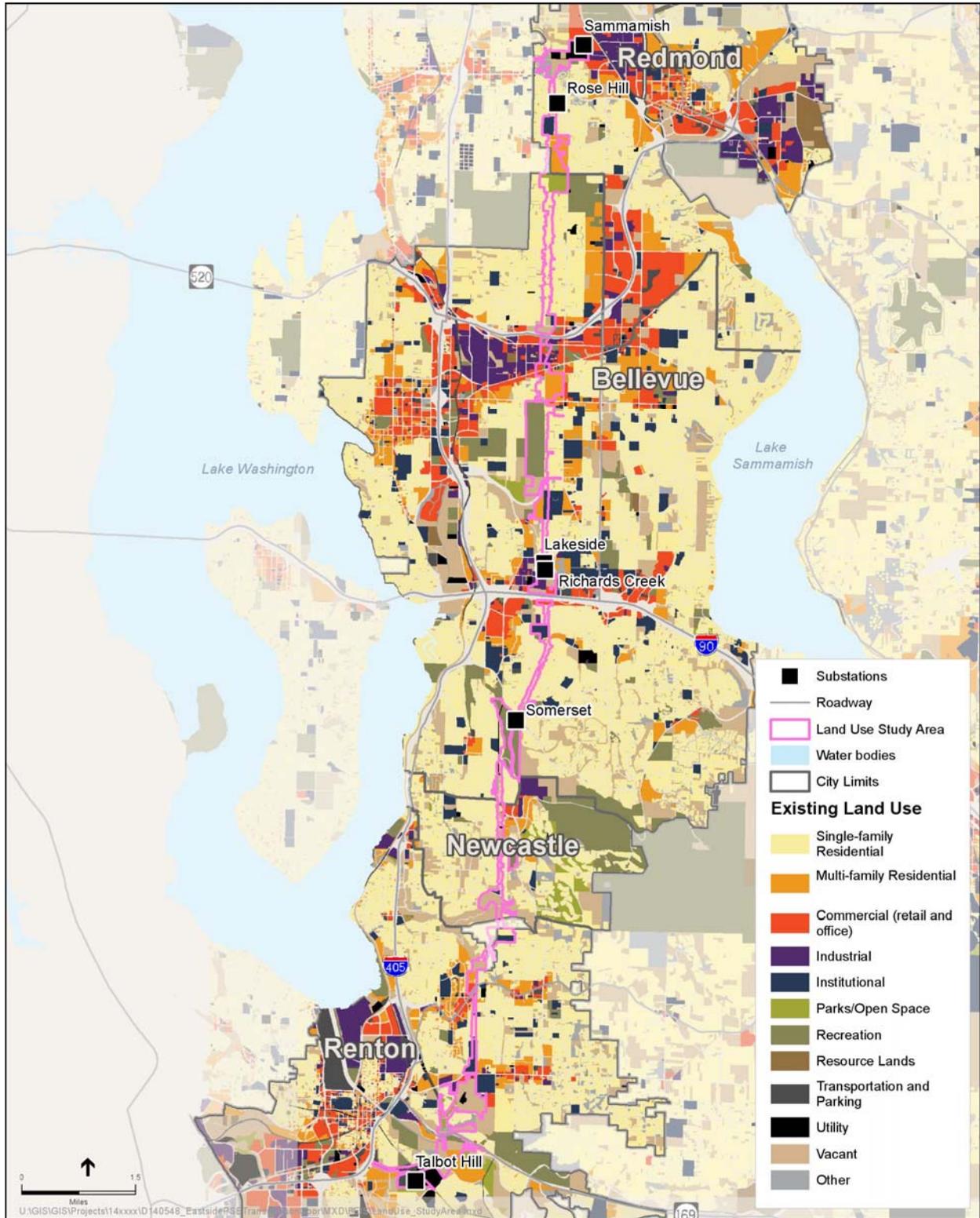
- Updated the analysis to reflect PSE's Proposed Alignment.
  - Added analysis of the new Newcastle Option 2 route.
  - Added information on new sections in the Newcastle Municipal Code.
  - Made minor clarifications throughout based on comments received, (including information on Essential Public Facilities and Conditional Use Permits).
- 

---

### Methods for Studying Affected Environment

Information on land use and housing was obtained primarily from data maintained by the King County Assessor. Zoning, shoreline designations, and comprehensive plan data were obtained from the Partner Cities.

---



Source: King County, 2015; WA Ecology, 2014.

**Figure 4.1-1. Study Area for Land Use and Housing**

### **4.1.1 Relevant Plans, Policies, and Regulations**

Development within the study area must comply with a variety of policy documents and regulations adopted by local municipalities, including comprehensive plans, subarea plans, shoreline master programs, and land use standards. Development in proximity to utility infrastructure must also comply with PSE guidelines, which are shaped by National Electrical Safety Code (NESC) standards. These plans, policies, and regulations are covered in Section 3.1.1 of the Phase 2 Draft EIS and included in Appendix B-3.

Two new code sections from Newcastle that are relevant to determining land use impacts for the project were not included in the Phase 2 Draft EIS analysis. An additional Conditional Use Permit decision criterion for utility facilities in Newcastle Municipal Code (NMC) 18.44.052(C)(1) states that the City must determine whether the impact of the utility facility on the city and environment has been minimized. Additionally, NMC 18.44.052(D) establishes that the City has the right to impose conditions on the facility in regards to location, development, design, use, or operation to mitigate impacts.

### **4.1.2 Land Use and Housing in the Study Area**

The 16-mile corridor would extend from Redmond to Renton and also passes through the cities of Bellevue and Newcastle and a small portion of King County. See Figure 4.1-1 for a map of existing land uses. Based on a linear-feet breakdown of the study area for PSE's Proposed Alignment, the most common existing land uses include:

- Residential (single-family and multi-family) (49 percent)
- Vacant land (17 percent)
- Industrial (9 percent)
- Institutional (9 percent)

Refer to Section 3.1.2 of the Phase 2 Draft EIS for a summary of the land use and housing in the study area. These classifications of land use are based on King County Assessor's data. It should be noted that some of the land classified by the assessor as vacant includes portions of public parks. This information has not changed since the publication of the Phase 2 Draft EIS and is incorporated by reference in the Final EIS.

### **4.1.3 Long-term (Operation) Impacts Considered**

#### **4.1.3.1 Methods for Analyzing Long-term Impacts**

This section evaluates the consistency of the project with the general regulatory framework, including applicable land use and shoreline goals and policies, zoning districts, and shoreline environment designations for each segment and option.

As part of the Phase 1 Draft EIS, the EIS Consultant Team examined potential changes in land use related to transmission lines and other utility components. Information was obtained from land use studies and an interview with a local assessor's office (FCS Group, 2016). This section verifies that those findings apply to the alternatives considered in the Phase 2 Draft EIS and this Final EIS.

The potential for the project to convert existing non-utility land uses to a utility use was considered. The evaluation included the potential for the project to physically separate existing neighborhoods. The potential for a loss of housing due to property acquisition was also considered.

Cellular phone transmitters affixed to existing poles would be removed with the existing poles. PSE would allow these transmitters to be replaced on the new poles, so no impacts are expected, either from the loss of such facilities or from the addition of any new ones. Whether a transmitter is replaced on the new poles, however, is subject to permit approval for the wireless facility and the ability to meet carrier coverage objectives in the new location. The land use code in each jurisdiction requires permits for any new facilities, but would not necessarily restrict them from being placed on the proposed poles in the future, subject to permit approval.

This analysis considered the potential for the presence of the new utility infrastructure to affect existing or future uses adjacent to the utility corridor. This included a review of PSE guidelines for high-capacity transmission lines and how they may affect new mid- or high-rise structures.

This section broadly evaluates the potential impacts that the new utility infrastructure could have on the character of neighborhoods near the corridor. Additionally, it describes mitigation measures to minimize or eliminate project impacts to land use and housing.

#### **4.1.3.2 Magnitude of Impact**

The following defines project-level long-term (operational) impacts to land use (existing and future), neighborhood character, zoning, and housing. The project would have an adverse impact on these elements if it caused a substantial disruption or change to existing or future land uses, neighborhood character, or housing stock. The magnitude of the potential land use impacts is classified as less-than-significant or significant, defined as follows:

- **Less-than-Significant**—Changes to the current conditions could result in a material change to study area land uses, or the overall land use pattern or neighborhood character. However, these changes would be considered less-than-significant if the changes are either supported by plans and policies, or can be mitigated adequately to avoid significant changes.
- **Significant**—Changes in study area land uses, the overall land use pattern, or the neighborhood character would be inconsistent with existing plans and policies, and cannot be mitigated. Housing impacts would also be significant if the current housing stock of the study area would be diminished substantially, or changes in land use would not allow for planned growth or suitable housing.

#### **4.1.4 Long-term Impacts: No Action Alternative**

Under the No Action Alternative, the project would not be constructed and no impacts to land use and housing in the study area would occur from the proposed project.

However, as summarized in the Phase 1 Draft EIS, the declining reliability of electric power supply that could result from the No Action Alternative could be inconsistent with the *Washington State Growth Management Act (GMA)* and various City policies that state the need to provide a balanced but reliable electrical utility infrastructure. Please see Sections 10.2.1 and 10.7.2 of the Phase 1 Draft EIS for further discussion on the Growth Management Act and its tie-in with land use considerations.

## 4.1.5 Long-term Impacts: PSE's Proposed Alignment

### 4.1.5.1 Impacts Common to all Components

Under PSE's Proposed Alignment, the entire project would utilize PSE's existing 115 kV transmission line corridor. No new property or easements would be acquired for PSE's Proposed Alignment.

Although PSE plans to remove and replace the existing wooden 115 kV H-frame structures, this planned pole replacement would not change the existing or future land uses, zoning designations, or housing stock since the land is already in use as a transmission line corridor and does not require additional easements or property acquisitions. Section 4.2.3 of this Final EIS addresses potential impacts to scenic views and the aesthetic environment that may result from replacing the existing poles with taller pole types, including consistency with the comprehensive plans of the Partner Cities in regards to *visual resources* and neighborhood character.

The project is considered either an allowed use or conditional use in all of the zones that it would cross within the study area. A conditional use requires a different procedural review process than an allowed use to ensure that the proposed use is compatible with the land use district and surrounding properties. No houses would need to be condemned or demolished, but there might be impacts to *ancillary structures* such as sheds or garages. Because the project would not result in the removal of existing housing, the impacts to housing would be less-than-significant.

One of the major elements the EIS Consultant Team used to determine the level of impact is the project's consistency with applicable plans and policies, including the city comprehensive plans and any subarea policies in the study area. A statement that the project is consistent with applicable plans and policies means that the project does not violate any of the policies outlined in the city comprehensive plan or any subarea plans that would apply to the study area. For example, several applicable subarea plans have statements that require or encourage the undergrounding of utility distribution lines, but do not specifically address the undergrounding of transmission lines. PSE's Proposed Alignment would not change any distribution lines and would therefore be consistent with the subarea plans in regards to their approach to undergrounding of distribution lines. While the project would not be in direct violation of the policies in the comprehensive and subarea plans, some policies indicate that the project could potentially have an impact on future development in some way (see Appendix B-3). These were analyzed on a case-by-case basis to determine the level of significance. An example of this would be a policy that encourages the co-location of utilities.

Land use is closely tied to several other environmental resources, such as scenic views and aesthetic environment as well as recreation. While PSE's Proposed Alignment could result in significant impacts to some of these resources within certain route sections, the impacts are not anticipated to change the land use of the study area. For a detailed analysis of impacts related to scenic views and the aesthetic environment, please refer to Section 4.2.5. For a detailed analysis of the impacts to recreation resources, please see Section 4.6.5.

The following pages summarize the potential impacts on land use for PSE's Proposed Alignment, presented for the Richards Creek substation and by segment. For the Redmond, Bellevue North, Bellevue Central, and Renton Segments, the analysis included a review of refined project design details for PSE's Proposed Alignment, with results revised relative to the Phase 2 Draft EIS to reflect the new information. For these segments, the new information and analysis have not altered the conclusions presented in the Phase 2 Draft EIS regarding significant impacts on land use.

For the Richards Creek substation site and the Bellevue South and Newcastle Segments, the analysis included a review of the project design as presented in the permit applications submitted to Bellevue and Newcastle (PSE, 2017b and PSE, 2017c, respectively). The results below have been revised relative to the Phase 2 Draft EIS, incorporating the more detailed information in the permit applications on pole locations and critical areas (including wetlands, streams, and their buffers). The conclusions regarding significant impacts on land use, however, are the same as presented in the Phase 2 Draft EIS.

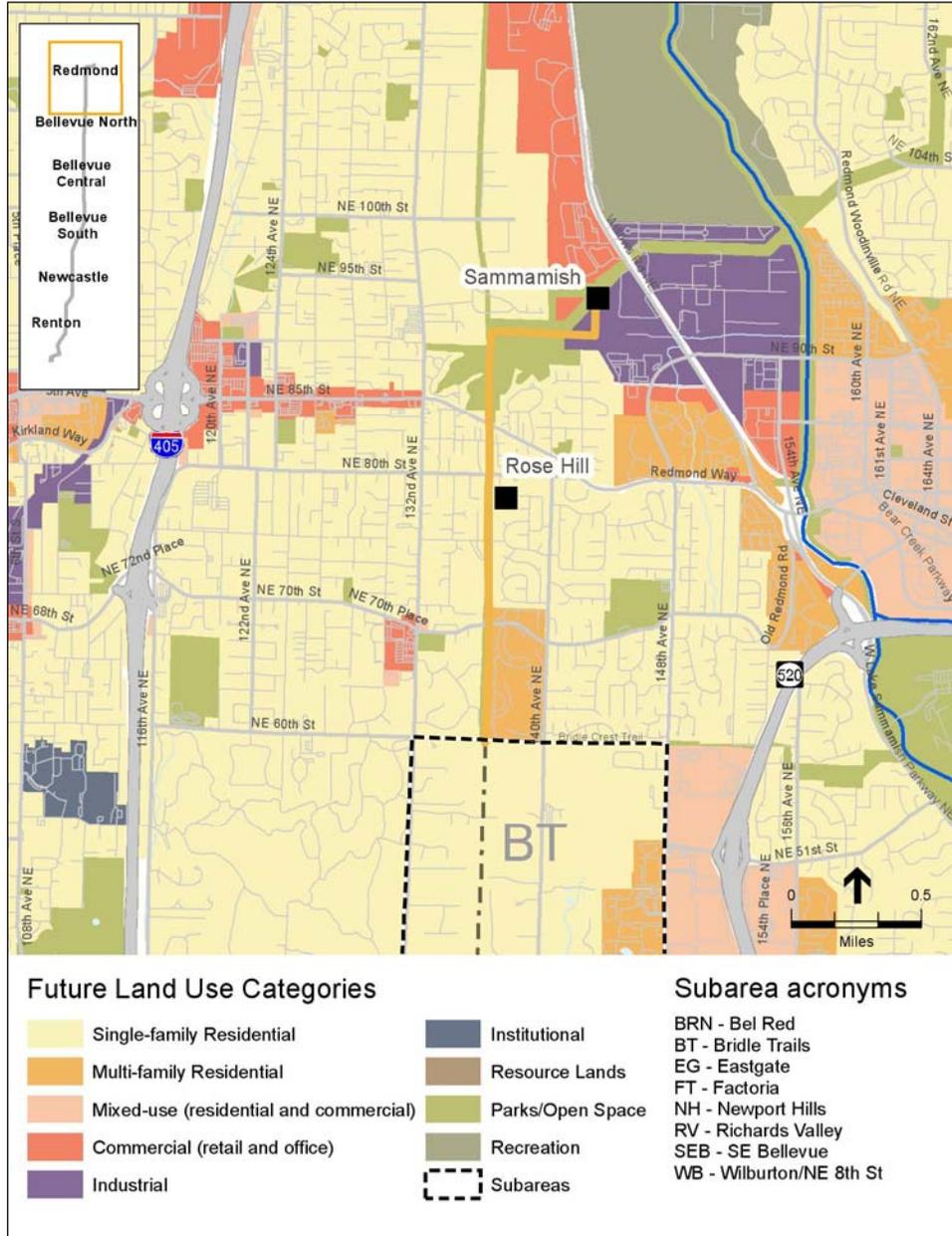
#### **4.1.5.2 New Richards Creek Substation**

There would be no long-term impacts to land use and housing from operation of the substation because the Richards Creek substation would be compatible with the existing and nearby land uses (industrial) and neighborhood character. In addition, the site is owned by PSE and has been used for storage or equipment and vehicles; the construction and operation of a new substation will not represent a substantive change to the existing conditions. In addition, the Richards Creek substation is consistent with the future land use designation of light industrial from the Bellevue Comprehensive Plan (City of Bellevue, 2015), and the Bellevue City Code (BCC 20.20) allows development of “utility facilities” under a Conditional Use Permit.

The Chestnut Hill Academy is adjacent to the existing Lakeside substation, approximately 300 feet north of the proposed Richards Creek substation site. A wooded area separates the school from the site of the proposed substation. The Richards Creek substation would not cause any housing impacts because no housing sites are on or adjacent to the proposed substation site.

### 4.1.5.3 Redmond Segment

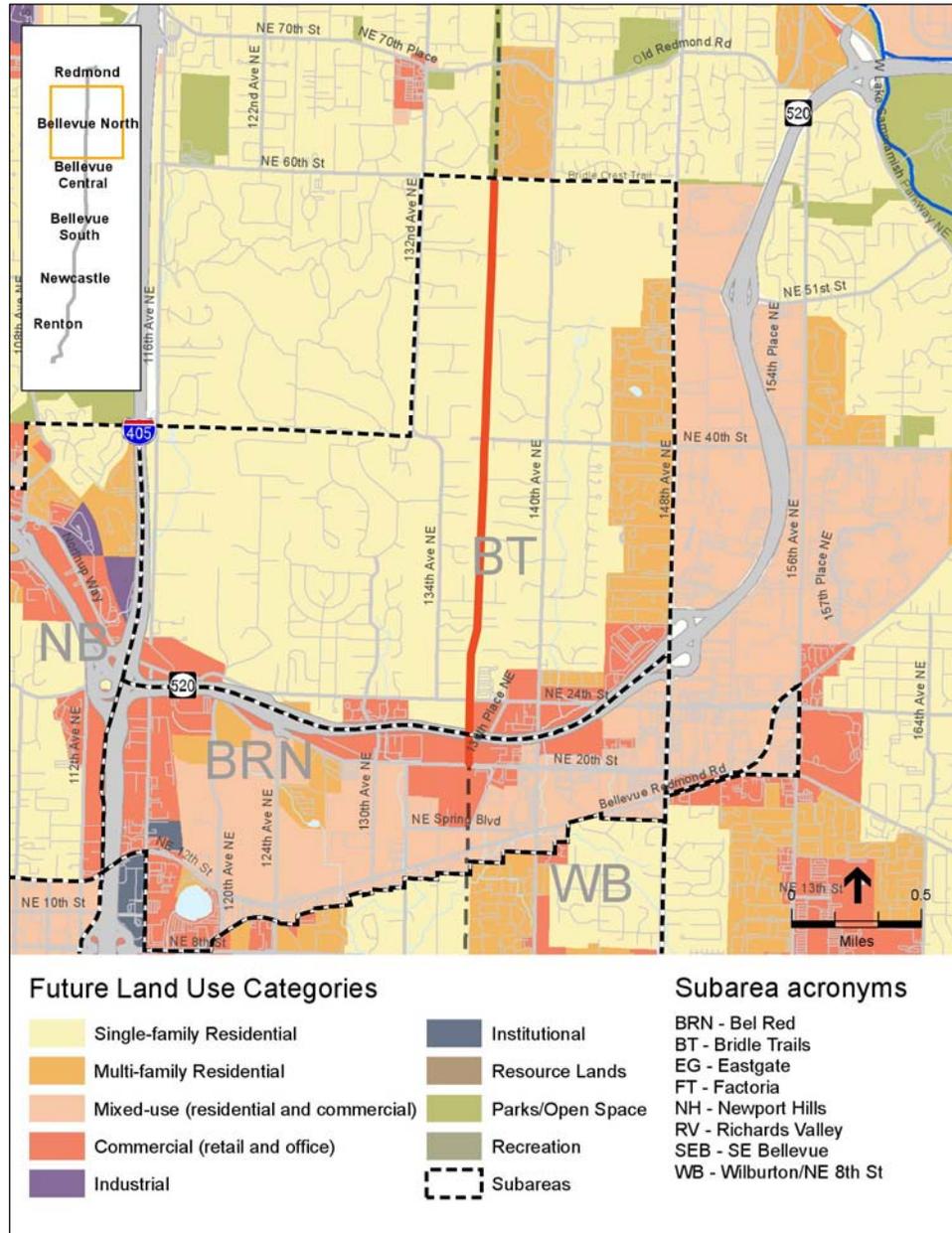
Potential types of new uses and development along the Redmond Segment are regulated by the City of Redmond Zoning Code (RZC) (Redmond Municipal Code Title 21). The potential impacts to land use and housing for the Redmond Segment would be less-than-significant because the project is consistent with City and subarea plans, and would not adversely affect existing or future land use patterns. The impacts are summarized below.



- **Consistency with Plans, Policies, and Regulations:** The project would be consistent with the Redmond Comprehensive Plan (City of Redmond, 2011) and the Grass Lawn and Willows Rose Hill Subarea policies. Zoning districts in the study area allow electrical utility facilities as a conditional use.
- **Existing Land Use Pattern and Neighborhood Character:** The project would not impact the existing land use pattern of single-family and multi-family residential. The project would use an existing utility corridor and not require any new easements from adjoining properties.
- **Future Land Use Pattern:** The project would not impact future land uses, which are projected to continue to be mostly single-family and multi-family residential, and parks/open space. The project would use an existing utility corridor and would not interfere with planned development.
- **Shorelines:** There are no designated shorelines in this segment.

#### 4.1.5.4 Bellevue North Segment

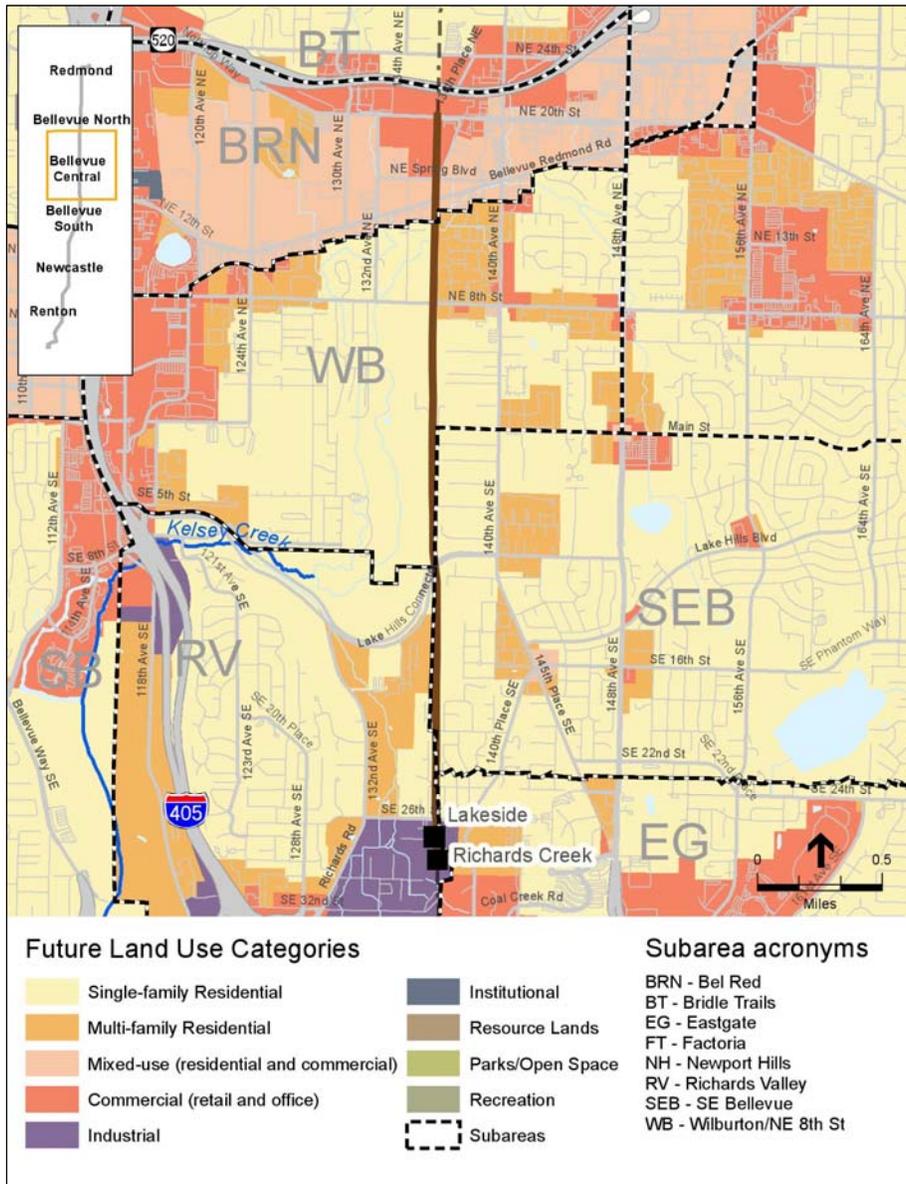
Potential types of new uses and development along the Bellevue North Segment are regulated by the City of Bellevue City Code (BCC, Title 20). The potential impacts to land use and housing for the Bellevue North Segment of the project would be less-than-significant because it is consistent with City and subarea plans, and would not adversely affect existing or future land use patterns. The impacts are summarized below.



- **Consistency with Plans, Policies, and Regulations:** The project would be consistent with the Bellevue Comprehensive Plan and Bridle Trails and Bel-Red Subarea policies. Zoning districts in the study area allow electrical utility facilities as a conditional use.
- **Existing Land Use Pattern and Neighborhood Character:** The project would not impact the existing land use pattern of single-family residential north of SR 520, or the commercial area south of SR 520. The project would use an existing utility corridor and not require any new easements from adjoining properties.
- **Future Land Use Pattern:** The project would not impact future land uses, which are anticipated to be mostly single-family residential. The project would use an existing utility corridor and would not interfere with planned development.
- **Shorelines:** There are no designated shorelines in this segment.

#### 4.1.5.5 Bellevue Central Segment (Revised Existing Corridor Option)

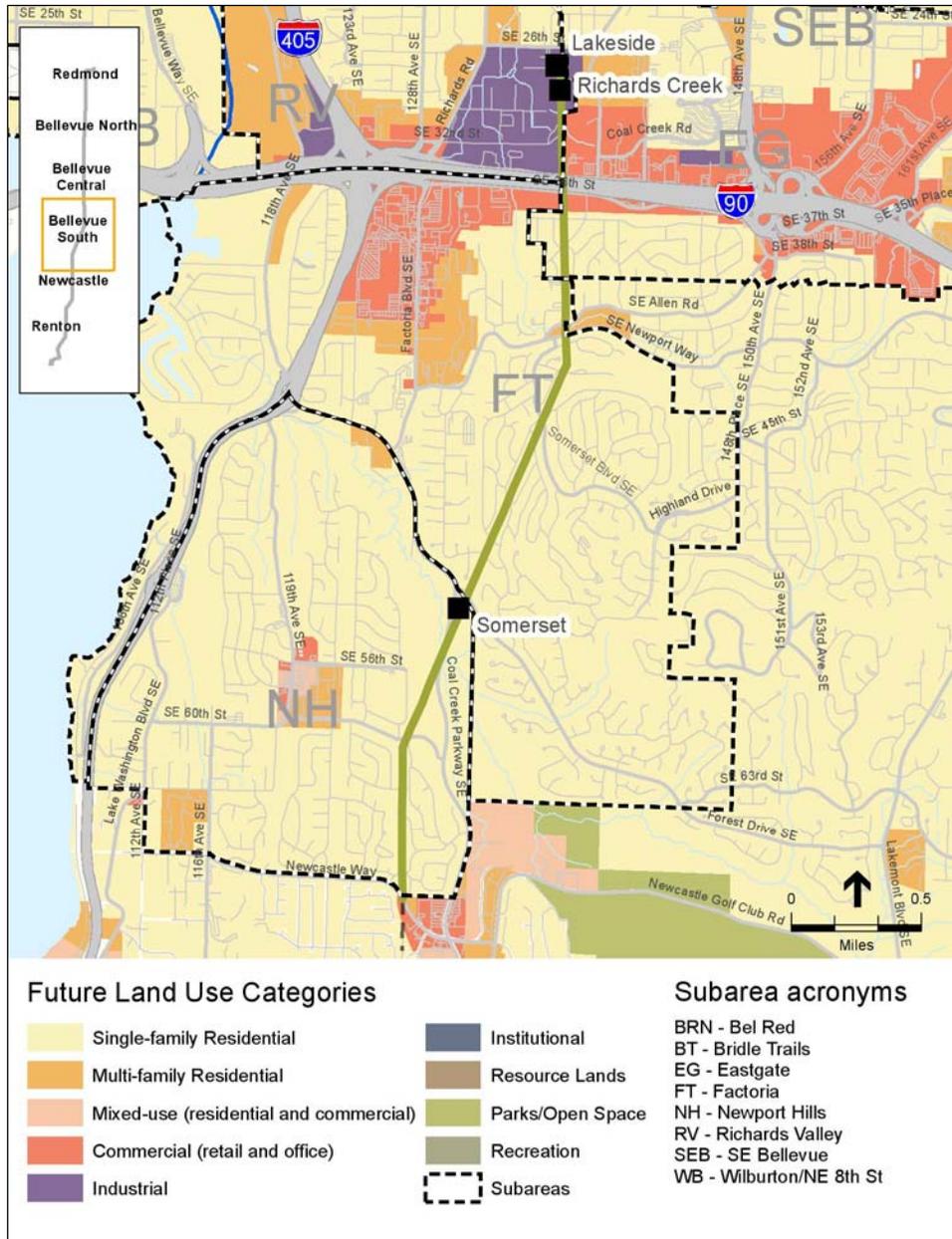
PSE’s Proposed Alignment for the Bellevue Central Segment follows the route of the Existing Corridor Option as described in the Phase 2 Draft EIS, with refined design details for pole types and placement. Potential types of new uses and development along the Bellevue Central Segment are regulated by the City of Bellevue City Code (BCC, Title 20). The East Bellevue Community Council (EBCC) also has approval-disapproval authority over certain land use actions, including conditional use permits, within a portion of this segment. The potential impacts to land use and housing for the Bellevue Central Segment of the project would be less-than-significant because it is consistent with City and subarea plans, and would not adversely affect existing or future land use patterns. The impacts are summarized below.



- **Consistency with Plans, Policies, and Regulations:** The project would be consistent with the Bellevue Comprehensive Plan and Bel-Red, SE Bellevue, Wilburton/NE 8<sup>th</sup> Street, and Eastgate Subarea policies. The Richards Valley Subarea Plan includes a policy of co-locating utility and transportation rights-of-way and states that “common corridors” (areas that already contain power lines) should be used to reduce visual impacts. Zoning districts in the study area allow electrical utility facilities as a conditional use.
- **Existing Land Use Pattern and Neighborhood Character:** The project would not impact the existing land use pattern of mostly single-family residential south of Bel-Red Road, or the mixed-use commercial area north of Bel-Red Road. The project would use an existing utility corridor and not require any new easements from adjoining properties.
- **Future Land Use Pattern:** The project would not impact future land uses, which are anticipated to be mostly single-family and multi-family residential. The project would use an existing utility corridor and would not interfere with planned development.
- **Shorelines:** There are no designated shorelines in this segment.

#### 4.1.5.6 Bellevue South Segment (Revised Willow 1 Option)

PSE’s Proposed Alignment for the Bellevue South Segment follows the route of the Willow 1 Option as described in the Phase 2 Draft EIS, with refined design details for pole types and placement. Potential types of new uses and development along the Bellevue South Segment are regulated by the City of Bellevue City Code (BCC, Title 20). The potential impacts to land use and housing for the Bellevue South Segment would be less-than-significant because it is consistent with City and subarea plans, and would not adversely affect existing or future land use patterns. The impacts are summarized below.

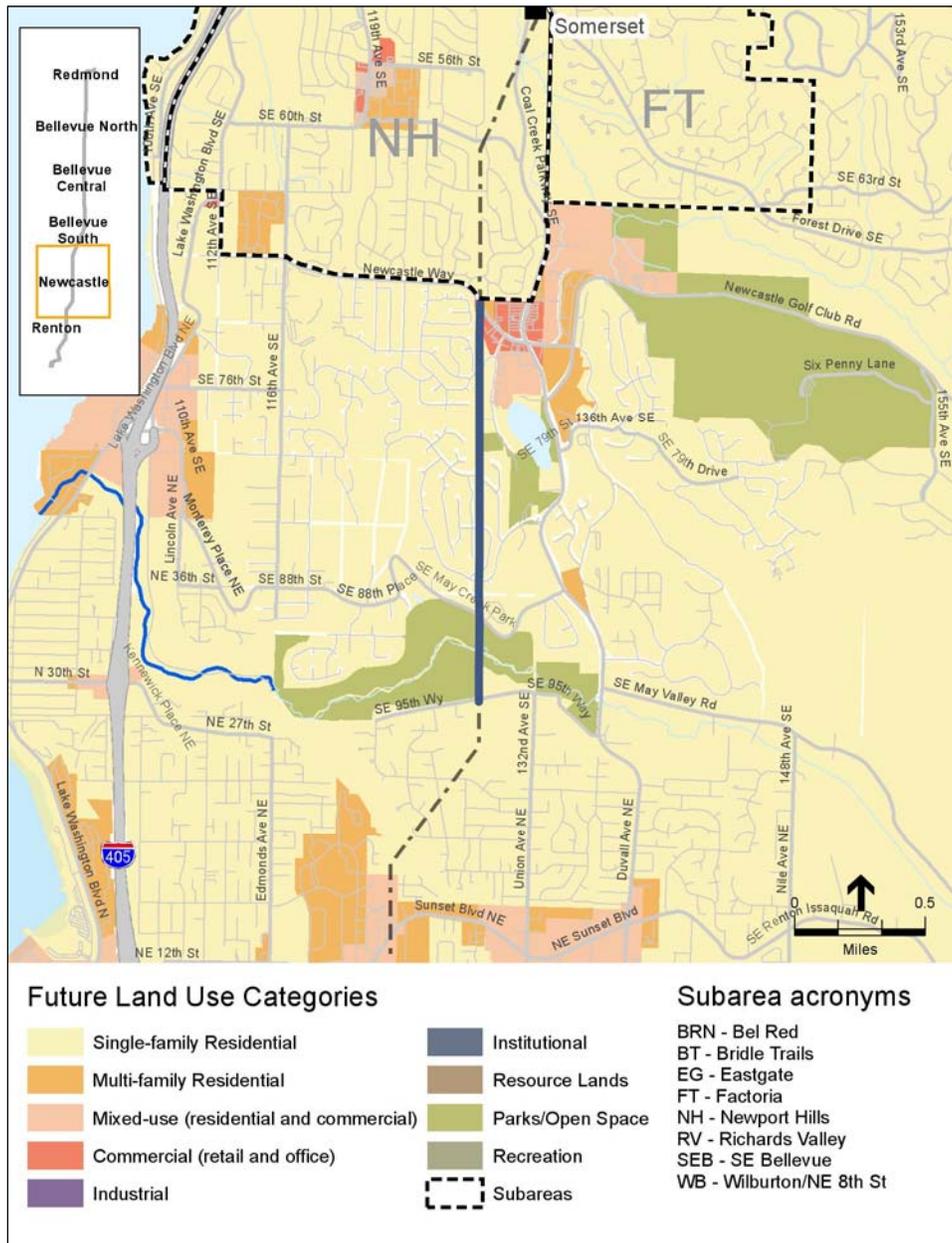


- **Consistency with Plans, Policies, and Regulations:** The project would be consistent with the Bellevue Comprehensive Plan and the Richards Valley, Factoria, Eastgate, and Newport Hills Subarea policies. The Factoria Subarea Plan includes a policy of minimizing disruptive effects of utility construction on non-property owners, motorists, and pedestrians. Zoning districts in the study area allow electrical utility facilities as a conditional use.
- **Existing Land Use Pattern and Neighborhood Character:** The project would not impact the existing land use pattern of single-family residential. The segment would use the existing corridor and not require any new easements from adjoining properties.
- **Future Land Use Pattern:** The project would not impact future land uses, which are anticipated to be single-family residential, industrial, and commercial. The project would use the existing corridor and would not interfere with planned development.
- **Shorelines:** There are no designated shorelines in this segment.

#### 4.1.5.7 Newcastle Segment – Option 1 (No Code Variance)

For the Newcastle Segment, two options are being considered in this Final EIS, including one that would not require a variance from the 5-foot setback requirement under NMC 18.12.130, and one that would require a variance.

For Newcastle Segment Option 1 (No Code Variance), the pole height and configuration are the same as described in the Phase 2 Draft EIS for the Newcastle Segment. Therefore, impacts for this option are the same as the impacts described for the Newcastle Segment in Phase 2 of the Draft EIS. Potential types of new uses and development along the Newcastle Segment are regulated by the City of Newcastle’s Municipal Code (NMC, Title 18). The NMC allows development of a “Utility Facility – Regional” under a Conditional Use Permit.



The criteria for approval of that permit include consideration of impacts on surrounding uses, among other criteria. The analysis in this section focuses on land use and housing impacts. Other impacts are described in other portions of the Final EIS.

The potential impacts to land use and housing for the Newcastle Segment (Option 1) would be less-than-significant because it is consistent with City plans, and would not adversely affect existing and future land use patterns. The impacts are summarized below.

- **Consistency with Plans, Policies, and Regulations:** Under Option 1, the project would be consistent with the Newcastle Comprehensive Plan for land use and housing impacts (City of Newcastle, 2016). Zoning districts in the study area allow electrical utility facilities as a conditional use. The placement of the poles is consistent with the required setback of 5 feet from the Olympic Pipeline easement. Policy UT-P10 of the City’s Comprehensive Plan states that the City “should require utility providers to design and construct overhead transmission lines in a manner that is environmentally sensitive, safe, and aesthetically compatible with surrounding land uses.” The project is consistent with this policy, except regarding aesthetics. Regarding impacts to the *visual character* of the Newcastle Segment, see Section 4.2.5.7 of the Final EIS.
- **Existing Land Use Pattern and Neighborhood Character:** Under Option 1, the project would not impact the existing land use pattern. The project would use the existing corridor and not require new easements from adjoining properties; single-family residential and other areas on the corridor would not be converted to other uses. Regarding impacts to the visual character of the Newcastle segment, see Section 4.2.5.7 of the Final EIS.
- **Future Land Use Pattern:** Under Option 1, the project would not impact future land uses, which are anticipated to be primarily single-family residential and parks/open space, with a small section of mixed-use and multi-family residential at the north end of the segment. Future land use designations were developed based on the assumption that the transmission line facility would remain and be upgraded. The project would use the existing corridor and would not interfere with planned development.
- **Shorelines:** There are no designated shorelines in this option.

#### 4.1.5.8 Newcastle Segment – Option 2 (Code Variance)

Based on comments received on the Phase 2 Draft EIS and coordination with the City of Newcastle, PSE developed a second option for the Newcastle Segment for analysis in the Final EIS. The Newcastle Segment Option 2 (Code Variance) would use the same corridor as Option 1 but would use poles that are placed closer to the center of the right-of-way than Option 1, which allows use of shorter poles. Option 2 was proposed to reduce adverse effects to the aesthetic environment associated with the Newcastle Segment as analyzed in the Phase 2 Draft EIS (as well as Option 1 as analyzed in the Final EIS). However, placing the poles closer to the center of the right-of-way also places them closer to the Olympic Pipeline system easement than allowed in Newcastle’s land use code, and Option 2 would require variance approval from the City of Newcastle.

Title 18 of the Newcastle Municipal Code (NMC) allows development of a “Utility Facility – Regional” under a Conditional Use Permit. It also regulates transmission line utility poles as “structures”, and requires them to be separated from regional utility corridors:

*“All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor” (NMC 18.12.130).*

The right-of-way easement for the Olympic Pipeline system varies in width and runs through the middle of the transmission line corridor in the Newcastle Segment, which means that NMC 18.12.130 requires that the poles be placed close to edges of the transmission corridor right-of-way and therefore near adjacent residences and other structures abutting the corridor, and away from the buried pipeline.

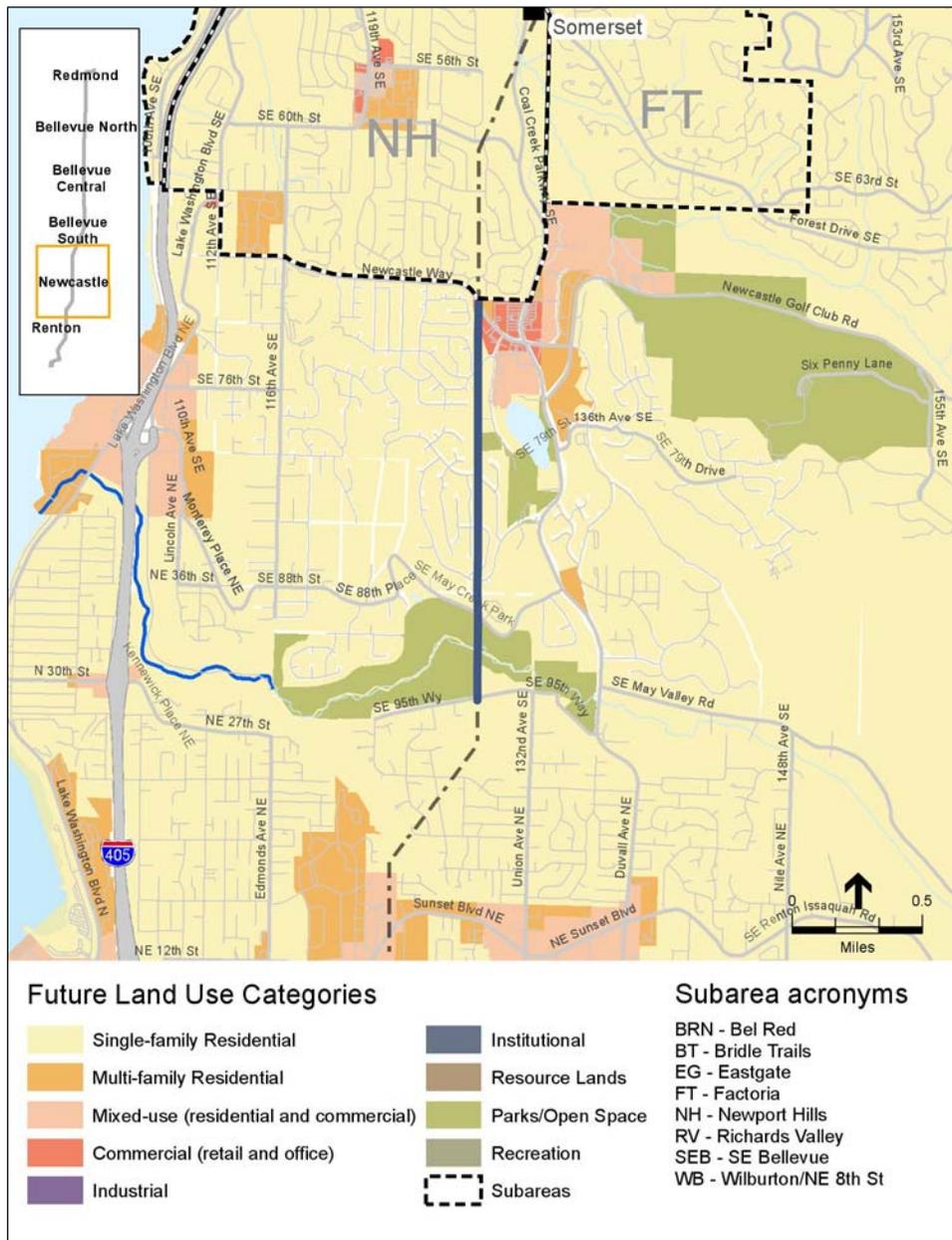
Under Option 2, PSE would request from the City of Newcastle a Conditional Use Permit and variance approval to allow the new poles to be placed a minimum of 13 feet from the pipelines. Because of the varying width of the pipeline right-of-way and the varying location of the pipeline within the corridor, the proposed poles would not all be outside of the existing pipeline right-of-way easement. By allowing the poles to be closer to the center of the transmission corridor, a shorter pole design is possible, with conductors on both sides of the pole instead of just on one side as in Option 1 (see the Newcastle Segment Option 2 Segment Sheet, in Chapter 2, page 2-31). Under this design, the topmost conductors would also be lower than Option 1, further minimizing potential adverse effects on the aesthetic environment.

This situation is unique to Newcastle in the project area for two reasons. First, the Olympic Pipeline system runs down the center of the existing corridor in Newcastle for most of the segment; in most of the other segments, the pipeline system generally runs along either the west or east side. Second, Newcastle is the only one of the Partner Cities with existing code language with the 5-foot setback requirement.

The analysis in the EIS is not intended to determine whether Option 2 meets the variance criteria. Review of the variance criteria is a separate part of the permitting process. This analysis examines the impacts that would occur if a variance is approved.

Assuming the variance is granted, the potential impacts on land use and housing for the Newcastle Segment (Option 2) would be less-than-significant. If the project is found to be consistent with variance criteria, it is assumed that the project would be consistent with City policies that allow for flexibility through the approval of variances when there is an unusual property-related condition that

was not anticipated by the Code. The impacts on existing and future land use patterns are described and summarized below.



- Consistency with Plans, Policies, and Regulations:** Under Option 2, the project would be consistent with the Newcastle Comprehensive Plan because it would help accomplish several of the policies in the plan, including the policy to promote co-location of major utility facilities (Policy UT-P3). Because *high-voltage* transmission lines need to be higher than 115 kV lines, and approval criteria require that visual impacts on surrounding uses be minimized (Policies UT-P10 and UT-P14), PSE has proposed pole configurations that are as low as possible to meet industry and safety standards. The variance would allow PSE to use lower pole heights in their design, which would decrease visual impacts to adjacent land uses. However, this option would

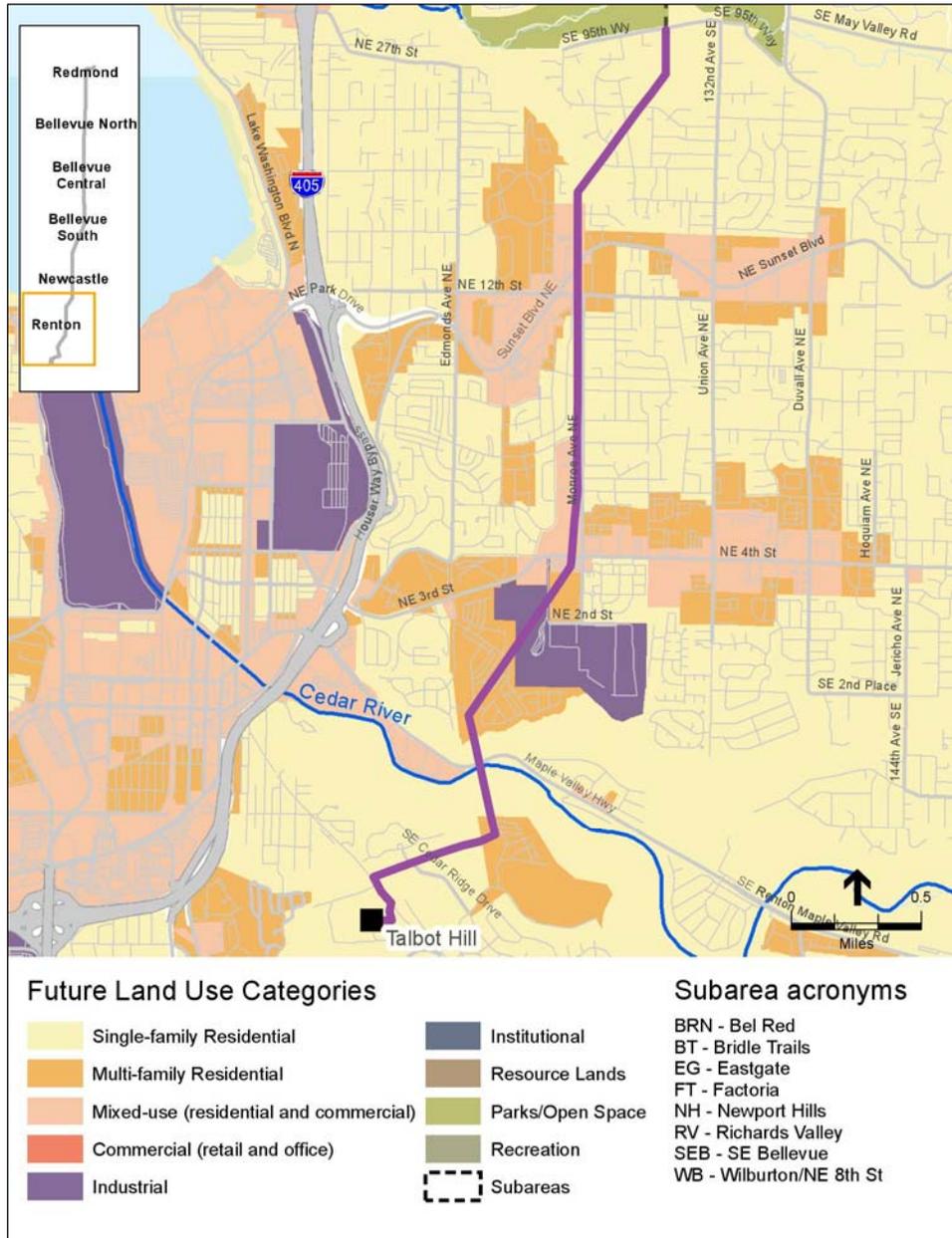
still adversely affect the visual character of a portion of the segment, although to a lesser degree than Newcastle Option 1 (see Section 4.2.5.8 for a detailed discussion of impacts to scenic views and the aesthetic environment for Option 2).

The project would follow the variance procedures required by the City of Newcastle. Consistency with variance criteria is a means of demonstrating consistency with City policies and code when there are unusual circumstances that create a hardship for an otherwise allowable use to meet development standards. A final decision on the variance will be made by the City after completion of the Final EIS.

- **Existing Land Use Pattern and Neighborhood Character:** Under Option 2, the project would not change the existing land use pattern of single-family residential. The project would use the existing corridor and not require new easements from adjoining properties. As noted, this option would still adversely affect the visual character of a portion of the segment, although to a lesser degree than Newcastle Option 1 (see Section 4.2.5.8 for a detailed discussion of impacts to scenic views and the aesthetic environment for Option 2).
- **Future Land Use Pattern:** Under Option 2, the project would not impact future land uses, which are anticipated to be primarily single-family residential and parks/open space, with a small section of mixed-use and multi-family residential at the north end of the segment. Future land use designations in the City of Newcastle Comprehensive Plan reflect the assumption that the transmission facility would remain. The project would use the existing corridor and would not interfere with planned development.
- **Shorelines:** There are no designated shorelines in this option.

### 4.1.5.9 Renton Segment

Potential types of new uses and development along the Renton Segment are regulated by the City of Renton’s development regulations (Renton Municipal Code [RMC] Title IV) and the Renton Shoreline Master Program (SMP). The potential impacts to land use and housing for the Renton Segment would be less-than-significant because it is consistent with City plans, and would not adversely affect existing or future land use patterns. The impacts are summarized below.



- **Consistency with Plans, Policies, and Regulations:** The project would be consistent with the Renton Comprehensive Plan (City of Renton, 2015). Zoning districts in the study area allow electrical utility facilities as a conditional use.
- **Existing Land Use Pattern and Neighborhood Character:** The project would not impact the existing land use pattern of vacant land and single-family residential. The project would use the existing corridor and not require new easements from adjoining properties.
- **Future Land Use Pattern:** The project would not impact future land uses, which are anticipated to be mostly single- and multi-family residential, mixed-use, and industrial. The project would use the existing corridor and would not interfere with planned development.
- **Shorelines:** The Renton Segment would go through the Shoreline High Intensity and Urban Conservancy Shoreline Environment Designations. The SMP defines Major Service Utilities as public or private utilities that provide services beyond Renton boundaries, such as electrical transmission lines 55 kV or greater. PSE's Proposed Alignment would include replacing existing transmission lines within the existing corridor but would not change the height of the wires within the shoreline area. The current wooden H-frame structures (which are not within the shoreline area) would be replaced by taller steel monopoles with a smaller footprint, which would be placed in substantially the same locations as the exiting poles, outside of the shoreline zone. The project would be considered repair and maintenance and would not require a Shoreline Conditional Use Permit or a Shoreline Substantial Development Permit (pers. comm., Henning, 2017). The project would require a Shoreline Exemption, which is required for all construction projects within 200 feet of a designated shoreline that are exempted from the requirement for a “substantial development permit” under the Shoreline Management Act. A Shoreline Exemption requires a determination that the project is consistent with the requirements of Renton’s SMP. No adverse effects to the shoreline or shoreline uses are anticipated; therefore, impacts to shorelines would be less-than-significant.

## 4.1.6 Mitigation Measures

Mitigation measures are implemented to reduce or eliminate the adverse impacts associated with a proposed action. Mitigation can be achieved through avoidance, minimization, rectification, elimination, compensation, or monitoring of environmental impacts (WAC 197-11-768, *Mitigation*). See Section 1.11, *Key Findings of the EIS*, for a discussion of how mitigation is applied under SEPA.

For land use, regulations and comprehensive plan and subarea plan policies were reviewed to identify mitigation measures. Mitigation measures specified by code would be required, whereas mitigation measures based on plan policies would be at the discretion of the applicant to adopt or the local jurisdictions to impose as a condition of project approval. This section addresses only the mitigation measures for land use and housing impacts. For an expanded discussion on mitigation measures related to impacts to scenic views and the aesthetic environment, see Section 4.2.6. For an expanded discussion of mitigation measures related to critical areas compliance, see Section 4.3.6. Please refer to Section 4.6.6 for information on mitigation measures related to recreation.

### 4.1.6.1 Regulatory Requirements

All of the segments and options would need to meet the regulations of the zoning districts that they traverse. In areas where the use is not allowed outright within a zoning district, a Conditional Use Permit would be required. Adherence to the zoning regulations of each jurisdiction is generally not discretionary, and would provide some mitigation for project-related impacts to land use. Mitigation requiring changes to specific design features would be specified during the permitting process, and designed prior to construction. The applicable regulations are presented in Appendix B-3. The setback requirement from the Olympic Pipeline system easement in Newcastle is described in Section 3.1.1 of the Phase 2 Draft EIS, *Relevant Plans, Policies, and Regulations*, and above in Section 4.1.5.8 of this Final EIS.

The review process for Conditional Use Permits varies by jurisdiction, but often includes requirements of public notice and a level of quasi-judicial review. The Conditional Use Permit process can be used to reduce land use impacts because the decision criteria used by each jurisdiction in this review include elements such as compatibility with the comprehensive plan and consideration of the impact on neighboring land uses and property. Measures required through the Conditional Use Permit process are generally discretionary within the regulation of the specific jurisdiction. Such measures could include those listed under potential mitigation measures below.

In Newcastle, PSE intends to apply for a variance from the setback requirement, which could enable the use of shorter poles in that segment, as discussed in Section 4.2, *Scenic Views and the Aesthetic Environment*. Similar to the Conditional Use Permit review process, variance approval requires a determination that granting the variance would not harm adjacent land uses. The City has the right to impose conditions on the facility in regards to location, development, design, use, or operation to mitigate impacts, as summarized in the section below.

### **Prior to Construction**

- Design and operate regional utility facilities to minimize impacts on the surrounding uses, the environment, and the city (NMC 18.44.052.C.1).
- Work with the City of Newcastle to adopt any conditions imposed relating to the location, development, design, use, or operation of a utility facility to mitigate environmental, public safety, or other identifiable impacts. Mitigation measures may include, but are not limited to, natural features that may serve as buffers, or other site design elements such as fencing and site landscaping (NMC 18.44.052.D).

#### **4.1.6.2 Potential Mitigation Measures**

Potential mitigation measures are summarized below based on review of the comprehensive plan and subarea plan policies. The following mitigation measures could be used to reduce potential impacts from the project.

### **Prior to Construction**

- Consolidate utility facilities and co-locate multiple utilities (City of Newcastle Plan Policy UT-P3).
- Implement new and expanded transmission and substation facilities in such a manner that they are compatible and consistent with the local context and the land use pattern established in the Comprehensive Plan (City of Bellevue Plan Policy UT-95).
- Design, construct, and maintain facilities to minimize their impact on surrounding neighborhoods (City of Bellevue Plan Policy UT-8).
- Conduct a siting analysis for new facilities and expanded facilities at sensitive sites (areas in close proximity to residentially-zoned districts) (City of Bellevue Plan Policy UT-96).
- Underground sections of the transmission lines where inconsistencies with the comprehensive plan policies regarding aerial facilities would otherwise occur.

Undergrounding of transmission lines is not required by any of the subarea plans in the study area. If a City does request that a portion of the transmission line be placed underground, PSE would work with the City to determine the cost of undergrounding and how a tariff may apply. Additional discussion of use of undergrounding as mitigation is included in Section 4.2.6.

### **During Operation**

- Limit the number of cellular telecommunication facilities that could be installed on the proposed 230 kV poles to the number currently installed in the corridor and proposed to be reinstalled as part of the EIS (seven locations).
- Require the reinstalled telecommunications facilities to be in the same approximate locations as they were previously and to comply with the requirements of Chapter 80.54 RCW, Chapter 480-54 WAC, and local jurisdiction regulations.