

Return Address: Skamania PUD
P.O. Box 500
Carson, WA 98610

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 1009
Stevenson, Washington 98648
Phone: 509-427-3900 Inspection Line: 509-427-3922

Letter Amendment to Administrative Decision NSA-12-05-L1

APPLICANT: Skamania PUD, Melanie Sharpe

OWNER: Skamania County PUD No. 1

FILE NO.: Amendment to NSA-12-05

REFERENCE NO.: Administrative Decision for NSA-12-05, recorded as Skamania County Auditor's File #2012180676, recorded on the 15th day of May, 2012.

PROJECT: To construct a redundant transformer sequence (transformer, breaker, voltage regulator, regulator bypass structure, and underground conduits) within the fenced area at the existing Underwood Substation, and to install an oil and water separator vault and grass lined swale outside of the fenced area.

LOCATION: 331 Newell Road, Underwood; Section 15 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-15-0-0-1001-00.

LEGAL: See attached page(s)6-7.

ZONING: General Management Area – Large-Scale Agricultural (Ag-1)

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March 18, 2015

Dear Ms. Sharp,

The Community Development Department issued a final Administrative Decision on May 3, 2012 for the above referenced application. On March 17, 2014 our department issued a one year extension to the validity of the Administrative Decision, pursuant to Skamania County Code Section 22.06.150(B). On December 30, 2014 we received a NSA Letter Amendment Application proposing to modify the approval. It was determined at that time that portions of the proposal did not qualify as a "minor modification". We then received a revised Letter Amendment Application and drawings on March 9, 2015, which this decision is in response to.

The original project approved under file no. NSA-12-05 included the proposal to construct a redundant transformer sequence (transformer, breaker, voltage regulator, regulator bypass structure, and underground conduits) within the fenced area at the existing Underwood Substation, and to install an oil and water separator vault and grass lined swale outside of the fenced area. Since that time some of the design aspects have changed which, as you described in your narrative, are a result of the normal course of engineering design as code requirements were fleshed out and the design was adjusted to bring value engineering enhancement to the substation's functionality and reliability. As a result of the design change, the substation will contain the same equipment (transformer, breaker, reclosers, voltage regulators, regulator bypass, and underground conduits) as the original application but the site arrangement has been adjusted replacing the existing recloser and breaker structures with new structures, and replacing the metering and control shed (15' x 25' x 12' (h)) with a new shed (10' x 20' x 12' (h)) just north of its current location, closer to the substation equipment. The overall footprint of the proposed changes to the sequence will be 50 sq. ft. less in area than that of the current configuration with the originally approved project. The originally approved project had two sets of lines leaving the substation, which has now been modified to one set of lines, reducing the amount of structure within and surrounding the substation.

The overall height of the originally approved sequence was approximately 20 feet in height with lightning masts 30' +. The proposed amendment will alter the height range of 22' to 24' 1 1/2" with lightning masts 31' + copper coated spire on top. The height of the sequences as well as the lightning masts will remain below the height of the surrounding mature forest canopy as required by SCC Section 22.18.040(a).

The oil and water separator that was originally approved outside of the substation fencing will no longer be needed, a containment pit will surround the transformer which is the current design standard for U.S. utilities.

Due to space constraints, a temporary access ramp for construction purposes will need to be added to the south of the substation to connect the existing driveway to the south substation fence, with the addition of a double swing gate in currently substation fencing. This will allow access to the site by crane and delivery equipment for the construction of the project. The temporary ramp will be removed after construction and the area will be re-seeded with a native mix. The temporary construction ramp is the only portion of the project that will be outside of

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the fenced area, all other aspects of the project that were originally proposed outside of the substation have either been removed or put within the substation in a different format. This area has been previously disturbed and was included in the cultural resources reconnaissance survey.

The Staff Report for file number NSA-12-05, SCC Section 22.18.020(A)(1) addresses the grading associated with the project and should be modified in the following manner:

"The application involves grading and clearing activities to accommodate the proposed expansion. No new buildings or permanent roads are proposed. The project narrative states, "Ground disturbing activities will occur in the installation of the transformer, breaker, voltage regulator, regulator bypass structure, and underground conduits (See drawings Foundation Details C-3, and Conduit Plan C-6). The total material removed during the construction will be approximately 27.3 yd³. Some of the material removed will be used for backfilling and grading around the footing being installed within the substation and the grading of grass lined swale... A temporary construction ramp will be constructed using approximately 245 yd³ of fill in order to access the substation from the south, and allowing the transformer and crane straight access to the foundation pad with minimal slope changes (lowboy trailers). Upon completion this material will be removed and the area will be re-seeded, as required by a condition of approval. Additionally, a condition of approval will require that the material removed be taken to a previously approved location or outside of the National Scenic Area.

~~"A 5,000-gallon containment vault will be installed approximately three feet south of the current fence. The project narrative states, "Ground disturbing activities will be necessary for the installation of the vault and approximately 48.1 yd³ of material will be removed for the placement of the vault and the excess materials will be used for the grading of the grass-filled swale...All disturbed ground will be seeded." The vault will be installed underground.~~

"The proposed grading activities have been minimized to the maximum extent practicable, and a condition of approval shall require all graded areas to be re-seeded."

Condition of Approval number twelve shall be added stating:

- 12) Upon completion of construction the temporary ramp shall be removed and re-seeded with a native seed mix. The fill materials shall be placed either outside of the National Scenic Area or in a previously approved location.

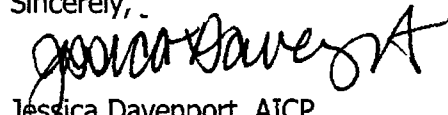
Pursuant to SCC §22.06.080(B), a change or alteration to an approved action, if determined to be minor by the Director, may be "deemed consistent with the provisions of this Title and the findings and conclusions on the original application." The proposed requests constitute a minor change; therefore, the original decision shall be amended as stated above.

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The modified site plan(s) and elevation drawing (see attached pages 13-15) to this Letter Amendment shall replace the ones attached to the Administrative Decision. The amendment is hereby approved.

All of the original conditions in the Administrative Decision are still valid and shall be complied with including the requirement for structures to be dark earth tone in color. **This letter amendment shall be recorded at the County Auditor's office prior to commencement of construction.** If you have any questions, please give me a call at 509-427-3900.

Sincerely, .



Jessica Davenport, AICP
Planning Manager
Planning Division

cc: Skamania County Building Division
Persons w/in 500 feet
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs - (sent electronically)
Nez Perce Tribe
Columbia River Gorge Commission - (sent electronically)
U.S. Forest Service - NSA Office - (sent electronically)
Board of County Commissioners - (sent electronically)
Friends of the Columbia Gorge
Department of Archaeology and Historic Preservation
Washington Department of Commerce - (sent electronically)
Department of Fish and Wildlife - (sent electronically)

Attached: Legal Description
Letter Amendment Application
Original Site Plan and Elevation Drawing
Modified Site Plan and Elevation Drawing
Vicinity Map

APPEALS

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

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This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 1009, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

Unofficial
Copy

Underwood Substation
Case No. 20000306

AFTER RECORDING, RETURN TO
Bonneville Power Administration
TRF-3
P.O. BOX 3621
PORTLAND, OR 97208-3621

Consideration is \$189,077.00

QUITCLAIM DEED and BILL OF SALE

THIS DEED made this 15th day of March, 2006, between the UNITED STATES OF AMERICA, Department of Energy, Bonneville Power Administration, (Bonneville) hereinafter called Grantor, and PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY (Skamania) hereinafter called Grantee.

NOW THEREFORE, Grantor, hereby remises, releases, and quitclaims unto the Grantee, its successors and assigns, all Grantor's right, title, interest and claim in and to the Grantor's Underwood Substation Site 2 (Substation) situated in W1/2SW1/4 and the NW1/4SW1/4 of Section 15, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, as more particularly described as follows:

Parcel 1: A parcel of land in the W1/2SW1/4 of Section 15, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, describe with reference to the Washington Coordinate System, South Zone, as follows:

Beginning at a Bonneville Power Administration monument which is South 41°09'50" East, 1565.4 feet from the West quarter corner of Section 15. This corner is evidenced by a ½ inch iron pipe. Thence North 06°38'40" West, 177.4 feet; thence South 87°11'00" East, 242.6 feet; thence South 02°49'00" West, 372.3 feet; thence South 42°08'00" West, 236.8 feet to the center of Newell Road; thence North 06°38'40" West, 385.8 feet to the point of beginning.

Parcel 2: A parcel of land in the NW1/4SW1/4 of Section 15, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, described with bearings referred to the Washington Coordinate System-South Zone, as follows:

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Beginning in the west line of the Underwood Substation Site 2, Parcel 1 at BPA Monument that is South 41°09'50" East, 1565.4 feet from the West quarter corner of Section 15. This corner is evidenced by a ½ inch iron pipe. Thence South 06°38'40" East, 94.7 feet to the center of a Skamania County Road (Newell Road). Thence along the center of said road North 30°27'55" West, 71.5 feet. Thence North 57°27'50" West, 50.3 feet. Thence North 81°00'35" West, 49.9 feet. Thence South 79°41'40" West, 48.4 feet to the intersection of the centerline of Skamania County Road No. 96. Thence along the centerline of County Road No. 96 North 14°14'40" West, 42.2 feet. Thence North 00°51'20" East, 45.0. Thence North 41°19'50" East, 44.3 feet. Thence North 56°23'30" East, 46.1 feet. Thence North 56°03'30" East, 70.1 feet. Thence leaving the centerline of the road South 87°11'00" East, 27.7 feet to the Northwest corner of the Underwood Substation Site 2, Parcel 1. Thence South 06°38'40" East, 177.4 feet to the point of beginning.

Gary H. Martin, Skamania County Assessor
 Date 5/2/06 Parcel # 3-10-15-1001

Warranty Deed recorded on December 19, 1972, in Book 64, Page 815, No. 75620, Records of Deed in Skamania, County, Washington.

This grant is further subject to the terms and conditions contained in the Agreement for Disposition of said Substation between the Parties executed on 17th day of November, 2005.

RESERVING, to the Grantor and its assigns, a perpetual easement and right to enter including ingress and egress, inspect, operate, maintain, repair, replace and/or upgrade the existing Grantor equipment within the Underwood Substation site. The Grantee may continue to use Grantor's easement area for substation purposes, including keeping the existing substation equipment within the easement area.

RESERVING, also, to the Grantor a permanent easement over the access road and the entire facility at Underwood Substation to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith, in, upon, over, under, and across the substation for the existing overhead transmission line.

SUBJECT TO, easements and reservations for public roads and highways, public utilities, railroads, pipelines and other encumbrances of record, and also existing easements, if any, not shown of record.

IN ADDITION, Grantor releases and conveys to Grantee the improvements located thereon and as described in the attached Exhibit A, incorporated herein by reference. The improvements located thereon and retained by the Grantor are described in the attached Exhibit B.

DOC # 2006161407
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DEC 30 2014

NATIONAL SCENIC AREA LETTER AMENDMENT
(Please complete application in ink)

Applicant: Skamania PUD	E-mail: msharp@skamaniapud.com
Address: PO Box 500, 1492 Wind River Hwy	Home: ()
Carson, WA 98610	Work: (509) 427-5126
Property Owner: Same	E-mail:
Address:	Home: ()
	Work: ()
Site Address: 331 Newell Road, Underwood, Section 15 of T3N, R10E	
Tax Lot/Parcel # 03101500100100	
Location of Property: Section 15 of T3N, R10E	
Minor Modification Project Description (Attach additional sheets if necessary):	
See attached memo and drawings.	
Attached Plans (if applicable): <input checked="" type="checkbox"/> Modified Site Plan <input type="checkbox"/> Modified Elevation <input checked="" type="checkbox"/> Other : Detail sheets	
Applicant signature(s): <i>[Signature]</i>	Date: 12/18/14
Owner signature(s): <i>[Signature]</i>	Date: 12/18/14
Signature of the property owner(s) authorizes the Community Development Department and other Agency personnel reasonable access to the site in order to evaluate the application.	

FOR DEPARTMENT USE ONLY	
Legal description attached: Yes / No	
Date received 12-30-14	Date complete 12/21/14 <i>[Signature]</i>
Receipt # 201400379	File # NSA-12-05-41



IEC Corporation
Engineer's Memorandum



Skamania PUD

Project: Underwood Substation Upgrade
Subject: Underwood Substation Land Use Permit Update_Rev 2
Date: March 6, 2015
To: Brent Bischoff, Melanie Sharp
From: Josh Doering, P.E.

Doc. No. MEM-03

**RECEIVED
SKAMANIA COUNTY**

MAR 09 2015

**COMMUNITY DEVELOPMENT
DEPARTMENT**

As part of the Underwood Substation Upgrade Project, Skamania PUD applied for and received National Scenic Area Site Plan Approval (NSA-12-05) to allow the necessary upgrades to the Underwood Substation to proceed in an environmentally responsible fashion. In 2012, Skamania PUD applied for this approval and submitted a project description, with associated drawings, for review. Since that time, the detailed design of the project has progressed to the point that an updated description and representative drawings need to be submitted. This memo describes the adjustments made to the design that may affect the original project description, however minor.

Project Description

Although the basic concept of the Underwood Substation will remain the same, minor design aspects have been advanced since the initial permit application. The Substation will contain the same equipment (transformer, breaker, reclosers, voltage regulators, regulator bypass, and underground conduits) as the original application, however the site arrangement of the equipment has been adjusted through the ongoing design efforts. The existing 12.47 kV recloser and breaker structures will be removed entirely and replaced with new structures that will conform to the same height and color intent as the existing structures. The new reclosers and single phase regulators will now be part of the new transformer bank construction, rather than reusing the old structures. The new structure will require lightning protection, but only static masts will be used rather than masts and a static wire (total 35 feet). The three static masts will be approximately 31 feet high, with a 4-foot, ¾" copper-coated spire on top of each mast. Without the static cable, the same lightning protection can be accomplished, but with more slender poles (less visual impact) and significantly smaller foundations. The existing static mast/wire arrangement will remain to protect the original transformer bank.

The transformer oil containment will no longer need an underground oil/water separator outside the substation fence, eliminating that portion of disturbed ground. The oil containment will instead be accomplished by a containment pit surrounding the transformer that will be serviced by an oil-sensing sump pump. Under normal conditions, rainwater will be pumped over the side of the containment pit onto the substation aggregate to percolate with the rest of the site rainwater, but when the pump sensor detects oil, the pump is shut off, keeping the oil in the containment pit. This style of oil containment is a standard design of utilities across the U.S. A generic installation detail of a typical oil-minder sump configuration is attached.

Also, due to space constraints in the new transformer bank, a short temporary construction ramp will be added to the south of the substation to connect the existing driveway to the south substation fence. A twenty-foot double-swing gate will be added at this access point to allow crane and equipment delivery access to the substation for the construction process. This temporary ramp will be removed after construction and the area re-seeded with a native mix. See drawing C1 for temporary construction ramp routing.



IEC Corporation
Engineer's Memorandum



Skamania PUD

The above conceptual design adjustments are the result of the normal course of engineering design, as code requirements are fleshed out and the design is adjusted to bring value engineering enhancements to the substation's functionality and reliability. Things such as changing the new recloser/regulator structures to the new transformer bank will allow the substation to be operated with all new equipment, prolonging the service life to the community.

Scenic Issues

Other than some of the structures being located a little differently within the substation, there are no significant changes in the visual impacts of the project. The equipment and structures will be designed to be as low profile as possible, while still complying with minimum safety clearances of energized equipment. Please see attached E4 Plan & Elevation Drawings for more details.

Civil

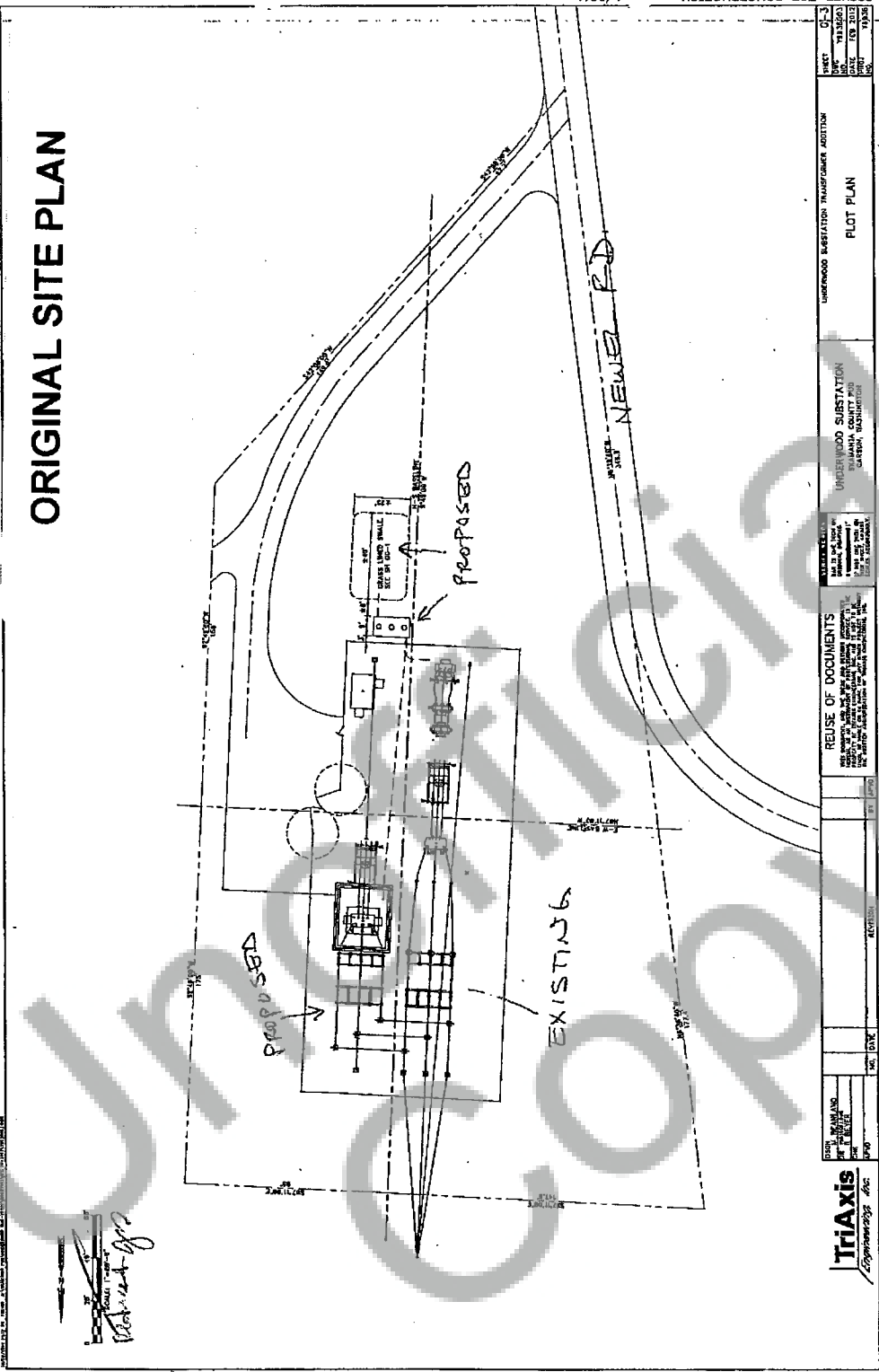
The disturbed earth required for equipment foundations of the current design will remain approximately the same as the original design. However, with the addition of the temporary construction ramp to the Substation from the south, there will be limited additional disturbed area. The temporary construction ramp is designed to allow the transformer, and the crane required for its installation, straight access to the foundation pad with minimal slope changes (lowboy trailers). The modification will not encroach within 50 feet of Newell Road, or within 20 feet of the front property line. This temporary modification will affect an area up to 32 feet wide and 180 feet long (4,680 sq. ft.). Some of this disturbed area will coincide with the existing driveway location, as the construction ramp intersects with the existing driveway. As the temporary construction ramp will need to be 2-3 feet above the existing ground level for crane and equipment delivery access reasons, it will require the addition of approximately 245 cubic yards of engineered fill. After the project is complete, the temporary construction ramp will be removed and the disturbed area re-seeded with a native seed mix. Also, as the total disturbed area of the Substation project is only 0.15 acres, a construction stormwater permit is not required. Necessary BMP's will be implemented to counteract any construction stormwater runoff.

Vegetation

No additional vegetation/trees will be removed, other than the grass in the area of the temporary construction ramp. Any disturbed ground outside of the driveway edge and substation fence boundary will be re-seeded with native vegetation.

Attachments

- Stancor SE-50 Oil-Minder Sump
- Drawing C1 Grading and Access Road Plan
- E4 Plan & Elevation Dwgs



PARCEL # 03101500100100

331 NEWEL RD
UNDERWOOD, WA 98051

