

Return Address: Skamania County PUD #1
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-L2

APPLICANT: Skamania County PUD #1

OWNER: Skamania County PUD #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 May 15, 2012, and Letter Amendment NSA-12-05-L1, recorded as Skamania County Auditor's File #2015000681 on April 14, 2015.

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 pages 5-6.

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

Amendment NSA-12-05-L1 (Skamania County PUD#1)
Page 2

February 25, 2016

Dear Ms. Sharp,

The Community Development Department issued a final Administrative Decision on May 3, 2012, for the above referenced application, NSA-12-05. On March 18, 2015, Letter Amendment NSA-12-05-L1 was issued which approved a minor change to the original approval. The original project approved under file no. NSA-12-05 was to construct a redundant transformer sequence 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. NSA-12-05-L1 modified the approval to adjust the arrangement of the site by replacing the existing recloser and breaker structures with new structures, and replacing the metering and control shed with a new shed. A temporary access driveway was also approved at that time.

On February 23, 2016, we received a NSA Letter Amendment Application proposing to again modify the approval. The approved plans call for the removal and replacement of the old 12 ft. x 16 ft. control building with a new 10 ft. x 20 ft. building. As the project has progressed it was determined that the new control building does not contain enough storage area for parts needed for operation of maintenance of the substation which need to be located onsite in a heated enclosure. As a result, the old control building will remain in place and not removed as initially planned. Both the new building and this existing building are located within the existing fenced substation area.

Bonneville Power Administration (BPA) recently transferred the electric supply feed to the new substation facilities and it was determined that the new electric supply feed does not meet vertical clearance requirements where the power line crosses the substation fencing into the substation yard area. Approximately 45 ft. of fencing at the northeast corner of the substation will be bumped out to achieve the proper vertical ground clearance. The new fencing will be 6 ft. chain link to match the existing fencing. Additionally, substation construction standards require the existing ground grid to be extended out 5 ft. past the new fencing. The ground grid includes subsurface copper conductors. The area where the fencing and ground grid will be extended consists of large boulders, gravel, and dirt. The large boulders will be cleared out of this area and approximately 75 cu. yd. of compacted roadbed material and crushed rock will be used to bring this area up to existing grade and create the ground grid. This area has been previously disturbed during the initial construction of the substation and subsequent projects and was included in the cultural resources reconnaissance survey for this project.

The Staff Report for file number NSA-12-05, amended by NSA-12-05-L1, 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

Amendment NSA-12-05-L1 (Skamania County PUD#1)
Page 3

will be used for backfilling and grading around the footing being installed within the substation and the grading of grass lined swale..." Approximately 75 cu. yd. of compacted roadbed material and crushed rock will be brought on site to bring the area around the proposed fence expansion and ground grid up to grade.

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 or 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.

"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."

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." These proposed requests constitute minor changes; therefore, the original decision shall be amended as stated above.

The modified site plans attached to this Letter Amendment (see pp. 10-11) 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 applicable to this development. **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,



Alan Peters
Planner

Amendment NSA-12-05-L1 (Skamania County PUD#1)
Page 4

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
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
Friends of the Columbia Gorge
Department of Archaeology and Historic Preservation
Washington Department of Commerce
Department of Fish and Wildlife

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

APPEALS

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

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.

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 1/2 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:

Underwood Substation
Case No. 20000306
Page 1 of 4

DOC # 2006151407
Page 2 of 8

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 5/2/15 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
Page 3 of 8

NATIONAL SCENIC AREA LETTER AMENDMENT

(Please complete application in ink)

Applicant: Skamania Co. PUD #1	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	
Tax Lot/Parcel # 03101500100100	
Location of Property: Section 15, T3N, R10E	

Minor Modification Project Description (Attach additional sheets if necessary):

See attached project description and drawings.

Attached Plans (if applicable): ☒ Modified Site Plan ☐ Modified Elevation ☒ Other

Applicant signature(s):

Date: 2/23/16

Owner signature(s):

Date: 2/23/16

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 2/23/16	Date complete 2/23/2016
Receipt #	File # NSA-12-05-L2

Project Description:

Control Building

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 necessary upgrades to the Underwood Substation. In 2015, Skamania PUD started construction on the project and has since completed most of the structural changes, energized the new transformer, and is actively using the new facilities. The approved plans for this project showed removal of the old control building once the new control building was in use. However, the PUD has identified that the new control building does not contain enough storage space to accommodate the 6-foot long spare fuses and other spare parts needed for operation and maintenance of the substation. The fuses and other spare parts need to be located onsite in a heated enclosure. Therefore, instead of building a new storage area the PUD is requesting an amendment to the original plans in order to keep the original control building for additional storage space. The attached drawings shows the location of the original control building that the PUD would like to retain.

Fencing

Bonneville Power Administration (BPA) recently transferred the electric supply feed to the new PUD substation facilities. BPA then notified the PUD that the electric supply feed does not meet vertical clearance requirements where the power line crosses the substation fencing into the substation yard. The power line slopes downward from the BPA feed pole towards the substation; therefore the best solution to correct this deficiency is to move the chain link fencing out (northward) approximately 10 feet to where the vertical clearance requirements are satisfied. Overall, approximately 45 feet of the existing fencing at the northeast corner of the substation will need to be bumped out to achieve the proper vertical clearance. Substation construction standards require the existing ground grid (subsurface grid of copper conductor spaced at approximately 2 foot between conductors) to be extended out 5 feet past the new fencing. The ground grid is required to prevent electric shock hazard for personnel working inside the substation and anyone who may touch the substation fence from the outside. The ground where the fencing and ground grid will be extended consists of large boulders, gravel and dirt that was previously disturbed during the initial substation construction and subsequent improvement projects. The large boulders will be cleared out of this area and approximately 75 cubic yards of compacted roadbed material and crushed rock will be added to bring the area up to existing grade and create the ground grid.



MODIFIED SITE PLAN - NSA-12-05-L2
APPROVED FEBRUARY 25, 2016



