

**FIRST AMENDED
SITE CERTIFICATE
FOR THE
PORT WESTWARD GENERATING PROJECT**

ISSUED BY

OREGON ENERGY FACILITY SITING COUNCIL
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DECEMBER 5, 2003

TABLE OF CONTENTS

A.	INTRODUCTION	1
B.	SITE CERTIFICATION	1
C.	SITE DESCRIPTIONS.....	3
C.1.	FACILITY	3
C.1.a.	Major Structures and Equipment	3
C.1.b.	Related or Supporting Facilities	6
C.2.	LOCATION OF THE FACILITY.....	8
C.2.a.	The Energy Facility Site	8
C.2.b.	Related or Supporting Facility Sites	8
D.	COUNCIL SITING STANDARDS	10
D.1.	[PLACEHOLDER]	10
D.2.	ORGANIZATIONAL EXPERTISE	10
D.3.	RETIREMENT AND FINANCIAL ASSURANCE	11
D.4.	LAND USE	15
D.5.	STRUCTURAL STANDARD	15
D.6.	SOIL PROTECTION.....	17
D.7.	PROTECTED AREAS	18
D.8.	FISH AND WILDLIFE HABITAT	18
D.9.	THREATENED AND ENDANGERED SPECIES	22
D.10.	SCENIC AND AESTHETIC VALUES	23
D.11.	HISTORIC, CULTURAL AND ARCHAEOLOGICAL RESOURCES	24
D.12.	RECREATION	25
D.13.	PUBLIC SERVICES	25
D.14.	WASTE MINIMIZATION, OAR 345-022-0120.....	26
D.15.	CARBON DIOXIDE STANDARD	26
E.	OTHER APPLICABLE REGULATORY REQUIREMENTS:	32
E.1.	REQUIREMENTS UNDER COUNCIL JURISDICTION.....	32
E.1.a.	Noise	33
E.1.b.	Wetlands and Removal/Fill Permit.....	33
E.1.c.	Public Health and Safety.....	34
E.1.d.	Water Pollution Control Facilities Permit.....	35
F.	CONDITIONS REQUIRED OR RECOMMENDED BY COUNCIL RULES	35
F.1.	MANDATORY CONDITIONS IN SITE CERTIFICATES	35
F.2.	OTHER CONDITIONS BY RULE	37
G.	GENERAL CONDITIONS	39

ATTACHMENT A

MEMORANDUM OF UNDERSTANDING: MONETARY PATH PAYMENT REQUIREMENT

ATTACHMENT B

WATER POLLUTION CONTROL FACILITIES PERMIT (B.1) AND ANALYSIS (B.2)

ATTACHMENT C

REMOVAL/FILL PERMIT

1
2
3
4
5
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**FIRST AMENDED
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PORT WESTWARD GENERATING PROJECT**

34 **A. INTRODUCTION**

35 This site certificate for the Port Westward Generating Project (“PWGP or Project”) is issued and
36 executed in the manner provided by ORS Chapter 469, by and between the State of Oregon
37 (“State”), acting by and through its Energy Facility Siting Council (“Council”), and the Portland
38 General Electric Company (“PGE” or “Certificate Holder”).

39 The findings of fact, reasoning and conclusions of law underlying the terms and conditions of
40 this site certificate are set forth in the following documents, which by this reference are
41 incorporated herein: (a) the Council's Final Order in the Matter of the Application for a Site
42 Certificate for the Port Westward Generating Project, which the Council granted on November 8,
43 2002; and, (b) the Council’s Final Order in the Matter of the Site Certificate for the Port
44 Westward Generating Project Request for Amendment No. One, which the Council granted on
December 5, 2003. [Amendment No. 1]

In interpreting this site certificate, any ambiguity shall be clarified by reference to, and in the
following priority: this Site Certificate, the record of the proceedings which led to the Final
Order, and the Application for a Site Certificate for the Port Westward Generating Project. As
used in this Site Certificate, the “application for site certificate” or the “ASC” includes: (a) the
Application for a Site Certificate for the Port Westward Generating Project, which the Office of
Energy (“Office”) filed on April 11, 2002; and (b) the Certificate Holder’s Request for First
Amendment to the Site Certificate for the Port Westward Generating Project, which the Council
received on October 25, 2003. [Amendment No. 1]

The terms used in this Site Certificate shall have the same meaning set forth in ORS 469.300 and
Oregon Administrative Rules (OAR) 345-001-0010, except where otherwise stated or where the
context clearly indicates otherwise.

34 **B. SITE CERTIFICATION**

- 35 1. To the extent authorized by State law and subject to the conditions set forth herein, the
36 State approves and authorizes the Certificate Holder to construct, operate and retire a
37 natural gas-fired, combined cycle combustion turbine energy facility, together with
38 certain related or supporting facilities, at the site as described in Section C of this Site
39 Certificate, near Clatskanie, Oregon. ORS 469.401(1).
- 40 2. This site certificate shall be effective (1) until it is terminated pursuant to OAR
41 345-027-0110 or the rules in effect on the date that termination is sought, or (2) until the
42 Site Certificate is revoked pursuant to ORS 469.440 and OAR 345-029-0100 or the
43 statutes and rules in effect on the date that revocation is ordered. ORS 469.401(1).
- 44

- 1
2 3. This Site Certificate does not address, and is not binding with respect to, matters that
3 were not addressed in the Council's Final Order. These matters include, but are not
4 limited to: building code compliance, wage, hour and other labor regulations, local
5 government fees and charges, and other design or operational issues that do not relate to
6 siting the Project; and permits issued under statutes and rules for which the decision on
7 compliance has been delegated by the Federal government to a state agency other than
8 the Council. ORS 469.401(4) and 469.503(3).
9
- 10 4. Both the State and the Certificate Holder shall abide by local ordinances and state law
11 and the rules of the Council in effect on the date this Site Certificate is executed. In
12 addition, upon a clear showing of a significant threat to the public health, safety or the
13 environment that requires application of later-adopted laws or rules, the Council may
14 require compliance with such later-adopted laws or rules. ORS 469.401(2).
15
- 16 5. For a permit, license or other approval addressed in and governed by this Site Certificate,
17 the Certificate Holder shall comply with applicable state and federal laws adopted in the
18 future to the extent that such compliance is required under the respective state agency
19 statutes and rules. ORS 469.401(2).
20
- 21 6. Subject to the conditions herein, this Site Certificate binds the State and all counties,
22 cities and political subdivisions in this state as to the approval of the site and the
23 construction, operation and retirement of the Project as to matters that are addressed in
24 and governed by this Site Certificate. ORS 469.401(3).
25
- 26 7. Each affected state agency, county, city and political subdivision in Oregon with
27 authority to issue a permit, license or other approval addressed in or governed by this Site
28 Certificate shall, upon submission of the proper application and payment of the proper
29 fees, but without hearings or other proceedings, issue such permit, license or other
30 approval subject only to conditions set forth in this Site Certificate. ORS 469.401(3).
31
- 32 8. After issuance of this Site Certificate, each state agency or local government agency that
33 issues a permit, license or other approval for the Project shall continue to exercise
34 enforcement authority over such permit, license or other approval. ORS 469.401(3).
35
- 36 9. After issuance of this Site Certificate, the Council shall have continuing authority over
37 the site and may inspect, or direct the Office to inspect, or request another state agency or
38 local government to inspect, the site at any time in order to assure that the Project is being
39 operated consistently with the terms and conditions of this Site Certificate. ORS
40 469.430.
41
- 42 10. The Certificate Holder may develop the energy facility in two phases. Phase 1 would
43 consist of the southernmost generating unit ("Unit 1"), including one combustion turbine
44 generator, heat recovery steam generator, steam generator, one step-up transformer bank,
45 auxiliary transformer, and cooling tower, Phase 1 would also include all of the energy

1 facility components common to the two units and the related or supporting facilities,
2 except the switchyard. Phase 2 would consist of the northernmost generating unit
3 (“Unit 2”), its associated facilities and the switchyard. All conditions of this Site
4 Certificate apply equally to Phase 1 and Phase 2, unless a condition specifies different
5 obligations for Phase 1 or Phase 2. [Amendment No. 1]
6
7

8 **C. SITE DESCRIPTIONS**

9 **C.1. FACILITY**

10 **C.1.a. Major Structures and Equipment**

11 **Major Structures and Equipment.** The net electric power output of the energy facility will be
12 about 560 MW. It will use power augmentation, i.e., duct burning, that will allow it to achieve a
13 net electric power output of about 650 MW for a limited number of hours annually on average.
14

15
16 The energy facility will consist of two combustion turbine generators (General Electric Frame
17 7FB’s or comparable combustion turbines), two heat recovery steam generators (“HRSG”), and
18 two steam generators. It will burn natural gas in the combustion turbines and duct burners.
19 Expanding gases from combustion will turn rotors within the turbines that are connected to
20 electric generators. The hot gases exhausted from the combustion turbines and duct burners will
21 be used to raise steam in the HRSGs. Steam from the HRSGs will be expanded through the
22 steam turbines. Each steam turbine will drive its own electric generator. [Amendment No. 1]
23

24 The combustion turbines will be housed in a turbine building that provides thermal insulation,
25 acoustical attenuation and fire extinguishing media containment. The turbine building,
26 occupying a footprint measuring about 230 feet by 560 feet and standing about 90 feet high, will
27 also house the steam turbine generators, condensers, balance of plant equipment, control room,
28 and administrative offices. The enclosure will allow access for routine inspection and
29 maintenance.
30

31 Each of the two HRSGs will occupy a footprint measuring about 50 feet by 150 feet and will
32 stand about 110 feet high. A stack will be provided for each combustion turbine’s HRSG. The
33 two stacks will be about 15 to 25 feet in diameter and 200 feet high.
34

35 Six transformers will step-up the combustion turbine and steam turbine generator voltages to the
36 substation voltage of 230 kilovolts (“kV”). Two auxiliary transformers will supply power for
37 plant auxiliary loads. [Amendment No. 1]
38

39 Most of the structures comprising the energy facility, including the combustion and steam
40 turbines and generators, the main step-up transformers, the HRSG, and the control rooms, will be
41 contained within an area measuring about 400 feet by 560 feet.
42

43 Two mechanical-draft cooling towers will be used to remove the waste heat from each main
44 condenser and the plant auxiliary heat exchangers. The cooling towers and circulating water
45 pumps will cover an area of about 75 feet by 650 feet and will stand about 50 feet high.

1
2 A switchyard or dead-end transmission structure will interconnect the plant's output to the
3 230-kV transmission network. The switchyard footprint will measure about 300 feet by 500 feet.
4 [Amendment No. 1]
5

6 Additional facilities will include: a plant services/warehouse building; two boiler feed pump
7 buildings; a fire water pump building; a water treatment building; a clarifier; a settling basin; a
8 condensate tank, a fire water/service water storage tank and a demineralized water storage tank
9 (each with 440,000-gallon capacity); a natural gas metering station; a natural gas compressor
10 station with electric compressors of 1,000 to 7,000 horsepower total, enclosed in a building with
11 acoustical insulation; and, an aqueous ammonia storage tank (with 100,000-gallon capacity and
12 equipped with containment). [Amendment No. 1]
13

14 Natural gas will not be stored at the energy facility site. Diesel fuel for the fire pumps will be
15 stored in an aboveground tank. Water treatment chemicals will be stored in permanent
16 aboveground storage tanks or portable plastic tanks (totes). To prevent storm water runoff from
17 chemical storage, all fuel and chemical storage will be inside buildings or under cover in paved
18 areas with a curb. All individual spill containment areas will be designed to hold at least
19 110 percent of the volume of liquids stored within them.
20

21 A complete fire protection system will be installed within the buildings and yard areas at the
22 energy facility site. The system will be designed to meet the requirements of the Uniform Fire
23 Code, as amended by Oregon and the National Fire Protection Association, and all other
24 applicable fire protection standards. The fire protection system will include a fire water system,
25 a dry chemical extinguishing system, a carbon dioxide ("CO₂") extinguishing system, and
26 portable fire extinguishers. The road system within the energy facility site will be designed for
27 access by large trucks needed for equipment and material deliveries. The minimum turning
28 inside radius for roads will be 40 feet.
29

30 The fire water system will include a fire water supply loop, fire hydrants, sprinkler systems, and
31 hoses placed at appropriate locations. Reserved capacity in the 180,000-gallon fire water/service
32 water storage tank will serve as the firewater source.
33

34 The combustion turbine enclosures will be protected by foam or CO₂ systems. If the systems
35 were to activate, an alarm will sound and/or a visual indicator will light up on the gas turbine
36 control panel.
37

38 Portable fire extinguishers will be placed at key locations within the energy facility site. The
39 type and number of portable fire extinguishers will conform to applicable code requirements.
40

41 The Certificate Holder may develop the whole facility at the same time or it may develop only
42 one of the generating units and the related or supporting facilities ("Phase 1") or the two units of
43 the energy facility in two distinct phases ("Phase 1" and "Phase 2"). As referred to in this Site
44 Certificate, the Certificate Holder would develop Phase 1 first if it develops the energy facility in
45 phases. Phase 1 would consist of the southernmost generating unit ("Unit 1"), including a

1 combustion turbine generator, heat recovery steam generator, steam generator, one step-up
2 transformer bank, auxiliary transformer, and cooling tower. Phase 1 would also include all of the
3 energy facility components common to the two units and the related or supporting facilities,
4 except the switchyard, which the Certificate Holder would construct with the northernmost
5 generating unit (“Unit 2”) and associated facilities as part of Phase 2. [Amendment No. 1]
6

7 **Output.** The energy facility will have a net electric power output of about 560 MW (280 MW
8 per generating unit) at an average annual site condition of 51 degrees Fahrenheit, 14.691 pounds
9 per square inch barometric pressure, and 78 percent relative humidity. The new and clean heat
10 rate will be about 6,790 Btu (higher heating value). [Amendment No. 1]
11

12 With power augmentation technologies (duct burning), the energy facility will have a net electric
13 power output of about 650 MW (325 MW per generating unit) and a new and clean heat rate of
14 about 7,100 Btu (higher heating value). The Certificate Holder proposes to operate the energy
15 facility with power augmentation technologies for 3,000 hours annually on average. [Amendment
16 No. 1]
17

18 **Fuel Use.** The energy facility will use natural gas as the only fuel to power the turbines and the
19 power augmentation technologies. It will use 4,600 MM Btu per hour (2,300 MM BTU per hour
20 per generating unit) of natural gas at full load with the duct burners in operation at the average
21 annual site condition. [Amendment No. 1]
22

23 **Water Use.** The energy facility will obtain water to generate steam and to cool the steam
24 process from an existing PGE intake structure on the Bradbury Slough of the Columbia River.
25 The Certificate Holder will use water from PGE’s existing industrial water right and, if
26 necessary, will enter into a contract with the Port of St. Helens, which has an existing water
27 permit, to obtain water sufficient for operation of the energy facility. [Amendment No. 1]
28

29 Average water demand at the energy facility will be about 2,800 gallons per minute (“gpm”), or
30 4.0 million gallons per day (“gpd”). Peak water demand will be about 3,700 gpm, 5.4 million
31 gpd, or 8.3 cubic feet per second (“cfs”). These amounts would be reduced by one-half for
32 Unit 1 and for Unit 2. [Amendment No. 1]
33

34 The energy facility will require no new state-administered water right, water rights transfer, or
35 surface water right permit for water supply. The Port of St. Helens has an existing municipal
36 water use permit for 30 cfs and PGE has an existing industrial water right for 11.3 cfs.
37 [Amendment No. 1]
38

39 The water rights have a permitted point of diversion, where existing withdrawals occur and the
40 energy facility withdrawals will occur. PGE owns and operates the existing point of diversion.
41 To serve the energy facility, PGE will place additional pumps within the existing intake facility.
42 PGE will employ fish screens compliant with National Marine Fisheries Service (“NMFS”)
43 screening criteria and Oregon Department of Fish and Wildlife (“ODFW”) criteria. [Amendment
44 No. 1]
45

1 **Wastewater.** Process blowdown is washdown water, filter backwash or other non-sanitary
2 liquid waste produced within the energy facility. The average volume of process blowdown for
3 both units combined will be about 190 gpm. Cooling system blowdown is water withdrawn from
4 the cooling system to control the buildup of dissolved salts. The average volume of cooling
5 system blowdown for both units combined will be about 460 gpm, but it could vary depending
6 on the quality of the river water supply. The energy facility will discharge its process and
7 cooling system blowdown to the Columbia River under a National Pollution Discharge
8 Elimination System (“NPDES”) permit that the Port of St. Helens has requested from DEQ.
9 [Amendment No. 1]

10
11 The Certificate Holder will discharge sanitary sewage to an engineered septic tank and drain
12 field at a rate of about 500 gallons per day, as permitted by a Water Pollution Control Facilities
13 permit. The Certificate Holder will route storm water from roofs and paved areas to pervious
14 areas to percolate into the shallow groundwater.

15 16 **C.1.b. Related or Supporting Facilities**

17 The energy facility will include the following related or supporting facilities:

18
19 **Natural Gas Pipeline.** Natural gas will fuel the combustion turbine generators and duct burners.
20 The energy facility will be served by the Kelso-Beaver Pipeline, an existing FERC-regulated
21 interstate pipeline with a current capacity of 193,000 decatherms per day. PGE owns the
22 pipeline jointly with two other parties. To create the additional capacity that will be required to
23 serve the energy facility, PGE will add 1,000 to 7,000 compressor horsepower to the Port
24 Westward site and/or up to 8,000 compressor horsepower to the Kelso-Beaver Pipeline. All
25 work on the existing pipeline will be subject to FERC approval. The addition of compressor
26 horsepower is intended to ensure 300 to 520 psig gas pressure at the Port Westward Industrial
27 Area with total capacity of 310 million standard cubic feet/day. [Amendment No. 1]

28
29 The interconnecting pipeline, about 18 inches in diameter, between the existing Kelso-Beaver
30 Pipeline and the energy facility will be about 1,000 feet long and will be installed below grade
31 with appropriate cathodic protection.

32
33 **Water Supply Pipeline.** Water supply for the energy facility will be drawn from Bradbury
34 Slough at about River Mile 53.8 of the Columbia River from an existing PGE intake facility for
35 the PGE Beaver Generating Plant. The pump capacity of the existing intake facility will be
36 expanded. No major structural improvements or modifications to the intake facility will be
37 required. However, PGE will upgrade the fish screens to comply with NMFS and ODFW
38 criteria regardless of whether it builds the Port Westward Generating Project. The Certificate
39 Holder will install a water supply pipeline about 20 inches in diameter and 6,000 feet long to
40 convey water from the intake facility to the energy facility. The water supply pipeline will
41 traverse upland areas and will avoid wetlands. [Amendment No. 1]

42
43 **Wastewater Pipeline.** Process and cooling wastewater discharged from the energy facility will
44 be collected in a settling basin and returned to the Columbia River about one-half mile northwest
45 of the energy facility, pursuant to the Port of St. Helens’ NPDES permit. [Amendment No. 1]

1
2 **Utility Lines Between the Energy Facility Site and the PGE Beaver Generating Plant.** The
3 Certificate Holder will construct water, backup electricity and communications lines between the
4 existing PGE Beaver Generating Plant and the energy facility. The Certificate Holder will install
5 the lines below ground within existing roadways. Potable water may be conveyed to the energy
6 facility in a pipeline from the potable water storage tank located in the vicinity of the PGE water
7 intake facility that currently serves the PGE Beaver Generating Plant. The potable water
8 pipeline will be about two inches in diameter. The Certificate Holder will install the potable
9 water line underground. The potable water line will join the energy facility's water supply
10 pipeline corridor at their intersection as shown on revised Figure B-2. [Amendment No. 1]
11

12 The Certificate Holder may also construct a demineralized water pipeline about four inches in
13 diameter from the PGE Beaver Generating Plant to the energy facility. If the Certificate Holder
14 constructs the demineralized water pipeline, it will not construct a water treatment building as
15 part of the energy facility. The Certificate Holder will install a backup 13.8 kV electrical
16 distribution line and a communications line in a conduit from the PGE Beaver Generating Plant
17 to the energy facility. The demineralized water line, communications line, and backup electricity
18 lines will be about 1, 200 feet long, and the portion of the potable water line between the potable
19 water storage tank and the water supply pipeline corridor will be about 1,700 feet long.
20 [Amendment No. 1]
21

22 **Electric Transmission Line.** The energy facility will deliver electric power to the regional grid
23 by means of a new transmission line consisting of one 230 kV circuit on monopole towers (up to
24 120 feet high) routed along existing power line easements. There are two transmission line
25 alternatives routes under consideration, with two other short alternative segments in the vicinity
26 of the BPA Allston Substation:
27

28 Alternative One. The first alternative will entail routing the transmission line from the
29 energy facility to the Bonneville Power Administration ("BPA") Allston Substation near
30 Alston, Oregon (a distance of about 10 miles).
31

32 Alternative Two. The second alternative will entail routing the transmission line from the
33 energy facility to the PGE Trojan Substation near Goble, Oregon (a distance of about
34 20 miles).
35

36 PWGP and the Summit Project present a unique situation regarding the transmission lines for
37 their facilities. The two proposed energy projects will be located close to each other and will use
38 the same existing transmission corridor and the same towers from Port Westward to the vicinity
39 of the BPA Allston Substation, Alternative One. The towers will be double-circuited, with
40 PWGP on one side and the Summit Project on the other.
41

42 The Portland General Electric Transmission Group will build the transmission lines for either or
43 both projects, depending on which energy facilities are eventually constructed. The transmission
44 line for each project is a related or supporting facility for that project, and therefore, must be
45 built to Council standards. However, because the Council is reviewing the applications for both

1 projects simultaneously, because they will use the same towers, and because the same company
2 will build and operate the transmission lines, the Council has consolidated the reviews within the
3 PWGP proceeding and is placing conditions for the transmission lines in the site certificate for
4 the Port Westward Generating Project.

5
6 Some conditions account for the possibility that the Certificate Holder may construct the Port
7 Westward to BPA Allston Substation Transmission Line separately from constructing the energy
8 facility. Additionally, if the Certificate Holder for PWGP does not construct the energy facility
9 within the time specified in its Site Certificate or if it terminates its Site Certificate, the Council
10 intends that the Certificate Holder of the Summit Project must amend its Site Certificate to
11 include the 230 kV transmission line from the Summit Project to the BPA Allston Substation.

12 13 **C.2. LOCATION OF THE FACILITY**

14 15 **C.2.a. The Energy Facility Site**

16 The energy facility will be located about seven miles by road northeast of the city of Clatskanie
17 in Columbia County, Oregon. The energy facility site will be located on an approximately
18 852-acre parcel leased to PGE by the Port of St. Helens in Section 15, Township 8 North, Range
19 4 West, Willamette Meridian. The energy facility site will be fenced and will comprise about
20 17.5 acres of the larger parcel. [Amendment No. 1]

21
22 Bradbury Slough of the Columbia River lies to the northeast of the energy facility site. Access to
23 the energy facility site will be by traveling about 1.5 miles north on Kallunki Road from its
24 intersection with Alston-Mayger Road. The existing PGE Beaver Generating Plant is located
25 about one-half mile southwest of the energy facility site.

26 27 **C.2.b. Related or Supporting Facility Sites**

28 **Natural Gas Pipeline Corridor.** The proposed natural gas pipeline will be about 18 inches in
29 diameter and will interconnect with the existing Kelso-Beaver Pipeline about 1,000 feet west of
30 the energy facility site. The natural gas pipeline corridor will lie within the 852-acre parcel
31 leased to PGE by the Port of St. Helens and situated within Section 15, Township 8 North, Range
32 4 West, Willamette Meridian.

33
34 **Water Supply Pipeline Corridor.** The proposed water supply pipeline will supply raw water to
35 the energy facility from the existing PGE Beaver Generating Plant water intake structure in
36 Bradbury Slough of the Columbia River. The pipeline right-of-way will be about 50 feet wide
37 and 6,000 feet long, will cover an area of about 7 acres, and will lie within the 852-acre parcel
38 leased to PGE by the Port of St. Helens and situated within Section 15, Township 8 North, Range
39 4 West, Willamette Meridian.

40
41 **Wastewater Pipeline Corridor.** Water discharged from the energy facility will be returned to
42 the Columbia River about one-half mile northwest of the energy facility. The wastewater
43 pipeline corridor will be about 100 feet wide and 2,400 feet long, will cover an area of about 6
44 acres, and will lie primarily within the 852-acre parcel leased to PGE by the Port of St. Helens

1 and situated within Section 15 and 16, Township 8 North, Range 4 West, Willamette Meridian.
2 [Amendment No. 1]
3

4 **Utility Line Corridor Between the Energy Facility Site and the PGE Beaver Generating**

5 **Plant.** The Certificate Holder will construct a potable water pipeline, backup electricity line,
6 communications line and possibly a demineralized water pipeline from the PGE Beaver
7 Generating Plant or the potable water tank to the energy facility site. It would install the lines a
8 minimum depth of three feet below grade in existing roadways entirely with the 825-acre parcel
9 that the Port of St. Helens has leased to PGE. The parcel is located within Section 15 and 22,
10 Township 8 North, Range 4 West, Willamette Meridian. [Amendment No. 1]
11

12 **Transmission Line Corridor.** The transmission line will follow one of two alternative routes:
13

14 Alternative One. Under this alternative, the energy facility will deliver electric power to
15 the BPA Allston Substation near Alston, Oregon, by means of a new 230-kV circuit on
16 monopole steel structures, except where it will have to cross the existing BPA lines. A
17 separate 230 kV circuit will carry the output of the Summit Project on the same
18 structures, as noted above. The new transmission line will be routed on an existing PGE
19 right-of-way that is 250 feet wide, except at the BPA Allston Substation where a new
20 right-of-way may be required. The structures will be placed on or near the centerline of
21 the unused north half of the right-of-way. The transmission line corridor will be about
22 125 feet wide and 10 miles long, will occupy an area of about 300 acres, and will pass
23 through Sections 15, 22, 23, 26, 35 and 36, Township 8 North, Range 4 West, and
24 Sections 31, 5, 6, 4, 3 and 10, Township 7 North, Range 3 West, Willamette Meridian.
25

26 Alternative Two. Under this alternative, the energy facility will deliver electric power to
27 Trojan near Goble, Oregon, by means of a new 230-kV circuit on monopole steel
28 structures. Between PWGP and the BPA Allston Substation, the new transmission line
29 will be routed on an existing PGE right-of-way 250 feet wide as described in Alternative
30 One. The structures will be placed on or near the centerline of the unused north half of
31 the right-of-way. Between the BPA Allston Substation and Trojan, the new transmission
32 line will run parallel to an existing BPA transmission line. This section of the
33 transmission line corridor will be about 125 feet wide and ten miles long, will occupy an
34 area of about 300 acres, and will pass through Sections 10, 11, 15, 14, 23 and 24,
35 Township 7 North, Range 3 West, and Sections 19, 30, 29, 28, 33 and 34, Township 7
36 North, Range 2 West, and Sections 3 and 2, Township 6 North, Range 2 West,
37 Willamette Meridian.
38

39 Alternates 3 and 4. These short alternate segments are in the vicinity of the BPA Allston
40 Substation. They provide flexibility for interconnecting with the substation.
41

42 Unanalyzed Options. As shown on Figure C-2 of the ASC, and in particular the enlarged
43 detail of the BPA Allston Substation, there is a segment of Alignment 1 identified as
44 “2nd (future) circuit.” This Site Certificate does not address that proposed segment of
45 Alignment 1.

1
2
3 **D. COUNCIL SITING STANDARDS**
4

5 **D.1. [PLACEHOLDER]**
6 [No Conditions]
7

8 **D.2. ORGANIZATIONAL EXPERTISE**
9

- 10 (1) The Certificate Holder shall report to the Office of Energy (“Office”) in a timely manner
11 any change in the ownership of Portland General Electric Company (“PGE”).
12
- 13 (2) Before beginning construction of the energy facility, the Port Westward to Bonneville
14 Power Administration (“BPA”) Allston Substation Transmission Line, or other related or
15 supporting facilities, the Certificate Holder shall identify to the Energy Facility Siting
16 Council (“Council”) whom it has chosen to act in the role of the engineering,
17 procurement and construction (“EPC”) contractor(s) for specific portions of the work.
18
- 19 (3) If the Certificate Holder chooses a third-party contractor to operate the facility, the
20 Certificate Holder shall submit to the Council the identity of the contractor so the Council
21 may review the qualifications and capability of the contractor to meet the standards of
22 OAR 345-0022-0010. If the Council finds that a new contractor meets these standards,
23 the Council shall not require an amendment to the Site Certificate for the Certificate
24 Holder to hire the contractor.
25
- 26 (4) Any matter of non-compliance under this Site Certificate shall be the responsibility of the
27 Certificate Holder. Any notice of violation issued under the Site Certificate will be
28 issued to the Certificate Holder. Any civil penalties levied shall be levied on the
29 Certificate Holder.
30
- 31 (5) The Certificate Holder shall contractually require the EPC contractor(s) and all
32 independent contractors and subcontractors involved in the construction and operation of
33 the facility to comply with all applicable laws and regulations and with the terms and
34 conditions of the Site Certificate. Such contractual provision shall not operate to relieve
35 the Certificate Holder of responsibility under the Site Certificate.
36
- 37 (6) The Certificate Holder shall obtain necessary state and local permits or approvals
38 required for the construction, operation and retirement of the facility or ensure that its
39 contractors obtain the necessary state and local permits or approvals.
40
- 41 (7) Before beginning construction of the energy facility, the Certificate Holder shall deliver
42 to the Office a copy of the agreement between the Certificate Holder and the Port of St.
43 Helens that provides that the Certificate Holder may use up to 8.3 cubic feet per second
44 of the water right held by the Port of St. Helens under Permit to Appropriate the Public

1 Waters, issued by the State of Oregon, Water Resources Department, Permit No. 53677.
2 [Amendment No. 1]
3

- 4 (8) Before beginning construction of the energy facility, the Certificate Holder shall deliver
5 to the Office evidence that the Oregon Department of Environmental Quality has issued
6 to the Port of St. Helens a National Pollutant Discharge Elimination System (“NPDES”)
7 permit that provides for the discharge of non-sanitary wastewater from the Port Westward
8 Industrial Site, including all non-sanitary wastewater produced by the energy facility.
9
- 10 (9) Before beginning construction of the energy facility, the Certificate Holder shall deliver
11 to the Office a copy of the agreement between the Certificate Holder and the Port of St.
12 Helens that provides for discharge of non-sanitary wastewater from the energy facility by
13 means of the NPDES permit issued to the Port of St. Helens.
14

15 **D.3. RETIREMENT AND FINANCIAL ASSURANCE**
16

- 17 (1) The Certificate Holder shall retire the facility if the Certificate Holder permanently ceases
18 construction or operation of the facility. The Certificate Holder shall retire the facility
19 according to a final retirement plan approved by the Council, as described in OAR 345-
20 027-0110, and prepared pursuant to Condition D.3(2).
21
- 22 (2) Two years before closure of the energy facility, the Certificate Holder shall submit to the
23 Office a proposed final retirement plan for the facility and site, pursuant to OAR 345-
24 027-0110, including:
25
- 26 (a) A plan for retirement that provides for completion of retirement within two years
27 of permanent cessation of operation of the energy facility and that protects the
28 public health and safety and the environment;
29
 - 30 (b) A description of actions the Certificate Holder proposes to take to restore the site
31 to a useful, non-hazardous condition; and,
32
 - 33 (c) A detailed cost estimate, a comparison of that estimate with the dollar amount
34 secured by a bond or letter of credit and any amount contained in a retirement
35 fund, and a plan for assuring the availability of adequate funds for completion of
36 retirement.
37
- 38 (3) The Certificate Holder shall prevent the development of any conditions on the site that
39 would preclude restoration of the site to a useful, non-hazardous condition to the extent
40 that prevention of such site conditions is within the control of the Certificate Holder.
41
- 42 (4) Notwithstanding Conditions D.3(1), D.3(2), and D.3(3), if the Certificate Holder begins
43 construction of the Port Westward to BPA Allston Substation Transmission Line before
44 beginning construction of the energy facility and other related or supporting facilities,
45 Conditions D.3(1), D.3(2), and D.3(3) shall apply to that transmission line separately for

1 as long as it is under construction or operation independent of the energy facility; and, a
2 retirement plan that the Certificate Holder submits may provide that the Port Westward to
3 BPA Allston Substation Transmission Line remains in operation to serve other energy
4 facilities.

- 5
- 6 (5) Before beginning construction of the energy facility, the Certificate Holder shall submit
7 to the State of Oregon, through the Council, a bond or letter of credit in the amount of
8 \$8,640,000 (in 2002 dollars as of the second quarter) naming the State of Oregon, acting
9 by and through the Council, as beneficiary or payee.
- 10
- 11 (a) If the Certificate Holder develops the energy facility in phases, then before
12 beginning construction of Phase 1, the Certificate Holder shall submit a bond or
13 letter of credit in the amount of \$4,700,000 (in 2002 dollars as of the second
14 quarter). Before beginning construction of Phase 2, the Certificate Holder shall
15 increase the amount of such bond or letter of credit to \$8,640,000 (in 2002 dollars
16 as of the second quarter). [Amendment No. 1]
- 17
- 18 (b) In the event the Certificate Holder begins construction of the Port Westward to
19 BPA Allston Substation Transmission Line before beginning construction of the
20 energy facility, the Certificate Holder shall submit to the State of Oregon, through
21 the Council, a bond or letter of credit in the amount of \$394,000 (in 2002 dollars
22 as of the second quarter).
- 23
- 24 (c) If the Certificate Holder has previously begun construction of the Port Westward
25 to BPA Allston Substation Transmission Line, the Certificate Holder shall
26 increase the amount of such bond or letter of credit to \$8,640,000 (in 2002 dollars
27 as of the second quarter) before beginning construction of the energy facility. If
28 the Certificate Holder develops the energy facility in phases, the Certificate
29 Holder shall increase the amount of such bond or letter of credit to \$4,700,000 (in
30 2002 dollars as of the second quarter) before beginning construction of Phase 1
31 and to \$8,640,000 (in 2002 dollars as of the second quarter) before beginning
32 construction of Phase 2. [Amendment No. 1]
- 33
- 34 (d) The form of the bond or letter of credit and identity of the issuer shall be subject
35 to approval by the Council.
- 36
- 37 (e) The Certificate Holder shall maintain a bond or letter of credit in effect at all
38 times until the energy facility or the Port Westward to BPA Allston Substation
39 Transmission Line has been retired, as appropriate.
- 40
- 41 (f) The calculation of 2002 dollars shall be made using the U.S. Gross Domestic
42 Product Implicit Price Deflator, Chain-Weight, as published in the Oregon
43 Department of Administrative Services' "Oregon Economic and Revenue
44 Forecast," or by any successor agency (the "Index"). If at any time the Index is

1 no longer published, the Council shall select a comparable calculation of
2 2002 dollars.

3
4 (g) The amount of the bond or letter of credit account shall increase annually by the
5 percentage increase in the Index.

6
7 (h) The Certificate Holder shall not revoke or reduce the bond or letter of credit
8 before retirement of the facility without approval by the Council.

9
10 (6) The Certificate Holder shall describe in the annual report submitted to the Council,
11 pursuant to OAR 345-026-0080, the status of the retirement fund or other instrument to
12 ensure it has adequate funds to restore the site.

13
14 (7) Before beginning construction of the energy facility, the Certificate Holder shall prepare
15 and submit to the Office a materials management and monitoring plan that addresses the
16 handling of hazardous substances, the measures it will implement to prevent site
17 contamination, and how it will document implementation of the plan during construction.
18 The materials management and monitoring plan shall be subject to approval by the
19 Office. For the purpose of this condition and Conditions D.3(8), D.3(10), D.3(11), and
20 D.3(12) below, the terms “release” and “hazardous substances” shall have the meanings
21 set forth at ORS 465.200.

22
23 (8) Before beginning operation of the energy facility, the Certificate Holder shall prepare and
24 submit to the Office a materials management and monitoring plan that addresses the
25 handling of hazardous substances, the measures it will implement to prevent site
26 contamination, and how it will document implementation of the plan during operation.
27 The materials management and monitoring plan shall be subject to approval by the
28 Office.

29
30 (9) Not later than 10 years after the date of commercial operation of Phase 1 of the energy
31 facility, and each 10 years thereafter during the life of the energy facility, the Certificate
32 Holder shall complete an independent Phase I Environmental Site Assessment of the
33 energy facility site. Within 30 days after its completion, the Certificate Holder shall
34 deliver the Phase I Environmental Site Assessment report to the Office. [Amendment
35 No. 1]

36
37 (10) In the event that any Phase I Environmental Site Assessment identifies improper handling
38 or storage of hazardous substances or improper record keeping procedures, the Certificate
39 Holder shall correct such deficiencies within six months after completion of the
40 corresponding Phase I Environmental Site Assessment. It shall promptly report its
41 corrective actions to the Office. The Council shall determine whether the corrective
42 actions are sufficient.

43
44 (11) The Certificate Holder shall report any release of hazardous substances, pursuant to DEQ
45 regulations, to the Office within one working day after the discovery of such release.

1 This obligation shall be in addition to any other reporting requirements applicable to such
2 a release.

3
4 (12) If the Certificate Holder has not remedied a release consistent with applicable Oregon
5 Department of Environmental Quality standards or if the Certificate Holder fails to
6 correct deficiencies identified in the course of a Phase I Environmental Site Assessment
7 within six months after the date of the release or the date of completion of the Phase I
8 Environmental Site Assessment, the Certificate Holder shall submit within such six-
9 month period to the Council for its approval an independently prepared estimate of the
10 additional cost of remediation or correction.

11
12 (a) Upon approval of an estimate by the Council, the Certificate Holder shall increase
13 the amount of its bond or letter of credit by the amount of the estimate.

14
15 (b) In no event, however, shall the Certificate Holder be relieved of its obligation to
16 exercise all due diligence in remedying a release of hazardous substances or
17 correcting deficiencies identified in the course of a Phase I Environmental Site
18 Assessment.

19
20 (13) All funds received by the Certificate Holder from the salvage of equipment and buildings
21 shall be committed to the restoration of the energy facility site to the extent necessary to
22 fund the approved site restoration and remediation.

23
24 (14) The Certificate Holder shall pay the actual cost to restore the site to a useful, non-
25 hazardous condition at the time of retirement, notwithstanding the Council's approval in
26 the Site Certificate of an estimated amount required to restore the site.

27
28 (15) If the Council finds that the Certificate Holder has permanently ceased construction or
29 operation of the facility without retiring the facility according to a final retirement plan
30 approved by the Council, as described in OAR 345-027-0110 and prepared pursuant to
31 Condition D.3(2), the Council shall notify the Certificate Holder and request that the
32 Certificate Holder submit a proposed final retirement plan to the Office within a
33 reasonable time not to exceed 90 days.

34
35 (a) If the Certificate Holder does not submit a proposed final retirement plan by the
36 specified date or if the Council rejects the retirement plan that the Certificate
37 Holder submits, the Council may direct the Office to prepare a proposed a final
38 retirement plan for the Council's approval.

39
40 (b) Upon the Council's approval of the final retirement plan prepared pursuant to
41 subsection (a), the Council may draw on the bond or letter of credit described in
42 Condition D.3(5) and shall use the funds to restore the site to a useful, non-
43 hazardous condition according to the final retirement plan, in addition to any
44 penalties the Council may impose under OAR Chapter 345, Division 29.

- 1 (c) If the amount of the bond or letter of credit is insufficient to pay the actual cost of
2 retirement, the Certificate Holder shall pay any additional cost necessary to
3 restore the site to a useful, non-hazardous condition.
4
- 5 (d) After completion of site restoration, the Council shall issue an order to terminate
6 the Site Certificate if the Council finds that the facility has been retired according
7 to the approved final retirement plan.
8

9 **D.4. LAND USE**

- 10
- 11 (1) Before beginning construction of the energy facility, the Certificate Holder shall submit a
12 landscaping plan for the energy facility to Columbia County as part of its building permit
13 application for the energy facility. The landscaping plan shall be subject to County
14 approval, provided that the plan is consistent with this Site Certificate and the Final
15 Order. The Certificate Holder shall implement the landscaping plan.
16
- 17 (2) Before beginning construction of the energy facility, the Certificate Holder shall submit a
18 site plan to Columbia County as part of its building permit application.
19
- 20 (3) Before beginning construction of the energy facility, the Certificate Holder shall submit
21 to Columbia County as part of its building permit application for the energy facility a
22 final parking lot plan that complies with Section 1400 of the Columbia County Zoning
23 Ordinance. The parking plan shall be consistent with this Site Certificate and Attachment
24 D of the Final Order. The Certificate Holder shall implement the parking lot plan.
25
- 26 (4) Before beginning construction of the energy facility or the Port Westward to BPA Allston
27 Substation Transmission Line, as appropriate, the Certificate Holder shall apply for and
28 obtain all appropriate land use permits from Columbia County and the City of Rainier.
29
- 30 (5) Before beginning construction of the energy facility, the Certificate Holder shall enter
31 into a written contract with Columbia County that recognizes the rights of land owners
32 who are adjacent to and nearby the corridor for the transmission line from the BPA
33 Allston Substation to the Trojan Nuclear Plant where it crosses PF-76 and FA-19 zones to
34 conduct forest operations consistent with the Forest Practices Act and Rules for uses
35 authorized in OAR 660-006-0025, subsections (4)(e), (m), (s), (t), and (w).
36

37 **D.5. STRUCTURAL STANDARD**

- 38
- 39 (1) The Certificate Holder shall design, engineer and construct the facility to avoid dangers
40 to human safety presented by seismic hazards affecting the site that are expected to result
41 from all maximum probable seismic events. In no event shall the recommended seismic
42 design parameters be any less than those prescribed by the Oregon Uniform Building
43 Code. As used in this condition, "seismic hazard" includes ground shaking, landslide,
44 liquefaction, lateral spreading, tsunami inundation, fault displacement, and subsidence.
45

- 1 (2) If the Certificate Holder does not have subsurface information for design of the
2 transmission lines that is acceptable to the Office and the Oregon Department of Geology
3 and Mineral Industries (“DOGAMI”), then the Certificate Holder shall drill exploratory
4 borings at critical locations during final design of the proposed transmission lines.
5
- 6 (3) Before beginning construction of the facility, the Certificate Holder shall provide the
7 Office and DOGAMI with a report containing results of geotechnical investigations and
8 recommendations for the design of the energy facility, transmission lines and other
9 related or supporting facilities.
- 10
- 11 (a) The Certificate Holder shall prepare the report consistent with the study designs
12 detailed in the Section D.5 of the Final Order and Section H.3 of the Application
13 for a Site Certificate (“ASC”).
14
- 15 (b) If DOGAMI is not able to review the reports, the Office shall arrange, in
16 consultation with DOGAMI, for an independent review of the report by a
17 qualified registered geologist.
18
- 19 (c) If the Certificate Holder begins construction of the Port Westward to BPA Allston
20 Substation Transmission Line before beginning construction of other parts of the
21 facility, Condition D.5(3) shall apply only to the Port Westward to BPA Allston
22 Substation Transmission Line as long as it is the only part of the facility under
23 construction.
24
- 25 (4) In addition to, or concurrent with Condition D.5(3), before beginning construction within
26 the City of Rainier's Watershed zone, the Certificate Holder shall submit to the City of
27 Rainier, the Office and DOGAMI a geotechnical report prepared by a registered engineer
28 establishing that it can safely accomplish any construction in a known slide hazard area,
29 flood hazard area, or drainage way, or on slopes exceeding 20 percent in that zone.
30
- 31 (5) If the geotechnical investigation reveals evidence that is not described in the ASC, the
32 Certificate Holder shall revise the facility design parameters to comply with appropriate
33 Uniform Building Code requirements.
34
- 35 (6) The Certificate Holder shall notify the Office, the State Building Codes Division and
36 DOGAMI promptly if site investigations or trenching reveals that subsurface conditions
37 differ significantly from those described in the ASC. After the Office receives the notice,
38 the Council may require the Certificate Holder to consult with DOGAMI and the
39 Building Codes Division and to propose mitigation actions.
40
- 41 (7) The Certificate Holder shall notify the Office, the Building Codes Division and
42 DOGAMI promptly if shear zones, artesian aquifers, deformations, or clastic dikes are
43 found at or in the vicinity of the facility site.
44

1 (8) The Certificate Holder shall design, engineer and construct the facility to avoid dangers
2 to human safety presented by non-seismic or aseismic hazards affecting the site. As used
3 in this condition, “non-seismic or aseismic hazards” includes settlement, landslides,
4 groundwater, flooding, and erosion.
5

6 **D.6. SOIL PROTECTION**
7

8 (1) Upon completion of construction in an area, the Certificate Holder shall use native seed
9 mixes to restore vegetation to the extent practicable and shall landscape portions of the
10 site disturbed by construction in a manner compatible with the surroundings and
11 proposed use. Conditions D.6(1) through D.6(6) shall apply to all soil disturbing
12 activities, including maintenance, repair, ~~or~~ reconstruction, and retirement of facilities.
13 [Amendment No. 1]
14

15 (2) The Certificate Holder shall employ the following measures to control soil erosion and
16 sediment runoff by water and wind erosion:
17

- 18 (a) Avoid excavation and other soil disturbances beyond that necessary for
19 construction of the facility or confine equipment use to specific areas.
20
- 21 (b) Remove vegetation only as necessary.
22
- 23 (c) Apply water or mulch, as necessary, for wind erosion control during construction.
24
- 25 (d) Revegetate those construction areas that will no longer be used.
26
- 27 (e) Use temporary erosion and sediment control measures, such as sediment fences,
28 straw wattles, bio-filter bags, mulch, permanent and temporary seeding, sediment
29 traps and/or basins, rock check dams or gravel filter berms, and gravel
30 construction entrances, and maintain these features throughout construction and
31 restoration to reduce the potential for soil erosion and sediment runoff.
32
- 33 (f) Protect soil stockpiles with mulch and plastic sheeting.
34

35 (3) If excessively wet conditions occur during construction, the Certificate Holder shall limit
36 construction activities during such periods to the degree practicable in areas susceptible
37 to soil compaction.
38

39 (4) After completing construction in an area, the Certificate Holder shall monitor the
40 construction area for a period of 12 months to evaluate whether construction-related
41 impacts to soils are being adequately addressed by the mitigation procedures described in
42 the Sediment Erosion and Control Plan. It shall submit its quality assurance measures to
43 the Office for approval before beginning monitoring.
44

- 1 (5) After completing construction in an area, the Certificate Holder shall use the results of the
2 monitoring program in Condition D.6(4) to identify remaining soil impacts associated
3 with construction that require mitigation. As necessary, the Certificate Holder shall
4 implement follow-up restoration measures to address those remaining impacts and shall
5 report in a timely manner to the Office what measures it has taken.
6
- 7 (6) The Certificate Holder shall remove trapped sediment when the capacity of the sediment
8 trap has been reduced by 50 percent and shall place such sediment in an upland area
9 certified by a qualified wetland specialist.
10
- 11 (7) The Certificate Holder shall contain all fuel and chemical storage in paved spill
12 containment areas with a curb.
13
- 14 (8) The Certificate Holder shall design all inside spill containment areas to hold at least
15 110 percent of the volume of liquids stored within them.
16
- 17 (9) The Certificate Holder shall design all spill containment areas located outdoors to hold at
18 least 110 percent of the volume of liquids stored within them, together with the volume of
19 precipitation that might accumulate during the 100-year return frequency storm.
20
- 21 (10) During operation, the Certificate Holder shall minimize drift from the cooling towers
22 through the use of high efficiency drift eliminators that allow no more than 0.002 percent
23 drift.
24

25 **D.7. PROTECTED AREAS**

26 [No Conditions]
27

28 **D.8. FISH AND WILDLIFE HABITAT**
29

- 30 (1) The Certificate Holder shall, to the extent practicable, avoid and, where avoidance is not
31 possible, minimize construction and operation disturbance to areas of native vegetation
32 and areas that provide important wildlife habitat. With respect to construction of the
33 facility, the Certificate Holder shall mitigate possible impacts to wildlife by measures
34 including, but not limited to, the following:
35
- 36 (a) Posting speed limit signs throughout the energy facility construction zone.
37
- 38 (b) Instructing construction personnel, including construction contractors and their
39 personnel, on sensitive wildlife of the area and on required precautions to avoid
40 injuring or destroying wildlife.
41
- 42 (c) Instructing construction personnel, including construction contractors and their
43 personnel, to watch out for wildlife while driving through the facility site, to
44 maintain reasonable driving speeds so as not to harass or strike wildlife
45 accidentally, and to be cautious and drive at slower speeds in a period from one

1 hour before sunset to one hour after sunrise when some wildlife species are the
2 most active.

3
4 (d) Requiring construction personnel, including construction contractors and their
5 personnel, to report any injured or dead wildlife detected at the facility site.
6

7 (2) The Certificate Holder shall construct, operate and retire the facility to minimize impacts
8 to vegetation and habitat.

9 (a) The energy facility shall be located within previously disturbed Habitat Category
10 6, non-native grassland Habitat Category 4, and palustrine emergent and
11 forested/scrub-shrub wetlands Habitat Category 3.

12 (b) The Certificate Holder shall limit Habitat Category 3 impacts to 0.43 acres of
13 permanent impact within palustrine emergent and forested/scrub-shrub wetlands.

14 (3) The Certificate Holder shall site transmission towers outside wetlands and waterways to
15 the greatest extent practicable. If the Certificate Holder must site transmission towers in
16 riparian zones or wetlands, the Certificate Holder shall use a monopole design for the
17 transmission towers to minimize ground impacts and vegetation control, except where it
18 would have to cross the existing BPA lines.

19 (4) The Certificate Holder shall prohibit construction and maintenance equipment from
20 entering perennial and intermittent streams, except as follows:
21

22 (a) Construction equipment may cross a stream if it is dry;
23

24 (b) Construction equipment may cross streams that are not dry by using temporary
25 structures to bridge the stream in a manner that minimizes disturbance to the bed,
26 banks and water of the stream;
27

28 (c) Construction equipment may cross a wet stream if the Certificate Holder notifies
29 the Division of State Lands, the Oregon Department of Fish and Wildlife
30 (“ODFW”) and the Office of its intent to cross the stream prior to the crossing and
31 these agencies concur that the crossing is acceptable.
32

33 (A) The Certificate Holder shall return any stream bed or bank that it disturbs
34 during construction or maintenance to conditions that are comparable to
35 pre-disturbed conditions, including stabilizing the bed and banks and
36 revegetating the riparian area with appropriate plant species.
37

38 (B) The Certificate Holder shall construct wet stream crossings within the
39 ODFW-designated in-water work period.
40

41 (C) The Certificate Holder shall keep the wet stream crossing width to the
42 minimum needed.
43

- 1 (5) The Certificate Holder shall take advantage of existing roads to the extent practicable.
- 2 (6) Before beginning construction of the energy facility or beginning construction of the
3 transmission lines, and in the appropriate season, the Certificate Holder shall conduct
4 wildlife surveys within 0.25 miles of the site to locate great blue heron rookeries. Should
5 it locate rookeries, the Certificate Holder shall consult with ODFW and the Office to
6 determine the action necessary to avoid adverse impacts. If it cannot avoid impacts, the
7 Certificate Holder shall suspend construction in the affected areas during the critical
8 nesting period of the species, as determined by the Office in consultation with ODFW.
- 9 (7) During construction of Phase 1 of the energy facility, the Certificate Holder shall relocate
10 the existing osprey nest platform to an ODFW-approved location for the period between
11 October 1 and March 30. [Amendment No. 1]
- 12 (8) Before beginning construction of the facility, the Certificate Holder shall conduct pre-
13 construction surveys within the analysis area and establish construction buffers around
14 raptor nests during the nesting season, as approved by ODFW. If it is not practical for
15 the Certificate Holder to avoid the nests of non-listed, threatened or endangered raptor
16 species, the Certificate Holder shall implement in a timely manner a mitigation project
17 approved by ODFW that meets the requirements of the Habitat Mitigation policy for “no
18 net loss” appropriate to the Habitat Category.
- 19 (9) The Certificate Holder shall schedule construction at the existing raw water intake pump
20 station to avoid the purple martin nesting season (April 1 through June 30). Before
21 beginning construction at the existing raw water intake pump station, the Certificate
22 Holder shall conduct a survey to determine the exact location of any purple martin nests.
23 Should the Certificate Holder cause unavoidable impacts to occur to any purple martin
24 nest, it shall construct, install and maintain an artificial nest site at a nearby location. It
25 shall pick an appropriate location in consultation with ODFW and the Office.
- 26 (10) When working around riparian areas or waterways, the Certificate Holder shall use only
27 herbicide labeled for use in those areas. The Certificate Holder shall abide by all labeling
28 instructions when using herbicides for vegetation maintenance associated with the energy
29 facility and transmission lines rights-of-way.
- 30 (11) The Certificate Holder shall locate chemical storage, servicing of construction and
31 maintenance equipment and vehicles, and overnight storage of wheeled vehicles at least
32 330 feet from any wetland or waterway.
- 33 (12) The Certificate Holder shall not construct any structure (other than fences and signs)
34 within 50 feet of any Class I river, stream or the emergent vegetation adjacent to such a
35 river or stream or within 25 feet of any other rivers, streams, and sloughs or the emergent
36 vegetation adjacent to such a river, stream, or slough.
- 37 (13) To mitigate for impacts to 19 acres of non-native grassland, the Certificate Holder shall
38 protect 19 acres of on-site emergent wetland habitat identified in the ASC by execution of

- 1 a conservation easement for the life of the energy facility. Before beginning construction
2 of Phase 1 of the energy facility, the Certificate Holder shall provide a copy of the
3 conservation easement or similar conveyance to the Office. [Amendment No. 1]
- 4 (14) The Certificate Holder shall restore temporary upland and wetland disturbance areas by
5 returning the areas to their original grade and seeding, with appropriate seed mixes as
6 recommended by ODFW and as shown in Table P-7 (ASC, Exhibit P, page P-34), and by
7 mulching the areas with straw. The Certificate Holder shall obtain ODFW and Office
8 concurrence before changing the proposed seed mix.
- 9 (15) The Certificate Holder shall not clear any more riparian vegetation than is necessary for
10 the permitted land use, including clearing required for safety purposes, during
11 construction or operation of the facility.
- 12 (16) During construction of the transmission line(s) and maintenance of the rights-of-way, the
13 Certificate Holder shall limit clearing of vegetation in riparian areas and wetlands to that
14 needed to prevent contact with the transmission line and to meet clearance standards for
15 safety and transmission line reliability.
- 16 (17) The Certificate Holder shall mitigate for impacts to riparian shrub and forest habitat that
17 result in canopy cover of less than 25 percent by revegetating these areas with appropriate
18 native woody species according to the Typical Revegetation Plan (ASC, Exhibit Q, page
19 Q-6.1).
- 20 (18) The Certificate Holder shall, as soon as practicable and appropriate after completing
21 construction in an area, implement the mitigation measures specified in Conditions
22 D.8(13), D.8(14) and D.8(17).
- 23 (19) The Certificate Holder shall monitor revegetated areas for a period of five years and shall
24 ensure that new vegetation has an 80 percent survival rate.
- 25 (20) The Certificate Holder shall monitor and control nuisance and invasive plant species
26 annually for a period of five years in areas where vegetation removal and/or revegetation
27 has occurred in (1) riparian areas and wetlands along the transmission line rights-of-way,
28 and (2) in areas temporarily disturbed by construction of the raw water, gas, and process
29 water discharge lines.
- 30 (21) The Certificate Holder shall submit an annual monitoring report to ODFW and the Office
31 during the five-year monitoring period specified in Condition D.8(20).
- 32 (22) Within one year after completion of construction of the facility or the Port Westward to BPA
33 Allston Substation Transmission Line, if constructed separately, the Certificate Holder shall
34 provide a summary report to ODFW and the Office that identifies the revegetation actions it
35 took and the results of revegetation monitoring conducted to that time. If the Certificate
36 Holder constructs the energy facility in phases, the Certificate Holder shall provide the

1 summary report to ODFW and the Office within one year after completion of each phase.
2 [Amendment No. 1]

3 (23) Within three months after completion of the final annual monitoring survey, the
4 Certificate Holder shall provide a report to ODFW and the Office that presents the results
5 of its revegetation monitoring.

6 (24) If revegetation is not successful at establishing appropriate plant cover and controlling
7 erosion, the Certificate Holder shall take remedial actions as the Office directs.
8

9 **D.9 THREATENED AND ENDANGERED SPECIES**

10
11 (1) Before beginning construction of the transmission line between the BPA Allston
12 Substation and the Trojan Nuclear Plant, the Certificate Holder shall direct qualified
13 personnel to conduct species ground surveys along the transmission line corridor and
14 within 150 feet on either side of the transmission line corridor at the appropriate time of
15 year to determine the presence of listed plant species. If listed plant species are identified
16 in the course of the species ground surveys, their presence shall be noted on maps, and
17 PGE shall provide copies of the maps to the Office and the Department of Agriculture.
18

19 (2) During construction of the transmission lines, the Certificate Holder shall manipulate
20 construction equipment and site poles, towers and access roads to avoid impacts, except
21 as provided in Condition D.9(4), to known populations of state- or federally-listed plant
22 species.
23

24 (3) The Certificate Holder shall ensure that all maintenance practices along the transmission
25 line corridor minimize impacts to known populations of listed plant species.
26

27 (4) In the event the Certificate Holder determines that it cannot avoid known populations of
28 listed plant species, the Certificate Holder shall engage qualified personnel to determine
29 whether the proposed action has the potential to reduce appreciably the likelihood of the
30 survival or recovery of the listed species, notify the Office of its findings, and obtain
31 approval from the Oregon Department of Agriculture before proceeding with
32 construction activities that affect the listed plant species. (OAR 603-073-0090).
33

34 (5) Before beginning construction of the transmission line, the Certificate Holder shall
35 employ measures to protect raptors in the design and construction of transmission lines.
36 It shall design all energized transmission conductors with either a minimum separation of
37 nine feet or other measures to reduce the potential for electrocution of raptors or other
38 birds.
39

40 (6) The Certificate Holder shall not construct at the transmission line terminus at the Trojan
41 Nuclear Plant during the critical peregrine falcon nesting period from January 1 to
42 June 30.
43

1 (7) The Certificate Holder shall plant suitable vegetative species for deer forage and cover
2 within the wetland mitigation/enhancement area.
3

4 (8) The Certificate Holder shall coordinate with ODFW about whether to conduct site-
5 specific fish sampling at waterways that do not have confirmation of species presence or
6 absence along the transmission line corridor. If ODFW recommends that the Certificate
7 Holder conduct site-specific sampling, the Certificate Holder shall do so and report the
8 results to ODFW and the Office.
9

10 **D.10. SCENIC AND AESTHETIC VALUES**
11

12 (1) During construction of the facility, the Certificate Holder shall ensure that contractors
13 move equipment out of the construction area when it is no longer expected to be used.
14 To the extent practical, contractors shall lower equipment with long arms, such as cranes,
15 bucket trucks, backhoes, when not in use in order to minimize visibility.
16

17 (2) During construction of the facility, the Certificate Holder shall control dust through the
18 application of water.
19

20 (3) During construction of the energy facility, the Certificate Holder shall use directing and
21 shielding devices on lights to minimize off-site glare. When there is no nighttime
22 construction activity, the Certificate Holder shall minimize night lighting consistent with
23 safety and security requirements.
24

25 (4) During operation of the energy facility, the Certificate Holder shall use directing and
26 shielding devices on lights to minimize off-site glare, consistent with safety and security
27 requirements.
28

29 (5) Before beginning construction of the energy facility, the Certificate Holder shall submit
30 to Columbia County and the Office an outdoor lighting plan that shows how it will
31 minimize glare from the energy facility site, consistent with Conditions D.10(3) and
32 D.10(4).
33

34 (6) The Certificate Holder shall paint structures with low-glare paint in colors selected to
35 complement the surrounding foreground and background colors.
36

37 (7) After completion of construction of related and supporting pipelines in an area, the
38 Certificate Holder shall re-vegetate any undeveloped areas disturbed by construction
39 activities using native species, including grasses, shrubs, and trees. If necessary, the
40 Certificate Holder shall water re-vegetated areas on a regular basis until the plant species
41 have been successfully established.
42

1 **D.11. HISTORIC, CULTURAL AND ARCHAEOLOGICAL RESOURCES**
2

- 3 (1) Before beginning construction of the Port Westward to BPA Allston Substation
4 Transmission Line or the BPA Allston Substation to Trojan Transmission Line, the
5 Certificate Holder shall complete an archaeological survey of the approved transmission
6 line corridors in consultation with the Oregon Historic Preservation Office (“SHPO”), the
7 Confederated Tribes of the Warm Springs Indian Reservation of Oregon, the
8 Confederated Tribes of the Grand Ronde Community of Oregon, the Confederated Tribes
9 of the Siletz Indian Reservation of Oregon, the Chinook Tribe in Washington, and
10 appropriate federal agencies. The Certificate Holder shall ensure that a qualified
11 archaeologist evaluates all cultural resources identified during the cultural resources
12 survey. The Certificate Holder shall report to SHPO and the Office about whether its
13 archaeologist recommends that a discovery is significant or not significant. If SHPO
14 determines that a discovery is significant, the Certificate Holder shall make
15 recommendations to the Council for mitigation in consultation with SHPO, the Office,
16 the tribes, and other appropriate parties. Mitigation measures shall include avoidance or
17 data recovery. [Amendment No. 1]
18
- 19 (2) During construction of the facility, the Certificate Holder shall ensure that a qualified
20 person instructs construction personnel in the identification of cultural materials.
21
- 22 (3) During construction of the facility, in the event any artifacts or other cultural materials
23 are identified, the Certificate Holder shall cease all ground-disturbing activities until a
24 qualified archaeologist can evaluate the significance of the find. The Certificate Holder
25 shall report to SHPO and the Office about whether its archaeologist recommends the
26 artifacts or cultural materials are significant or not significant. If SHPO determines that
27 the materials are significant, the Certificate Holder shall make recommendations to the
28 Council for mitigation in consultation with SHPO, the Office, the tribes, and other
29 appropriate parties. Mitigation measures shall include avoidance or data recovery. The
30 Certificate Holder shall not restart work in the affected area until it has demonstrated to
31 the Office that it has complied with the archaeological permit requirements administered
32 by SHPO. [Amendment No. 1]
33
- 34 (4) The Certificate Holder shall allow monitoring by the Confederated Tribes of the Warm
35 Springs Indian Reservation of Oregon, the Confederated Tribes of the Grand Ronde
36 Community of Oregon, the Confederated Tribes of the Siletz Indian Reservation of
37 Oregon, and the Chinook Tribe in Washington of earth-moving activities within any
38 areas with a potential for containing archaeological remains.
39
- 40 (5) Before beginning construction of the facility or of the Port Westward to BPA Allston
41 Substation Transmission Line separately, the Certificate Holder shall notify the
42 Confederated Tribes of the Warm Springs Indian Reservation of Oregon, the
43 Confederated Tribes of the Grand Ronde Community of Oregon, the Confederated Tribes
44 of the Siletz Indian Reservation of Oregon, and the Chinook Tribe in Washington and
45 provide their representatives the opportunity to be available for periodic on-site

1 monitoring during construction activities. If the Certificate Holder constructs the energy
2 facility in phases, the Certificate Holder shall notify the Tribes prior to construction of
3 each phase. [Amendment No. 1]
4

5 **D.12. RECREATION**

6 [No Conditions]
7

8 **D.13. PUBLIC SERVICES**
9

- 10 (1) During construction, the Certificate Holder shall hire a contractor to provide chemical
11 toilet services or other appropriate facilities for construction personnel.
12
- 13 (2) The Certificate Holder shall pay to Columbia County or its designee the appropriate
14 Transportation Improvement Contribution (“TIC”) set forth in Section 2.1 of the
15 Agreement between Columbia County and Portland General Electric Company dated
16 June 5, 2002 (“Agreement”).
17
- 18 (3) The Certificate Holder shall not agree to amend the Agreement with Columbia County to
19 reduce, revoke or waive the requirement for payment of the appropriate TIC without prior
20 approval of the Council; however, such approval by the Council shall not require an
21 amendment to the Site Certificate.
22
- 23 (4) Before beginning construction of the energy facility, the Certificate Holder shall
24 coordinate with Columbia County the improvement and maintenance of signage and
25 striping at the mainline rail crossing on Kallunki Road, including the installation of “**Do**
26 **NOT STOP ON TRACKS**” signs.
27
- 28 (5) If construction of the energy facility occurs concurrently with construction of other
29 projects in the Port Westward Industrial Area, the Certificate Holder shall coordinate
30 with other users of the Port Westward Industrial Area to provide a carpooling program
31 that identifies and/or creates park-and-ride locations to facilitate carpooling.
32
- 33 (6) If construction of the energy facility occurs concurrently with construction of other
34 projects in the Port Westward Industrial Area, the Certificate Holder shall coordinate
35 with Columbia County and other users of the Port Westward Industrial Area on the
36 implementation of a staggered shift schedule if Columbia County determines that traffic
37 conditions warrant it.
38
- 39 (7) During construction of the energy facility, the Certificate Holder shall use barge and
40 railroad deliveries of bulk materials to the extent practicable to minimize the number of
41 freight truck deliveries on local roads.
42
- 43 (8) The Certificate Holder shall construct a fire protection system within the buildings and
44 yard areas of the energy facility site that meets the requirements of the Uniform Fire

1 Code, as amended by Oregon and the National Fire Protection Association standards, and
2 all other applicable fire protection standards in effect at the time of construction.

3
4 (9) The Certificate Holder shall provide a dedicated reserve capacity of 180,000 gallons in
5 the raw water storage tank to serve as the fire suppression water source.

6
7 (10) For fire truck access, the minimum inside turning radius of curves in the road system on
8 the energy facility site shall be 40 feet.

9
10 **D.14. WASTE MINIMIZATION, OAR 345-022-0120**

11
12 (1) During construction, operation and retirement of the energy facility, the Certificate
13 Holder shall separate recyclable materials from the solid waste stream to the extent
14 practicable, store those materials on site until sufficient quantities exist to make recycling
15 economic, and periodically deliver or sell those materials to a recycling facility.

16
17 (2) During construction, operation and retirement of the energy facility, the Certificate
18 Holder shall segregate all used oil, mercury-containing lights, and lead-acid and nickel-
19 cadmium batteries, store such materials on site, and deliver such materials to a recycling
20 firm specializing in the proper disposal of such materials.

21
22 (3) Upon completion of construction, the Certificate Holder shall dispose of all temporary
23 structures not required for facility operation and all timber, brush, refuse, and flammable
24 or combustible material resulting from clearing of land and construction of the facility.

25
26 (4) During operation of the energy facility, the Certificate Holder shall convey all storm
27 water and water discharges other than sanitary sewage to pervious areas to allow for
28 percolation into the shallow groundwater.

29
30 (5) During operation of the energy facility, the Certificate Holder shall use internal recycling
31 of aqueous streams whereby water shall be recycled several times in the cooling system
32 before being discharged.

33
34 **D.15. CARBON DIOXIDE STANDARD**

35 (1) Before beginning construction of the energy facility, the Certificate Holder shall submit
36 to The Climate Trust a bond or letter of credit in the amount of the monetary path
37 payment requirement (in 2002 dollars) as determined by the calculations set forth in
38 Condition D.15(3) and based on the estimated heat rates and capacities certified pursuant
39 to Condition D.15(4) and as adjusted in accordance with the terms of this Site Certificate
40 pursuant to Condition D.15(3)(c). For the purposes of this Site Certificate, the "monetary
41 path payment requirement" means the offset funds determined pursuant to OAR 345-024-
42 0550 and -0560 and the selection and contracting funds that the Certificate Holder must
43 disburse to The Climate Trust, as the qualified organization, pursuant to OAR 345-024-
44 0710 and this Site Certificate. The offset fund rate for the monetary path payment
45 requirement shall be \$0.85 per ton of carbon dioxide (in 2002 dollars). The calculation of

1 2002 dollars shall be made using the Index set forth in Condition D.3(5) and as required
2 below in subsection (g). [Amendment No. 1]
3

4 (a) The form of the bond or letter of credit and identity of the issuer shall be subject
5 to approval by the Council.
6

7 (b) The form of the Memorandum of Understanding (“MOU”) between the Certificate
8 Holder and the Climate Trust establishing the disbursement mechanism to transfer
9 selection and contracting funds and offset funds to The Climate Trust shall be
10 substantially in the form of Attachment A to this Site Certificate.
11

12 (c) Either the Certificate Holder or The Climate Trust may submit to the Council for
13 the Council’s resolution any dispute between the Certificate Holder and The
14 Climate Trust that concerns the terms of the bond, letter of credit, or MOU
15 concerning the disbursement mechanism for the monetary path payments, or any
16 other issues related to the monetary path payment requirement. The Council’s
17 decision shall be binding on all parties.
18

19 (d) The bond or letter of credit shall remain in effect until such time as the Certificate
20 Holder has disbursed the full amount of the monetary path payment requirement
21 to The Climate Trust. The Certificate Holder may reduce the amount of the bond
22 or letter of credit commensurate with payments it makes to The Climate Trust.
23 The bond or letter of credit shall not be subject to revocation before disbursement
24 of the full monetary path payment requirement.
25

26 (e) In the event that the Council approves a new Certificate Holder for the energy
27 facility:
28

29 (A) The new Certificate Holder shall submit to the Council for the Council’s
30 approval the form of a bond or letter of credit that provides comparable
31 security to the bond or letter of credit of the current Certificate Holder.
32 The Council’s approval of a new bond or letter of credit shall not require a
33 site certificate amendment.
34

35 (B) The new Certificate Holder shall submit to the Council for the Council’s
36 approval the form of an MOU between the new Certificate Holder and The
37 Climate Trust that is substantially in the form of Attachment A to this Site
38 Certificate. In the case of a dispute between the new Certificate Holder
39 and The Climate Trust concerning the disbursement mechanism for
40 monetary path payments or any other issues related to the monetary path
41 payment requirement, either party may submit the dispute to the Council
42 for the Council’s resolution as provided in Condition D.15(1)(c). Council
43 approval of a new MOU shall not require a site certificate amendment.
44

- 1 (f) If calculations pursuant to Condition D.15(5) demonstrate that the Certificate
2 Holder must increase its monetary path payments, the Certificate Holder shall
3 increase the bond or letter of credit sufficiently to meet the adjusted monetary
4 path payment requirement within the time required by Condition D.15(3)(c).
5 Alternately, the Certificate Holder may disburse any additional required funds
6 directly to The Climate Trust within the time required by Condition D.15(3)(c).
7
- 8 (g) The amount of the bond or letter of credit shall increase annually by the
9 percentage increase in the Index, and the disbursement of funds shall be pro-rated
10 within the year to the date of disbursement to The Climate Trust from the calendar
11 quarter of Council approval of the Site Certificate.
12
- 13 (2) The Certificate Holder shall disburse to The Climate Trust offset funds and selection and
14 contracting funds as requested by The Climate Trust. The Certificate Holder shall make
15 disbursements in response to requests from The Climate Trust in accordance with
16 subsections (a), (b), and (c).
17
- 18 (a) The Certificate Holder shall disburse all selection and contracting funds to The
19 Climate Trust before beginning construction.
20
- 21 (b) Upon notice pursuant to subsection (c), The Climate Trust may request from the
22 issuer of the bond or letter of credit the full amount of all offset funds available or
23 it may request partial payment of offset funds at its sole discretion.
24 Notwithstanding the specific amount of any contract to implement an offset
25 project, The Climate Trust may request up to the full amount of offset funds the
26 Certificate Holder is required to provide to meet the monetary path payment
27 requirement.
28
- 29 (c) The Climate Trust may request disbursement of offset funds by providing notice
30 to the issuer of the bond or letter of credit that The Climate Trust has executed a
31 letter of intent to acquire an offset project. The Certificate Holder shall provide
32 that the issuer of the bond or letter of credit disburse offset funds to The Climate
33 Trust within three business days of a request by The Climate Trust for the offset
34 funds in accordance with the terms of the bond or letter of credit.
35
- 36 (3) The Certificate Holder shall submit all monetary path payment requirement calculations
37 to the Office for verification in a timely manner before submitting a bond or letter of
38 credit for Council approval and before entering into an MOU with The Climate Trust.
39 The Certificate Holder shall use the contracted design parameters for capacities and heat
40 rates that it reports pursuant to Condition D.15(4) to calculate the estimated monetary
41 path payment requirement, along with the estimated annual hours of operation of power
42 augmentation technologies. The Certificate Holder shall use the Year One Capacities and
43 Year One Heat Rates that it reports for the facility pursuant to Condition D.15(5) to
44 calculate whether it owes additional monetary path payments.
45

- 1 (a) The net carbon dioxide emissions rate for the base load gas plant shall not exceed
2 0.675 pounds of carbon dioxide per kilowatt-hour of net electric power output,
3 with carbon dioxide emissions and net electric power output measured on a new
4 and clean basis, as defined in OAR 345-001-0010.
5
- 6 (b) The net carbon dioxide emissions rate for incremental emissions for the facility
7 operating with power augmentation technologies that increase the capacity and
8 heat rate of the facility above the capacity and heat rate that it can achieve as a
9 base load gas plant on a new and clean basis (“power augmentation
10 technologies”) shall not exceed 0.675 pounds of carbon dioxide per kilowatt-hour
11 of net electric power output, with carbon dioxide emissions and net electric power
12 output measured on a new and clean basis, as the Office may modify such basis
13 pursuant to Condition D.15(4)(d).
14
- 15 (c) When the Certificate Holder submits the Year One Test reports required in
16 Condition D.15(5), it shall increase its monetary path payments if the calculation
17 using reported data shows that the adjusted monetary path payment requirement
18 exceeds the monetary path payment requirement for which the Certificate Holder
19 had provided a bond or letter of credit before beginning construction, pursuant to
20 Condition D.15(1). The Certificate Holder shall submit its calculations to the
21 Office for verification.
22
- 23 (A) The Certificate Holder shall make the appropriate calculations and fully
24 disburse any increased funds directly to The Climate Trust within 30 days
25 of filing the Year One Test reports.
26
- 27 (B) In no case shall the Certificate Holder diminish the bond or letter of credit
28 it provided before beginning construction or receive a refund from The
29 Climate Trust based on the calculations made using the Year One
30 Capacities and the Year One Heat Rates.
31
- 32 (4) The Certificate Holder shall include an affidavit certifying the heat rates and capacities
33 reported in subsections (a) and (b).
34
- 35 (a) Before beginning construction of the energy facility, the Certificate Holder shall
36 notify the Council in writing of its final selection of a gas turbine vendor and heat
37 recovery steam generator vendor and shall submit written design information to
38 the Council sufficient to verify the base-load gas plant’s designed new and clean
39 heat rate (higher heating value) and its net power output at the average annual site
40 condition.
41
- 42 (b) Before beginning construction of the energy facility, the Certificate Holder shall
43 submit written design information to the Council sufficient to verify the facility’s
44 designed new and clean heat rate and its net power output at the average annual
45 site condition when operating with power augmentation technologies.

- 1
2 (c) Before beginning construction of the energy facility, the Certificate Holder shall
3 specify the estimated annual average hours that it expects to operate the power
4 augmentation technologies.
5
6 (d) Upon a timely request by the Certificate Holder, the Office may approve modified
7 parameters for testing the power augmentation technologies on a new and clean
8 basis, pursuant to OAR 345-024-0590(1). The Office's approval of modified
9 testing parameters for power augmentation technologies shall not require a site
10 certificate amendment.
11
12 (5) Within the first 12 months of commercial operation of the energy facility, the Certificate
13 Holder shall conduct a 100-hour test at full power without power augmentation
14 technologies ("Year One Test-1") and a test at full power with power augmentation
15 technologies ("Year One Test-2"). A 100-hour test performed for purposes of the
16 Certificate Holder's commercial acceptance of the facility shall suffice to satisfy this
17 condition in lieu of testing after beginning commercial operation.
18
19 (a) Year One Test-1 shall determine the actual heat rate ("Year One Heat Rate-1")
20 and the net electric power output ("Year One Capacity-1") on a new and clean
21 basis, without degradation, with the results adjusted for the average annual site
22 condition for temperature, barometric pressure, and relative humidity, and using a
23 rate of 117 pounds of carbon dioxide per million Btu of natural gas fuel pursuant
24 to OAR 345-001-0010(35).
25
26 (b) Year One Test-2 shall determine the actual heat rate ("Year One Heat Rate-2")
27 and net electric power output ("Year One Capacity-2") for the facility operating
28 with power augmentation technologies, without degradation, with the results
29 adjusted for the average annual site condition for temperature, barometric
30 pressure and relative humidity, and using a rate of 117 pounds of carbon dioxide
31 per million Btu of natural gas fuel pursuant to OAR 345-001-0010(35). The full
32 power test shall be 100 hours duration unless the Office has approved a different
33 duration pursuant to Condition (4)(d).
34
35 (c) The Certificate Holder shall notify the Office at least 60 days before conducting
36 the tests required in subsections (a) and (b) unless a shorter time is mutually
37 agreed upon.
38
39 (d) Before conducting the tests required in subsections (a) and (b), the Certificate
40 Holder shall, in a timely manner, provide to the Office a copy of the protocol for
41 conducting the tests.
42
43 (e) Within two months after completing the Year One Tests, the Certificate Holder
44 shall provide to the Council a report of the results of the Year One Tests.
45

- 1 (6) If calculations pursuant to Condition D.15(7) demonstrate that the Certificate Holder
2 must supplement its monetary path payments (“supplemental monetary path payment
3 requirement”), the Certificate Holder shall provide a bond or letter of credit sufficient to
4 meet the supplemental monetary path payment requirement within the time required by
5 Condition D.15(7)(b). The bond or letter of credit shall not be subject to revocation
6 before disbursement of the supplemental monetary path payment requirement.
7 Alternately, the Certificate Holder may disburse in cash any such supplemental monetary
8 path payments directly to The Climate Trust within the time required by
9 Condition D.15(7).
10
- 11 (7) The Certificate Holder shall submit all supplemental monetary path payment requirement
12 calculations to the Office for verification. The Certificate Holder shall use the Year One
13 Capacity-2 and Year One Heat Rate-2 that it reports for the facility pursuant to Condition
14 D.15(5)(b) to calculate whether it owes supplemental monetary path payments, pursuant
15 to subsections (a) and (b).
16
- 17 (a) Each five years after beginning commercial operation of the energy facility
18 (“five-year reporting period”), the Certificate Holder shall report to the Office the
19 annual average hours the facility operated with power augmentation technologies
20 during that five-year reporting period, pursuant to OAR 345-024-0590(6). The
21 Certificate Holder shall submit five-year reports to the Office within 30 days of
22 the anniversary date of beginning commercial operation of the energy facility.
23
- 24 (b) If the Office determines that the energy facility exceeds the projected net total
25 carbon dioxide emissions calculated pursuant to Conditions D.15(4) and D.15(5),
26 prorated for five years, during any five-year reporting period described in
27 subsection (a), the Certificate Holder shall offset excess emissions for the specific
28 reporting period according to subsection (A) and shall offset the estimated future
29 excess emissions according to subsection (B), pursuant to OAR 345-024-0600(4).
30 The Certificate Holder shall offset excess emissions using the monetary path as
31 described in OAR 345-024-0710, except that contracting and selecting funds shall
32 equal twenty (20) percent of the value of any offset funds up to the first \$250,000
33 (in 2002 dollars) and 4.286 percent of the value of any offset funds in excess of
34 \$250,000 (in 2002 dollars). The Certificate Holder shall disburse the funds to The
35 Climate Trust within 30 days after notification by the Office of the amount that
36 the Certificate Holder owes.
- 37
- 38 (A) In determining the excess carbon dioxide emissions that the Certificate
39 Holder must offset for a five-year period, the Office shall apply OAR 345-
40 024-0600(4)(a). The Certificate Holder shall pay for the excess emissions
41 at \$0.85 per ton of carbon dioxide emissions (in 2002 dollars). The Office
42 shall notify the Certificate Holder and The Climate Trust of the amount of
43 payment required, using the monetary path, to offset excess emissions.
44

1 (B) The Office shall calculate estimated future excess emissions and notify the
2 Certificate Holder of the amount of payment required, using the monetary
3 path, to offset them. To estimate excess emissions for the remaining
4 period of the deemed 30-year life of the facility, the Office shall use the
5 parameters specified in OAR 345-024-0600(4)(b). The Certificate Holder
6 shall pay for the estimated excess emissions at \$ 0.85 per ton of carbon
7 dioxide (in 2002 dollars). The Office shall notify the Certificate Holder of
8 the amount of payment required, using the monetary path, to offset future
9 excess emissions.

10
11 (8) The combustion turbine for the base-load gas plant and power augmentation technologies
12 shall be fueled solely with pipeline quality natural gas or with synthetic gas with a carbon
13 content per million Btu no greater than pipeline-quality natural gas.

14
15 (9) With respect to incremental capacity and fuel consumption increases for which the
16 Certificate Holder has not previously complied with the carbon dioxide standard, the
17 Certificate Holder shall comply substantially with Conditions D.15(1) through D.15(8) in
18 lieu of the Council's requiring an amendment, provided that:

19
20 (a) The Council determines, pursuant OAR 345-027-0050, that the Certificate Holder
21 does not otherwise require an amendment, and further provided that:

22
23 (b) The Certificate Holder shall meet the appropriate carbon dioxide emissions
24 standard and monetary offset rate in effect at the time the Council makes its
25 determination pursuant to OAR 345-027-0050.

26
27 (10) Notwithstanding Conditions D.15(1) through d.15(9), if the Certificate Holder begins
28 construction of the Port Westward to BPA Allston Substation Transmission Line, but no
29 other part of the energy facility or other related or supporting facilities, the Certificate
30 Holder shall not be required to comply with Conditions D.15(1) through D.15(9). The
31 Certificate Holder shall comply with Conditions D.15(1) through D.15(9) in connection
32 with construction of any part of the energy facility or related or supporting facilities other
33 than the Port Westward to BPA Allston Substation Transmission Line.

34
35 (11) If the Certificate Holder begins construction of Phase 1, but not Phase 2, the Certificate
36 Holder shall comply with Conditions D.15(1) through D.15(9) for Phase 1. If the
37 Certificate Holder later begins construction of Phase 2, the Certificate Holder shall
38 comply with Conditions D.15(1) through D.15(9)for Phase 2. [Amendment No. 1]
39

40
41 **E. OTHER APPLICABLE REGULATORY REQUIREMENTS:**

42 **E.1. REQUIREMENTS UNDER COUNCIL JURISDICTION**

1 **E.1.a. Noise**

- 2
- 3 (1) During construction of the facility, the Certificate Holder shall schedule most heavy
4 construction to occur during daylight hours. Construction work at night shall be limited
5 to work inside buildings and other structures when possible.
6
- 7 (2) During construction of the facility, the Certificate Holder shall require contractors to
8 equip all combustion engine-powered equipment with exhaust mufflers.
9
- 10 (3) During construction of the energy facility, transmission lines or other related or
11 supporting facilities, the Certificate Holder shall establish a complaint response system at
12 the construction manager's office to address noise complaints.
13
- 14 (4) Within six months after the start of commercial operation of the energy facility, the
15 Certificate Holder shall retain a qualified noise specialist to measure noise levels
16 associated with the energy facility operation when environmental conditions are expected
17 to result in maximum sound propagation between the source and the receivers and when
18 the energy facility is operating in a typical operations mode that produces maximum
19 noise levels.
20
- 21 (a) The specialist shall measure noise levels at sites (1), (2), (5), and (6), as described
22 in Exhibit X of the ASC, to determine if actual noise levels are within the levels
23 specified in the applicable noise regulations in OAR 345-035-0035(1)(b)(B)(i).
24
- 25 (b) The Certificate Holder shall report the results of the noise evaluation to the
26 Office.
27
- 28 (c) If actual noise levels do not comply with applicable DEQ regulations, the
29 Certificate Holder shall take those actions necessary to comply with the
30 regulations as soon as practicable.
31
- 32 (d) If initial measurements show that actual noise levels increase at site (5) by 7 dBA
33 or more, the Certificate Holder shall measure the noise levels as specified in this
34 condition and shall repeat the process outlined in subsections (a), (b), and (c) for
35 site (5) within six months after completion of the initial measurements.
36
- 37 (5) The Certificate Holder shall install silencers on short duration noise sources (e.g. steam
38 vents) from the heat recovery steam generator.
39

40 **E.1.b. Wetlands and Removal/Fill Permit**

- 41
- 42 (1) Before beginning construction of Phase 1 of the energy facility or the Port Westward to
43 BPA Allston Substation Transmission Line, as appropriate, the Certificate Holder shall
44 obtain a U.S. Army Corps of Engineers and Oregon Division of State Lands Joint
45 Removal/Fill Permit substantially in the form of the Removal/Fill Permit in Attachment

1 C; provided, that mitigation required under the Removal/Fill Permit shall allow for
2 accommodation of Corps of Engineers mitigation requirements, subject to the
3 concurrence of the Office, in consultation with the Division of State Lands and affected
4 federal agencies. [Amendment No. 1]
5

- 6 (2) The Certificate Holder shall comply with state laws and rules applicable to the
7 Removal/Fill Permit that are adopted in the future to the extent that such compliance is
8 required under the respective statutes and rules.
9

10 **E.1.c. Public Health and Safety**

- 11
12 (1) If local public safety authorities notify the Certificate Holder and the Office that the
13 operation of the energy facility is contributing significantly to ground level fogging or
14 icing along public roads and is likely to pose a significant threat to public safety, the
15 Certificate Holder shall cooperate with local public safety authorities regarding the
16 posting of warning signs on affected roads and the implementation of other reasonable
17 safety measures.
18

- 19 (2) The Certificate Holder shall design the transmission lines and backup electricity lines so
20 that alternating current electric fields shall not exceed 9 kV per meter at one meter above
21 the ground surface in areas accessible to the public. [Amendment No. 1]
22

- 23 (3) The Certificate Holder shall design the transmission lines and backup electricity lines so
24 that induced currents and voltage resulting from the transmission lines are as low as
25 reasonably achievable. [Amendment No. 1]
26

- 27 (4) The Certificate Holder shall develop and implement a program that provides reasonable
28 assurance that all fences, gates, cattle guards, trailers, or other objects or structures of a
29 permanent nature that could become inadvertently charged with electricity are grounded
30 or bonded throughout the life of the transmission line.
31

- 32 (5) The Certificate Holder shall restore or mitigate the reception of radio and television at
33 residences and commercial establishments in the primary reception area to the level
34 present before operation of the transmission line at no cost to residents or businesses
35 experiencing interference resulting from the transmission line.
36

- 37 (6) The Certificate Holder shall design, construct and operate the transmission lines and
38 backup electricity lines in accordance with the requirements of the National Electrical
39 Safety Code. [Amendment No. 1]
40

- 41 (7) The Certificate Holder shall take reasonable steps to reduce or manage exposure to
42 electromagnetic fields (EMF), consistent with Council findings presented in the "Report
43 of EMF Committee to the Energy Facility Siting Council," March 30, 1993, and
44 subsequent findings. Effective on the date of this Site Certificate, the Certificate Holder
45 shall provide information to the public, upon request, about EMF levels associated with

1 the energy facility and related transmission lines and backup electricity lines.
2 [Amendment No. 1]

- 3
- 4 (8) At least 30 days before beginning preparation of detailed design and specifications for the
5 electrical transmission line(s) and backup electricity line(s) or the natural gas pipeline,
6 the Certificate Holder shall consult with the Oregon Public Utility Commission staff to
7 ensure that its designs and specifications are consistent with applicable codes and
8 standards. [Amendment No. 1]
- 9
- 10 (9) With respect to the related or supporting natural gas pipeline, the Certificate Holder shall
11 design, construct and operate the pipeline in accordance with the requirements of the U.S.
12 Department of Transportation as set forth in Title 49, Code of Federal Regulations,
13 Part 192.

14

15 **E.1.d. Water Pollution Control Facilities Permit**

- 16
- 17 (1) Before beginning commercial operation of Phase 1 of the energy facility, the Certificate
18 Holder shall demonstrate that the DEQ has issued to the Certificate Holder a Water
19 Pollution Control Facilities Permit, substantially in the form of Attachment B.1, allowing
20 for on-site sanitary waste disposal. [Amendment No. 1]
- 21
- 22 (2) The Certificate Holder shall comply with state laws and rules applicable to Water
23 Pollution Control Facilities Permits that are adopted in the future to the extent that such
24 compliance is required under the respective statutes and rules.

25

26 **F. CONDITIONS REQUIRED OR RECOMMENDED BY COUNCIL RULES**

27 **F.1. MANDATORY CONDITIONS IN SITE CERTIFICATES**

28

29 **Amendment of Site Certificate**

- 30 (1) The Council shall not change the conditions of the Site Certificate except in accordance
31 with the applicable provisions of OAR 345, Division 27, in effect on the date of the
32 Council action.

33

34 **Legal Description**

- 35 (2) Before beginning construction of Phase 1 of the energy facility, the Certificate Holder
36 shall submit to the Office a legal description of the site, except as provided in OAR 345-
37 027-0023(6). [Amendment No. 1]

38

39 **General Requirements**

- 40 (3) The Certificate Holder shall design, construct, operate, and retire the facility:
41
42 (a) Substantially as described in the Site Certificate;

1 (b) In compliance with the requirements of ORS Chapter 469, applicable Council
2 rules, and applicable state and local laws, rules and ordinances in effect at the
3 time the Council issues the Site Certificate; and,

4
5 (c) In compliance with all applicable permit requirements of other state agencies.
6

7 **Construction Rights on Site**

8 (4) Except as necessary for the initial survey or as otherwise allowed for transmission lines
9 or pipelines in this condition, the Certificate Holder shall not begin construction, as
10 defined in OAR 345-001-0010, or create a clearing on any part of the site until the
11 Certificate Holder has construction rights on all parts of the site. For the purpose of this
12 condition, "construction rights" means the legal right to engage in construction activities.
13 For transmission lines or pipelines, if the Certificate Holder does not have construction
14 rights on all parts of the site, the Certificate Holder may nevertheless begin construction
15 or create a clearing on a part of the site if:
16

17 (a) The Certificate Holder has construction rights on that part of the site; and,

18
19 (b) The Certificate Holder would construct and operate part of the facility on that part
20 of the site even if a change in the planned route of the transmission line or
21 pipeline occurs during the Certificate Holder's negotiations to acquire
22 construction rights on another part of the site.
23

24 **Beginning and Completing Construction.**

25 (5) The Certificate Holder shall begin construction of the energy facility by November 8,
26 2004. Beginning construction of the Port Westward to BPA Allston Substation
27 Transmission Line shall not satisfy this requirement.
28

29 (a) The Certificate Holder shall report promptly to the Office the date that it began
30 construction of the facility, as defined in OAR 345-001-0010. In reporting the
31 beginning of construction, the Certificate Holder shall briefly describe all work on
32 the site performed before beginning construction, including work performed
33 before the Council issued the Site Certificate and work performed to construct the
34 Port Westward to BPA Allston Substation Transmission Line, and shall state the
35 cost of that work, pursuant to OAR 345-026-0048. If the Certificate Holder
36 constructs the energy facility in phases, the Certificate Holder shall report the
37 beginning of construction of each phase. [Amendment No. 1]
38

39 (b) If the Certificate Holder begins construction of the Port Westward to BPA Allston
40 Substation Transmission Line, as defined in OAR 345-001-0010, prior to
41 beginning construction of the energy facility, it shall promptly report to the Office
42 the date it began construction of the transmission line.
43

44 (6) The Certificate Holder shall complete construction of the facility by May 8, 2007. The
45 completion of construction date is the day by which (1) the facility is substantially

1 complete as defined by the Certificate Holder's construction contract documents;
2 (2) acceptance testing is satisfactorily completed; and, (3) the energy facility is ready to
3 commence continuous operation consistent with the Site Certificate. Completion of
4 construction of the Port Westward to BPA Allston Substation Transmission Line
5 separately shall not satisfy this requirement.
6

7 (a) The Certificate Holder shall report promptly to the Office the date it completed
8 construction of the facility. If the Certificate Holder constructs the energy facility
9 in phases, the Certificate Holder shall report the date of completion of each phase.
10 [Amendment No. 1]
11

12 (b) If the Certificate Holder completes construction of the Port Westward to BPA
13 Allston Substation Transmission Line separately before completing construction
14 of the facility, it shall promptly report that date to the Office.
15

16 (c) Separate completion of construction of Port Westward to BPA Allston Substation
17 Transmission Line shall be the date that PGE makes it available to the
18 Summit/Westward Project to transmit energy.
19

20 **F.2 OTHER CONDITIONS BY RULE**

21 **Incident Reports**

22 (1) With respect to the related or supporting natural gas pipeline, the Certificate Holder shall
23 submit to the Office copies of all incident reports required under 49 CFR §192.709 that
24 involve the pipeline.
25
26

27 **Rights-of-Way**

28 (2) Before beginning operation of the energy facility, the Certificate Holder shall submit to
29 the Office a legal description of the permanent right-of-way where the Certificate Holder
30 has built a pipeline or transmission line within an approved corridor. The site of the
31 pipeline or transmission line subject to the Site Certificate is the area within the
32 permanent right-of-way. However, if the Certificate Holder completes construction of
33 the Port Westward to BPA Allston Substation Transmission Line before beginning
34 construction of the energy facility, the Certificate Holder shall submit to the Office a
35 legal description of the permanent right-of-way for that segment of that transmission line,
36 notwithstanding OAR 345-027-0023(6).
37

38 **Monitoring Programs**

39 (3) If the Certificate Holder becomes aware of a significant environmental change or impact
40 attributable to the facility, the Certificate Holder shall, as soon as possible, submit a
41 written report to the Office describing the impact on the facility and its ability to comply
42 with any affected Site Certificate conditions.
43

1 **Compliance Plans**

- 2 (4) Before beginning construction of the facility, the Certificate Holder shall implement a
3 plan that verifies compliance with all Site Certificate terms and conditions and applicable
4 statutes and rules. The Certificate Holder shall submit a copy of the plan to the Office.
5 The Certificate Holder shall document the compliance plan and maintain it for inspection
6 by the Office or the Council. However, if the Certificate Holder begins construction of
7 the Port Westward to BPA Allston Substation Transmission Line before beginning
8 construction of the energy facility, the applicable compliance plan shall relate to that
9 phase of construction.

10
11 **Reporting**

- 12 (5) Within six months after beginning any construction, and every six months thereafter
13 during construction of the energy facility and related or supporting facilities, the
14 Certificate Holder shall submit a semi-annual construction progress report to the Council.
15 In each construction progress report, the Certificate Holder shall describe any significant
16 changes to major milestones for construction. When the reporting date coincides, the
17 Certificate Holder may include the construction progress report within the annual report
18 described in Condition F.2(6).
19
- 20 (6) The Certificate Holder shall, within 120 days after the end of each calendar year after
21 beginning construction, submit an annual report to the Council that addresses the subjects
22 listed in OAR 345-026-0080(2). The Council secretary and the Certificate Holder may,
23 by mutual agreement, change the reporting date.
24
- 25 (7) To the extent that information required by OAR 345-026-0080(2) is contained in reports
26 the Certificate Holder submits to other state, federal or local agencies, the Certificate
27 Holder may submit excerpts from such other reports. The Council reserves the right to
28 request full copies of such excerpted reports.
29

30 **Schedule Modification**

- 31 (8) The Certificate Holder shall promptly notify the Office of any changes in major
32 milestones for construction, decommissioning, operation, or retirement schedules. Major
33 milestones are those identified by the Certificate Holder in its construction, retirement or
34 decommissioning plans.
35

36 **Correspondence with Other State or Federal Agencies**

- 37 (9) The Certificate Holder and the Office shall exchange copies of all correspondence or
38 summaries of correspondence related to compliance with statutes, rules and local
39 ordinances on which the Council determined compliance, except for material withheld
40 from public disclosure under state or federal law or under Council rules. The Certificate
41 Holder may submit abstracts of reports in place of full reports; however, the Certificate
42 Holder shall provide full copies of abstracted reports and any summarized
43 correspondence at the request of the Office.
44

1 **Notification of Incidents**

- 2 (10) The Certificate Holder shall notify the Office within 72 hours of any occurrence
3 involving the facility if:
4
5 (a) There is an attempt by anyone to interfere with its safe operation;
6
7 (b) A natural event such as an earthquake, flood, tsunami or tornado, or a human-
8 caused event such as a fire or explosion affects or threatens to affect the public
9 health and safety or the environment; or,
10
11 (c) There is any fatal injury at the facility.
12
13

14 **G. GENERAL CONDITIONS**

- 15 (1) The general arrangement of the Port Westward Generating Project shall be substantially
16 as shown in the ASC.
17
18 (2) The Certificate Holder shall ensure that related or supporting facilities are constructed in
19 the corridors described in this Order and as shown in ASC and in the manner described in
20 this Order and the ASC.
21
22 (3) During construction and operation of the energy facility, the Certificate Holder shall
23 house the combustion turbine in an enclosure that provides thermal insulation, acoustical
24 attenuation, and fire extinguishing media containment and that would allow access for
25 routine inspection and maintenance.
26

27 **Successors and Assigns**

- 28 (4) Before any transfer of ownership of the facility or ownership of the Certificate Holder,
29 the Certificate Holder shall inform the Office of the proposed new owners. The
30 requirements OAR 345-027-0100 shall apply to any transfer of ownership that requires a
31 transfer of the Site Certificate.
32

33 **Severability and Construction**

- 34 (5) If any provision of this Site Certificate is declared by a court to be illegal or in conflict
35 with any law, the validity of the remaining terms and conditions shall not be affected, and
36 the rights and obligations of the parties shall be construed and enforced as if the Site
37 Certificate did not contain the particular provision held to be invalid. In the event of a
38 conflict between the conditions contained in the Site Certificate and the Council's Order,
39 the conditions contained in this Site Certificate shall control.
40

41 **Governing Law and Forum**

- 42 (6) This Site Certificate shall be governed by the laws of the State of Oregon.
43
44 (7) Any litigation or arbitration arising out of this agreement shall be conducted in an
45 appropriate forum in Oregon.

1
2 **IN WITNESS WHEREOF**, this Site Certificate has been executed by the State of Oregon,
3 acting by and through its Energy Facility Siting Council, and the Portland General Electric
4 Company.

5
6 ENERGY FACILITY SITING COUNCIL
7

8
9
10
11 By: /s/Roslyn Elms-Sutherland
12 Dr. Roslyn Elms-Sutherland, Chair

Date: December 5, 2003

13
14 PORTLAND GENERAL ELECTRIC COMPANY
15

16
17
18
19 By: /s/Ron W Johnson Date: December 16, 2003
20 Ron W Johnson, vice president of Power Supply Engineering and Strategy
21

22 **ATTACHMENT A**
23 MEMORANDUM OF UNDERSTANDING: MONETARY PATH PAYMENT REQUIREMENT
24

25 **ATTACHMENT B**
26 WATER POLLUTION CONTROL FACILITIES PERMIT (B.1) AND ANALYSIS (B.2)
27

28 **ATTACHMENT C**
29 REMOVAL/FILL PERMIT

ATTACHMENT A

MEMORANDUM OF UNDERSTANDING: MONETARY PATH PAYMENT REQUIREMENT

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ATTACHMENT B

**WATER POLLUTION CONTROL FACILITIES
PERMIT (B.1)**

AND

ANALYSIS (B.2)

BLANK

ATTACHMENT C

REMOVAL/FILL PERMIT