CONDITIONS OF APPROVAL

For the

South Bellevue Segment

of PSE's Energize Eastside Project

File No. 17-120556-LB

****(NOTE: Conditions imposed as part of the unchallenged Critical Areas Land Use Permit issued for the project in File No. 17-120557-LO are also included)***

AA. General Conditions added by the Hearing Examiner.

1. The Project addressed in this permit is known as the South Bellevue Segment of PSE's Energize Eastside Project, specifically including construction of a new "Richards Creek" substation and upgrading 3.3 miles of existing 115 kV transmission lines with 230 kV lines between the existing Lakeside substation and the southern city limits of Bellevue, as described in the Staff Report and depicted in Project Plans, included as Attachment A to the Staff Report.

2. The applicant, PSE, shall be responsible for consulting with all other state, federal, local, or regional agencies, and/or tribal entities with jurisdiction (if any) for applicable permit or other regulatory requirements that pertain to any aspect of the project addressed in this permit. Any conditions of other regulatory agency permits/licenses/approvals issued for any aspect of the project shall be considered conditions of approval for this Project.

3. Compliance with these Conditions of Approval shall be reflected on all plans and supporting documentation submitted for construction permits and design review approvals required by the City in connection with this project.

4. PSE shall comply with all applicable Bellevue City Codes, Standards, and Ordinances in effect at the time of filing a complete application for any permit or approval required by the City, including without limitation the following development regulations:

Clearing & Grading Code – BCC 23.76
Fire Code – BCC 23.11
Land Use Code – BCC Title 20
Noise Control Code – BCC 9.18
Transportation – BCC 14.60
Transportation ROW – BCC 11.70 & 14.30
Utilities Codes – BCC Title 24

A. GENERAL CONDITIONS based on recommendations in Staff Report.

1. CHANGES TO POLE LOCATION AND/OR ALIGNMENT: Changes to the pole location and/or alignment submitted as part of this Conditional Use application shall be reviewed as a Land Use Exemption to this Conditional Use approval prior to construction.

AUTHORITY: LUC 20.30B.175
REVIEWER: Heidi Bedwell, Land Use

2. CONCEPTUAL DESIGN UTILITIES: Utility Department approval of the subject permits is based on the conceptual design only. Changes to the site layout may be required to accommodate the required utilities after utility engineering is approved.

AUTHORITY: BCC Title 24.02, 24.04, 24.06
REVIEWER: Arturo Chi, Utilities

3. CLEARING AND GRADING PERMIT REQUIRED: An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

AUTHORITY: LUC 20.30P.140; BCC 23.76.035 (Clearing & Grading Code)
REVIEWER: Thomas McFarlane, P.E.; Bellevue Development Services; Clearing & Grading Section

4. UTILITY PERMIT AND/OR UTILITY DEVELOPER EXTENSION AGREEMENTS: The water, sewer, and storm drainage systems shall be designed per current City of Bellevue Utility Codes and Utility Engineering Standards. All design review, plan approval, and field inspection shall be performed under the individual permits and/or Utility Developer Extension Agreements depending on the extent of the work.

AUTHORITY: BCC Title 24.02, 24.04, 24.06
REVIEWER: Arturo Chi, Utilities

5. SIGHT DISTANCE: All structures installed under terms of this proposal must meet the City's sight distance requirements.

AUTHORITY: BCC 14.60.240, 14.60.241; Transportation Design Manual (RL-100-1, RL-110-1, RL-120-1).
REVIEWER: Fay Schafi, (425) 452-4574

B. <u>Conditions that apply prior to issuance of any Building, Engineering, or Clearing and Grading Permits.</u>

1. RIGHT-OF-WAY USE PERMIT: Prior to issuance of any construction or clearing and grading permit, the applicant shall apply for required right-of-way use permits from the City's Transportation Department, which may include:

- Designated truck hauling routes.
- Truck loading/unloading activities.
- Location of construction fences.
- Hours of construction and hauling.
- Requirements for leasing of right of way or pedestrian easements.
- Provisions for street sweeping, excavation and construction.
- Location of construction signing and pedestrian detour routes.
- All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: BCC 11.70 & 14.30
REVIEWER: Tim Stever, (425) 452-4294

2. CIVIL ENGINEERING PLANS – TRANSPORTATION: Where required, civil engineering plans produced by a qualified licensed engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

- Traffic signs and pavement markings.
- Curb, gutter, sidewalk, and driveway approach design. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
- Curb ramps and crosswalks constructed per ADA standards.
- Installation or relocation of streetlights and related equipment.
- Show the required sight distance triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must

consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
- Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- Driveway aprons must be constructed in accordance with Design Manual Standard Drawings SW-140-1 through SW-190-1.
- Location of fixed objects in the sidewalk or near the driveway approach.
- Trench restoration within any right of way or access easement.

The following street and access improvements are required to be designed and shown in the civil engineering plan set:

- Provide a concrete driveway approach at SE 30th Street Per City of Bellevue's Transportation Design Manual. Driveway approach shall be a minimum of 26-feet wide. Minimum of 30-feet distance is required from the right-of-way line to the new gate location.

- No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawings SW-140-1 through SW-190-1. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

- A street light analysis is required for SE 30th Street. Street lighting shall meet Bellevue's minimum standards contained in the Transportation Design Manual Appendix A or as amended.

- The applicant shall be required to provide appropriate clearances as provided for in the most recent National Electric Safety Code (NESC) from existing overhead signal equipment for the installation of the overhead transmission lines.

- Construction of all street and access improvements must be completed prior to closing the clearing and grading permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with current ADA standards. Design Justification Forms must be provided prior to approval of the clearing and grading plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY:	BCC 14.60, Transportation Department Design Manual, and the Americans with Disabilities Act
REVIEWER:	Fay Schafi, (425) 452-4574

3. **TURBIDITY AND PH MONITORING REQUIRED:** A turbidity and pH monitoring plan must be submitted and approved prior to issuance of the clearing and grading permit. The plan must be developed

in accordance with the Turbidity & pH Monitoring Requirements contained in the Bellevue Clearing & Grading Development Standards, indicating appropriate locations and timing of turbidity and pH sampling and testing. The plan must be implemented during site work and shall be modified as appropriate during construction to reflect pace and extent of construction activity.

AUTHORITY: BCC 23.76.160 (Clearing & Grading Code)
REVIEWER: Thomas McFarlane, P.E.; Bellevue Development Services, Clearing & Grading Section

4. DRAINAGE REPORT REQUIRED: Provide a final drainage report that documents the storm drainage minimum requirements triggered for the project. In the report include either figure 2.2 or 2.3 from the Utilities Surface Water Engineering Standards. PSE shall document if the project qualifies as either new development or redevelopment and include a project summary. Document the amount of new, replaced and pollution generating impervious surface changes. PSE shall also document any work within any critical area, wetlands and/or buffers in the report.

AUTHORITY: Title 24.02, 24.04, 24.06 BCC
REVIEWER: Arturo Chi, Utilities

5. FINAL WETLAND ENHANCEMENT PLAN: PSE shall submit a Final Wetland Enhancement Plan consistent with the plans submitted as part of this application in Attachment I (Critical Areas Report). The Plan shall be submitted as part of the required clearing and grading permit. All plant species, size, and spacing shall be consistent with the standard found in the City's Critical Areas Handbook.

AUTHORITY: LUC 20.25H.220; 20.25H.230
REVIEWER: Heidi Bedwell, Land Use

6. FINAL STREAM HABITAT IMPROVEMENT PLAN: PSE shall submit a Final Stream Habitat Improvement Plan consistent with the plans submitted as part of this application in Attachment I (Critical Areas Report). The Plan shall be submitted as part of the required clearing and grading permit. All plant species, size, and spacing shall be consistent with the standards found in the City's Critical Areas Handbook. The Plan shall include methods for fish exclusion, construction sequencing, monitoring and maintenance.

AUTHORITY: LUC 20.20H.210, 20.25H.220, 20.25H.230
REVIEWER: Heidi Bedwell, Land Use

7. FINAL MITIGATION PLAN FOR PERMANENT IMPACTS AND VEGETATION CONVERSION IN CRITICAL AREAS AND CRITICAL AREA BUFFERS: PSE shall submit a final mitigation plan for all permanent impacts and vegetation conversion activities consistent with Attachment I (Critical Areas Report) for review and approval by the City of Bellevue prior to issuance of the Clearing and Grading Permit. The Plan shall depict tree and other vegetation to be removed within all critical area or critical area buffers. Trees within a critical area or critical area buffer shall be replaced at a minimum of a 3:1 ratio. All other areas of vegetation removal shall be mitigated in an equivalent area consistent with the replacement ratios contained in Attachment I (Critical Areas Report). Final design shall also include wildlife snags designed as recommended from the State of WA Department of Fish and Wildlife where feasible and in consideration of PSE's Avian Protection Plan. The mitigation plan shall include BMPs for construction

sequencing, monitoring, and maintenance and shall be developed consistent with the City's Critical Areas Handbook for species choice, plant size, and spacing.

AUTHORITY: Part 20.30P LUC
REVIEWER: Heidi Bedwell, Land Use

8. FINAL RESTORATION PLAN FOR TEMPORARY IMPACTS IN CRITICAL AREAS AND CRITICAL AREA BUFFERS: PSE shall submit a final restoration plan showing temporary construction impacts. Restoration of impacts shall be with native plants where native plants are being removed. All other areas of temporary impact shall be re-vegetated except for those areas which contained impervious surfaces prior to construction activities.

AUTHORITY: LUC 20.25H.220
REVIEWER: Heidi Bedwell, Land Use

9. AVIAN PROTECTION PROGRAM: PSE shall implement their Avian Protection Plan consistent with Attachment I (Critical Areas Report), including methods and equipment to reduce avian collisions, electrocution, and problem nests. To reduce impacts to birds, the timing and location of construction work shall consider critical time periods such as the nesting season for species of local importance present in the Project area. A habitat biologist or other qualified professional shall submit a plan documenting recommended measures to limit impacts.

AUTHORITY: Part 20.30P LUC, LUC 20.20.255.G
REVIEWER: Heidi Bedwell, Land Use

10. CRITICAL AREAS AND CRITICAL AREA BUFFERS MAINTENANCE AND MONITORING REPORTS: Mitigation plans shall include methods for vegetation maintenance and monitoring and shall be submitted as part of the required clearing and grading permit. Mitigation sites are required to be maintained and monitored for five years to ensure the plants successfully establish. Annual monitoring reports are required to be submitted to document the plants are meeting approved performance standards. Photos from selected photo points shall be included in the monitoring reports to document the planting. Land Use inspection is required by Land Use staff to end the plant monitoring period.

Reporting shall be submitted no later than the end of each growing season or by December 31st, and shall include a site plan and photos from photo points established at the time of Land Use Inspection. Reports shall be submitted to Heidi Bedwell, or the City of Bellevue's successor Environmental Planning Manager, by the above-listed date and can be emailed to hbedwell@bellevuewa.gov or mailed directly to:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

AUTHORITY: Land Use Code 20.30P.140; 20.25H.220
REVIEWER: Heidi Bedwell, Land Use

11. ASSURANCE DEVICE- CRITICAL AREAS MITIGATION: As part of the Clearing and Grading Permit, PSE shall submit a cost estimate prepared by a qualified professional for the proposed planting materials and installation costs. An installation security shall be provided to the City of Bellevue in the amount of 150% of the total cost. After the final mitigation plans have been implemented and inspected by the City, the installation assurance device will be released and the City shall request and retain a maintenance assurance device in the amount of 20% of the total cost estimate. The maintenance assurance device shall be kept by the City until the performance objectives have been met.

AUTHORITY: LUC 20.40.490
REVIEWER: Heidi Bedwell, Land Use

12. GEOTECHNICAL REVIEW: The project geotechnical engineer (see BCC 23.76.030.G) must review the final construction plans, including all foundation, retaining wall, shoring, cut, and fill designs. A letter from the geotechnical engineer stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit.

AUTHORITY: BCC 23.76.050 (Clearing & Grading Code)
REVIEWER: Thomas McFarlane, P.E.; Bellevue Development Services; Clearing & Grading Section

13. SEISMIC DESIGN: The project geotechnical engineer shall certify that PSE has conducted geotechnical hazard evaluations for all proposed elements of the substation foundations, walls, and transmission poles, and that all geotechnical recommendations have been incorporated into project design. PSE shall provide required certification and supporting documentation to the City of Bellevue. The geotechnical report shall address all code requirements and provide a discussion of how the design meets or exceeds following:

- The 2012 International Building Code (IBC), or as amended, parameters for short period spectral response acceleration (SS), 1-second period spectral response acceleration (S1), and Seismic Coefficients FA and FV presented in Table 2 of the geotechnical report.
- Consistent with the project geotechnical engineer's recommendation, use soil input parameters for lateral load design that consider the effects of liquefaction through the application of p-multipliers for LPile parameters (LPile is a computer program used to analyze deep foundations under lateral loading).
- North of the proposed Richards Creek substation, reevaluate the lateral spreading risk to the proposed poles in this area once their final locations have been selected, to determine appropriate foundation dimensions.
- Where areas subject to liquefaction are present, extend foundations below the loose to medium density liquefiable deposits into underlying dense, non- liquefiable soils.
- Reevaluate the axial capacity of the pole foundations and potential downdrag loads for poles in areas subject to liquefaction once final locations are selected, and consider these in the structural design.

AUTHORITY: Part 20.30P LUC, LUC 20.20.255.G
REVIEWER: Heidi Bedwell, Land Use

14. FINAL LANDSCAPE PLAN RICHARD CREEK SUBSTATION: PSE shall submit a final landscape plan as part of the required construction permits consistent with the landscape plan submitted as part of this application (Attachment A [Project Plans]). In addition to the vegetation proposed, all disturbed areas not mitigated for critical area impacts shall be planted with low growing native vegetation. Landscape plan shall include plant species, quantity, spacing and cost estimate for plant material and installation. To ensure plant establishment, the applicant shall provide a landscape assurance device that shall cover 20% of the fair market value of labor and materials for the initial landscape installation of all areas of restoration required for the substation landscaping. This assurance device will cover the landscape maintenance of the project for a period of one year from the date of final inspection.

AUTHORITY: LUC 20.20.520.K.1 & 2, 20.40.490
REVIEWER: Heidi Bedwell, Land Use

15. LIGHTING PLAN RICHARDS CREEK SUBSTATION: PSE shall submit a lighting plan as part of the required clearing and grading permit showing proposed lighting at the substation. Lighting shall be designed to direct light away from the stream and wetland areas including the use of shields or other methods to reduce spillover into critical areas.

AUTHORITY: LUC 20.25H.080A and 100
REVIEWER: Heidi Bedwell, Land Use

16. TREE REMOVAL NON-CRITICAL AREAS: PSE shall submit a final Tree Replacement plan as part of the required clearing and grading permits consistent with Attachment E (Vegetation Management Plan) submitted as part of this application.

AUTHORITY: LUC 20.20.255.G
REVIEWER: Heidi Bedwell, Land Use

17. MITIGATION FOR TREE REMOVAL IN CITY OF RIGHT-OF-WAY (FEE IN LIEU PLAN): PSE has agreed to mitigate for the loss of trees located in the City right- of-way with a fee in lieu method. Mitigation will be based on a total value of the trees to be removed using the methods outlined in the Council of Tree and Landscape Appraisers, *Guide for Plant Appraisal*. The fee will be used for replanting in the City right-of-way or on other city owned parcels.

PSE shall prepare a final tree removal plan depicting trees to be removed in the right-of-way including their size and species. This plan shall be submitted to the City of Bellevue for approval. PSE and the City will identify and agree upon an independent third-party certified arborist to determine the total value of trees removed from the City right-of-way. The arborist shall use the methods outlined in the Council of Tree and Landscape Appraisers, *Guide for Plant Appraisal*. PSE shall pay for the arborist appraisal. No tree removal is allowed until acceptance of the plan, appraisal, and payment to the City of Bellevue has occurred.

AUTHORITY: LUC 20.20.255.G
REVIEWER: Heidi Bedwell, Land Use

18. INSTALLATION SURETY-TREE REPLACEMENT (NON-CRITICAL AREAS): PSE shall submit as part of the required Clearing and Grading permit a cost estimate in the amount of the total trees proposed for replacement in non-critical areas. The estimate shall be based on the following replacement ratios contained in Table VI-1 of the Staff Report:

Tree Size (dbh)	Replacement Ratio
< 6″	As requested by property owner
6″ to ≤ 12″	1:1
> 12″ to < 30″	2:1
≥ 30″	3:1

The estimate and surety provided by PSE as required by this condition shall be in the amount of 100% of the estimated cost of tree replacement (including materials and labor). The surety will be released one year after tree replacement, consistent with the applicable Tree Replacement plan, is complete.

AUTHORITY: LUC 20.20.255.G
REVIEWER: Heidi Bedwell, Land Use

19. FINAL RESTORATION PLAN FOR TEMPORARY IMPACTS (NON-CRITICAL AREAS): PSE shall submit a final restoration plan showing temporary construction impacts. The impacts shall be restored with vegetation consistent with the pre-project condition when vegetation has been removed. Other improvements impacted by construction activities shall be restored in coordination with the underlying property owner.

AUTHORITY: LUC 20.20.255.G
REVIEWER: Heidi Bedwell, Land Use

20. PESTICIDES, HERBICIDES AND FERTILIZERS: Applicant shall submit written information identifying the pesticide, herbicide and/or insecticide to be used AND written confirmation that the product used has been reviewed and approved by a consulting arborist. Work shall be done in accordance with the City of Bellevue's "Environmental Best Management Practices."

Prior to any use of pesticides, herbicides, and/or fertilizers associated with the proposal, the applicant must receive approval from Land Use under the required Clearing and Grading Permit.

AUTHORITY: LUC 20.25H.080, LUC 20.20.255G
REVIEWER: Heidi Bedwell, Land Use

21. POLE FINISH: To reduce aesthetic impacts to the surrounding environment and reduce contrast with the surrounding environment, PSE shall implement proposed pole finishes consistent with the recommendations found in Attachment J (Pole Finishes Report City of Bellevue (South)).

AUTHORITY: LUC 20.20.255.G
REVIEWER: Heidi Bedwell, Land Use

22. FINAL PIPELINE INTERACTION ASSESSMENT AND DESIGN REPORT: To protect nearby pipelines from interaction with the new transmission lines due to AC current density, faults caused by lightning strikes, mechanical/equipment failure, or other causes, PSE shall continue to coordinate with Olympic and include safeguards in the project design. PSE shall optimize conductor geometry, where a true delta configuration provides the greatest level of field cancellation. PSE shall operate both transmission lines at equivalent voltage ratings. These safeguards shall be certified by an engineer licensed in the state of Washington. PSE shall also install an Optical Ground Wire (OPGW) shield wire or equivalent shield wire recommended by DNV GL 2016 on the transmission line poles.

PSE shall perform an AC Interference Study incorporating the final transmission line route, configuration, and operating parameters to confirm that current densities remain within acceptable levels. PSE shall provide Olympic with the Study and provide the City with documentation establishing that the Study was performed and submitted to Olympic.

The Study shall include a report detailing how the following have been addressed:

- PSE shall obtain and incorporate all of the pipeline parameters required for detailed modeling and study (i.e., locations and details of above-grade pipeline appurtenances/stations, bonds, anodes, mitigation, etc.).
- PSE shall assess the safety and AC corrosion risks under steady-state operating conditions on the transmission lines.
- PSE shall fully assess the safety and coating stress risks for phase-to- ground faults at transmission line structures along the entire area of co- location, including both inductive and resistive coupling.
- PSE shall reassess the safe separation distance at each pole location to minimize arcing risk based on NACE SP0177-2014 and considering the findings in CEA 239T817.
- Specify appropriate distances for pole grounds from the pipeline to avoid electrical arcing as recommended by the licensed engineer.
- PSE shall incorporate mitigation measures into the project design to prevent or minimize ground fault arcing to the pipelines in areas where the pipelines are within the modeled arcing distance of transmission line pole grounding rods.

AUTHORITY: BCC 22.02.140.B.1, 22.02.140.C
REVIEWER: Heidi Bedwell, Land Use

23. FINAL SUBSTATION PLAN: Consistent with the project plans for the proposed substation, PSE shall comply with State and Federal standards to address the risk of substation fire. Designs should include the following:

- Control systems to shut down equipment experiencing a fault or malfunction;
- Systems to conduct lightning to the ground rather than through lines or equipment; and
- Alternative insulation systems for closely spaced equipment.

AUTHORITY: LUC 20.20.255.G, 20.20.255.E.6
REVIEWER: Heidi Bedwell, Land Use

24. CONSTRUCTION MANAGEMENT AND ACCESS PLAN (PIPELINE SAFETY): PSE shall develop Construction Management and Access Plan in coordination with Olympic's Damage Prevention Team that are mutually agreed upon by both parties. These plans shall outline the specific actions that PSE will take to protect the pipelines from vehicle and equipment surcharge loads, excavation, and other activities in consideration of Olympic's general construction and right- of-way requirements and in consultation with Olympic on the Energize Eastside project design specifically. The following general measures, at a minimum, shall be included in the Construction Management and Access Plan:

- Notify 'one-call' 811 utility locater service at least 48 hours prior to PSE or PSE-designated contractors conducting excavation work. (Olympic's line marking personnel will then mark the location of the pipelines near the construction areas. These procedures are designed to ensure that excavation will not damage any underground utilities and to decrease potential safety hazards.)

- Field verify the distance between the pipelines and transmission line pole grounds.

- Add the pipeline location and depth to project plans and drawings, and submit to Olympic for evaluation. To the extent that Olympic determines pipeline location and depth is secure or confidential information, this information is not required to be submitted to the City of Bellevue under this condition.

- Arrange for Olympic representatives to be on-site to monitor construction activities near the pipelines.

- Identify demarcation and protection measures as recommended and required by Olympic.

- Provide all necessary information for Olympic to perform pipe stress calculations for equipment crossings and surface loads (surcharge loads). Based on pipe stress calculations and in coordination with Olympic, provide additional cover that may include installing timber mats, steel plating, or temporary air bridging; utilize a combination of these; or avoid crossing in certain identified areas to avoid impacts on the Olympic pipelines.

- Incorporate additional measures related to minimizing surcharge loads included in Olympic's general construction and right-of-way requirements.

- The Construction Management and Access Plan will identify contractor responsibilities including appropriately sized construction zones to protect the general public, construction timing limits, and other mitigation measures that will limit the exposure of the general public to potential pipeline incidents.

- No excavation or construction activity will be permitted in the vicinity of a pipeline until appropriate communications have been made with Olympic's field operations and its Right-of-Way Department. A formal engineering assessment (conducted by Olympic) may be required.

- No excavation or backfilling within the pipeline right-of-way will be permitted for any reason without a representative of Olympic on-site giving permission.

- Coordinate with Olympic regarding excavation and other construction activities to ensure that pipeline operating pressures are reduced prior to these activities when necessary.

• As directed by Olympic, use soft dig methods (e.g., hand excavation, vacuum excavation, etc.) whenever the pipeline(s) are within 25 feet of any proposed excavation or ground disturbance below original grade.

• Coordinate with Olympic to ensure that an Olympic representative, trained in the observation of excavation and pipeline locating, is on-site at all times during excavation and other ground-disturbing activities that occur within 100 feet of the pipelines where the pipelines are co-located with the proposed transmission lines.

• Where excavations are within 20 feet of the Olympic Pipeline system, the project geotechnical engineer shall consider temporary casing to reduce the risk of sloughing under the pipeline.

• As required by Olympic, steel plates or mats will be placed over the pipelines to distribute vehicle loads where construction equipment needs to cross over the pipelines.

• Utility settlement monitoring points will be established on the Olympic Pipeline corridor at the direction of Olympic where drilled shafts will be within 15 feet of a pipeline (or another distance as stipulated by Olympic) to monitor settlement during installation of the drilled shafts. Settlement monitoring points will be installed so that baseline readings of the settlement monitoring points may be completed prior to the contractor mobilizing to the site. Monitoring will continue during construction on a daily basis and twice a week in the 3 weeks following construction. The monitoring readings will be reviewed by the Engineer on a daily basis. If measured settlement exceeds 1 inch, or an amount specified by Olympic, the integrity of the utility will be tested and PSE will work with Olympic to repair any damage to the utilities as a result of construction.

• The Construction Management and Access Plan shall include monitoring procedures to ensure that all mitigation measures related to construction activities are followed.

The Construction Management and Access Plan shall be submitted to the City of Bellevue for its review and approval before construction permit issuance. After permit issuance, any revisions or updates to the Plan shall be provided to the City in a Final Construction Management and Access Plan before construction begins.

AUTHORITY: BCC 22.02.140.B.1, 22.02.140.C
REVIEWER: Heidi Bedwell, Land Use

25. CONSTRUCTION MANAGEMENT AND ACCESS PLAN (RECREATION USES AND SCHOOLS): To reduce impacts to recreation sites as a result of project construction, PSE shall include in their Construction Access and Management Plan the following:

- Steps to coordinate with the City of Bellevue Parks Department.
- Phasing plan schedules to avoid construction activity near recreation sites, including but not limited to public parks and Tyee Middle school, during time periods when the sites are most frequently used.
- Plans for alternative access points to recreation sites and trail detours where necessary.

- Notification of local schools, or private owners (including the Somerset Recreation Club) 60 days in advance of project construction within the recreation sites and again at least 2 weeks in advance of work commencing.
- The location of signs notifying users of any temporary closure of trails or recreations sites and installation of these signs 2 weeks in advance of closure.

The Construction Management and Access Plan shall be submitted to the City of Bellevue prior to the issuance of construction permits.

AUTHORITY: LUC 20.20.255.G
REVIEWER: Heidi Bedwell, Land Use

26. PUBLIC OUTREACH PLAN: PSE shall submit to the City of Bellevue a public outreach plan that details how PSE will provide information to the public about the types and locations of expected construction impacts and mitigation measures. As part of the plan, a construction outreach team shall work with affected residents and business owners to minimize construction-related impacts throughout the duration of project construction. PSE will provide a contact with whom community members can address specific concerns both prior to and during project construction. Also as part of the plan, PSE shall submit to the City quarterly reports summarizing status of public outreach efforts including issues raised by the community and how PSE is addressing concerns. Reports shall be submitted to the Development Services Department Director through project completion.

AUTHORITY: LUC 20.20.255.G
REVIEWER: Heidi Bedwell, Land Use

C. Conditions that apply After Construction Permit Issuance and During Construction.

1. STATE AND FEDERAL PERMIT COMPLIANCE: To reduce indirect and direct water quality impacts associated with construction of the new substation and transmission lines, PSE shall comply with applicable state and federal regulatory requirements. Before any direct wetland impacts occur, PSE shall obtain the necessary state and federal authorizations. PSE shall provide the City of Bellevue copies of all required permits from the WDFW and the U.S. Army Corps of Engineers, including any requirements from the U.S. Fish and Wildlife Service and National Marine Fisheries Service prior to the City of Bellevue's pre-construction meeting.

AUTHORITY: BCC 24.06.015, 24.06.020; LUC 20.20.255.E.2
REVIEWER: Heidi Bedwell, Land Use

2. CULTURAL RESOURCES PROTECTION: Prior to construction, PSE shall conduct archaeological resource surveys for the selected route that include subsurface testing and a second pedestrian and subsurface survey to assess staging areas, laydown areas, stringing sites, and access roads after more information on these locations is available.

Prior to construction, PSE shall develop resource-specific mitigation measures during consultation with the Washington Department of Archaeology and Historic Preservation (DAHP), affected Tribes, King County Historic Preservation Program (KCHPP), and other appropriate stakeholders if a protected archaeological resource is identified during the pre-construction archaeological survey or historic property inventory.

PSE shall prepare an Inadvertent Discovery Plan (IDP) for the project and discuss the IDP with contractor during pre-construction meeting(s). PSE shall apply for an archaeological excavation permit from DAHP (WAC 25-48-060) if impacts to a protected archaeological resource cannot be avoided.

If any resources are determined eligible for listing in the National Register of Historic Places (NHRP) by DAHP, mitigation measures specific to those resources shall be developed during consultation with DAHP, affected Tribes, and any other appropriate stakeholders. Any final determination and mitigation measures developed based on this determination shall be reported to the City of Bellevue to the extent allowed by law.

During construction, PSE shall follow outlined procedures in the IDP in the event that archaeological resources are identified during construction activities.

During construction, PSE shall follow the procedures identified for any historic resources through consultation with DAHP.

AUTHORITY: LUC 20.20.255.G
REVIEWER: Heidi Bedwell, Land Use

3. DRILLED SHAFT INSTALLATION PLAN: Prior to construction PSE shall submit a detailed Drilled Shaft Installation Plan prepared by their construction contractor describing casing and drilled shaft construction methods. The submittal will include a narrative describing the contractor's understanding of the anticipated subsurface conditions, underground pipelines, the overall construction sequence, access to the pole locations, and the proposed pole foundation installation equipment. The contractor shall submit a

detailed direct embedment pole installation plan describing both uncased and temporary casing methods. If drilled shafts are used where groundwater is present, the concrete for drilled shafts will be placed using the "tremie" method will be considered and evaluated by an onsite geotechnical engineer (described in the geotechnical report). The Plan shall be reviewed by the project geotechnical engineer before construction commences; the Plan shall include documentation of this review, which shall be provided to the City of Bellevue Development Services Department.

AUTHORITY: Part 20.30P LUC, LUC 20.20.255.G
REVIEWER: Heidi Bedwell, Land Use

4. GEOTECHNICAL INSPECTION: The project geotechnical engineer must provide geotechnical inspection during project construction when applicable. The geotechnical engineer must monitor and test soil cuts and fills for substation and pole foundations. The geotechnical engineer also must observe, monitor, and test any unusual seepage, slope, or subgrade conditions.

AUTHORITY: BCC 23.76.050, 23.76.160 (Clearing & Grading Code)
REVIEWER: Thomas McFarlane, P.E.; Bellevue Development Services; Clearing & Grading Section

5. RAINY SEASON RESTRICTIONS: Clearing and grading activity may be initiated during, or continue into the rainy season, which is defined as October 1 through April 30, only with written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, as appropriate for the anticipated rainy season conditions, must be implemented prior to beginning or resuming site work.

AUTHORITY: BCC 23.76.093.A (Clearing & Grading Code)
REVIEWER: Thomas McFarlane, P.E.; Bellevue Development Services; Clearing & Grading Section

6. STREET AND ACCESS IMPROVEMENTS: All street and access improvements and other required transportation elements including street lights revisions, must be constructed by the applicant and accepted by the Transportation Department inspector. This includes improvements on SE 30th Street.

All areas disturbed (i.e., pavement, curb and gutter, landscaping, driveways, temporary access roads, etc.) by the project shall be restored after construction to its previous or an improved state per City of Bellevue ROW standards including current ADA standards.

AUTHORITY: BCC 14.60, Comprehensive Plan Policy UT-39, and the Transportation Department Design Manual
REVIEWER: Fay Schafi, (425) 452-4574

7. PAVEMENT RESTORATION: A no-street-cut moratorium is in effect on SE 30th Street. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required.

The applicant will be required to restore all damaged pavement within City right-of-way caused by construction activities related to this project. Limits and extent of pavement restoration shall be as required by the Right-of-Way use permit.

AUTHORITY: BCC 14.60.250; Design Manual Design Standard #23
REVIEWER: Tim Stever (425) 452-4294

8. HELICOPTER OR LARGE CRANE USE: PSE shall identify any areas where a helicopter or large crane will be used to lift foundation rebar and/or poles over adjacent properties and into place, or to facilitate stringing the new transmission lines. PSE or its contractor shall provide copies of the "congested air" permit from the Federal Aviation Administration (FAA). PSE shall also coordinate with the City of Bellevue to determine where this type of construction is allowed.

AUTHORITY: Part 20.30M LUC
REVIEWER: Heidi Bedwell, Land Use

9. CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (CSWPPP):

The clearing and grading permit application must include a CSWPPP. The structure and content of the CSWPPP must follow the requirements of the Bellevue Clearing and Grading Code and the Bellevue Clearing and Grading Development Standards. BMPs in the plan include the following:

- Operating procedures to prevent spills.
- Control measures such as secondary containment to prevent spills from entering nearby surface waters.
- Countermeasures to contain, clean up, and mitigate the effects of a spill.
- Construction vehicle storage and maintenance and fueling of construction equipment will be located away from streams and wetlands.

To avoid groundwater contamination, if any pole installation sites are determined to need dewatering, PSE shall prepare and submit a dewatering plan for City approval. The dewatering plan must include provisions for turbidity and pH monitoring of dewatering water. No refueling or staging shall be allowed within critical area or critical area buffers.

AUTHORITY: Part 20.25H LUC; Chapter 23.76 BCC
REVIEWER: Heidi Bedwell, Land Use; Thomas McFarlane, P.E., Bellevue Development Services, Clearing & Grading Section

10. TRAFFIC MANAGEMENT: As part of the right-of-way use permit, PSE shall ensure that access to residential and commercial properties is maintained at all times, except when restricted access is required for safety while work is occurring. At major driveways, flagger control may be needed to facilitate alternating enter and exit traffic. Special treatment will be needed for developments with split driveways (with one driveway serving entering traffic and one serving exiting traffic) if traffic cannot easily be shifted to the other driveway for two-way operation. The contractor will be required to coordinate with property owners when driveways or alleys are affected by construction.

AUTHORITY: BCC 14.30
REVIEWER: Tim Stever, Transportation/Right-of-Way

11. PAVEMENT DEGRADATION: As part of the right-of-way permit inspection process, pavement degradation identified by the City that results from increased Project-related construction truck traffic or excavation shall be fully restored upon completion of construction activities. This includes restoration of streets, curbs, gutters, sidewalks, parking lots, driveways, and traffic signal induction loops where appropriate.

AUTHORITY: BCC 14.30
REVIEWER: Tim Stever, Transportation/Right-of-Way

12. COORDINATION WITH OTHER UTILITY PROVIDERS AFFECTED BY PROPOSAL: PSE will coordinate with any affected utility providers, as appropriate, to determine how best to avoid or minimize any impacts while Project construction is occurring. The City of Bellevue will review project designs prior to permit approval to ensure protection of other utilities. PSE and its contractors will be required to develop construction sequence plans and coordinate schedules for utility work to minimize service disruptions and provide ample advance notice when service disruptions are unavoidable, consistent with utility owner policies. Relocation plans and service disruptions shall be reviewed and approved by the affected utility providers before construction begins. PSE will coordinate with the other utility providers to assist in their planning efforts for public outreach to inform their customers of potential service outages and construction schedules.

AUTHORITY: LUC 20.20.255.G
REVIEWER: Heidi Bedwell, Land Use

13. FIELD VERIFICATION OF UTILITY LOCATIONS: PSE shall follow regulatory requirements to field-verify utility locations such as gas lines or the Olympic Pipeline system. Field verification of the Olympic Pipeline system may include methods as directed by Olympic, such as potholing using vacuum truck excavation to avoid damage to the pipelines.

AUTHORITY: BCC 22.02.140.B.1, 22.02.140.C
REVIEWER: Heidi Bedwell, Land Use

14. PIPELINE MARKING PRIOR TO CONSTRUCTION: PSE shall coordinate with Olympic to ensure that line marking personnel mark the entire length of Olympic's pipeline within 50 feet of any excavation or ground disturbance below original grade, and not only the location of angle points (points of intersection).

AUTHORITY: BCC 22.02.140.B.1, 22.02.140.C
REVIEWER: Heidi Bedwell, Land Use

15. GROUNDING SYSTEM: Qualified licensed engineer shall verify separation distances between the transmission grounding system and the pipeline meets the recommendations in the Final Pipeline Interaction Assessment and Design Report after poles are installed. If grounding distances are not consistent with the recommendations, PSE shall reinstall grounding system to comply with the recommendations.

AUTHORITY: BCC 22.02.140.B.1, 22.02.140.C
REVIEWER: Heidi Bedwell, Land Use

16. OLYMPIC'S GENERAL CONSTRUCTION REQUIREMENTS: PSE shall comply with the approved Construction Management and Access Plan including the identified measures from Olympic's General Construction and Right of Way Requirements for all work proposed near the pipelines.

AUTHORITY: BCC 22.02.140.B.1, 22.02.140.C
REVIEWER: Heidi Bedwell, Land Use

17. MITIGATION AND MONITORING REPORT- CONSTRUCTION MANAGEMENT AND ACCESS PLAN (PIPELINE SAFETY): Consistent with the approved Construction Management and Access Plan, PSE shall document all mitigation measures implemented, monitored, and conducted.

PSE will file a mitigation and monitoring report with the City of Bellevue that documents consultations with Olympic and mitigation measures to address safety-related issues. PSE shall file the mitigation and monitoring reports with the City of Bellevue quarterly during construction. The reports shall identify any additional mitigation measures and monitoring that may be required as a result of PSE's coordination with Olympic.

The mitigation and monitoring report shall demonstrate that sufficient pipeline safety measures have been implemented, and document all consultations with Olympic, including the sharing of modeling, engineering, and as-built information with Olympic to assist Olympic in its ongoing monitoring and mitigation responsibilities. The report shall identify any additional field surveys and data collection necessary for verifying mitigation measures following project start-up, and any proposed monitoring to ensure that mitigation measures related to operational issues are followed.

AUTHORITY: BCC 22.02.140.B.1, 22.02.140.C
REVIEWER: Heidi Bedwell, Land Use

D. <u>Conditions that apply for the Life of the Project</u>.

1. WATER QUALITY PROTECTION: During maintenance activities (for substation, poles, the transmission line corridor, and access roads) PSE shall prevent spills or leaks of hazardous materials, paving materials, or chemicals from contaminating surface or groundwater.

AUTHORITY: Part 20.25H LUC
REVIEWER: Heidi Bedwell, Land Use

2. MAINTENANCE AND MONITORING PROGRAM-STRUCTURAL STABILITY: PSE shall develop a monitoring and maintenance program that includes inspection and reporting on the ability of the transmission line poles to resist seismic disturbances. As part of PSE's regular inspection of the poles, it shall monitor all poles for changes in conditions that could reduce the ability of the structures to resist seismic disturbances. PSE shall submit reporting to the City of Bellevue. If changes are identified during inspection and monitoring of conditions, PSE shall implement additional measures to reduce or minimize those impacts.

AUTHORITY: Part 20.30P LUC, 20.20.255.G
REVIEWER: Heidi Bedwell, Land Use

3. TELECOMMUNICATION FACILITIES: PSE shall limit the number of telecommunications facilities installed on the 230 kV poles to the seven locations currently installed in the corridor. Reinstalled facilities shall be in approximately the same locations as they were previously. Facilities shall be required to get City approval per current land use regulations before reinstalling telecommunication equipment.

AUTHORITY: LUC 20.20.255.G, 20.20.255.E.6
REVIEWER: Heidi Bedwell, Land Use

4. ELECTROMAGNETIC FIELDS: In the event that radio frequency interference is found by a radio operator, PSE shall de-tune pole structures by installing hardware (such as arresters).

AUTHORITY: LUC 20.20.255.G, 20.20.255.E.6
REVIEWER: Heidi Bedwell, Land Use

5. PIPELINE SAFETY DURING OPERATION: PSE shall work with Olympic to evaluate and implement appropriate mitigation measures to reduce electrical interference on the Olympic Pipeline system to safe levels.

PSE shall provide information to Olympic as appropriate or when requested by Olympic for Olympic to record AC pipe-to-soil potentials and DC pipe-to-soil potentials during its annual cathodic protection survey.

PSE shall provide Olympic with as much advance notice as practical of when outages are planned on the individual circuits (i.e., when only one circuit of the double circuit transmission lines is in operation) to allow monitoring of the AC induction effects on the pipelines.

PSE shall provide Olympic with data on anticipated maximum loads under peak winter operating conditions on an annual basis, and provide copies to the City of Bellevue to verify that this data has been provided to Olympic.

After the transmission line is installed and energized, Olympic is expected (due to its federal requirements to protect the pipeline from damage) to measure the actual AC interference with the pipeline in order to ensure that all AC interference risks have been fully mitigated under steady-state operation of the transmission line. PSE shall cooperate with Olympic in completing a post- energization AC site survey to determine if any adjustments are needed to Olympic's pipeline protection systems. This survey should cover the entire length of the new transmission line in the South Bellevue Segment. PSE shall provide load data for the survey, along with any design or as-built information requested by Olympic.

PSE shall monitor oil insulation for evidence of arcing and gassing, and monitor substations for evidence of overloading, overheating, or malfunctions.

PSE shall submit to the City of Bellevue, upon request by the City, documentation sufficient to show compliance with the provisions imposed by this Condition of Approval.

AUTHORITY: BCC 22.02.140.B.1, 22.02.140.C
REVIEWER: Heidi Bedwell, Land Use