

## SUPPLEMENTAL SAFETY CONDITION

Clatsop County retained PBS&J, an engineering firm with expertise in safety and security issues, to assist it in evaluating safety issues related to the Project. The major component of the safety assessment conducted by PBS&J “was to analyze and evaluate the Water Safety Report (WSR) (See Appendix A) and the draft Emergency Response Plan (ERP).” (See Public Safety Assessment for the Proposed Bradwood Landing LLC/NorthernStar Natural Gas LNG Project, July 2007, p. 1.) In Appendix A of the July report, PBS&J noted that “[p]rior to the approval of the Emergency Response Plan, adequate cost sharing agreements for project related training, equipment, maintenance and staffing will need to be addressed for all the communities impacted by the project.” As part of its investigation and evaluation of safety needs related to the Project, PBS&J performed a demographic and resource analysis to facilitate the development of a cost share agreement for response resources. See “ERP Revisions and Response Resource Cost Share Report for the Proposed Bradwood Landing LLC/NorthernStar Natural Gas LNG Project.” at 2 (November 16, 2007).

As part of its review PBS&J also considered the briefing from Emergency Services Consulting Inc. (ESCi), a firm retained by Bradwood Landing to review the “Fire Systems and Mitigation Report” prepared by Bradwood Landing LLC. ESCi is an international firm that “provides specialized and high quality fire, police, communications, and emergency medical consulting services to organizations throughout the United States and Canada. The company has worked directly with Clatsop County local fire fighters for numerous years by providing training and consultation support.” Id. at 12, fn3.

As part of its review, PBS&J also evaluated the demographic and resource analysis prepared by Knappa Fire District. Id. at 18. PBS&J then issued its findings in its November 16, 2007 report. The November 16, 2007 PBS&J report concludes that “[t]he safety issues raised during this process pertaining to the construction and operation of the plant have been met with the exceptions listed in Section 4.3.” Id. at page 22. Section 4.1 of the report contains recommendations “to assist Bradwood Landing LLC with additional modifications to make the ERP [Emergency Response Plan] more easily executable and user friendly”. Id.

As a condition of project approval, Applicant shall:

- A. Comply with the applicable recommendations in Section 4.1 and 4.3 of the PBS&J ERP Revisions and Response Resource Cost Sharing Report of November 2007, and
- B. Provide, Clatsop County First Responders with resources no less than equivalent to the resources Bradwood committed to provide Clatsop County First Responders in Appendix C of Bradwood Landing letter of November 14, 2007 to the Clatsop County Board of Commissioners as detailed below, provided however, that should the applicant and First Responders mutually agree to substitute resources, that mutual agreement between the applicant and First Responders shall supersede this condition and provide the base of what applicant is required to provide; and

**B1. Knappa Svensen Burnside Rural Protection Fire Department**

- a. Bradwood Landing has committed to establish and maintain an Industrial Fire Brigade. The Fire Brigade shall be outfitted, trained and maintained in accordance with NFPA 600, NFPA 1081, Title 29 CFR and other relevant codes and standards. This commitment has been made to underscore that Bradwood Landing will maintain an active response capability that can react with focused emergency response capability coupled with fluency in plant and process expertise to emergency events at the facility.
- b. Bradwood Landing has proposed a commitment to procure and maintain at the facility an Initial Attack Fire Apparatus equipped with all proper equipment in accordance with NFPA 1901 requirements for an Initial Attack Fire Apparatus.
- c. Bradwood Landing has proposed a commitment to require Fire Brigade members to be trained to Advanced Exterior Fire Fighting level. Training requirements appropriate for the Fire Brigade have been proposed to be defined by applicable sections of NFPA 600 and NFPA 1081, with all training proposed to be conducted by Knappa Fire District personnel.
- d. Bradwood Landing has proposed to support members of its Fire Brigade being trained to Firefighter I level, it being understood the decision to attain and maintain such certification shall be at the sole discretion of the individual members of the Fire Brigade. This support is seen as a mechanism for providing a pool of skilled and trained potential volunteer firefighters that would greatly enhance the capabilities of local volunteer fire departments should they choose to become members.
- e. Bradwood Landing has proposed a commitment to provide \$800,000 to the Knappa Fire District prior to the end of the second year of facility construction to enable the Knappa Fire District to purchase additional fire apparatus and equipment it desires in order to provide Knappa Fire District the opportunity to increase the general level of emergency response capability for the local community. It is anticipated that the additional equipment will include a Ladder Truck and other ancillary equipment (such as for example weather monitoring equipment) as determined by the Knappa Fire District to offer value to the community.
- f. Bradwood Landing fully anticipates that it will pay property taxes to Knappa Fire District on an annual basis beginning in the first year of construction of the facility. Although at this time, the exact amount and timing of payment of property taxes to be provided to the Knappa Fire District is unknown. Bradwood Landing has proposed a commitment to provide “true up” tax payments to Knappa Fire District to ensure that the Knappa Fire District receives the following levels of minimum funding from Bradwood (combination of tax payments and “true up” payments) to enable Knappa Fire District to provide enhanced emergency response resources to the community and Brigade training services to Bradwood:

- 1) Prior to the commencement of commercial operations (“Construction Period”) an amount of not less than \$550,000 of cumulative funding over the Construction Period of the Project (“Construction Funding”). Bradwood Landing has proposed a commitment to cooperate with Knappa Fire District to ensure that Construction Funding is provided to Knappa Fire District in a timely manner to ensure that Knappa Fire District is able to meet the resource requirements described in subsection below;
  - 2) Post commencement of commercial operations of Bradwood, an amount of not less than \$800,000 per annum for the first 5 years of operations of Bradwood as outlined in section below (“Operational Funding”). Starting at the end of the first year of Commencement of commercial operations and ending at the 5th anniversary of commencement of commercial operations, Operational Funding will be escalated annually by the corresponding increase in the property tax assessed value of Bradwood.
- g. Bradwood Landing has committed to pay property taxes to Knappa Fire District based upon the facility’s assessed value and that Bradwood Landing will not seek an abatement of property taxes paid to Knappa Fire District.
  - h. Bradwood Landing has proposed to commit that at no time will the combination of the property taxes and the “true up” payments paid to Knappa Fire District during the first 5 years of operations of Bradwood equal an amount less than \$800,000 annually. The “true up” payment shall be calculated as the positive difference of Operational Funding less actual property taxes paid to Knappa Fire-District. For example, if actual property taxes paid to Knappa Fire District by Bradwood are \$650,000 in Year I of operations, Bradwood Landing, under this proposal, shall pay Knappa Fire District a “true up” payment of \$150,000 at the time it pays its property taxes.
  - i. Under the commitments proposed, Bradwood Landing anticipates that the Construction Funding will be utilized by Knappa Fire District to:
    - 1) upgrade the current Knappa Fire Station to be ready to house the additional equipment at least 3 months prior to the start of commercial operations;
    - 2) hire and train additional personnel to prepare for the operation phase of the Bradwood project (including a Trainer to be available at least 18 months prior to the start of commercial operations); and,
    - 3) provide customary fire protection and emergency services to Bradwood prior to the commencement of commercial operations of the facility.
  - j. Bradwood Landing has proposed that should the cumulative amount of taxes paid or to be paid based on tax assessments by Clatsop County by Bradwood to the Knappa Fire District exceed \$550,000 during the Construction Period, the excess shall be credited against the \$800,000 funding for additional equipment outlined in above.
  - k. Under the commitments proposed, Bradwood Landing anticipates that Operational Funding will be utilized by Knappa Fire District to provide customary fire protection and emergency services to Bradwood post

commencement of commercial operations of the facility, including but not limited to funding an appropriate number of Full Time Employees (including a Trainer), maintaining additional equipment and providing Bradwood with first response training.

1. The proposal includes that in the final year of the five year agreement, the operational history, manpower loading, resource usage, call-outs and other metrics describing the emergency services tasking will be examined. Based on this review, services and resource requirements may increase or decrease and this examination will serve as the basis for the services and compensation schedule incorporated into the renewal of the cost sharing agreement for the following five year term.

**B2. Astoria Fire Department**

- a. Bradwood Landing has proposed a commitment to provide a payment of \$100,000 to Astoria to furnish financial support for Astoria's efforts in acquiring a Fireboat. Bradwood Landing additionally agrees to provide non-financial support, in the form of grant-writing assistance and engaging in discussions with potential supporters at the state legislative and executive levels, to initiate support for Astoria's efforts to acquire a Fireboat so as to enhance general community response capability for emergency response along the waterfront.
- b. Bradwood Landing has proposed a commitment to pay Astoria the sum of \$160,000 per year, for a period of five years. These annual payments shall be used as subsidy for the addition to Astoria of two Full Time Fire Fighters for a period of five years.
- c. Bradwood Landing has proposed a commitment to compensate Astoria for time and materials for Astoria Fire Department emergency responses undertaken that are directly related to Bradwood Landing emergencies for which an emergency response is required to be undertaken by Astoria. Compensation is proposed to be made in accordance with rates established by the Office of the Oregon State Fire Marshall's Standardized Cost Schedules.
- d. The proposal includes that in the final year of the five year agreement, the operational history, manpower loading, resource usage, call-outs and other metrics describing the emergency services tasking will be examined. Based on this review, services and resource requirements may increase or decrease and this examination will serve as the basis for the services and compensation schedule incorporated into the renewal of the cost sharing agreement for the following five year term.

**B3. Warrenton Fire Department**

- a. Bradwood Landing has proposed a commitment to provide a payment of \$400,000 to Warrenton within 2 months in advance of the beginning of Bradwood Landing's commercial operations. This amount shall be used as subsidy for addition to Warrenton of a Full Time Fire Fighter with Emergency Medical Technician Certification for a period of five years. Alternatively, this amount

may be otherwise used as determined appropriate by Warrenton to be most appropriate to Warrenton.

- b. Bradwood Landing has proposed a commitment to provide compensation to Warrenton for time and materials for Warrenton fire service emergency responses undertaken that are directly related to Bradwood Landing emergencies for which an emergency response is required to be undertaken by Warrenton.
- c. The proposal eludes that in the final year of the five year agreement, the operational history, manpower loading, resource usage, call-outs and other metrics describing the emergency services tasking will be examined. Based on this review, services and resource requirements may increase or decrease and this examination will serve as the basis for the services and compensation schedule incorporated into the renewal of the cost sharing agreement for the following five year term.

**B4. Clatsop County Sheriff Office and Clatsop County Emergency Management Office**

- a. Bradwood Landing has proposed a commitment to provide funding support for the Clatsop County Emergency Operations Telephone Notification System on an ongoing basis. This funding support is proposed to provide for ongoing maintenance, access and licensing in the amount of \$20,000 per year. The funding is proposed to commence the first year of Bradwood Landing Commercial Operations and be distributed annually thereafter at the beginning of the coverage year.
- b. Bradwood Landing has proposed a commitment to provide an Emergency Command and Control Vehicle (ECCV); the ECCV is proposed to be made available for use by Clatsop County Sheriff's Office and Emergency Operations Management in accordance with terms to be jointly developed. ECCV is proposed to be communications-capable, have a four-workstation capacity, be motorized (self-propelled) and be equipped with on-vehicle sanitation facilities. Under the proposal, the ECCV shall be delivered on-site prior to Bradwood Landing commencing commercial operations.
- c. Bradwood Landing has proposed a commitment to provide direct funding to augment Clatsop County Emergency Operations Management staffing in support of activities surrounding development of County Emergency Response Plan Annex for Bradwood Landing, development of training requirements, exercises, drills, supporting assistance to the County in the integration of Bradwood Landing into Clatsop County communications network, integration of the Astoria Fire Department into the Clatsop County Emergency Management Plan and meeting attendance in support of federal, state and local efforts related to Bradwood Landing construction and operations. These tasks are anticipated to cause a period of heightened personnel resource requirements over four years, comprised of the final two years of construction and the first two years of operations. Bradwood Landing has proposed a commitment provide the amount of \$40,000 for each of the four years identified, for a total of \$160,000.

- d. Bradwood Landing expects to receive law enforcement services consistent with those services received by other community members. Bradwood Landing recognizes the possibility that events may occur that are a function of Bradwood Landing operations and outside the normal nature and scope of law enforcement response provided by the Sheriff's Office to the community. In such cases, Bradwood Landing has proposed a commitment to provide payment to Clatsop County Sheriff's Office for all law enforcement man-hours and materials expended.