

Klickitat County Mitigated Determination of
Non-Significance

Notice is hereby given that Klickitat County issued a Mitigated Determination of Non-significance (MDNS) and Notice of Environmental Impact Statement (EIS) Adoption (adopting the Draft and Final Klickitat County Energy Overlay Environmental Impact Statement, dated 8/03 and 9/04), on September 24, 2007 under SEPA Rules (Chapter 197-11 WAC) and the Klickitat County Environmental Ordinance Number 121084 for the following proposal:

SEP2007-36: Applicant: Windy Point Partners LLC has applied for an EOZ permit (EOZ2007-01). The Windy Flats Wind Farm (the "Project") is a proposed wind energy generation facility consisting of up to 95 wind turbine generators and associated infrastructure, including access roads, transmission lines, operations and maintenance facility and two substations. The Project would have a maximum total generating capacity of 190 megawatts.

The project would extend approximately 13 miles east-west, and from 1 to 3 miles wide on the north-south orientation. The City of Goldendale is approximately 6 miles north of the east end the Project area and 13.5 miles from the westernmost end of the site. The majority of the Project Site is located west of SR 97 and south of Dalles Mountain Rd and Rattlesnake Rd; and project facilities would be constructed along the northern, down-slope edge of a rounded ridgeline overlooking the Columbia River. The new 230-kV transmission line would extend from the northeast portion of the project eastward across SR97 to connect to a previously-permitted 230 kV transmission line at a point approximately seven miles southeast of Goldendale. After review of completed environmental checklist and other information on file the Klickitat County Responsible Official has determined that this proposal will not have probable significant adverse impacts on the environment, and has been adequately reviewed under SEPA.

Copies of the MDNS and EIS Adoption Notice are available at the Klickitat County Planning Department during normal business hours. Comments or appeals on the above environmental review will be accepted until 5:00 p.m., October 12, 2007. Comments shall be submitted to the Klickitat County Planning Department, 228 West Main, MS: CH-17, Goldendale, WA 98620; appeals must be filed with the Klickitat County Auditor's office with an appeal fee of \$175.

WAC 197-11-965 Adoption notice
for the
Windy Flats Wind Farm

Adoption for (check appropriate box) DNS EIS

Description of current proposal: The Windy Flats Wind Farm (the "Project") is a proposed wind energy generation facility consisting of up to 95 wind turbine generators and associated infrastructure, including access roads, transmission lines, operations and maintenance facility and two substations. The Project would have a maximum total generating capacity of 190 megawatts.

Proponent: Windy Point Partners, LLC

Location of current proposal: The Project site is in the Columbia Hills, south of Goldendale, Washington, in Klickitat County.

Title of documents being adopted:

- 1) *Klickitat County Energy Overlay Draft Environmental Impact Statement (Klickitat County, Aug. 2003); and*
- 2) *Klickitat County Energy Overlay Final Environmental Impact Statement (Klickitat County, Sept. 2004) (the draft and final Overlay EISs are referred to jointly as the "EOZ FEIS").*

Agency that prepared documents being adopted: Klickitat County Planning Department.

Date adopted documents were prepared: Issue dates are prepared above.

Description of documents (or portion) being adopted:

EOZ FEIS. The EOZ FEIS is a programmatic environmental impact statement that was prepared to examine environmental impacts, alternatives, and mitigation measures for development of energy projects generally, including wind energy projects, at various locations within Klickitat County and under various permitting procedures. Based on the EOZ FEIS, Klickitat County adopted its Energy Overlay Zone ordinance, which designated areas of the County where wind energy projects could be permitted outright through an administrative process subject to specified development, use and construction standards. The Windy Flats Project is located within the designated EOZ area and proposes to incorporate the EOZ standards. Klickitat County is using phased review (WAC 197-11-060(5)) to evaluate the Project.

The adopted documents are supplemented by an expanded environmental checklist (which incorporates a more detailed environmental report) for the Project. As required by the County's EOZ ordinance, the expanded checklist addresses habitat and wildlife resources and cultural use resources.

If the documents being adopted have been challenged (WAC 197-11-630), please describe:

The adequacy of the EOZ FEIS was challenged in 2005 in an appeal to the Klickitat County Board of County Commissioners. The County and the appellants reached a settlement before a decision on the merits, and the appellants withdrew their appeal.

The documents are available to be read at (place/time): Klickitat County Planning Department, 228 West Main Street, Goldendale, WA. Typical business hours at the Planning Department are 9-5.

We have identified and adopted these documents as being appropriate for this proposal after independent review. The documents meet our environmental review needs for the current proposal and will accompany the proposal to the decisionmaker.


Name of agency adopting documents: Klickitat County Planning Department

Contact person, if other than responsible official N/A

Responsible official: Curt Dreyer

Position/title: Klickitat County Planning Director **Phone:** 509-773-5703

Address: 228 West Main, MS: CH-17, Goldendale, WA 98620

Date: September 24, 2007 **Signature:** 

Any appeals of this decision should be filed under the County SEPA ordinance's provision for appeals of threshold determinations. Any appeal is therefore due no later than fifteen days from September 27, that is, on October 12, 2007. Appeals shall be in writing and filed with the County auditor. Appeals shall state with specificity the basis for the appeal and the errors to be asserted to the board. Appeals shall not be deemed complete without payment of a fee of \$175 payable to the Klickitat County Planning Department.

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

ENVIRONMENTAL CHECKLIST NO: SEP2007-36

PROJECT NO: EOZ2007-01

DESCRIPTION OF PROPOSAL: The project is a wind energy generation facility. It would consist of up to 95 wind turbine generators with a total generating capacity of not more than 190 MW. Electricity generated by the wind turbines would be transmitted by a 34.5-kV electric feeder system consisting of approximately 22 miles (35.5 kilometers [km]) of underground utility lines. The feeder transmission lines would connect with proposed Substations #1 and #2, which would be connected by an overhead 230 kV transmission line approximately 9.5 miles (15 km) long. From Substation #1 a second approximately 7 mile (11 km) long 230 kV transmission line would interconnect with an already-permitted 230 kV transmission line and eastward to the Bonneville Power Administration Rock Creek Substation. The project would also include the improvement of 10 miles of existing road and the construction of 12 miles of new access road. The project is fully described in the Windy Flats Wind Farm Energy Overlay Application (“Application”), which consists of a completed application form, an expanded SEPA checklist, and an environmental report with technical appendices addressing avian and bat resources and cultural resources. The application has been previously distributed and is available on file with the lead agency (contact information below).

LOCATION OF PROPOSAL: The project is proposed to be constructed on the Columbia Hills in Klickitat County, Washington, entirely within the County’s designated Energy Overlay Zone. The project would extend approximately thirteen miles east-west, and from one to three miles wide on the north-south orientation. The City of Goldendale is approximately 6 miles (10 kilometers) north of the east end the Project area and 13.5 miles (22 kilometers) from the westernmost end of the Project site. The majority of the Project Site is located west of United States (U.S.) Highway 97 and south of Dalles Mountain Road and Rattlesnake Road; and project facilities would be constructed along the northern, down-slope edge of a rounded ridgeline overlooking the Columbia River. The new 230-kV transmission line would extend from the northeast portion of the project eastward across Highway 97 to connect to previously-permitted 230 kV transmission line at a point approximately seven miles southeast of Goldendale.

APPLICANT: Windy Point Partners, LLC

LANDOWNERS: Multiple, listed in the Energy Facility Project Application.

LEAD AGENCY: Klickitat County Planning Department
228 West Main, MS: CH-17
Goldendale, WA 98620
Telephone: 509-773-5703
FAX: 509-773-6206

THRESHOLD DETERMINATION: The lead agency for this proposal has determined that this proposal, as mitigated through the attached conditions, will not have a probable significant impact on the environment. A mitigated determination of non-significance (MDNS) is issued with the attached conditions, which are based on the policies and regulations adopted by Klickitat County and the State of Washington. No further environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT: The Klickitat County Energy Overlay FEIS (Sept. 2004) is adopted as part of this mitigated determination of non-significance, as explained in the notice of adoption issued with this determination.

CONDITIONS: The lead agency identifies the attached measures to mitigate potential environmental impacts posed by the project, based upon the County's SEPA policies at Klickitat County Code 20.28.020, and consistent with the County's Energy Overlay zone.

COMMENT PERIOD: Comments on this determination will be accepted until October 12, 2007, at 5:00 p.m.

APPEAL PERIOD ENDS: Appeals of this determination may be filed until October 12, 2007, at 5:00 p.m.

RESPONSIBLE OFFICIAL:

Curt Dreyer
Klickitat County Planning Director
228 West Main, MS: CH-17
Goldendale, WA 98620
Telephone: 509-773-5703
FAX: 509-773-6206

SIGNED this 24th day of September, 2007.



Curt Dreyer
Planning Director and
SEPA Responsible Official

Any appeals of this decision should be filed under the County SEPA ordinance's provision for appeals of threshold determinations. Any appeal is therefore due no later than fifteen days from September 27, that is, on October 12, 2007. Appeals shall be in writing and filed with the County auditor. Appeals shall state with specificity the basis for the appeal and the errors to be asserted to the board. Appeals shall not be deemed complete without payment of a fee of \$175 payable to the Klickitat County Planning Department.

**MITIGATION MEASURES FOR
THE WINDY FLATS WIND FARM
ENERGY OVERLAY PERMIT APPLICATION**

GEOTECHNICAL	
1.	Prior to building permit issuance, prepare a preconstruction geologic hazard report that addresses the performance standards in the Critical Areas Ordinance (CAO) and submit it to Klickitat County.
2.	Design roads, crane pads, and turbine foundations in consultation with a professional geotechnical engineer. Submit designs, including road designs, to Public Works before building permit issuance, and before commencing construction activity.
3.	Design structural foundations, buildings, and structures consistent with applicable seismic zone requirements (currently Zone 2B).
EROSION / DUST CONTROL / STORMWATER	
4.	<p>Dust Control:</p> <ul style="list-style-type: none"> • Protect all exposed soil surfaces that are not actively used during construction by using biodegradable erosion-control mats (in areas of high winds) or weed-free straw. Use water or other dust suppressant measures when and where appropriate. Maintain a water truck on site during construction for dust suppression. • Remove or cover stockpiled soils if rain is forecast or apparent. • Cover construction materials and soils if they are a source of fugitive dust. • Cover storage piles at concrete batch plants if they are a source of fugitive dust. • Use dust abatement techniques during earthmoving activities and prior to clearing. • Keep soil loads below the freeboard of trucks and cover loads during road travel. • Limit traffic speeds on unpaved roads to 25 miles (40 km) per hour to minimize generation of dust.
5.	Provide up to 6 inches (15 cm) of gravel surface on all Project roads, as necessary, to reduce wind erosion.
6.	Prior to construction, a stormwater drainage system will be designed in consultation with a professional engineer and submitted to the Planning Department. Construction will proceed in compliance with the design.
7.	After construction, monitor the Project Site for erosion on a weekly basis and after large rainfall or snowmelt events and take corrective action as needed.

8.	Implement a construction stormwater management plan, including a Stormwater Pollution Prevention Plan, concurrent with construction. Prior to restoration activities, redesign the construction Stormwater Pollution Prevention Plan to function as permanent stormwater management components of the Project.
9.	If project construction results in cut and fill within U.S. Army Corps of Engineers' jurisdictional waters, obtain required permits from the Corps.
10.	Re-vegetate any disturbed areas that are not permanently occupied by Project features as soon as feasible.
11.	Avoid clearing and grading during wet seasons or periods of rainy weather. If drainage ditches, culverts, and stormwater facilities are required they will be designed for year round conditions including winter snowmelt factors. If required, existing culverts will be replaced to accommodate the 100-year/24 hour storm event. .

ROADS

12.	<p>To the extent economically feasible, the Project will schedule construction activities to avoid the use of paved County roads during likely periods of freeze/thaw cycles and comply with temporary county weight restrictions. County roads will be limited to loads at/under legal weight restrictions, including seasonal restrictions, unless applicant provides a bond to the County and enters into a Road Haul Agreement with the Public Works Department which provides for the assessment by the County and applicant and funding by applicant of road improvements or repairs necessary to protect or restore the condition of County roads to the condition they were in before Project construction. The Road Haul Agreement will be executed before building permits are issued. At a minimum, the Road Haul Agreement will include:</p> <ul style="list-style-type: none"> ◦ a specified haul route listing the route, load configurations, quantity of loads, and schedules for primary and support traffic; ◦ identification of structural improvements to the haul route, including roads and bridges, to allow for overweight loads; ◦ a method and timeframe to assess and address needed road repairs and/or improvements; and ◦ provisions for traffic control. <p>For County roads in the designated Haul Route, the bond amount will be calculated at \$70,000 a mile of paved County road to be used, and \$20,000 a mile of gravel county road to be used, or as approved by the Public Works Department. Applicant is responsible for damage from all traffic generated by the project (labor, vendors, etc.) and all generated traffic is required to use the single Haul Route. If needed, the applicant could designate a "plan B" route, with written authorization from the County to utilize "plan B."</p>
-----	---

	<p>The applicant shall also obtain such approvals or franchises as are necessary under state and county law before constructing Project utility lines within the county right of way. Applicant shall obtain approach permits from Public Works Department for road approach access to county roads.</p>
13.	<p>The Project's construction traffic shall not cause any roads within the County to fall into disrepair due to heavy loads, and the Project shall be responsible for any damage to those roads caused by its construction traffic.</p>
14.	<p>The Project shall develop and implement a construction traffic management plan to ensure the safe movement of construction traffic throughout the project and, in particular, at the intersection of US 97 and Stringstreet Road. This construction traffic management plan must be submitted to and approved by the Washington State Department of Transportation (as to state highways) and the County prior to construction.</p> <p>The construction traffic management plan shall include any improvements or alternate construction traffic routing on roads within the County, as is necessary to achieve the safe movement of construction traffic to and through the project site. The applicant will coordinate with the County and Department of Transportation on these issues during preparation of the plan, and throughout project construction. The plan shall be approved before building permits are issued.</p>
<p><i>SITE RESTORATION</i></p>	
15.	<p>Prepare a decommissioning plan outlining the circumstances under which individual turbines would be removed from the site, methods to restore areas previously containing turbines, and methods for decommissioning the overall Project and restoring the overall site. Provide financial security acceptable to the County to ensure proper decommissioning of the turbines. The amount of the security can be determined later based on factors such as site-specific conditions affecting the costs of decommissioning, access, depth of foundation, and terrain, and include credit for salvage value of the equipment. The decommissioning plan, including the security/financial arrangements, shall be approved by the County before building permits are issued.</p>
16.	<p>After construction, reduce all road-related impacts to the operational width of 35 feet (10.5 m), or less, and restore and reseed the remaining area. Replace topsoil if appropriate. Restore all construction work space around turbines, except for approximately 4,800 square feet (446 m²).</p>
17.	<p>After construction, the site area will be graded to conform to previous contours. Install permanent erosion control measures, such as water bars, as needed.</p>
<p><i>NOISE</i></p>	
18.	<p>1. Maintain sound levels under the maximum levels for the adjacent receiving properties based on the receiving properties' environmental designation for noise abatement per state regulations.</p>

	<ol style="list-style-type: none"> 2. Minimize idling of trucks and other heavy equipment such as concrete delivery trucks to the extent possible. 3. Do not perform construction within 1,000 feet (305 m) of occupied buildings on Sundays, legal holidays or between 10 p.m. and 6 a.m. on other days. 4. Where feasible, equip construction equipment with noise control devices and muffled exhaust systems. 5. Ensure that all equipment have sound control devices no less effective than those provided on the original equipment. 6. Ensure that all construction equipment is adequately muffled and maintained. 7. Locate all stationary construction equipment as far away as practicable from nearby residences. 8. Whenever feasible, conduct different noisy activities, such as blasting and heavy equipment earth moving, simultaneously, since additional sources of noise do not add significant amounts of noise. 9. Do not perform pile driving or blasting within 3,000 feet (914 m) of an occupied dwelling on Sundays, holidays or between 8 p.m. and 8 a.m. on other days. If blasting is required, notify nearby residences in advance.
	<p><i>WILDLIFE HABITAT/PLANTS</i></p>
18.	<p>Conduct a contractor training program before groundbreaking to explain restrictions protecting wildlife, habitat, and critical area features in or near the construction zone.</p>
19.	<p>If impacts to Oregon white oak habitat occur along the transmission line, work with Klickitat County and WDFW to set aside through legal protection for the life of the Project an appropriate amount of similar habitat and/or equivalent habitat funding based upon consultation with WDFW. Minimize impacts during construction. Trim or limb Oregon white oak trees rather than removing.</p>
20.	<p>Minimize construction disturbance by flagging the limits of the construction zone to avoid sensitive areas designated for preservation, including:</p> <ul style="list-style-type: none"> ■ high quality native plant communities and priority habitats; ■ 25 feet (7.6 m) from designated critical habitat; ■ 200 feet (60.8 m) from streams with fish habitat; ■ 1,300 feet from bald eagle roosts during October thru March; ■ 1,300 feet (400 m) from occupied red-tailed hawk nests or other raptors 4/15-8/31.

	<ul style="list-style-type: none"> ■ 400 feet (120 meters) from occupied western gray squirrel nest between May 15 and September 30 for general construction and 1,300 feet (400 meters) for blasting or pile driving. ■ 75-foot (20-meter radius) of any western gray squirrel nest.
21.	Conduct environmental monitoring during construction activities to assure that flagged areas are avoided.
22.	Prior to construction, conduct surveys for nesting long-billed curlews in previously identified potential habitat to identify potential nest sites. If nests are found, the Applicant will consult with WDFW to develop and implement mitigation measures to avoid impacts during the nesting window (April 1 through August 15).
23.	After construction, gate all private access roads to the Project Site to prevent unauthorized access.
24.	Using a 1:1 replacement ratio for permanently impacted grassland habitat and 2:1 for lithosol habitat, set aside, through legal protection for the life of the Project, a mitigation site and/or funding based upon consultation with WDFW.
25.	Before building permit issuance, for temporarily impacted grassland and lithosol habitat, prepare a restoration plan in consultation with the WDFW that includes site preparation, reseeding with appropriate vegetation, noxious weed control, and protection from degradation.
26.	Prepare a restoration plan in consultation with WDFW and Klickitat County Planning Department, and consistent with the critical areas ordinance, before building permits are issued.
27.	Monitor all reseeded restored areas for five years or until vegetation is reasonably established.
28.	Develop a reseeding/restoration and weed management plan in consultation with the Klickitat County Weed Control Board, before building permits are issued, to be implemented and updated over the lifetime of the Project.
29.	If the applicant proposes to construct in areas that have not yet been delineated for cultural resources or critical areas, for example, due to micrositeing of facilities for environmental or project-related reasons, the applicant shall perform and document such delineation in a report submitted to the Planning Director prior to disturbing the area. If significant resources cannot be avoided, the report shall propose mitigation, and disturbance of the area shall not occur until the Planning Director approves in writing.

AVIAN

- | | |
|-----|--|
| 30. | The Project shall minimize the use of overhead power lines by placing collector electrical systems between turbine strings underground wherever feasible. |
| 31. | Use turbines with low rpm and tubular towers to minimize the risk of bird collisions with turbine blades and the tower. |
| 32. | Use bird flight diverters on guyed permanent meteorological towers, or unguyed permanent meteorological towers, to minimize potential for avian collisions with guy wires. |
| 33. | Space overhead power line conductors to minimize the potential for raptor electrocution. Conform overhead lines to the Avian Power Line Interaction Committee's suggested practices (2006). |
| 34. | Conduct a raptor nesting survey in the spring prior to construction to identify active raptor nest sites in the vicinity of the Project. Schedule construction to avoid impacts on nesting raptors. Consult a professional biologist to determine the extent of the survey area, with reference to the EOZ recommendation. |
| 35. | Monitor for and remove carcasses of livestock, big game, and other animals from the Project Area that may attract foraging bald eagles or other raptors. |
| 36. | Monitor the wind turbine area for a minimum of one year to estimate bird and bat fatality rates using a standard protocol. |
| 37. | Report any bird fatalities observed (monthly) for the life of the Project to WDFW and the U.S. Fish and Wildlife Service. |
| 38. | Form a project technical advisory committee prior to construction, to examine data related to avian and bat impacts and make recommendations on any additional monitoring or mitigation measures. Invite representatives from WDFW, USFWS, landowners, Yakama Nation and environmental groups to join the committee. |

HEALTH AND SAFETY

- | | |
|-----|---|
| 39. | Maintain or improve existing fencing and gates to ensure site security. Fence the substations and gate and lock the substation access points. Work with the responsible fire department to ensure that they have access through all locked gates. |
| 40. | Offer job-specific health and safety training, including cardio-pulmonary resuscitation, first aid, Occupational Safety and Health Administration training related to the work environment at a wind farm, and a guidance manual on equipment inspection. |
| 41. | Provide all construction personnel with site- and job-specific safety and first aid training. |

	During construction, prior to initiating work, hold “tail-gate” safety briefings.
42.	During construction, designate a Project safety officer to monitor construction activities and provide Project personnel provided with cell phones for timely communications.
43.	Provide first aid kits to each construction crew member and at the construction laydown and fabrication yard.
44.	<p>Prior to construction, develop and implement a fire and explosion protection plan that includes the following at a minimum:</p> <ul style="list-style-type: none"> ■ Equip all on-site construction and service vehicles with a fire extinguisher, shovels, and other fire-fighting equipment during the summer fire season. 1 full water vest shall be assigned to each vehicle during the June 1 through September 30 timeframes. Ensure that all workers have completed basic fire safety training and are trained in the use of the fire fighting equipment onsite. ■ Make available on site a water tank truck during the summer fire season (June 1 through September 30, unless extended by the fire authority). The water truck will be equipped with front and rear sprayers, shall have a minimum of 2,000 gallons of water on board and be capable of pumping a minimum of 300 gallons per minute. A pressurized 2.5” NH male fire fitting will be available for fire department use. Station a water tank truck near areas where blasting, or welding, grinding or excavating is occurring. ■ Prior to blasting, clear vegetation around the blast excavation zone. Coordinate with the responsible fire department if burning will be used to clear vegetation. ■ Restrict smoking to designated outdoor gravel-covered areas. Wind resistant receptacles will be used for butts and matches. No discarded butts or matches are allowed. ■ Minimize or restrict high fire-risk activities during extreme dry weather conditions. Contact the responsible fire department prior to engaging in high fire-risk activities. ■ All fires will be immediately reported to 911.

45.	<p>Oil and Hazardous Materials:</p> <ul style="list-style-type: none"> ■ Do not allow maintenance or refueling within 100 feet (30 m) of wetlands, drainages, or sensitive plant and animal habitat. ■ Construction laydown/fabrication yard will include lubrication/fuel storage/fueling and truck washdown area, to minimize potential for fuel spill. ■ Keep absorbent materials and spill clean-up supplies in the vicinity of refueling areas. ■ Store all petroleum and hazardous materials, such as oils, grease, lubricants, antifreeze, and other similar products, at the O&M building or other staging areas in approved containers. ■ Berm the fuel storage area and closely supervise in a designated area all refueling activities. ■ Place a small berm around turbine pads to contain any loss of lubricant while operating or during servicing. ■ Place substation transformers on concrete pads and berm substation transformers to contain any loss of cooling fluids.
46.	<p>Require that each construction contractor prepare a Project construction health and safety plan to ensure compliance with the state and federal health and safety laws and regulations. All construction workers will be trained in and expected to follow the project health and safety plan. The plan will include emergency notification information, locations of first aid kits, fire extinguishers, location of emergency services, and in addition to 911, other key telephone numbers.</p>
47.	<p>Prior to commencing construction activities, prepare an operational health and safety plan that includes information on emergency notification, locations of first aid kits and fire extinguishers, and key telephone numbers besides 911 for emergency service providers. Provide copies to the Planning and Public Works Departments.</p>
48.	<p>Fence the site as appropriate and post signs that warn of electrical danger and list emergency contact numbers.</p>
49.	<p>Monitor the site for evidence of unauthorized use and provide additional security as appropriate.</p>
50.	<p>The perimeter areas around the turbine transformers and Project substations will be graveled and maintained free of vegetation a minimum of 50 feet around all operating equipment and structures. The Planning Department may authorize reductions in the size of this area in coordination with the Fire District.</p>

AESTHETICS

- | | |
|-----|--|
| 51. | Use non-reflective conductors and non-luminous insulators for transmission systems. |
| 52. | Use a non-reflective paint for towers and blades to reduce glare. |
| 53. | Keep construction areas clean of construction debris on a daily basis. Keep the facility free of debris, and store unused or broken down equipment off site or within storage facilities. |
| 54. | Construct the O&M building from materials compatible with existing buildings in the area and, to the degree possible, store maintenance and other materials within buildings. |
| 55. | Incorporate "green building" technology in the O&M building to reduce energy use. |
| 56. | To minimize visual impacts, install visually screening drought-tolerant plantings around the perimeter of Substations #1 and #2 and the O&M building. |
| 57. | To minimize the offsite visibility of Project lighting, install lights that are shielded and directed downward along the perimeter of the Substation # 1 and the O&M building. Equip Substation #2 with lights that are operated manually if needed for nighttime work, otherwise limit lighting to motion detector sensor lights. |
| 58. | Turbines shall be lit only as necessary to comply with FAA requirements. |
| 59. | Project lighting shall comply with the County's illumination control ordinance. . |
| 60. | Consult with Washington, Oregon and federal recreation agencies as well as Oregon and Washington Transportation Departments to provide signs directing sightseers to safe viewing areas of the Project Site. |

CULTURAL RESOURCES

- | | |
|-----|--|
| 61. | Locate boundaries of significant (NRHP eligible) sites and isolates relative to the turbine strings and road construction areas, and design the construction zone to protect sites. |
| 62. | In the event avoidance of NRHP-eligible resource is impracticable, measures must be taken to minimize or mitigate for any resulting impacts to the resource, consistent with the mitigation approaches set forth in the Project Cultural Resource study. |
| 63. | Flag the boundaries of the construction zone with sufficient buffers to protect significant cultural resource sites. |
| 64. | Implement mitigation measures for National Register of Historic Places-eligible cultural properties, including avoidance of impacts, minimization of impacts, and scientific data recovery for archaeological properties significant under Criterion D. |

65.	Apply for permits from the Washington Department of Archaeology and Historic Preservation to further test sites identified as “eligibility undetermined” if they cannot be avoided and there is a potential to impact the site.
66.	Design and implement scientific data recovery in the event that further testing confirms that eligibility of additional resources and avoidance is not feasible.
67.	Train Project construction workers on the need to avoid cultural properties and on the procedures to follow if previously unidentified cultural properties are encountered during construction.
68.	Prior to commencing construction activities, prepare and implement an Unanticipated Discovery Plan to guide response in the event that previously unidentified cultural resource properties are encountered during construction. If a cultural resource is discovered during construction, cease construction activity in the vicinity of the site pending implementation of the Unanticipated Discovery Plan.
COMMUNICATION/INTERFERENCE	
69.	Determine location and frequency of existing tight beam directional communications transmitters and receivers when siting turbine strings to avoid any material signal interference. Should the Project create electromagnetic interference which interferes with reception, the Project will eliminate such interference, reach an agreement with the property owner experiencing the interference, or take mitigation measures deemed to be reasonable to the County to resolve the issue.
OTHER/MONITORING	
70.	Project shall monitor for ice throw promptly during turbine operations in thaw periods following significant icing events during the first two years of operation, up to a maximum of six events. The Project shall document any ice thrown from turbine blades more than 75 meters from the blades during such monitoring, and report the results to the County. During the first five years of operation, or any extended period provided by the Director in writing, Project shall also document any evidence of such ice throws incidentally discovered by project personnel during site work or travel in the project vicinity. Reports of such evidence shall be submitted no later than April 1 each calendar year. The County reserves the right to require that the Project prepare an ice throw mitigation plan and submit that plan to the County for approval. This plan may include phased-in operations following icing events for turbines proximate to roads or other areas where people are likely to be present.

LAWS/STANDARDS

71.	Except as provided herein, develop Project consistent with the SEPA Checklist and application materials. If these documents are inconsistent, the permit conditions shall govern.
72.	Comply with applicable federal, state, and local laws.
73.	The Applicant is responsible for achieving compliance with all permit terms and conditions. As provided for in the County Code, the County may take enforcement action to achieve compliance with any permit condition.
74.	This permit shall expire twelve months from the date of the expiration of the appeal period for the permit unless construction of project facilities has commenced within that period. The filing of any appeals shall defer the running of such period until the final resolution of such appeals and the expiration of any appeal period following such resolution. The Planning Director may extend the permit validity upon a showing of need by the applicant for not more than two six-month periods. The permit applicant shall continue to make substantial progress toward project completion after construction commences.