



KLICKITAT COUNTY PLANNING DEPARTMENT

228 W. Main St., MS: CH-17, Goldendale, Washington 98620
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May 11, 2006

Dave Luneke
Windtricity Ventures, LLC
925 N. Fairgrounds Rd.
Goldendale, WA 98620

RE: Windtricity Wind Power Projects
Notice of Conditional, Complete Application

Dear Mr. Luneke:

The Klickitat County Planning Department has reviewed the EOZ permit applications and SEPA checklists for the Hactor Ridge Project, Linden Ranch Project, and the Imrie Bench South Project. The applications can be deemed conditionally complete, although additional information is required before a decision can be issued.

1. Deferral of Site Specific Cultural Resource and Grading/Stormwater Management Plans

You requested deferral of (1) site specific studies for impacts to cultural resources; and (2) grading/stormwater management plans. The requests were made based on cultural resources analysis previously prepared on resources within the project vicinity, and Department of Ecology requirements regarding stormwater management.

The Planning Department hereby approves deferral of the site specific archaeological reports and stormwater management plans until such time that exact locations of turbine strings, maintenance shop, staging areas/assembly yards, aggregate source and electrical transmission corridors are known. Should the permit be issued, it will be accompanied by a condition that construction activities cannot begin until the site specific studies have been submitted and accepted as complete by the Planning Department. Note that deferring cultural resources analysis to after a project decision could result in alteration of planned turbine placement locations.

2. Information Necessary to Further Process Project Applications

The EOZ requires site specific studies for impacts to habitat/wildlife. Although you have retained professional avian and wildlife biologists, their analyses has been based largely upon a limited amount of field work and comparisons to other regional wind power

projects. While their analyses suggest that substantial bird and other wildlife data have been collected in the area, they also note the lack of some information (e.g. oak woodlots "may have western gray squirrels, Lewis's woodpecker, and perhaps other sensitive species"; "The only currently available data on bird use of the Hoctor Ridge and Imrie Ranch projects are the six Klickitat county EOZ survey points..."). The SEPA checklist includes mitigation measures that evidently are intended to fill these gaps in information (e.g. pre-construction raptor nest and butterfly surveys). However, a permit approval could not be issued until adequate analysis is submitted.

Under the EOZ, applicants should prepare a raptor nest survey during breeding season within 1-mile of the project site and a full season of avian use surveys. The EOZ also requires applicants to conduct pre-assessment studies consistent with the Washington Wind Power Guidelines. The Guidelines are attached for your reference. In addition to completing this analysis, please also provide copies of the rare plant surveys prepared by Karen Kronner, and a habitat map of the project area, so appropriate mitigation ratios can be determined.

The application also includes conflicting information and is missing other vital information. We have attached a list of conflicting information and additional information pertinent to application review.

The Planning Department hereby conditionally deems the application as complete. A final decision on the permit will not be made until: the application is revised to address this letter and the attached list of comments; and the Planning Department consults with WDFW regarding any additional information required to analyze impacts, and the applicant has provided the additional information.

Issuance of this notice does not preclude the County from requesting additional information or studies. Also, further information may be needed following review of the above requested documentation.

Sincerely,


Curt Dreyer
Planning Director

cc: Jamie Carmody

Attachments: Washington Wind Power Guidelines