



KLICKITAT COUNTY PLANNING DEPARTMENT

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Memorandum

Date: September 6, 2006

From: Curt Dreyer
Klickitat County Planning Director

To: Interested parties

Re: Hoctor Ridge Project

The purpose of this memorandum is to notify you that the Klickitat County Planning Director has approved the Hoctor Ridge Project (wind power), proposed by Windtricity Ventures, LLC. The attached decision provides additional information.

Any agency or person may appeal this decision per the EOZ (Energy Overlay Zone). Appeals shall state with specificity the basis for the appeal and the errors to be asserted. In order for an appeal to be accepted, the appeal must be accompanied by an appeal fee of \$175.00 payable to the Klickitat County Planning Department.

In the Matter of an Application to Permit)	
the Hocter Ridge Project Pursuant)	FILE NO: EOZ2006-02
to the "EOZ" Energy Overlay Zone)	
)	FINDINGS OF FACT,
)	CONCLUSIONS, AND DECISION
)	OF THE KLICKITAT COUNTY
)	PLANNING DIRECTOR

Windtricity Ventures, LLC, has applied for a permit pursuant to the Energy Overlay Zone ("EOZ") to establish the Hocter Ridge Energy Project. The Klickitat County Planning Director finds as follows:

FINDINGS OF FACT

1. Application/Property Location: The Applicant is Windtricity Ventures, LLC ("Applicant" or "Windtricity"). Applicant is represented by David K. Luneke, Ph.D., P.E., Engineering Director of Windtricity Ventures, LLC. Applicant's address is 925 North Fairgrounds Road, Goldendale, Washington 98620. The Project consists of approximately 1,897.58 acres comprised of the following identified properties:

<i>Owner</i>	<i>Acres</i>	<i>Parcel Number</i>
Dorothy Dressel	441.17 Acres	04183400000100
Charles Hocter	412 Acres	04183300000100
Robert Niehueser	21 Acres	03180450000100
Robert Niehueser	70.98 Acres	03180450000200
Robert Imrie	79.24 Acres	04183500000200
Robert Imrie	160 Acres	04183500000201
Robert Imrie	320 Acres	04183600000100
Robert Imrie	313.19 Acres	04193100000200
Robert Imrie	80 Acres	04193200000400

The original application included approximately 320 acres of land owned by State of Washington, Department of Natural Resources (Parcel No. 04183600000200). The Project has been reduced in size and such property is not included in the final application and permit.

2. Project Description: The Windtricity Hoctor Ridge Project calls for the installation of wind turbine equipment for the purpose of generating electricity on the subject property as well as access roads, electrical transmission lines, and infrastructure. No maintenance building is currently proposed.

The current expectation is for the installation of up to 30 wind turbines. The turbines will be 2.0 megawatts (“MW”) on monopoles. The turbine height with the rotor sweep will be 126 meters in height. The siting plans show spacing the 2.0 MW turbines as an illustration of density and spacing. The total amount of energy capacity (MW/hour) will not exceed 60 MW. Using 2.0 MW turbine reduces the density previously proposed by other wind farms using smaller equipment.

Excavation and erection equipment will be used for the construction of the foundations. The turbines will be connected to the grid at the new Rock Creek Substation along Hoctor Road. The wind farm will be connected by transmission lines that cross from the subject property to the substation. Upon termination of energy production, above ground turbine installations will be removed and the foundations covered with soil and revegetated to return the land to the previous grazing land use.

3. On-Site Uses: Current uses are dry land farming and livestock grazing.
4. Zoning: The Project is zoned Extensive Agriculture (“EA”) and EOZ. The surrounding properties are also EA. The EA is intended to encourage the continued practice of farming on lands best suited for agriculture. The EOZ is intended to provide areas suitable for the establishment of energy resource operations based on the availability of energy resources, existing infrastructure, and locations where energy projects can be sensitively sited and mitigated; and to provide siting criteria for the utilization of wind and solar resources. The EOZ permits wind turbines outright, subject to individualized review and the imposition of conditions based on site specific information tailored to address project impacts in accordance with development criteria.
5. Comprehensive Plan: The Klickitat County Comprehensive Plan includes policies providing that: energy development should be compatible with surrounding land uses; energy development should be designed and sited with informed consideration of environmental impacts; energy development that utilizes wind and solar are preferred and shall be encouraged.
6. SEPA/Technical Analysis: The EOZ requires each applicant to submit an expanded SEPA checklist. This is a completed environmental checklist (standard form) supplemented by technical reports addressing wildlife and habitat (including avian resources). The Project application met these requirements. The Applicant sought a

deferral of the grading and stormwater management plan, which was granted. The grading and stormwater management plan must be submitted before building permits are granted. The deferral was granted to avoid duplicating Department of Ecology's stormwater management plan requirements. While extensive cultural resource analysis within the area has been completed, additional analysis during the micro-siting process is required before building permits are granted. In addition to the Project's expanded SEPA checklist, three draft and final environmental impact statements (EISs) were adopted as part of the SEPA environmental review. A notice of adoption stating the basis for using these three documents was signed and public notice was given, including circulation to agencies, interested parties, and mailing to adjacent property owners. These EISs included project-level draft and final EISs for two wind projects that were proposed for development in the same vicinity during the mid-1990s. Also adopted were the draft and final EISs prepared for the Klickitat County Energy Overlay in 2003 and 2004. An addendum was prepared to add information to the adopted EISs relating them to the Hocter Ridge Project. Additional information relied on included environmental analysis on the recently permitted Windy Point Partners project. The Department used the adopted EISs, the SEPA addendum, and the Project's SEPA checklist and environmental reports in evaluating Project impacts and imposing mitigation measures.

7. Community Meeting: The applicant provided notice and conducted a community meeting on March 13, 2006. The meeting was attended by approximately fifty (50) neighbors and interested parties. The community meeting was in accordance with the EOZ process. Materials documenting public notice and community participation were filed with the County following the meeting. The Klickitat County Planning Department issued a Notice of Conditional, Complete Application on May 11, 2006, which was posted on the County website.
8. Project Size: During the review process, the applicant reduced the Project size, although environmental review had assessed the impacts of a larger project. Also, additional analysis was submitted to the County, including additional avian analysis and other information requested by the County Planning Department.
9. Comments:
 - The Washington State Department of Fish and Wildlife ("WDFW") reviewed the Project application materials, including the SEPA Checklist; ecological studies prepared by WEST, Inc., (from both 2003 and 2006); the Klickitat County EOZ EIS; and Kennetech/CARES EIS. Bill Weiler, WDFW Habitat Biologist, stated that "...pre-construction surveys are adequate to determine presence/absence and meet the Klickitat County EOZ submittal requirements."
 - Klickitat County Public Works requested a condition requiring a road use agreement to be entered prior to the use of Hocter Road for Project construction, and prior to the use of the county right-of-way for Project utility lines. A condition has been imposed to this effect.

- A comment was received regarding Project proximity to the Columbia River Gorge National Scenic Area. The Project size has since been reduced, and is now, at its closest point, approximately six miles from the boundary.
10. Critical Areas: The Project application materials address compliance with Klickitat County's critical areas ordinance ("CAO"). Critical areas on the Project site within regulated distances of Project features have been identified or, in the case of Project features whose locations might be shifted, will be identified under conditions requiring delineation prior to disturbance. The conditions imposed by this permit require delineation, marking, resource protection, and compensatory mitigation (in accordance with ratios from the WDFW wind guidelines) to ensure compliance with the CAO. The applicant has placed a particular emphasis on avoiding critical areas, and habitat functions and values are not expected to be impaired.

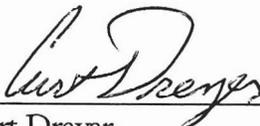
CONCLUSIONS OF LAW

1. The EOZ ordinance does not require project consistency with the Klickitat County Comprehensive Plan, although the Planning Department may consider Plan policies in issuing permit decisions. Here, the proposal addresses these policies. The wind Project proposal is a type of energy use the Plan encourages at this location. And, the proposal includes conditions to provide for compatibility with the surrounding properties and minimization of environmental impacts. The proposal is therefore consistent with the Klickitat County Comprehensive Plan.
2. The proposal includes a complete application and expanded checklist that addresses noise, air quality, vegetation, wildlife, stormwater, geologic and flood hazards, water resources, cultural resources, visual resources, and public safety. The application has included mitigation conditions that adequately address each of the foregoing issues, and all EOZ requirements. Required mitigation is set forth in the attachment, and addresses the EOZ requirements. The proposal is consistent with the EOZ.

DECISION

Based on the above findings of fact and conclusions, the Klickitat County Planning Director approves the Hactor Ridge Energy Project subject to compliance with EOZ requirements, other applicable County code provisions, and with conditions as set forth below.

Any party with standing has the right to appeal this decision within 20 days of issuance of this decision.



Curt Dreyer
Klickitat County Planning Director

9/5/06

Date

1.	Roads, crane pads, and turbine foundations will be designed in consultation with a professional geotechnical engineer.
2.	All structural foundations, buildings, and structures will be designed in accordance with the applicable seismic zone requirements (currently Zone 2B).
3.	The Project will use or upgrade existing roads where possible and minimize construction of new access roads.
4.	If drainage ditches, culverts, and stormwater facilities are required they will be designed for year round conditions including winter snowmelt factors.
5.	Avoid cleaning and grading during wet seasons or period of rainy weather.
6.	Water or other dust suppressant measures will be used, when and where appropriate.
7.	All exposed soil surfaces that are not being actively used during construction will be protected by biodegradable erosion-control mats (areas of high winds) or weed-free straw.
8.	Stockpiled soils will be removed or covered, if rain is forecasted or apparent.
9.	A water truck will be maintained on-site during construction for dust suppression.
10.	Provide a minimum of 6 inches (15 cm) of gravel surface on new Project roads to reduce wind erosion, where necessary.
11.	Traffic speeds on unpaved roads will be limited to 25 miles per hour to minimize dust generation.
12.	The Project is designed to use existing roads as much as possible for construction access to the turbines. Construction of transmission lines will minimize clearing or grading of soil or vegetation. Other than upgrades to existing roads, no Project facilities will be constructed in drainage features. Drainages in the Project area will be crossed using existing road crossings, and, if required, existing culverts will be replaced to accommodate the 100-year/24 hour storm event.
13.	Prior to building permit issuance, 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.
14.	A construction stormwater management plan, including a Stormwater Pollution Prevention Plan will be implemented concurrent with construction, and submitted to the County prior to building permit issuance. Prior to restoration activities, the construction stormwater pollution prevention features will be redesigned to function as permanent stormwater management components of the Project.
15.	After construction, the Project site will be monitored for erosion on a weekly basis and after large rainfall or snowmelt events and corrective action taken, as needed.
16.	A contractor training program will be conducted before groundbreaking to explain restrictions protecting wildlife, habitat, and critical area features in or near the construction zone.
17.	Rare plant and wildlife habitat surveys have been conducted, impacts identified, and mitigation/monitoring recommended in studies prepared by WEST. The mitigation/monitoring recommendations in these reports are hereby incorporated by reference as SEPA mitigation measures, as are all proposed mitigation measures in the SEPA Checklist materials submitted by the applicant. (See e.g., p. 8 of the SEPA Checklist dated August 8, 2006; p. 2 of the West Report dated April 10, 2006).
18.	The Project site includes primarily native grasslands with lithosol components on some of the ridgetops, and wheat fields and former croplands planted to grasses and enrolled in the Conservation Reserve Program. There are some oak woodlots to the

	north of the Project area. Rock Creek is east of the Project site. Turbines will not be placed within oak woodlands, and the stands will be avoided by overhead power lines and turbine access roads. The applicant's proposed 300 foot buffer from the oak woodlands is incorporated as a Project condition. This area to the north is classified as mule and black-tail deer winter range. In addition to the buffer, to further minimize impacts, most Project construction shall occur in the summer, and construction activities proximate to this area, shall be minimal during the winter months.
19.	<p>The Project will limit construction disturbance by flagging the limits of the construction zone to protect sensitive areas. Construction zones shall remain outside of:</p> <ul style="list-style-type: none"> - High quality native plant communities and priority habitats, including the oak woodlands located within the northern portion of the Project site; - 25 feet (7.6 meters) from designated critical habitat; - 400 feet (120 meters) from occupied western gray squirrel nests between May 15 and Sept. 30 for general construction and 1,300 feet (400 meters) for blasting and pile-driving; - 75-foot (20 meter) radius of any western gray squirrel nest; - 1,300 feet from bald eagle roosts during October and March; - 1,300 feet (400 meters) of occupied red-tailed hawk nests or other raptors from April 15 thru August 31. <p>If more than one buffer applies to an area, the stricter buffer shall be complied with.</p>
20.	Environmental monitoring will be conducted during construction activities to assure flagged areas are avoided.
21.	After construction, all access roads to the Project site will be gated to prevent public access without prior approval.
22.	The Project will be developed consistent with the WDFW Wind Power Guidelines.
23.	Shrub-Steppe Habitat: Based on WDFW Wind Power Guidelines of a 2:1 replacement ratio for permanently impacted shrub-steppe habitat, the Project will set aside, through legal protection for the life of the Project, 2.0 acres (0.8 hectare) of shrub-steppe habitat for every 1.0 acre (0.4 hectare) impacted.
24.	Shrub-Steppe Habitat: Based on WDFW Wind Power Guidelines for temporarily impacted shrub-steppe habitat, the Project will prepare a restoration plan in consultation with the WDFW that will include site preparation, reseeding with appropriate vegetation, noxious weed control, and protection from degradation. In addition, the Project will set aside through legal protection for the life of the Project 0.5 acre (0.2 hectare) of shrub-steppe habitat for every 1.0 acre (0.4 hectare) of temporary impact.
25.	Grasslands/Rangeland/Crop Reserve Program (CRP): Based on the WDFW Wind Power Guidelines, mitigation for grassland, rangeland or CRP habitat will be based on a 1:1 replacement ratio. Legal protection will be provided for the mitigation area for the life of the Project.
26.	Grasslands/Rangeland/CRP: Based on WDFW Wind Power Guidelines, mitigation for temporarily impacted grassland, rangeland or CRP habitat will include

	implementing a restoration plan in consultation with WDFW, and the Project will set aside through legal protection for the life of the Project 0.1 acre (0.04 hectare) of like habitat for every 1.0 acre (0.4 hectare) of temporary impact.
27.	<p>Site Restoration:</p> <ul style="list-style-type: none"> • The Project will revegetate any disturbed areas that are not permanently occupied by Project features in accordance with a plan to be developed and approved by the Klickitat County Weed Control Board, before building permits are issued. • Develop a reseeding/restoration and weed management plan in consultation with the Klickitat County Weed Control Board, to be implemented and updated over the lifetime of the Project. • All reseeded restored areas will be monitored for 5 years or until vegetation is reasonably established.
28.	The Project will comply with all applicable federal, state, and local regulations, including health industry health and safety codes, regulations, and standards.
29.	The perimeter areas around the turbine transformers will be graveled and maintained free of vegetation.
30.	<p>Transmission Lines:</p> <ul style="list-style-type: none"> • The Project shall minimize the use of overhead power lines by placing collector electrical systems between turbine strings, underground wherever feasible. • Transmission lines will be designed and built according to industry standards, including meeting Bonneville Power Administration (“BPA”) guidelines at the transmission line right-of-way for electric fields. • Overhead transmission line design will comply with the Avian Power Line Interaction Committee’s “Suggested Practices for Raptor Protection on Power Lines; The State of the Art in 1996” and “Mitigating Bird Collisions with Power Lines; State of the Art in 1994.”
31.	Lighting of the turbines will be limited to the minimum requirements of the Federal Aviation Administration (FAA).
32.	After construction, all road-related impacts will be reduced to the operational width of 35 feet (10 meters) and the remaining area restored including replacing top soil if appropriate and reseeding. All construction work space around turbines, except for approximately 5,000 square feet (465 square meters) will be restored.
33.	The site consists primarily of rolling hills and ridges, and turbines are not proposed for location near the grade breaks of the ridge tops. The applicant has proposed locating all turbines approximately 300 meters back from any grade breaks along the ridge tops. A grade break is defined as an increase in slope to greater than 20%. This is incorporated as a Project condition, although this distance provides considerably more buffering than is necessary or typically required.
34.	The Project will use turbines with low rpm and use of tubular towers to minimize risk of bird collision with turbine blades and the tower.
35.	The Project will use bird flight diverters on guyed permanent meteorological towers or use unguyed permanent meteorological towers to minimize potential for avian collisions with guy wires. The Project will investigate with suppliers of the anemometer towers the feasibility of construction of such towers without guy wires,

	and will avoid use of guy wires if feasible.
36.	Overhead power line conductors will be spaced to minimize potential for raptor electrocution.
37.	A raptor nesting survey will be conducted in the spring prior to construction to identify active raptor nest sites in the vicinity of the Project. A professional biologist will be consulted to determine extent of survey area. Raptor nests will be monitored on-site for activity prior to construction, and construction will be scheduled to avoid impacts to nesting raptors.
38.	The Project will monitor for and remove carcasses of livestock, big and game, and others from the Project area that may attract foraging bald eagles or other raptors.
39.	The Project will monitor the wind turbine area for a minimum of one year to estimate bird and bat fatality rates using a standard protocol.
40.	The Project will report bird fatalities observed (monthly) for the life of the Project to WDFW and the U.S. Fish and Wildlife Service.
41.	A Project Technical Advisory Committee will be formed prior to construction (and invite representatives of WDFW, USFWS, landowners, Yakama Nation and environmental groups) to examine data related to avian and bat impacts and make recommendations on any additional monitoring or mitigation measures.
42.	The Project will not be constructed within 300 feet of wetlands.
43.	A preconstruction geologic hazard report will be prepared and submitted to Klickitat County to address applicable performance standards in the Critical Areas Ordinance.
44.	<p>Personal Safety:</p> <ul style="list-style-type: none"> • 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. • All construction personnel will have site- and job-specific safety and first aid training and, during construction, prior to initiating work, “tail-gate” safety briefings will be held. • First aid kits will be provided to each construction crew and at the construction laydown and fabrication yard. • During construction, a Project Safety officer will be designed to monitor construction activities and Project personnel provided with cell phones or radios to provide timely communication.
45.	<p>Health and Safety Plans:</p> <ul style="list-style-type: none"> • An operational Health and Safety Plan will be prepared that will include: emergency notification information, locations of first aid kits, fire extinguishers, location of emergency services, and, in addition to 911, key telephone numbers. • A Project construction Health and Safety Plan will be prepared by each construction contractor to ensure compliance with the state and federal health and safety laws and regulations cited above. All construction workers will be trained in and follow the Project Health and Safety Plan. The Health and Safety Plan will be filed with the Planning Department before building permits are issued and will be updated as necessary during the life of the Project.

46.	Portable restrooms will be used during construction. Restroom facilities provided during operation shall comply with state and local sanitation and septic requirements.
47.	<p>Fire and Explosion: Prior to construction, the Project will develop and implement a fire and explosion protection plan that includes the following at a minimum:</p> <ul style="list-style-type: none"> • All on-site construction and service vehicles will be equipped with a fire extinguisher, shovels, and other fire-fighting equipment during the summer fire season. • A water tank truck will be available on site during the summer fire season and, as appropriate, stationed near areas where blasting or welding is occurring. During Project construction and all Project welding operations, a readily accessible water truck and chemical fire suppression materials will be available on site to allow immediate fire response. • Prior to blasting, vegetation will be cleared around the blast excavation zone. • Smoking will be restricted to designated outdoor gravel-covered areas • High fire-risk activities during extreme dry weather conditions will be minimized or restricted.
48.	<p>Oil and Hazardous Material:</p> <ul style="list-style-type: none"> • The applicant has not proposed an operations and maintenance facility, or refueling facility. Such facilities could be incorporated into the Project at a later date, but this would require permit amendment, and additional conditions. Such facilities would not be located within 100 feet drainages, or sensitive plant and animal habitat, and 300 feet of wetlands. • Lubrication and maintenance of construction equipment shall occur in contained areas. Liquid-absorbing booms, sock, pads, or loose absorbent materials shall be readily available and maintained on site in the event of minor spills of fuels, oils, lubricants, and other fluids. • A spill prevention and cleanup plan to be adhered to during construction and operation of the facility will be submitted to the county. • Turbine pads will feature a small berm to contain any loss of lubricant while operating or during servicing.
49.	<p>Security:</p> <ul style="list-style-type: none"> • Fence site as appropriate and post warning signs of electrical danger with emergency contact numbers. Existing fencing and gates will be maintained or improved to ensure site security. New road entrances without existing gates will be gated with locks. • The site will be monitored for evidence of unauthorized use and additional security will be provided as appropriate
50.	<p>Noise:</p> <ul style="list-style-type: none"> • The Project shall maintain sound levels that are under the maximum levels for the adjacent receiving properties based on the receiving properties' environmental designation for noise abatement per state regulations and shall comply with applicable noise control regulations.

	<ul style="list-style-type: none"> • Construction will not be performed within 1,000 feet of occupied buildings on Sundays, legal holidays or between 10 p.m. and 6 a.m. on other days. • Pile driving or blasting will not be performed within 3,000 feet of an occupied dwelling on Sundays, holidays or between 8 p.m. and 8 a.m. on other days. • Idling of trucks and other heavy equipment, such as concrete delivery trucks, will be minimized to the extent possible. • Construction equipment will, where feasible, be equipped with noise control devices and muffled exhaust systems.
51.	The Project will use a non-reflective paint for towers and blades to reduce glare. The towers could be painted a neutral color that will blend easily with the neutral colors of the existing landscape.
52.	Transmission lines will be constructed of wood poles, which cause less reflection and are more visually compatible with the surrounding environment than steel poles, unless metal poles are required for structural purposes.
53.	The Project will use non-reflective conductors and non-luminous insulators for transmission systems.
54.	Construction areas will be kept clean of construction debris on a daily basis. The facility will be kept free of debris and unused or broken down equipment will be stored off-site or with storage facilities.
55.	To minimize Project facility lighting from being visible offsite, the applicant will install lights that are shielded and directed downward.
56.	Construction areas will be kept clean of construction debris on a daily basis. The facility will be kept free of debris and unused or broken down equipment will be stored off-site or with storage facilities.
57.	<p>Cultural Resource Mitigation:</p> <ul style="list-style-type: none"> • Project design incorporated the use of existing roads to the degree possible to reduce the likelihood of potential impacts on cultural resources. • Prior to building permit issuance, the Project will complete archaeological investigations of road corridors and turbine locations. Results of the surveys and mitigation measures directed toward any further resources identified are to be provided to Klickitat County prior to building permit issuance. • Flag and avoid historical/cultural resources during construction. The boundaries of the construction zone will be flagged with sufficient buffers to protect significant sites. Monitor construction activities to ensure that flagged historic/cultural properties are avoided. • The Project will design and implement scientific data recovery in the event further testing confirms eligibility of additional resources and avoidance is not feasible. • The Project will provide for and support a tribal environmental monitor, appointed by the Yakama Indian Nation. • Project construction workers will be trained on the need to avoid cultural properties and on the procedures to follow if previously unidentified cultural properties are encountered during construction. • An “unanticipated Discovery Plan” will be prepared to guide response in the event previously unidentified cultural resource properties are encountered during construction. If any previously unidentified cultural resource is

	<p>discovered during construction, the construction activity will cease in the vicinity of the site pending implementation of the unanticipated Discovery Plan, consultation by a qualified archeologist, and consultation with the State Office of Archaeology and Historic Reservation to identify appropriate mitigation measures such as avoidance or scientific data recovery.</p> <ul style="list-style-type: none"> • The Project will comply with all applicable state and federal laws governing cultural resource protection.
58.	<p>If the applicant proposes to construct in areas that have not yet been delineated for cultural resources or critical areas, for example, due to micro-siting 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.</p>
59.	<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; ○ 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>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.</p> <p>The applicant shall also obtain such approvals or franchises as are necessary under state or 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>
60.	<p>Precisely determine the location and frequency of existing tight beam directional communications transmitters and receivers when siting individual turbine strings and relocate to avoid potential signal interference.</p>
61.	<p>The Project will prepare a decommissioning plan outlining the circumstances under which individual turbines would be removed from the site, methods used to restore</p>

	<p>areas previously containing turbines and methods for decommissioning the overall Project and restoring the overall site. The Project will provide a bond, letter, or other security/financial arrangements acceptable to the County to ensure property decommissioning of the turbines. The amount of the security/financial arrangements can be later determined on the basis of the site-specific conditions affecting the costs of decommissioning, access, depth of foundation, terrain, etc., to include credit for salvage value of the equipment. The decommissioning plan shall include a schedule and funding plan to specify how the security/financial arrangements mechanism will be funded during Project operation. The decommissioning plan, including the security/financial arrangements, shall be approved by the County Planning Department before building permits are issued.</p>
62.	<p>This permit shall expire twelve months from the date of the expiration of the appeal period for the permit unless construction¹ 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.</p>

¹ Construction is defined as a physical activity that would lead to the construction of project facilities on the project site, including but not limited to land clearing or road construction.