

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

COMPREHENSIVE PLAN AMENDMENT DOCKETING

JUN 28 2013

Updated January 6, 2011

To Whom It May Concern:

KITTITAS COUNTY
CDS

Please find attached the application for Comprehensive Plan Amendment Docketing. This application is to be used by the public, officials or staff to submit recommended amendments to the Kittitas County Comprehensive Plan. These applications will be listed on a "Docket" or list of times to be considered by the legislative bodies of Kittitas County during emergencies or during the annual comprehensive plan review. Comprehensive Plan or Land Use Map amendments requires SEPA Environmental Checklist and appropriate fees.

The deadline for submitting amendments to the Kittitas County Comprehensive Plan is 5:00 PM, June 30 of each year with a review of these docketed amendment subjects to begin on July 1 of the same year. If June 30 falls on a weekend, then docketed items must be submitted on the Friday before the deadline at 5:00 PM. Any action taken by the legislative bodies of Kittitas County on the docketed items will take place no later than December of this same year.

Many topics may be docketed for amendment including textual corrections, plan deficiencies, new subareas or elements (i.e. recreation plan) or the addition and deletion of text. The following is a summary of the amendment process to the Kittitas County Comprehensive Plan and includes deadlines, process and amendment procedures:

The Kittitas County Comprehensive Plan, elements thereof, and development regulations shall be subject to continuing evaluation and review by Kittitas County. Any change to development regulations shall be consistent with and implement the comprehensive plan as adopted pursuant to RCW 36.70A.

- A) *If, during project permit review, Kittitas County identifies deficiencies in county plans or regulations, the project permit review shall continue, and the identified deficiencies shall be docketed for possible future amendments. For purposes of this section, a deficiency in a comprehensive plan or development regulation refers to the absence of required or potentially desirable contents of a comprehensive plan or development regulation. It does not refer to whether a development regulation addresses a project's probable specific adverse impacts that the permitting agency could mitigate in the normal project review process.*
- B) *Any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments. The suggested amendments shall be docketed with the Planning Department and considered by Kittitas County Planning Commission and Board of County Commissioners on at least an annual basis, consistent with the provision of RCW 36.70A.130 and the regulatory reform act ESHB 1724.*
- C) *Proposed amendments or revisions of the comprehensive plan are considered by the Board of County Commissioners no more frequently than once a year except that amendments may be considered more frequently under the following circumstances:*
 1. *The initial adoption of a subarea plan; and*
 2. *The adoption or amendment of a Shoreline Master Program under the procedures set for the in RCW 90.58.*
- D) *All proposals shall be considered by Kittitas County concurrently so that the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation Kittitas County may adopt amendments or revisions to its comprehensive plan whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.*

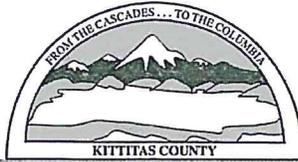
CP-13-00001

- E) *For map amendments and related rezones to be considered together in public hearings, the Request to Rezone application shall be received on or prior to June 30 in the same docket year as the map amendment application*
- F) *For the purposes of this section, docketing refers to compiling and maintaining a list of suggested changes to the comprehensive plan or development regulations in the Planning Department in a manner that will ensure such suggested changes will be considered by Kittitas County and will be readily available for review by the public. Docketing for the calendar year shall be from January 1 to June 30 of each calendar year. Amendments docketed after June 30 shall be considered in the following calendar year.*
- G) *Amendments to the comprehensive plan or development regulations docketed by June 30 shall be approved or denied by the Board of Kittitas County Commissioners on or before December 31 of that same calendar year.*
- H) *In order to facilitate public participation Kittitas County shall maintain and provide for the following procedures when considering amendments to the comprehensive plan and development regulations:*
1. *Broad dissemination of proposals and alternatives. The docket shall be available for public review in the Planning Department during regular business hours. Alternatives to a proposal may be submitted by any party prior to the closing of the written testimony portion of the public hearing before the Planning Commission.*
 2. *Opportunity for written comments. Written testimony shall be allowed from the date of docketing up to the date of closing of the written testimony portion of the public hearing.*
 3. *Public Meetings. Study sessions and hearings shall be held only after effective notice has been distributed.*
 4. *Provisions for open discussion. Hearings shall allow for sufficient time allotments in order that all parties that wish to give oral or written testimony may do so.*
 5. *Communication programs and information services. A newsletter that summarizes amendments docketed and projected meeting and hearing dates should be provided by the Planning Department for distribution to all parties that have requested to receive it by mail. Copies of proposed amendments shall be available at cost of reproduction.*
 6. *Consideration of and response to public comments. Planning Commission and the Board of Kittitas County Commissioners members should review the testimony submitted in their findings.*
 7. *Notice of decision. Publication in the paper of record shall be made, which gives notice that Kittitas County has adopted the comprehensive plan or development regulations or amendments thereto, and such publication shall state that all petitions in relation to whether or not such actions are in compliance with the goals and requirements of RCW 90.58 or RCW 43.21C must be filed within 60 days after the publication date.*

Please contact our office if you have any questions at (509)962-7506.

Sincerely,

Kittitas County Community Development Services



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

COMPREHENSIVE PLAN AMENDMENTS DOCKETING

(Proposing a text or map amendment as part of annual docketing, pursuant to KCC 15A.10 and KCC 17.98)

CHECK THE APPROPRIATE BOX(ES) SHOWING WHICH TYPE OF AMENDMENT IS REQUESTED:

COMP PLAN MAP

COMP PLAN TEXT

NOTE: If the amendment you are applying for is within an URBAN GROWTH AREA or you are proposing a UGA expansion of the Ellensburg, Cle Elum, or Roslyn UGA you are required to docket your item with that City as well. You must contact the appropriate City for filing deadlines, fees, application, and costs.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Site plan of the property with the following features (as applicable): all buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- Project Narrative responding to Questions 9-12 on the following pages.

RECEIVED
JUN 28 2013
KITTITAS COUNTY
CDS

APPLICATION FEES:

\$2,140 **TEXT AMENDMENT:** Kittitas County Community Development Services (KCCDS) –OR–

\$2,140 **MAP AMENDMENT:** Kittitas County Community Development Services (KCCDS)

\$560 **SEPA Checklist:** Kittitas County Community Development Services (KCCDS)

\$2,700 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 6/28/13

RECEIPT # 179104

PAID

JUN 28 2013

KITTITAS CO
DATE STAMP IN BOX
CDS

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 04-21-2011

Page 1 of 3

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Columbia Plateau Wind Energy Facility LLC.
Mailing Address: 3207 159th Place SE
City/State/ZIP: Mill Creek, WA. 98012
Day Time Phone: 425-248-4999
Email Address: N/A

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Doug Mitchell
Mailing Address: 605 E 4th Ave
City/State/ZIP: Ellensburg, WA
Day Time Phone: 509-899-0011
Email Address: jdm homes @ elltel.net

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Kevin Ryo
Mailing Address: 3207 159th Place SE
City/State/ZIP: Mill Creek, WA. 98102
Day Time Phone: 425-248-4999
Email Address: N/A

4. Street address of property:

Address: The parcel has no mailing address
City/State/ZIP: _____

5. Legal description of property (attach additional sheets as necessary):

see attached sheet

6. Tax parcel number: see attached sheet

7. Property size: 3077.3 acres (acres)

8. Land Use Information:

Zoning: Forest/Range

Comp Plan Land Use Designation: Rural-Working Land

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. Narrative **project description:** For **all** proposed Comp Plan amendments, provide the following information:
 - a. Why is the amendment needed and being proposed?
 - b. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?
 - c. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?
 - d. How have conditions changed that warrant a comprehensive plan amendment?

- 10. **Transfer of Development Rights:** According to KCC 17.13.080.2 some comprehensive plan amendments require a transfer of development rights. This process is described in KCC 17.13. Please describe whether this amendment will require transferred development rights, and if they are required, describe how this requirement will be met.

- 11. For **map amendments** attach the following additional information for **each** parcel involved:
 - a. Parcel Information
 - i. Tax parcel number(s)
 - ii. Total Acreage
 - iii. Site Address
 - iv. Owner
 - v. Mailing Address
 - vi. Owner's Home Phone Number

 - b. Land Use Information
 - i. Current and proposed comprehensive plan designation
 - ii. Current and proposed zoning designation
 - iii. (Note: Rezone requests require separate Rezone application and fee).
 - iv. Present use of the property
 - v. Surrounding land use

 - c. Services:
 - i. Whether the site is currently served by sewer or septic
 - ii. Name of sewer purveyor (if on public sewer system).
 - iii. Whether the site is currently served by a public water system or well
 - iv. Name of water purveyor (if on public water system)
 - v. Whether the site is located on a public road or private road.
 - vi. Name of road
 - vii. Fire District

- 12. For **text amendments**, attach the following additional information
 - a. Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording.

AUTHORIZATION

- 13. Application is hereby made for A COMPREHENSIVE PLAN AMENDMENT to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X J. Douglas Mitchell

Date:

6/28/13
6/29/13 J. D.M.

Signature of Land Owner of Record
(Required for application submittal);

X KAMIBOO KAWA
FOURTH LINE
PRIC

Date:

6/26/13

RECEIVED

Comprehensive Plan Amendment Narrative

JUN 28 2013

9a. Why is the Amendment needed and being proposed? KITTITAS COUNTY
CDS

The proposed amendment seeks to partially rectify the divergence between the intent of the Kittitas County planning policies regarding wind farms and the physical characteristics and ownership patterns in the Wind Farm Resource Overlay Zone (overlay zone) as it was implemented in KCC 17.61A.

In adopting the overlay zone ordinance Kittitas County sought to align itself with the Washington State Energy Independence Act (RCW 19.285, WAC 480-109, and WAC 194-37), which requires that fifteen percent of Washington's power come from renewable sources by the year 2020. The intent of the County was to designate an area "suitable for the location of wind farms" (17.61A.010), land that is conducive to wind farms and whose other uses would not be impaired by the presence of wind farms. In order to evaluate whether this legislative intent was successfully implemented it is useful to look at the history of wind farm applications in the County.

Two projects have been built in the overlay zone. The Wild Horse Wind Farm and the Vantage Wind Farm occupy land north of the Yakima Training Center and adjacent to the BPA 500kv transmission lines. However, four other wind farm applications have been made for Kittitas County, and all four applicants chose locations outside the overlay zone. Kittitas Valley Wind Farm went through the state EFSEC permitting process for a location along the BP transmission lines in the western part of the valley. The Swauk Valley Ranch Wind Farm successfully applied to the County for a discontinuous addition to the overlay zone on land that lies to the West of the Kittitas Valley Wind Farm and is contiguous with the BP and the PSE transmission lines. The Desert Claim Wind Farm has been approved through the EFSEC process for land to the East of the Kittitas Valley Wind Farm that also includes the BP transmission lines.

Columbia Plateau Wind Energy Facility is seeking an extension of the overlay zone for land that is contiguous with the current overlay zone, and is adjacent to the Wild Horse Wind Farm.

It is notable that four out of six Kittitas County wind farm applicants have sought locations outside the overlay zone, a zone that encompasses 338,450 acres. To understand why this might be, it is useful to look at the characteristics of land that is "suitable" (17.61A.010) for wind farms. All six of the locations described above share the following features.

1. Land with close proximity to high voltage transmission lines.
2. Land that is not forested.
3. Land that is privately owned or publicly owned by institutions whose objectives are consistent with the presence of wind farms, and who are amenable to leasing very large parcels of land for wind farms.
4. Land with adequate wind.

When these four criteria are applied to the overlay zone -see attached maps- it is immediately apparent that the overlay zone contains very little land that is "suitable" (17.61A.010) for wind farms. In fact, the two existing projects reside on

about 75% of the land that satisfies all four criteria. Both are built predominately on private land or, in the case of Wild Horse, land that is owned by the utility that owns the wind farm. They are adjacent to, or within a mile of, 500 KV transmission lines. They have strong winds, and they are not forested. All of the other portions of the overlay zone have problems with at least one of the four criteria. The Yakima Training Center (YTC) occupies 138,729 acres, or about 41% of the zone, but its large armored vehicle maneuvers and artillery target practice are clearly not compatible with wind farms. The private land to the west of the YTC is separated from the transmission lines by the Yakima River, public land, the border of the overlay zone, and the border of Kittitas County. The Washington Department of Fish and Wild Life (WDFW) own the public land in this area. The nearest power lines are in Yakima County, creating permitting problems. The area in the northeast corner of the overlay zone might be suitable for a wind farm because it has a transmission line and is not forested. However, the great majority of the land in this area is owned by WDFW, making leasing problematic in light of the amount of land that would need to be leased. Road building and trucking costs to this area would also be very high. The other potential wind farm site in the overlay zone is in the Southeast corner. It lies along the Columbia River, is in private ownership, and includes 500 KV transmission lines on its southern end. In summary, only one site remains in the existing overlay zone that clearly meets the necessary criteria for a wind farm.

Given a sufficiently high price of electricity, these considerations do not mean that wind farms cannot be built in other parts of the overlay zone. However, the history of wind farm applications in the county for the last ten years clearly demonstrates that the current economies of the industry are generally not conducive to placing wind farms in the overlay zone, with the exception of the two locations that are occupied by the Wild Horse and Vantage wind farms.

Kittitas County recognized the need to expand the overlay zone when it permitted the Swauk Valley Ranch Wind Farm on land that lies about twenty miles from the original overlay zone. Washington State also saw land outside the zone, and discontinuous to the zone, as being needed and suitable for wind farms when it approved, through the EFSEC process, the Kittitas Valley Wind Farm and the Desert Claim Wind Farm.

In summary, our proposed amendment would fulfill the intent of the Wind Farm Resource Overlay Zone Ordinance (KCC 17.61A) by adding land to the existing overlay zone. This amendment is needed for the continued expansion of the wind energy industry in Kittitas County. The land being proposed is suitable for inclusion in the overlay zone because it is contiguous to the overlay zone, very similar in topography, identical in underlying zone designation, identical in land use designation, very similar in habitation, and equally suited to wind farms.

9b. How is the proposed amendment consistent with County Wide Planning Policies for Kittitas County?

The proposed amendment is compatible with the Kittitas County 's June 2013 Comprehensive Plan as stated in the following goals, policies, objectives and strategies.

GPO 2.21A Designate sufficient available land for specialized industrial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

As stated in 9a, the current Wind Farm Resource Overlay Zone does not provide sufficient suitable land for the wind farms, which are compatible with the traditional agricultural use of the proposed expansion area, grazing.

GPO 2.3 The County should diversify economic development by providing broader employment opportunities.

Wind farms provide jobs that require a specialized expertise not found in jobs traditionally available in the County. Thus, they expand the range of jobs open to County residents.

GPO 2.7 Kittitas County will maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high quality environment.

If not developed into a wind farm, the land in the proposed expansion could most profitably be sold in twenty acre parcels, which would break up the traditional agricultural use of the land. However, wind farms allow for continued use of the land for grazing.

GPO 2.8 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.

The adoption of this amendment would facilitate the economic growth of the County through the jobs, tax payments, and the payments to local businesses that a wind farm would generate.

GPO 2.14 Kittitas County will continue to explore incentives for farming and ranching to continue as significant land uses, for example, innovative cluster platting, transfer of development rights, and planned unit developments.

Wind farms are compatible with agricultural practices. They also provide an income stream that enhances the economic viability of ranching and farming.

Policy 10.1 recognizes that economic development "plays a key role in maintaining the quality of life in Kittitas County. ... Economic development can be defined as public and private initiatives that promote job creation and business retention and recruitment,

increase goods and services to residents and businesses, and provide job training programs, all of which contribute to a strong tax base”.

The Columbia Plateau Energy Facility will create an estimated 58 direct jobs and create another 50 indirect and induced jobs during the construction phase. The operational phase will create an estimated 17 direct, indirect and induced jobs. In addition, construction costs are estimated to be \$249,600,000. The majority of this money will be spent in Kittitas County supporting local businesses and contributing an estimated \$625,600 to taxing districts in Kittitas County.

The proposed amendment is also consistent with the following Economic Strategies proposed in Chapter 10. These strategies are *“related to the implementation of the Economic Development Element, and (are intended) to address future issues that may arise”.*

Economic Strategy 10.6 “Consider economic development in the process of land use planning,...”.

Economic Strategy 10.10 “... pre-zone land that can support business activities...”

These strategies recognize the importance of using zoning to promote economic development.

9c. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

GPO 2.21C Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing industrial uses.

The expansion is needed to supply adequate land that is suitable to wind farms.

GPO 2.15 The development of resource based industries and processing should be encouraged in all areas of Kittitas County. When such uses are located in rural and resource lands, criteria shall be developed to ensure the protection of these lands to ensure compatibility with rural character...

The adoption of the proposed amendment would encourage the building of a resource-based industry. Additionally, wind farms, while changing aspects of the visual aesthetics of traditional rural areas, help to maintain traditional rural agricultural practices and inhibit the division of agricultural land into residential parcels, a practice that also changes the visual aesthetics of working agricultural lands.

GPO 10.1 Be a county that supports the varied needs and demands of the community and surrounding area through the understanding and creation of a supportive and active environment for economic development in the community.

The adoption of the proposed amendment is consistent with the active support of economic development that is stated in GPO 10.1.

GPO 10.2 Support the retention and expansion of existing local businesses/industries and recruitment of new businesses/industries in order to maintain a strong job and wage base.

The adoption of this amendment will promote investment in alternative energy industries. Columbia Plateau Energy Facility LLC's investment partners are part of a broader consortium of Korean companies seeking to advance the wind energy industry through new designs and technologies. This consortium is actively seeking locations in the Washington State for high tech hubs that will prove to be conducive to future research, development, and production. Columbia Plateau Energy Facility and its investors regard the placement of state of the art wind turbines in Kittitas County as the first step in attracting future research and development investment, as well as production facilities for renewable energy products. These green energy industries would not only be compatible with the rural character of the County, they would directly and indirectly support the county's existing businesses, schools, fire districts, and municipalities.

GPO 10.4 Encourage economic growth while protecting the rural character of the County.

The adoption of this amendment would promote economic growth in the County while enhancing the economic viability of the traditional agricultural use of the land in the proposed expansion.

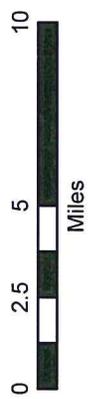
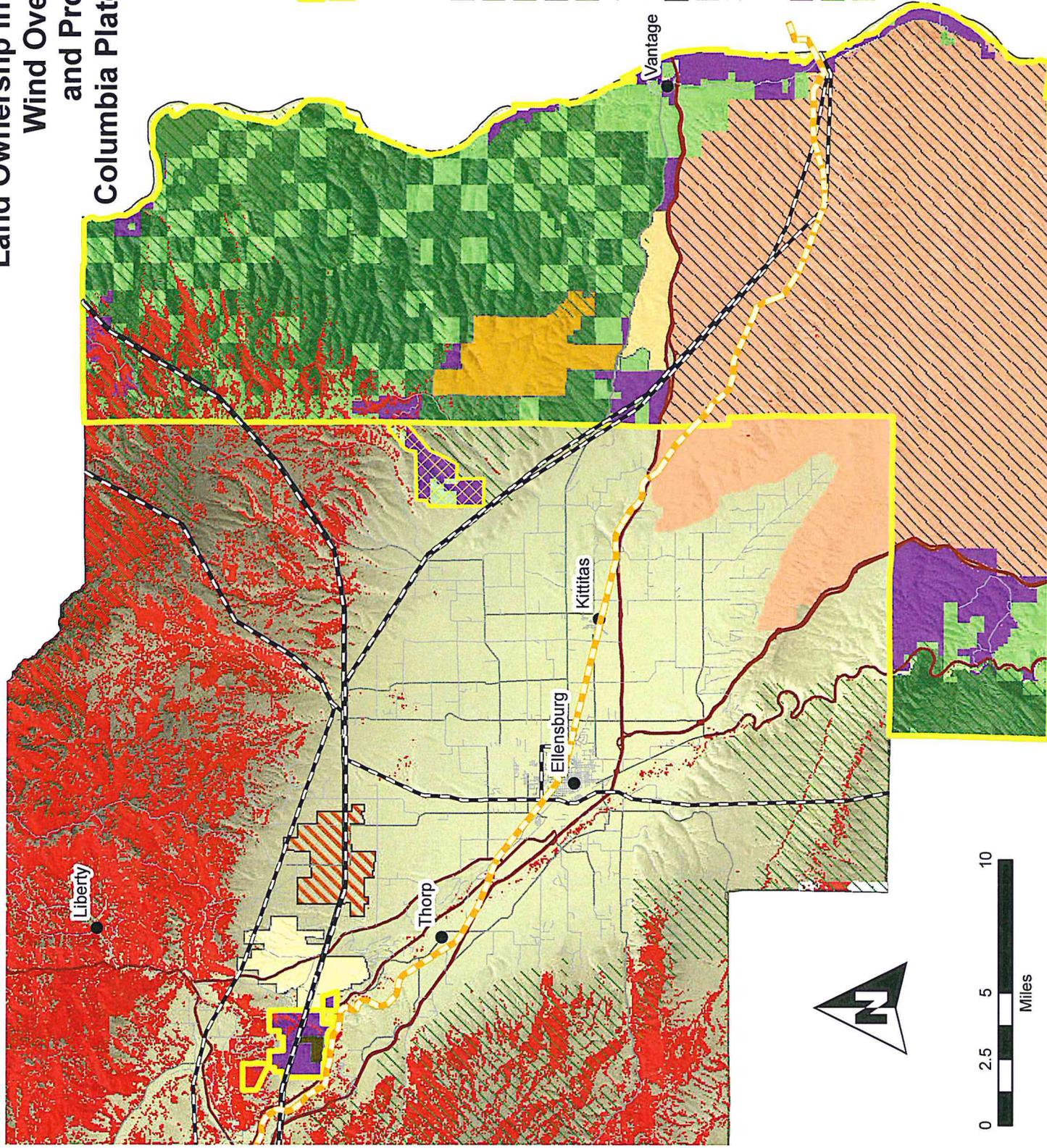
GPO 10.8 Promote and encourage the establishment and expansion of educational, research and other related activities that support existing local industries and businesses.

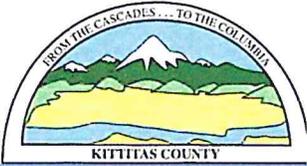
Columbia Plateau Energy Facility (COPEF) seeks to promote research in renewable energy in Kittitas County. In accordance with Samsung Heavy Industry's traditional support for the communities in which it locates, COPEF is currently discussing with Central Washington University (CWU) ways in which COPEF can promote CWU's educational mission. COPEF and its investment partners are working to help CWU acquire a wind turbine that can be used both for electrical power and in educational programs. Additionally, by recruiting new research and development facilities to Kittitas County, COPEF and its investment partners hope to provide CWU students, county residents, and local businesses with new educational and commercial opportunities.

9d. How have conditions changed that warrant a comprehensive plan amendment?

Since the original text was adopted two wind farms have located in the majority of the area in the overlay zone that is suitable for wind farms. Four wind farm applications have demonstrated that the available land in the overlay zone is not economically viable for wind farms and additional suitable land near the 500 KV transmission lines is needed. This amendment seeks to add that land to the overlay zone, land that is contiguous with the overlay zone and similar in topography, use, zoning, and habitation to the original overlay zone.

Land Ownership in the Kittitas County Wind Overlay Zone and Proposed Columbia Plateau Expansion





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

REZONE APPLICATION

(For requested amendments to the zoning map, KCC 17.98 & KCC 15B.03)

A **pre-application meeting** is required for this permit. To schedule a pre-application meeting, complete and submit a "Pre-Application Meeting Scheduling Form" to CDS. Notes or summaries from pre-application meetings should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REZONE TYPES

Please check the box next to the type of rezone this application is requesting:

Site-specific rezone*

General rezone using docketing process*

*Rezone requests for Planned Unit Developments (PUDs), must use the PUD application form.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- Legal description of property to be reclassified *Farm/Range*
- Requested Zone Change: from Existing to Wind Farm Resource Overlay Zone Expansion
- Project Narrative responding to Questions 9-11 on the following pages.

RECEIVED

JUN 28 2013

KITTITAS COUNTY
CDS

APPLICATION FEES:

3,335.00 Kittitas County Community Development Services (KCCDS)

300.00 Kittitas County Department of Public Works

130.00 Kittitas County Fire Marshal

\$3,765.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

[Handwritten Signature]

DATE: 6/28/13

RECEIPT # 17963

PAID

JUN 28 2013

KITTITAS CO
CDS
DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-6-2011

Page 1 of 3

RZ-13-00002

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Columbia Plateau Wind Energy Facility LLC.
Mailing Address: 3207 159th Place SE
City/State/ZIP: Mill Creek, WA. 98012
Day Time Phone: 425-248-4999
Email Address: N/A

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Doug Mitchell
Mailing Address: 605 E 4th Ave
City/State/ZIP: Ellensburg, WA
Day Time Phone: 509-899-0011
Email Address: jdmhomes@elltel.net

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Keun Ryo
Mailing Address: 3207 159th Place SE
City/State/ZIP: Mill Creek, WA. 98102
Day Time Phone: 425-248-4999
Email Address: N/A

4. Street address of property:

Address: The parcel has no mailing address
City/State/ZIP: _____

5. Legal description of property (attach additional sheets as necessary):

see attached sheet

6. Tax parcel number: see attached sheet

7. Property size: 3077.3 (acres)

8. Land Use Information:

Zoning: Forest/Range

Comp Plan Land Use Designation: Rural-Working Land

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. **Describe how this proposal will provide for the transfer of any required transferrable development rights:** According to KCC 17.98.020.7.h, petitions for rezones must comply with KCC 17.13 Transfer of Development Rights. Development rights must be transferred to the rezone area at a rate proportionate to the size of the project area (see 17.13.080.6). These rights must be transferred prior to final approval. Please describe how this requirement will be met by the proposed rezone.
- 11. **Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):**
 - A. The proposed amendment is compatible with the comprehensive plan.
 - B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
 - C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
 - D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.
 - E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
 - F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
 - G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.
 - H. The proposed amendment is in full compliance with Chapter 17.13 KCC, Transfer of Development Rights.

AUTHORIZATION

- 12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X J. Douglas Mitchell

Date:

6/28/13 J.D.M. 6/28/13

Signature of Land Owner of Record
(Required for application submittal):

X KEATIPOC LAND
HC #774 INC
[Signature]

Date:

6/28/13

JUN 28 2013

Rezone Application NarrativeKITTITAS COUNTY
CDS

9. The project comprises up to 58 2.5 MW towers that will be placed in the corridors designated on the site plan. The current tower placements are approximate and will vary when the towers are micro-sited. The tower hub will be 80 meters from the ground and the diameter of the hub and blades will be 104 meters. The tip of the blade will extend 134 meters from the ground when vertical. The towers will sit on concrete pads containing about 200 yards of concrete. A circle around each tower, 200 feet in diameter, will be graveled. The roads will have a 28' roadbed. There will be about 6 miles of road in the project. The total cut and fill from road construction will be between 75000 and 150000 yards. A lay down area will be located as indicated on the site plan. A monitoring/maintenance building will be constructed. It will be powered by electricity from a vault located as indicated on the site plan. Water to the building will run to in the same trench as the power. The building will have a septic system as indicated on the site plan. Project access will be from Fox Road. The power feed will probably be to the BPA high voltage lines adjacent to the site, but may also run to the transformer on the Wild Horse Wind Farm. These locations are shown on the site plan.

10. N/A

11.A. The proposed amendment is compatible with Kittitas County's June 2013 Comprehensive Plan as stated in the following Comprehensive Plan goals policies, objectives and strategies.

GPO 2.21A Designate sufficient available land for specialized industrial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

As stated in 9a, the current Wind Farm Resource Overlay Zone does not provide sufficient suitable land for the wind farms, which are compatible with the traditional agricultural use of the proposed expansion area, grazing.

GPO 2.3 The County should diversify economic development by providing broader employment opportunities.

Wind farms provide jobs that require a specialized expertise not found in jobs traditionally available in the County. Thus, they expand the range of jobs open to County residents.

GPO 2.7 Kittitas County will maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high quality environment.

If not developed into a wind farm, the land in the proposed expansion could most profitably be sold in twenty acre parcels, which would break up the traditional agricultural use of the land. However, wind farms allow for the continued use of the land for grazing.

GPO 2.8 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.

The adoption of this amendment would facilitate the economic growth of the County through the jobs, tax payments, and the payments to local businesses that a wind farm would generate.

GPO 2.14 Kittitas County will continue to explore incentives for farming and ranching to continue as significant land uses, for example, innovative cluster platting, transfer of development rights, and planned unit developments.

Wind farms are compatible with agricultural practices. They also provide an income stream that enhances the economic viability of ranching and farming.

Policy 10.1 recognizes that economic development “plays a key role in maintaining the quality of life in Kittitas County. ...Economic development can be defined as public and private initiatives that promote job creation and business retention and recruitment, increase goods and services to residents and businesses, and provide job training programs, all of which contribute to a strong tax base”.

The Columbia Plateau Energy Facility will create an estimated 58 direct jobs and create another 50 indirect and induced jobs during the construction phase. The operational phase will create an estimated 17 direct, indirect and induced jobs. In addition, construction costs are estimated to be \$249,600,000. The majority of this money will be spent in Kittitas County supporting local businesses and contributing an estimated \$625,600 to taxing districts in Kittitas County.

The proposed amendment is also consistent with the following Economic Strategies proposed in Chapter 10. These strategies are “*related to the implementation of the Economic Development Element, and (are intended) to address future issues that may arise*”.

Economic Strategy 10.6 “Consider economic development in the process of land use planning,...”.

Economic Strategy 10.10 “... pre-zone land that can support business activities...”

These strategies recognize the importance of using zoning to promote economic development.

GPO 2.21C Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing industrial uses.

The expansion is needed to supply adequate land that is suitable to wind farms.

GPO 2.15 The development of resource based industries and processing should be encouraged in all areas of Kittitas County. When such uses are located in rural and resource lands, criteria shall be developed to ensure the protection of these lands to ensure compatibility with rural character...

The adoption of the proposed amendment would encourage the building of a resource-based industry. Additionally, wind farms, while changing aspects of the visual aesthetics of traditional rural areas, help to maintain traditional rural agricultural practices and inhibit the division of agricultural land into residential parcels, a practice that also changes the visual aesthetics of working agricultural lands.

GPO 10.1 Be a county that supports the varied needs and demands of the community and surrounding area through the understanding and creation of a supportive and active environment for economic development in the community.

The adoption of the proposed amendment is consistent with the active support of economic development that is stated in GPO 10.1.

GPO 10.2 Support the retention and expansion of existing local businesses/industries and recruitment of new businesses/industries in order to maintain a strong job and wage base.

The adoption of this amendment will promote investment in alternative energy industries. Columbia Plateau Energy Facility LLC's investment partners are part of a broader consortium of Korean companies seeking to advance the wind energy industry through new designs and technologies. This consortium is actively seeking locations in the Washington State for high tech hubs that will prove to be conducive to future research, development, and production. Columbia Plateau Energy Facility and its investors regard the placement of state of the art wind turbines in Kittitas County as the first step in attracting future research and development investment, as well as production facilities for renewable energy products. These green energy industries would not only be compatible with the rural character of the County, they would directly and indirectly support the counties existing businesses, schools, fire districts, and municipalities.

GPO 10.4 Encourage economic growth while protecting the rural character of the County.

The adoption of this amendment would promote economic growth in the County while enhancing the economic viability of the traditional agricultural use of the land in the proposed expansion.

GPO 10.8 Promote and encourage the establishment and expansion of educational, research and other related activities that support existing local industries and businesses.

Columbia Plateau Energy Facility (COPEF) seeks to promote research in renewable energy in Kittitas County. In accordance with Samsung Heavy Industry's traditional support for the communities in which it locates, COPEF is currently discussing with Central Washington University (CWU) ways in which COPEF can promote CWU's educational mission. COPEF and its investment partners are working to help CWU acquire a wind turbine that can be used both for electrical power and in educational programs. Additionally, by recruiting new research and development facilities to Kittitas County, COPEF and its investment partners hope to provide CWU students, county residents, and local businesses with new educational and commercial opportunities.

11.B. The proposed amendment bears a substantial relation to the welfare of the residents of Kittitas County by promoting the siting of a major alternative energy production facility in the County that will provide jobs and tax revenues while also supporting local businesses, Central Washington University, and traditional agricultural activities.

11.C. The proposed amendment will not only directly promote economic growth in the County, it will also enhance the prospects of the County attracting other clean energy industries, while preserving the traditional agricultural use of the area.

11.D. The proposed amendment seeks to partially rectify the divergence between the intent of the Kittitas County planning policies regarding wind farms and the physical characteristics and ownership patterns in the Wind Farm Resource Overlay Zone (overlay zone) as it was implemented in KCC 17.61A.

In adopting the overlay zone ordinance Kittitas County sought to align itself with the Washington State Energy Independence Act (RCW 19.285, WAC 480-109, and WAC 194-37), which requires that fifteen percent of Washington's power come from renewable sources by the year 2020. The intent of the County was to designate an area "suitable for the location of wind farms" (17.61A.010), land that is conducive to wind farms and whose other uses would not be impaired by the presence of wind farms. In order to evaluate whether this legislative intent was successfully implemented it is useful to look at the history of wind farm applications in the County.

Two projects have been built in the overlay zone. The Wild Horse Wind Farm and the Vantage Wind Farm occupy land north of the Yakima Training Center and adjacent to the BPA 500kv transmission lines. However, four other wind farm

applications have been made for Kittitas County, and all four applicants chose locations outside the overlay zone. Kittitas Valley Wind Farm went through the state EFSEC permitting process for a location along the BP transmission lines in the western part of the valley. The Swauk Valley Ranch Wind Farm successfully applied to the County for a discontinuous addition to the overlay zone on land that lies to the West of the Kittitas Valley Wind Farm and is contiguous with the BP and the PSE transmission lines. The Desert Claim Wind Farm has been approved through the EFSEC process for land to the East of the Kittitas Valley Wind Farm that also includes the BP transmission lines.

Columbia Plateau Wind Energy Facility is seeking an extension of the overlay zone for land that is contiguous with the current overlay zone, and is adjacent to the Wild Horse Wind Farm.

It is notable that four out of six Kittitas County wind farm applicants have sought locations outside the overlay zone, a zone that encompasses 338,450 acres. To understand why this might be, it is useful to look at the characteristics of land that is "suitable" (17.61A.010) for wind farms. All six of the locations described above share the following features.

1. Land with close proximity to high voltage transmission lines.
2. Land that is not forested.
3. Land that is privately owned or publicly owned by institutions whose objectives are consistent with the presence of wind farms, and who are amenable to leasing very large parcels of land for wind farms.
4. Land with adequate wind.

When these four criteria are applied to the overlay zone -see attached maps- it is immediately apparent that the overlay zone contains very little land that is "suitable" (17.61A.010) for wind farms. In fact, the two existing projects reside on about 75% of the land that satisfies all four criteria. Both are built predominately on private land or, in the case of Wild Horse, land that is owned by the utility that owns the wind farm. They are adjacent to, or within a mile of, 500 KV transmission lines. They have strong winds, and they are not forested. All of the other portions of the overlay zone have problems with at least one of the four criteria. The Yakima Training Center (YTC) occupies 138,729 acres, or about 41% of the zone, but its large armored vehicle maneuvers and artillery target practice are clearly not compatible with wind farms. The private land to the west of the YTC is separated from the transmission lines by the Yakima River, public land, the border of the overlay zone, and the border of Kittitas County . The Washington Department of Fish and Wild Life (WDFW) own the public land in this area. The nearest power lines are in Yakima County, creating permitting problems. The area in the northeast corner of the overlay zone might be suitable for a wind farm because it has a transmission line and is not forested. However, the great majority of the land in this area is owned by WDFW, making leasing problematic in light of the amount of land that would need to be leased. Road building and trucking costs to this area would also be very high. The other potential wind farm site in the overlay zone is in the Southeast corner. It lies along the Columbia River, is in private ownership, and includes 500 KV transmission lines on its southern end. In summary, only one site

remains in the existing overlay zone that clearly meets the necessary criteria for a wind farm.

Given a sufficiently high price of electricity, these considerations do not mean that wind farms cannot be built in other parts of the overlay zone. However, the history of wind farm applications in the county for the last ten years clearly demonstrates that the current economies of the industry are generally not conducive to placing wind farms in the overlay zone, with the exception of the two locations that are occupied by the Wild Horse and Vantage wind farms.

Kittitas County recognized the need to expand the overlay zone when it permitted the Swauk Valley Ranch Wind Farm on land that lies about twenty miles from the original overlay zone. Washington State also saw land outside the zone, and discontinuous to the zone, as being needed and suitable for wind farms when it approved, through the EFSEC process, the Kittitas Valley Wind Farm and the Desert Claim Wind Farm.

In summary, our proposed amendment would fulfill the intent of the Wind Farm Resource Overlay Zone Ordinance (KCC 17.61A) by adding land to the existing overlay zone. This amendment is needed for the continued expansion of the wind energy industry in Kittitas County. The land being proposed is suitable for inclusion in the overlay zone because it is contiguous to the overlay zone, very similar in topography, identical in underlying zone designation, identical in land use designation, very similar in habitation, and equally suited to wind farms.

11.E. The subject property is similar in topography, habitation, underlying zoning, and designated land use to the property immediately adjacent to it on the eastern border. The two properties are equally suitable for wind farms while also providing land for grazing.

11.F. The proposed zone will not affect the use of the surrounding properties. The only impact it will have is to alter some intermediate and distant viewsapes, as would be the case with other changes in land use that are currently permitted.

11.G. The proposed amendment will have no effect on irrigation water deliveries.

11.H. Chapter 17.13, Transfer of Development Rights is not applicable to this proposed amendment.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

RECEIVED

JUN 28 2013

KITTITAS COUNTY
CDS

APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

\$560.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 6/28/13

RECEIPT # 17961

PAID

JUN 28 2013

KITTITAS CO.
CDS
DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 4-21-11

Page 1 of 11

SP-13-00006

14.

TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Fox Road down to the Vantage HWY.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

no

c. How many parking spaces would the completed project have? How many would the project eliminate? *4 - none*

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

*Private Roads will be built
Terms of the project agreement will determine measures*

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

for the public roads

no

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

*aproximately 14 - They will be
intermittant, depending on employee shift changes*

g. Proposed measures to reduce or control transportation impacts, if any.

none

15.

PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

no

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16.

UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

none

b. Describe the utilities that are proposed for the project, the utility

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Columbia Plateau Energy Facility

2. Name of applicant:

Columbia Plateau Energy Facility LLC

3. Address and phone number of applicant and contact person:

3207 159th Place SE
Mill Creek, WA, 98012 -425-248-4999

4. Date checklist prepared:

6/28/13

Doug Mitchell
509-899-0011

5. Agency requesting checklist:

Kittitas County Planning Dept. Ellensburg, WA
98926

6. Proposed timing or schedule (including phasing, if applicable):

2 year build out

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NO

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

NO

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

10. List any government approvals or permits that will be needed for your proposal, if known.

Comp. Plan Amendment Development agreement
Rezone FAA approval
Wind Farm Siting

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

130 MW wind farm with up to 58 turbines.
The site plan and vicinity map are attached

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The legal description of the parcels are attached. Site Plan and vicinity map with topography are attached

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)?

40%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

fractured basalt. Compacted Sand lies in a layer about 18" down

d. Are there surface indications or history of unstable soils in the immediate vicinity?

no

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

*estimate 75,000 - 150,000 yds³ from road construction
estimated 6 miles of road*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

no

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

*about 200 sq FT at each turbine base
about 11600 sq. FT total*

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

possibly water bars in the roadway

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

Seasonal Spring. located on site plan
Volume is only occasionally sufficient to fill a 10' diameter stock tank

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NO

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Approximately 0-25 million gallons of

surface water may be withdrawn from an undetermined source for road construction. Senior

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

water rights owned by the applicant will be used.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

The monitoring building will be supplied from a well. The water will be discharged into a septic

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic

domestic septic tank

sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

sufficient for 1 bathroom

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered?

Brush and grass will be removed in road construction.

c. List threatened or endangered species known to be on or near the site.

none

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

none

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

none

c. Is the site part of a migration route? If so, explain.

no

d. Proposed measures to preserve or enhance wildlife, if any.

Will depend on the results of the wildlife survey

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

electricity to heat the monitoring building and run the equipment

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

no

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The project is a renewable energy project

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

no

1) Describe special emergency services that might be required.

none

2) Proposed measures to reduce or control environmental health hazards, if any.

N/A

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

none

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Trucking during construction
Between 6 AM - 7 PM

3) Proposed measures to reduce or control noise impacts, if any.

none

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
grazing - and a wind farm
- b. Has the site been used for agriculture? If so, describe.
grazing
- c. Describe any structures on the site.
monitoring/maintenance building - 2000 sq. FT
- d. Will any structures be demolished? If so, what?
no 1 story
- e. What is the current zoning classification of the site?
- f. What is the current comprehensive plan designation of the site?
Forest/Range
rural - working
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an environmentally sensitive area?
No
- i. Approximately how many people would the completed project displace?
None
- j. Approximately how many people would reside or work in the completed project?
7 - work
- k. Proposed measures to avoid or reduce displacement impacts, if any.
None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9. HOUSING

Wind farms are compatible with grazing.

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any.
N/A

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
134 meters - fiberglass
- b. What views in the immediate vicinity would be altered or obstructed?
Some views will be altered by the turbines - none obstructed

- c. Proposed measures to reduce or control aesthetic impacts, if any.
Towers will be placed to minimize view impacts as much as practical.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Aviation Warning lights will be on some towers.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
They would alter the view of the project at night

- c. What existing off-site sources of light or glare may affect your proposal?
none

- d. Proposed measures to reduce or control light and glare impacts, if any.
none

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
hiking, horse-back riding

- b. Would the proposed project displace any existing recreational uses? If so, describe. *no*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
none

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
no

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
none known as of now

- c. Proposed measures to reduce or control impacts, if any.
measures will be assessed after the cultural and anthropological studies have been performed.

providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

PSE provides power to the vault that will supply the monitoring building.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *J. Douglas Mitchell*
Print Name: *J. Douglas Mitchell*

Date: *6/28/13* ^{*J.D.M.*}

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

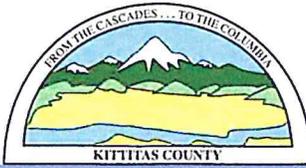
3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

WIND FARM SITING APPLICATION

(For proposing a wind farms in the Wind Farm Resource Overlay zone, as provide for in KCC 17.61A)

A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Vicinity map(s) showing project location in relation to the project area and surrounding area; turbine locations in relation to existing structures. (Include applicable distances)
- Project Drawing(s) and Site plan(s) of the project site with all proposed: project areas; turbine locations; transmission lines; buildings; points of access, roads, and parking areas; septic tank and drainfield and replacement area; areas to be cut and/or filled; and, existing structures and natural features such as contours, streams, gullies, cliffs, etc.
- Development Agreement, see KCC 15A.11
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- Project Narrative responding to Questions 9-12 on the following pages.
- In addition to the materials listed above, for projects not utilizing a "pre-identified area for siting" described in KCC 17.61A.035, the following County approvals are also required and shall be processed concurrently (see KCC 17.61.A.04.2):
 - A site-specific amendment of the Comprehensive Plan land use designation map to "Wind Farm Resource Overlay"
 - A site-specific rezone of the County zoning map to "Wind Farm Resource Overlay"

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JUN 28 2013

KITTITAS COUNTY
CDS

APPLICATION FEES:

4,420.00 Kittitas County Community Development Services (KCCDS)
 836.00 Kittitas County Department of Public Works
 745.00 Kittitas County Fire Marshal

\$6,001.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 6/28/13

RECEIPT # 17962

PAID

JUN 28 2013

DATE STAMP IN BOX

KITTITAS CO.
CDS

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-12-2011

Page 1 of 3

WF-13-00001

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Columbia Plateau Wind Energy Facility LLC.
Mailing Address: 3207 159th Place SE
City/State/ZIP: Mill Creek, WA. 98012
Day Time Phone: 425-248-4999
Email Address: N/A

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Doug Mitchell
Mailing Address: 605 E 4th Ave
City/State/ZIP: Ellensburg, WA
Day Time Phone: 509-899-0011
Email Address: jdm.homes@elltel.net

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Keun Ryu
Mailing Address: 3207 159th Place SE
City/State/ZIP: Mill Creek, WA. 98102
Day Time Phone: 425-248-4999
Email Address: N/A

4. Street address of property:

Address: The parcel has no mailing address
City/State/ZIP: _____

5. Legal description of property (attach additional sheets as necessary):

see attached sheet

6. Tax parcel number: see attached sheet

7. Property size: 3077.3 (acres)

8. Land Use Information:

Zoning: Forest/Range Comp Plan Land Use Designation: Rural-Working Land

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. **Statement of how project complies with the provision of KCC 17A.035 and/or KCCA.040.3, as applicable:** Please include how the project complies with the minimum 1/2 mile setback requirement from existing structures at the time of application, how the project complies with location in relation to the pre-identified siting area as provided for in Kittitas County Code 17.61A.035 and how the project addresses wildlife impact, noise impact, visual impact, traffic impact, etc.
- 11. **Describe the development existing on the subject property and associated permits if applicable. List permit numbers if know. (i.e. building permits, access permits, subdivisions)**
- 12. **Name the road(s) or ingress/egress easements that provide legal access to the site.**

AUTHORIZATION

- 13. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X G. Douglas Mitchell

Date:

~~6/27/13~~ 6/28/13 G.D.M.

Signature of Land Owner of Record
(Required for application submittal):

X CARIBBO LAWS &
CARYL INC

Date:

6/26/13

[Signature]
PRES

Wind Farm Siting Application
Narrative

9. The project comprises up to 58 2.5 MW towers that will be placed in the corridors designated on the site plan. The current tower placements are approximate and will vary when the towers are micro-sited. The tower hub will be 80 meters from the ground and the diameter of the hub and blades will be 104 meters. The tip of the blade will extend 134 meters from the ground when vertical. The towers will sit on concrete pads containing about 200 yards of concrete. A two hundred foot circle around each tower will be graveled. The roads will have a 28' roadbed. There will be about 6 miles of road in the project. The total cut and fill from road construction will be between 75000 and 150000 yards. A lay down area will be located as indicated on the site plan. A monitoring/maintenance building will be constructed. It will be powered by electricity from a vault located as indicated on the site plan. Water to the building will run in the same trench as the power. The building will have a septic system as indicated on the site plan. Project access will be from Fox Road. The power feed will probably be to the BPA high voltage lines adjacent to the site, but may also run to the transformer on the Wild Horse Wind Farm. These locations are shown on the site plan.

10. The attached maps show all neighboring structures and the half mile buffer between them and the towers. The project lies outside, but adjacent to, the Wind Farm Overlay Zone. A rezone application and a comprehensive plan have been submitted. The project land is similar in topography, use, and zoning to the Wild Horse Wind Farm, which is adjacent to the project. The applicant will conduct the following studies: wildlife, noise, visual impact, flicker, economic impact, Cultural survey, aviary, and an archeological survey. The results of these surveys will determine what steps will be taken to address various impacts.

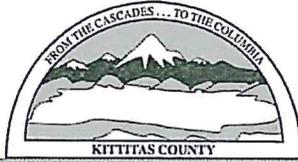
11. The property has no existing permits.

12. The ingress/egress point will be northward off the northern end of Fox Road, as indicated on the site plan.

RECEIVED

JUN 28 2013

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CDS



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

DEVELOPMENT AGREEMENT

(A legislative action allowing different or additional development regulation per KCC 15A.11)

A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

WHEN IS A DEVELOPMENT AGREEMENT USED?

A development agreement is a typically used for large, complex, or phased projects, or projects which were not contemplated by existing development regulations or application procedures. A development agreement may include provisions which are different or in addition to other county development regulations, as long as impacts are mitigation. Procedures are described in detail in Chapter 15A.11. The County shall only approve a development agreement by ordinance or resolution after a public hearing. The hearing shall be before the Board of County Commissioners, unless otherwise assigned.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- Project Narrative responding to Questions 9-11 on the following pages.

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JUN 28 2013

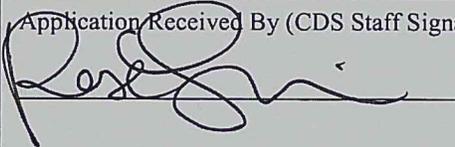
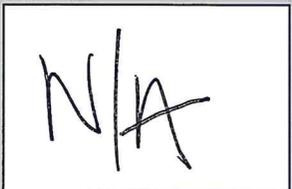
KITTTITAS COUNTY
CDS

APPLICATION FEES:

Kittitas County Community Development Services (KCCDS)
Kittitas County Department of Public Works
Kittitas County Fire Marshal

\$ 0 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>6/28/13</u>	RECEIPT # <u>N/A</u>	
			DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-12-2011

Page 1 of 3

DA-13-00001

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Columbia Plateau Wind Energy Facility LLC.
Mailing Address: 3207 159th Place SE
City/State/ZIP: Mill Creek, WA. 98012
Day Time Phone: 425-248-4999
Email Address: N/A

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Doug Mitchell
Mailing Address: 605 E 4th Ave
City/State/ZIP: Ellensburg, WA
Day Time Phone: 509-899-0011
Email Address: jdm homes @ elltel.net

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Keun Ryo
Mailing Address: 3207 159th Place SE
City/State/ZIP: Mill Creek, WA. 98102
Day Time Phone: 425-248-4999
Email Address: N/A

4. Street address of property:

Address: The parcel has no mailing address
City/State/ZIP: _____

5. Legal description of property (attach additional sheets as necessary):

see attached sheet

6. Tax parcel number: see attached sheet

7. Property size: 3079.3 (acres)

8. Land Use Information:

Zoning: Forest/Range Comp Plan Land Use Designation: Rural-Working Land

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description:** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. **Give specific reasons why this project is suitable for a development agreement.**
- 11. **Which development standards set forth in KCC 15A.11.020(5) will be included in this development agreement?**

AUTHORIZATION

- 12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X J. Douglas Mitchell

Date: 6/28/13 G.D.M.
~~6/29/30~~ ~~6/29~~
~~6/28/30~~

Signature of Land Owner of Record
(Required for application submittal):

X EMILIO WOOD
SCATTS INC

Date: 6/26/13

Development Agreement Narrative

9. The project comprises up to 58 2.5 MW towers that will be placed in the corridors designated on the site plan. The current tower placements are approximate and will vary when the towers are micro-sited. The tower hub will be 80 meters from the ground and the diameter of the hub and blades will be 104 meters. The tip of the blade will extend 134 meters from the ground when vertical. The towers will sit on concrete pads containing about 200 yards of concrete. A circle 200 feet in diameter around each tower will be graveled. The roads will have a 28' roadbed. There will be about 6 miles of road in the project. The total cut and fill from road construction will be between 75000 and 150000 yards. A lay down area will be located as indicated on the site plan. A monitoring/maintenance building will be constructed. It will be powered by electricity from a vault located as indicated on the site plan. Water to the building will run in the same trench as the power. The building will have a septic system as indicated on the site plan. Project access will be from Fox Road. The power feed will probably be to the BPA high voltage lines adjacent to the site, but may also run to the transformer on the Wild Horse Wind Farm. These locations are shown on the site plan.

10. A development agreement is required for the Wind Farm Siting Application. It gives the applicant and the County an opportunity to work through the site specific development problems that are common in wind farm siting.

11. We expect to include standards A, B, C, D, F, G, I, J, K, and L in the Development Agreement.

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KITTITAS COUNTY
CDS

Parcel #	Acres	Owner	Mailing Address	Road	Home
094934	321.37	TANG, GORDON C.	13 Diamond Ranch, Bellevue, WA 98004	The closest roads are Secret Canyon to the NE and Hilltop Lane to the West, but there is no road address listed in assessor database and no track is visible in the airphoto connecting to either road.	No
10955	164.98	CARIBOU LAND	PO BOX 862, Ellensburg, WA 98926	Secret Canyon Rd	Yes
19560	285.63	CARIBOU LAND	PO BOX 862, Ellensburg, WA 98927	Caribou Rd	No
295034	640	MARTIN, DERALD E ETUX	PO BOX 862, Ellensburg, WA 98929	The closest road is Parke Creek, but there is no road address listed in assessor database. Property does not adjoin a road - but there is some type of road or path crossing the NE corner that runs between Parke Creek and Secret Canyon Rd	No
555034	120	STATE OF WASH (DNR)	1112 Washington St, SE, PO Box 47016, Olympia, WA 98504	The closest Road is Secret Canyon to the north. Tracks cross adjoining parcels but no address is shown in the assessor database.	No
565034	360	STATE OF WASH (DNR)	1111 Washington St, SE, PO Box 47016, Olympia, WA 98504	The closest Road is Secret Canyon to the north. Tracks cross adjoining parcels but no address is shown in the assessor database.	No
575034	120	TANG, GORDON C.	13 Diamond Ranch, Bellevue, WA 98004	Caribou Rd	No
585034	40	STATE OF WASH (DNR)	1113 Washington St, SE, PO Box 47016, Olympia, WA 98504	The closest Road is Secret Canyon to the north. Tracks cross adjoining parcels but no address is shown in the assessor database.	No
665034	480	TANG, GORDON C.	13 Diamond Ranch, Bellevue, WA 98004	The closest roads are Secret Canyon to the NE and Hilltop Lane to the SW, but there is no road address listed in assessor database. The airphoto shows a road or track connecting to Secret Canyon.	No
765034	640	CARIBOU LAND	PO BOX 862, Ellensburg, WA 98928	The closest road is Parke Creek, but there is no road address listed in assessor database. Property does not adjoin a road - but the airphoto shows a dirt road or track crossing the NW corner than joins to roads that connect to Secret Canyon Rd, and also a possible track connecting to Parke Creek.	No
828734	640	STATE OF WASH (DNR)	1114 Washington St, SE, PO Box 47016, Olympia, WA 98504	Secret Canyon Rd	No
914934	490.74	TANG, GORDON C.	13 Diamond Ranch, Bellevue, WA 98004	The closest roads are Secret Canyon to the NE and Hilltop Lane to the West, but there is no road address listed in assessor database and no track is visible in the airphoto connecting to either road.	No

Gordon Tang

206-669-2830

Gene Martin

509-899-1413

DNR-509-925-8510

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KITTITAS COUNTY
CDS

LEGAL

ACRES 321.37, CD. 11172; SEC. 1; TWP. 18; RGE. 20;
TAX 1
ACRES 164.94, CD 11175-1; SEC 3, TWP 18, RGE 20;
PTN W1/2 W1/2~(PTN PARCEL C, B28/P200-201)~
ACRES 285.63, CD. 11352-7-1; SEC. 3, TWP. 18, RGE.
20; PTN. SEC. (PARCEL D, B28/P200-201)

ACRES 640.00, CD # 11258; SEC. 21; TWP. 18; RGE.
20; ALL SECTION, ALL 1/4-1/4 - 40 ACRES;
ACRES 120.00, SEC. 10; TWP. 18; RGE. 20 N 1/2 NE
1/4; SW 1/4 NE 1/4
ACRES 360.00, SEC. 10; TWP. 18; RGE. 20 W 1/2; NE
1/4 SE 1/4
ACRES 120.00, CD. 11216; SEC. 10; TWP. 18; RGE. 20;
W1/2 SE1/4; SE1/4 NE1/4

ACRES 40.00, SEC. 10; TWP. 18; RGE. 20 SE 1/4 SE 1/4 .
ACRES 480.00, CD. 11218; SEC. 11; TWP. 18; RGE. 20;
W1/2; SE1/4 TAX 1; NE1/4 TAX 1

ACRES 640.00, CD. 11229; SEC. 15; TWP. 18; RGE. 20;
ALL SECTION
ACRES 640.00, SEC. 36; TWP. 19; RGE. 20 ALL
SECTION

ACRES 490.74, CD. 11174; SEC. 2, TWP. 18, RGE. 20;
PTN. SECTION

From: Gene M <gmartin855@gmail.com>
Subject: **Fwd: Re: wind farm**
Date: June 27, 2013 4:44:12 PM PDT
To: dmconst@elltel.net

Sent from my Verizon Wireless Device

----- Original message -----
Subject: Re: wind farm
From: gordontang22@gmail.com
To: Gene M <gmartin855@gmail.com>
CC: Re: wind farm

Gordon Tang - Phone Number - 206-669-2830

To Whom It May Concern: I approve the request to apply for this permit and will sign whatever documents necessary for the application. Gordon Tang, 3 Diamond 'S' Ranch, Bellevue, Wa. 98004

-----Original Message-----
From: Gene M
To: gordontang22@gmail.com
Sent: Jun 27, 2013 4:22 PM
Subject: wind farm

Gordon we went in today to the county to apply for the wind farm site permit and I need a letter from you that you own the portions of sec 1, sec 11.sec 2 and sec 10. and that you a prove the request to apply for a Wind facility on your property and any zone changes required These are all in township18 range 20 east.I need to have this ir something like this to turn in no later than tomorrow. The dead line is tomorrow and the county just said we had to have this. Please callme if you have any questions.I had a good meeting with the lender guy and he says they can do it do it fairly fast
Gene

Sent from my Verizon Wireless Device

Sent via BlackBerry from T-Mobile

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JUN 28 2013

KITTITAS COUNTY
GDS

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
PETER GOLDMARK, Commissioner of Public Lands

RECEIVED

JUN 28 2013

LAND USE LICENSE ("License")
FACE SHEET

KITTITAS COUNTY
CDS

License No. 60-SE1202

DNR Region Southeast Region
County Kittitas County

License authorization period: FROM October 1, 2011 THROUGH December 31, 2012

License Area (legal description/other identifying descriptors):

All of Section 36, Township 19N Range 20E; ~~All Section 16~~, W $\frac{1}{2}$, E $\frac{1}{2}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 10, Township 18N, Range 20, approximately 1800 acres total.

Name of Licensee: Columbia Plateau Energy Facility, LLC C/O Keun Ryu

Address: P.O. Box 862, Ellensburg, WA 98926

Phone: 206-356-6944, 425-248-4999, and alternate contact, Gene Martin 509-899-1413

hereafter referred to as "Licensee," is hereby authorized by the Department of Natural Resources, hereafter referred to as "State," during the specified time period to use land in the above described location

Permitted Use(s):

The Licensee is authorized to come onto the License Area and to use the License Area to study feasibility of wind energy conversion on the License Area. This License authorizes the Licensee to apply for all necessary permits to site wind development. This License authorizes the Licensee to construct, use, repair, replace, relocate, and remove equipment, machines, and vehicles upon the License Area. For example, Licensee may place stakes and conduct survey work, install anemometer towers on the License Area to measure wind flow across the License Area, and operate air track drill equipment to assess soil characteristics on the License Area. Licensee shall have the right to ingress to and egress from its wind measurement equipment on the License Area by means of roads or lanes thereon if existing, or otherwise by such route or routes as agreed to by the State to construct, repair, maintain, relocate or remove its wind measurement equipment from the License Area. Licensee shall be responsible for all expenses and damages associated with its activities on the License Area. This License may be exercised by Licensee and by Licensee's employees, agents, contractors, and invitees. Licensee will

exercise its rights under this Permitted Use section in a way that will minimize interference with State's existing use of the License Area.

Performance Security: Not Required

Amount N/A

Liability Insurance Required: Yes
(see Addendum A, Insurance Requirements, for specifics)

ISSUANCE of this License is subject to the terms and conditions on appended pages (listed below and by this reference made a part of this License):

Addendum A - Terms and Conditions of Land Use License and payment to the State of the sum of **\$3,000.00**.

Exhibit A - Map of authorized access routes for Licensees

Exhibit B - HCP Requirements (use only if License is in the HCP Permit Areas)

The undersigned hereby accepts this License subject to the terms and conditions expressed or implied herein.

Columbia Plateau Energy Facility, LLC

Licensee:

Signature

Date

DEWEY
Print Name

MANAGER
Title

UBI No. (if applicable) 603-088-617

Authorizing Official:

TODD WELKER

Date

Southeast Region Manager

Approved for HCP Clause, February 8, 1999.

by James Schwartz

Assistant Attorney General

State of Washington

- Note:**
- 1) License must be available on site for inspection during licensed activity.
 - 2) This license does not reserve campground or trails.

ADDENDUM "A" - TERMS AND CONDITIONS FOR LAND USE LICENSE

TERMS:

1. Purpose. By issuance of this License, State is conferring the privilege of use of the land and/or improvements herein described, and expressly retains exclusive possession of same.
2. License Authorization Period. This License is limited to the license authorization period(s) specified on *face sheet* and is not subject to renewal.
3. Revocation. This License may be revoked at will, including under the following circumstances:
 - a. immediately upon material breach of any of the conditions herein or, for reasonable cause, by the State's authorized representative without compensation to the Licensee or liability to State;
 - b. upon sixty (60) days' written notice in the event the State includes the License area in a plan for higher and better use, land exchange or sale;
4. Non-Transferrable. This License is personal to the Licensee and may not be transferred.
5. Encumbrances. This License is subject to any rights and valid claims previously conveyed by State, and to any rights and valid claims pending on or encumbering License area.
6. Compliance. State retains possession of and the right to access License area at any and all times to ensure compliance or carry out any management activities.
7. Access. Provisions for the use of rights of way across State land, including the License area and adjacent land are as follows:
 - a. State has no legal access to the License area. Licensee must obtain legal access before entering the License area. In any such License, Licensee must provide for access by State to exercise its rights under this License. Licensee shall submit to State in writing, any Licenses to obtain legal access to the Premises.
8. Condition of Premises. Licensee has inspected the License area and accepts it in its present condition. The State has no obligation to make any repairs, additions, or improvements thereto and expressly disclaims any warranty that the License area is suitable for intended use.

9. Performance Security. As guarantee of the faithful performance of the conditions of this License, the State **may** require performance security by Licensee prior to commencement of activity; such security may be in the form of cash, savings account assignment, bank letter of credit, or performance bond, in such amount as determined by State.
10. Notice to Licensee: This License does not interfere with State's management activities and possible sale or exchange of the land.

CONDITIONS:

1. Compliance with Laws. Licensee shall comply with all applicable laws, including all Department of Natural Resources regulations, county and municipal laws, ordinances, or regulations in effect.
2. Required Permits/Licenses. Licensee shall obtain and be in possession of all permits and licenses required for the permitted use, and shall provide proof of such permits/licenses upon request by State's representative.
3. Responsibility. Licensee assumes responsibility for all activities conducted, including but not limited to supervision and control to prevent injury or damage; maintenance of the premises during the use; clean-up of litter and debris; and provision of surveillance and security to preserve order.
4. Insurance Requirements:
 - a. Evidence of Insurance. Licensee must furnish evidence of insurance in the form of a Certificate of Insurance satisfactory to the State, executed by a duly authorized representative of each insurer showing compliance with the insurance requirements set forth below. The Certificate of Insurance must reference the Department of Natural Resources and the Land Use License number. Before implementing this License, Licensee must provide proof of coverage.
 - b. Cancellation. The Certificate(s) of Insurance must provide 45 days written notice to State before the cancellation, non-renewal, or material change of any insurance coverage included therein. Notices must be sent to State's Ellensburg office via certified mail.
 - c. Additional Requirements.
 - (1) All policies must name State of Washington Department of Natural Resources, as an additional insured.

(2) All insurance provided in compliance with this License shall be primary as to any other insurance or self-insurance programs afforded to or maintained by State.

(3) All insurance policies must provide liability coverage on an **occurrence** basis unless otherwise specified in this License.

(4) Policies must be issued by an insurer admitted and licensed by the Insurance Commissioner to do business in the State of Washington. Excess or "surplus lines" carriers must be approved in advance by the Risk Manager (or other authorized representative) of DNR. All insurers must have a Best's rating of B-plus or better.

d. Minimum Coverage Requirements. The Minimum Coverage Requirements set forth the *minimum* limits of insurance the Licensee must purchase to secure a license with State. These limits may not be sufficient to cover all liability losses and related claim settlement expenses. Purchase of these minimum limits of coverage does not relieve the Licensee from liability for losses and settlement expenses greater than these amounts.

During the term of the License, Licensee must purchase and maintain, and shall require all independent contractors to maintain while performing work on License area under this License, the minimum insurance coverages and limits specified below, which may be increased by State at its sole discretion:

(1) Commercial General Liability (CGL) Insurance. Licensee must purchase and maintain CGL on an Insurance Services Office (ISO) form CG 00 01 or equivalent form, covering liability arising from premises, operations, independent contractors, personal injury, and liability assumed under an insured contract. Such insurance must be provided on an occurrence basis. Insurance must include liability coverage with limits not less than those specified below:

Description

General Aggregate Limit	\$2,000,000
Each Occurrence Limit	\$1,000,000

(2) Business Auto Policy (BAP) Insurance (Required for all licenses). The Licensee must purchase and maintain a BAP on an Insurance Services Office (ISO) form CA 00 01 or equivalent form. The Description of Covered Autos must include one or more of the following:

"Any Auto" (Symbol 1), "Hired Autos Only" (Symbol 8), "Non-Owned Autos," (Symbol 9).

Such insurance must be provided on an occurrence basis. The BAP insurance must include liability coverage with limits not less than those specified below. The Licensee is responsible for any deductible.

Description	Each Accident
Bodily Injury and License Area Damage	\$1,000,000

(3) Worker's Compensation and Employer's Liability Insurance. The Licensee must purchase and maintain insurance covering obligations imposed by Federal and State statutes having jurisdiction of its employees in the performance of work, including Employer's Liability Insurance. Evidence of "Qualified Self-Insurance Status" will suffice to meet the requirements of this section.

Description	By Accident	Each Employee By Disease	Policy Limit By Disease
Bodily Injury	\$1,000,000	\$1,000,000	\$1,000,000

e. Self-Insurance. In lieu of the coverages required under this section entitled "Insurance Requirements," the State at its sole discretion, may accept evidence of self-insurance by the Licensee, provided the Licensee provides the following:

(1) Licensee shall provide a statement by a CPA or actuary, satisfactory to the State that demonstrates Licensee's financial condition is satisfactory to self-insure any of the required insurance coverages.

(2) State may require Licensee to provide the above from time to time to ensure Licensee's continuing ability to self-insure. If at any time the Licensee does not satisfy the self-insurance requirement, Licensee shall immediately purchase insurance as set forth under this section entitled "Insurance Requirements."

Aside from any "self-insurance" guaranteed by the Licensee, it is the responsibility of the Licensee to ensure that its contractors, concessionaires, agents, employees, guests, invitees, or affiliates in, on, under, or above the License area, any adjoining License Area, or any other License Area subject to use by Licensee in conjunction with its use of the License area, meet minimum insurance requirements described above.

5. Indemnification. Licensee shall indemnify, defend (with counsel acceptable to State) and hold harmless State, its employees, officers and agents from any and all liability, damages (including, but not limited to, personal injury and damages to land and other natural

resources), expenses, causes of action, suits, claims, costs, fees (including, but not limited to, attorneys' fees), penalties, or judgments, of any nature whatsoever, arising out of the use or occupation of the License Area by Licensee, its contractors, concessionaires, agents, employees, guests, invitees, customers or affiliates, except as may arise solely out of the willful act of State or State's elected officials, employees, or agents. To the extent that RCW 4.24.115 applies, Licensee shall not be required to indemnify, defend, and hold State harmless from State's sole or concurrent negligence. This section shall not in any way limit Licensee's liability under section entitled ***Environmental Liability/Risk Allocation***.

6. Protection of Natural Resources and Improvements. Licensee shall take all reasonable precautions to prevent or minimize damage to natural resources (e.g., vegetation, wildlife, soil, water) and improvements (crops, buildings, roads, etc.) within the License area. Licensee shall cut no State timber, remove no State-owned valuable material (as defined in RCW 79.02.010 plus coal, minerals, oil or gas), disturb or remove any cultural, historical or paleontological (fossils) resources, without written prior consent of the State. Upon revocation or expiration of this License, Licensee shall reclaim any disturbed areas to the specifications of the State within a reasonable amount of time as agreed to by State's authorized representative. Damage to timber, crops and improvements not identified and paid for under the terms and conditions of this License shall be appraised by the State. The Licensee shall be liable for said damages at the appraised rate.
7. Cleanup. All garbage shall be packed out, or disposed of as required by the State's authorized representative, within the license authorization period of this License.
8. Improvements/Personal License Area. No building or other structures will be erected under this License within the License area. Any unauthorized improvements shall either be removed immediately by the Licensee, removed by State at the cost of the Licensee, or become the License Area of State, at State's option. All personal Property must be removed from the premises upon revocation or expiration of this License. Any property remaining after 24 hours will become the property of the State, unless a longer time allowance is specifically authorized by the State under the "Additional Terms and Conditions" section below.
9. Advertising. Licensee shall file with the State's authorized representative copies of all advertising brochures or other handouts describing the activity/event for which this License is issued. Licensee shall ensure advertising does not imply the endorsement of the Washington State Department of Natural Resources.
10. Noxious Weeds. Licensee shall take all reasonable precautions, which may be directed by State's representative, to control the spread of noxious weeds as a result of their activity. Licensee shall be responsible for, or shall immediately reimburse State, for any weed control cost incurred as a result of Licensee's failure to comply with precautions

directed by State. All methods of chemical weed control shall be approved in writing by State prior to beginning such activities.

11. Discrimination. Licensee shall not conduct or suffer any business upon the License area which unlawfully discriminates against any person on the basis of race, color, creed, religion, sex, age, or physical or mental handicap.

12. Environmental Liability/Risk Allocation

a. Definition. "Hazardous Substance" means any substance which now or in the future becomes regulated or defined under any federal, state, or local statute, ordinance, rule, regulation, or other law relating to human health, environmental protection, contamination or cleanup, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. '9601 *et seq.*, and Washington's Model Toxics Control Act ("MTCA"), RCW 70.105D.010 *et seq.*

b. Use of Hazardous Substances. Licensee covenants and agrees that Hazardous Substances will not be used, stored, generated, processed, transported, handled, released, or disposed of in, on, under or above the License area, except in accordance with all applicable laws. Licensee agrees to use hazardous substances only to the extent necessary to the permitted use under this License.

c. Deleterious Material. Licensee shall not make, or suffer to be made, any filling in of the License area or any deposit or rock earth, ballast, refuse, garbage, waste matter, chemical, biological or other wastes, hydrocarbons, any other pollutants, or other matter within or upon the premises, except as approved in writing by the State. If the Licensee fails to remove all non-approved fill material, refuse, garbage, wastes or any other of the above materials from the License area, the Licensee agrees that the State may, but is not obligated to, remove such materials and charge the Licensee for the cost of removal and disposal.

d. Notification and Reporting. Licensee shall immediately notify State if Licensee becomes aware of any of the following:

(1) a release or threatened release of Hazardous Substances in, on, under or above the License area, any adjoining property, or any other property subject to use by Licensee in conjunction with its use of the License area;

(2) any problem or liability related to or derived from the presence of any Hazardous Substance in, on, under or above the License area, any adjoining property, or any other property subject to use by Licensee in conjunction with its use of the License area;

(3) any actual or alleged violation of any federal, state or local statute, ordinance, rule, regulation, or other law pertaining to Hazardous Substances with respect to the License area, any adjoining property, or any other property subject to use by Licensee in conjunction with its use of the License area;

e. Indemnification and Burden of Proof. Licensee shall fully indemnify, defend (with counsel acceptable to State), and hold State harmless from and against any and all claims, demands, damages, natural resource damages, response costs, remedial costs, cleanup costs, losses, liens, liabilities, penalties, fines, lawsuits, other proceedings, costs, and expenses (including attorneys' fees and disbursements), that arise out of or are in any way related to:

(1) the use, storage, generation, processing, transportation, handling, release or disposal of any Hazardous Substance by Licensee, its contractors, concessionaires, agents, employees, guests, invitees, or affiliates in, on, under, or above the License area, any adjoining property, or any other property subject to use by Licensee in conjunction with its use of the License area, during the license authorization period of the License or during any time when Licensee occupies or occupied the License area or any such other property;

(2) the release or threatened release of any Hazardous Substance in, on, under, or above the License area, any adjoining property, or any other property subject to use by Licensee in conjunction with its use of the License area, which release or threatened release occurs or occurred during the license authorization period of the License or during any time when Licensee occupies or occupied the License area and as a result of:

a. Any act or omission of Licensee, its contractors, concessionaires, agents, employees, guests, invitees, or affiliates; or,

b. Any act or omission of a third party unless Licensee exercised the utmost care with respect to the foreseeable acts or omissions of the third party and the foreseeable consequences of those acts or omissions.

13. Erosion and Damage to Soil. During operations under this License, including the construction of roads, the Licensee shall take such precautions as necessary to minimize insofar as possible soil erosion and damage to the soil. Equipment will not be operated when ground conditions are such that excessive damage will result.

14. Test Pits and Test Holes. The Licensee shall backfill or otherwise replace all soil removed from pits, ditches, or other excavations created by the Licensee and shall cap all drill holes created by the Licensee. Provided further, the Licensee shall make available to

the State representative all samples, cores, and a copy of reports and description upon completion of said exploratory drillings and excavations.

15. Preservation of Surveys. All legal land subdivisions survey corners and witness objects are to be preserved. If such are destroyed or disturbed, the Licensee shall re-establish them by a registered professional engineer or licensed land surveyor in accordance with U.S. General Land Office standards at its own expense. Corners and/or witness objects that must necessarily be disturbed or destroyed in process of construction must be adequately referenced and/or replaced in accordance with all applicable laws of the State of Washington in force at the time of construction, reconstruction, or development of the right of way including but not limited to RCW 58.24, and all Department of Natural Resources rules and regulations pertaining to preservation of such corners and/or witness objects. Such references must be approved by the State prior to removal of said corners and/or witness objects.
16. Obstruction. Licensee shall not obstruct said roads or take any action to restrict the flow of traffic on said roads without the State's written permission.
17. Plan of Operation. Thirty (30) days prior to commencement of the activity licensed herein, the Licensee shall submit to the State representative, for written approval, a complete and detailed plan of operation for the intended activity. The Licensee shall provide for the examination of the License area, with the State representative, before any construction, reconstruction, or development is commenced.
18. Compliance with the Habitat Conservation Plan (HCP). The License Area is located within an area that is subject to State's Habitat Conservation Plan adopted in connection with Incidental Take Permit No. PRT-812521 (ITP) as supplemented by Permit No. 1168 (Collectively "ITP"). As long as the Habitat Conservation Plan remains in effect, Licensee and all persons acting under Licensee shall comply with the terms and conditions set forth in Exhibit B while operating on License Area. State shall have the right to modify these terms and conditions from time to time to comply with the Habitat Conservation Plan, the ITP, the Endangered Species Act, the implementing regulations, and amendments thereto, or the requirements of the federal agencies administering these laws.

Additional terms and conditions:

19. Site Rehabilitation. Prior to expiration or termination of this License, at the State's request and sole option, the Licensee, at its sole cost, shall rehabilitate the lease premises as follows:
 - a. The Licensee shall remove all towers, tower foundations, and any other aboveground or underground fixtures placed on the premises during the term of

the License.

- b. The Licensee shall plant a grass seed mixture acceptable to the State on the portion of the premises which has been disturbed under the term of this permit.
20. Reports. The Licensee shall submit to the State copies of all wind, wildlife study and archaeological survey information relating to the License Area on an on-going basis and the State shall have the unrestricted rights to use this information in the event the Licensee abandons the License Area. All of the following data, collected or prepared are to be submitted.
- a. Map(s) showing the locations and orientation of anemometer tower(s), including UTM coordinates;
 - b. All wind survey data collected, data shall be formatted to include monthly speed, direction, and other useful reports generated by off-the-shelf commercial software provided by the manufacturer of the wind monitoring equipment;
 - c. Map showing the location and orientation of any exploratory drill holes;
 - d. Results of engineering studies relating to site stability;
 - e. Map(s) showing any wildlife studies conducted, including UTM coordinates; and
 - f. Interpretations, reports, conclusions, derived from this data.
 - g. Archaeological survey reports

EXHIBIT B
HCP REQUIREMENTS

1. The Licensee shall immediately notify the State of new locations of permit species covered in the Incidental Take Permit (ITP) that are discovered within the License Area covered by the Habitat Conservation Plan (HCP), including, but not limited to: locations of occupied murrelet habitat; spotted owl nest sites; wolves; grizzly bears; nests, communal roosts, or feeding concentrations of bald eagles; peregrine falcon nests; Columbian white-tailed deer; Aleutian Canada geese; and Oregon silverspot butterflies. In all circumstances notification must occur within a 24 hour time period.

2. Upon locating any live, dead, injured, or sick specimens of any listed species covered by the ITP within the License Area the Licensee shall immediately notify the State. In all circumstances notification must occur within a 24 hour time period. Licensee may be required to take certain actions to help the State safeguard the well-being of any live, injured or sick specimens of any listed species discovered, until the proper disposition of such specimens can be determined by the State.

3. Any Forest Practices Permit application submitted for activities on the License Area must comply with the ITP and HCP and identify that the License Area is within an area covered by a Habitat Conservation Plan and part of the Incidental Take Permit No. PRT-812521 as supplemented by Permit No. 1168.

8789
CASHMERE VALLEY BANK
P.O. BOX 249
LEAVENWORTH, WA. 98826
98-460/1251

Derald E. Martin
Margaret A. Martin
P.O. Box 862
Ellensburg, Wa. 98926

PAY TO THE
ORDER OF

Dept of Natural Resources

\$ 2000.00

Two thousand dollars and no/100ths

10/5/11

DOLLARS

[Signature]

MEMO

MP

READY TO REORDER? CALL 1-800-433-8810 OR VISIT US AT www.intuitmarket.com/orderchecks

599470 (8/10)

VENDOR COPY

STATE OF WASHINGTON
Department of Natural Resources

011392

FIELD RECEIPT

DATE 10-5-11

RECEIVED OF Derald E. Martin

Address P.O. Box 862 City Ellensburg State WA Zip 98926

Check \$ 2000.00 Money Order \$ Cash \$

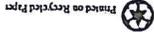
Two thousand + no/100ths

For Lease # 100-SE1202

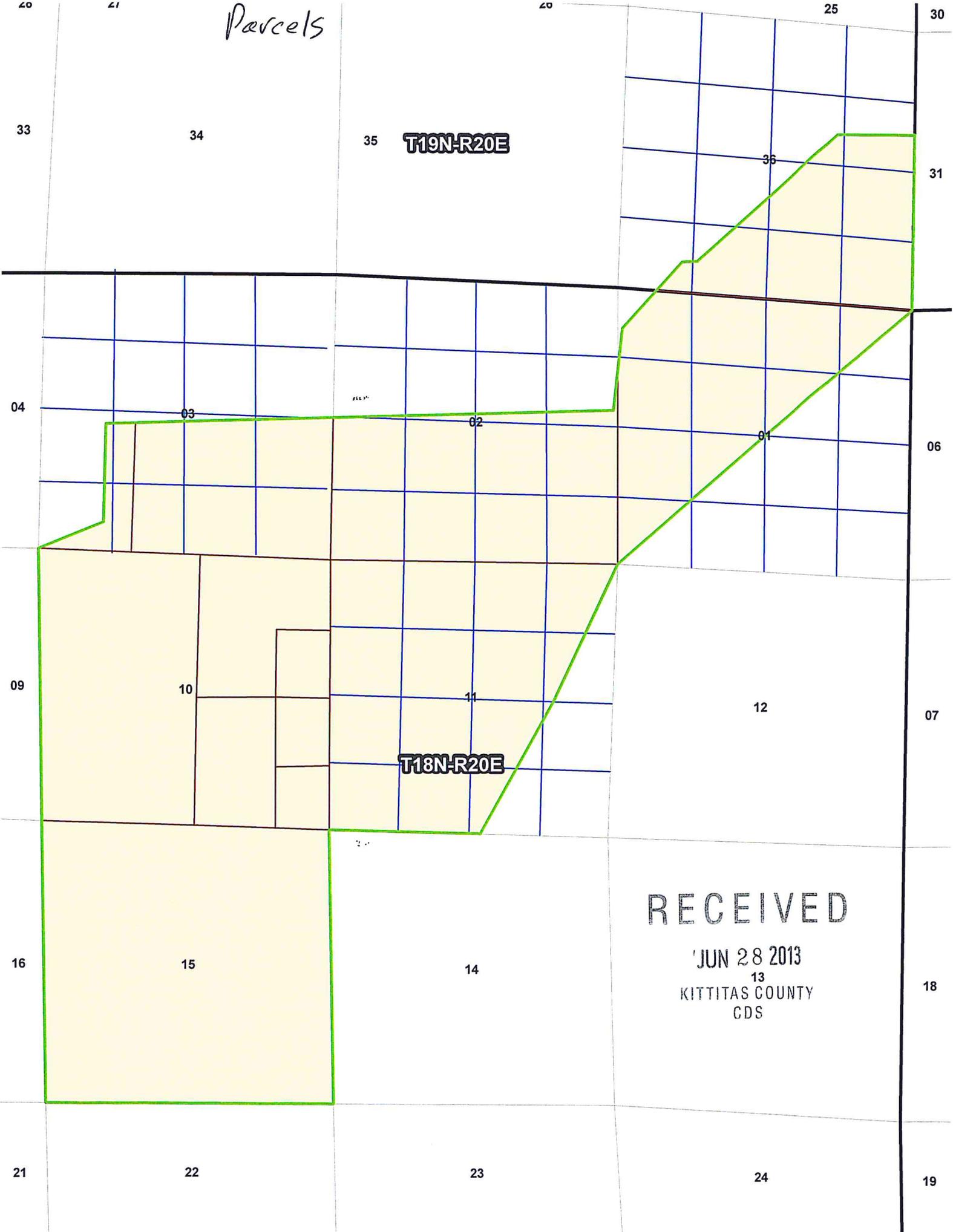
DOLLARS

By Alynn Woods ck#

DD-06 (Rev 11/96)



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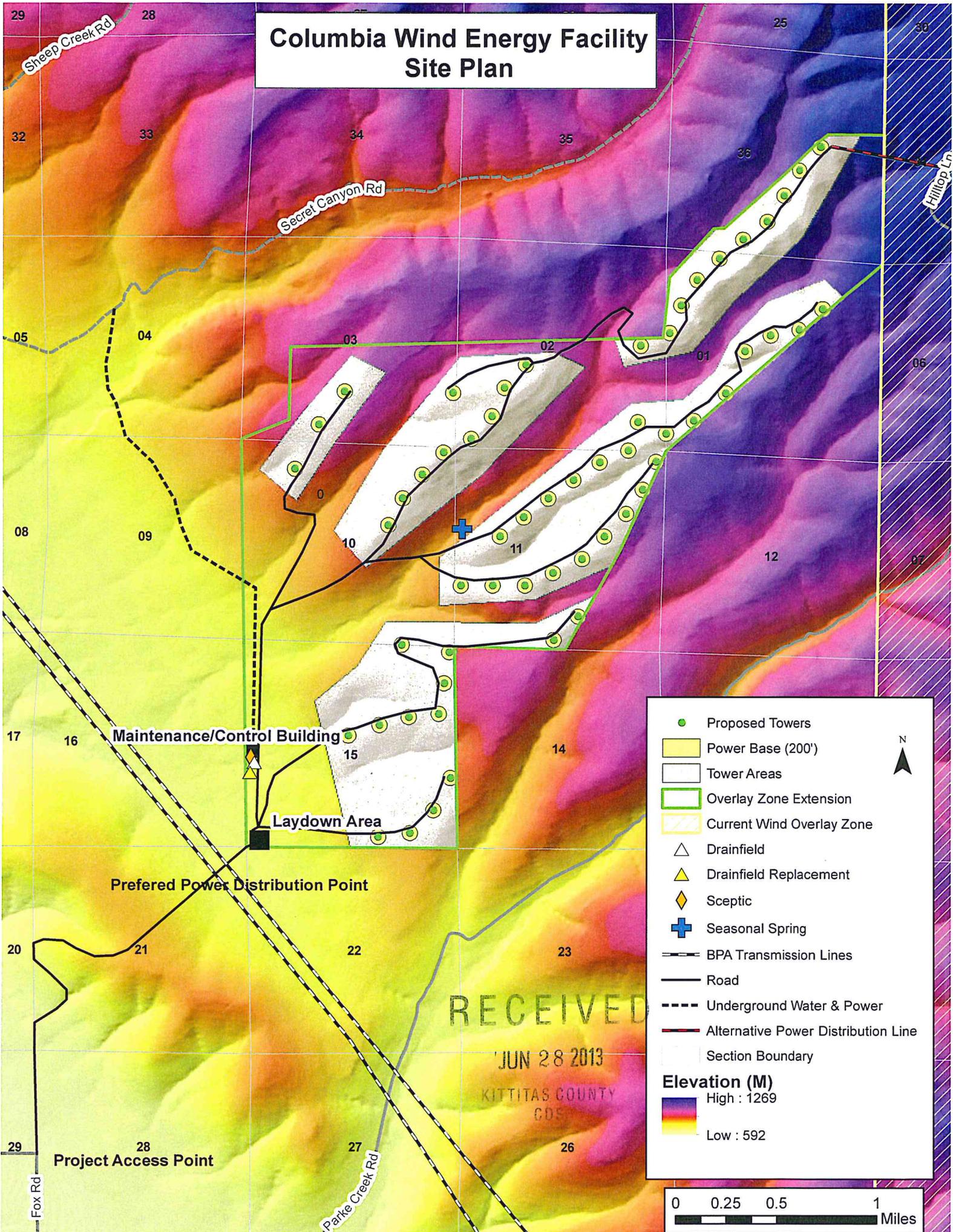
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JUN 28 2013

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KITTITAS COUNTY
CDS

Columbia Wind Energy Facility Site Plan

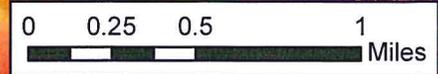


- Proposed Towers
- Power Base (200')
- Tower Areas
- Overlay Zone Extension
- Current Wind Overlay Zone
- Drainfield
- Drainfield Replacement
- Sceptic
- + Seasonal Spring
- BPA Transmission Lines
- Road
- Underground Water & Power
- Alternative Power Distribution Line
- Section Boundary

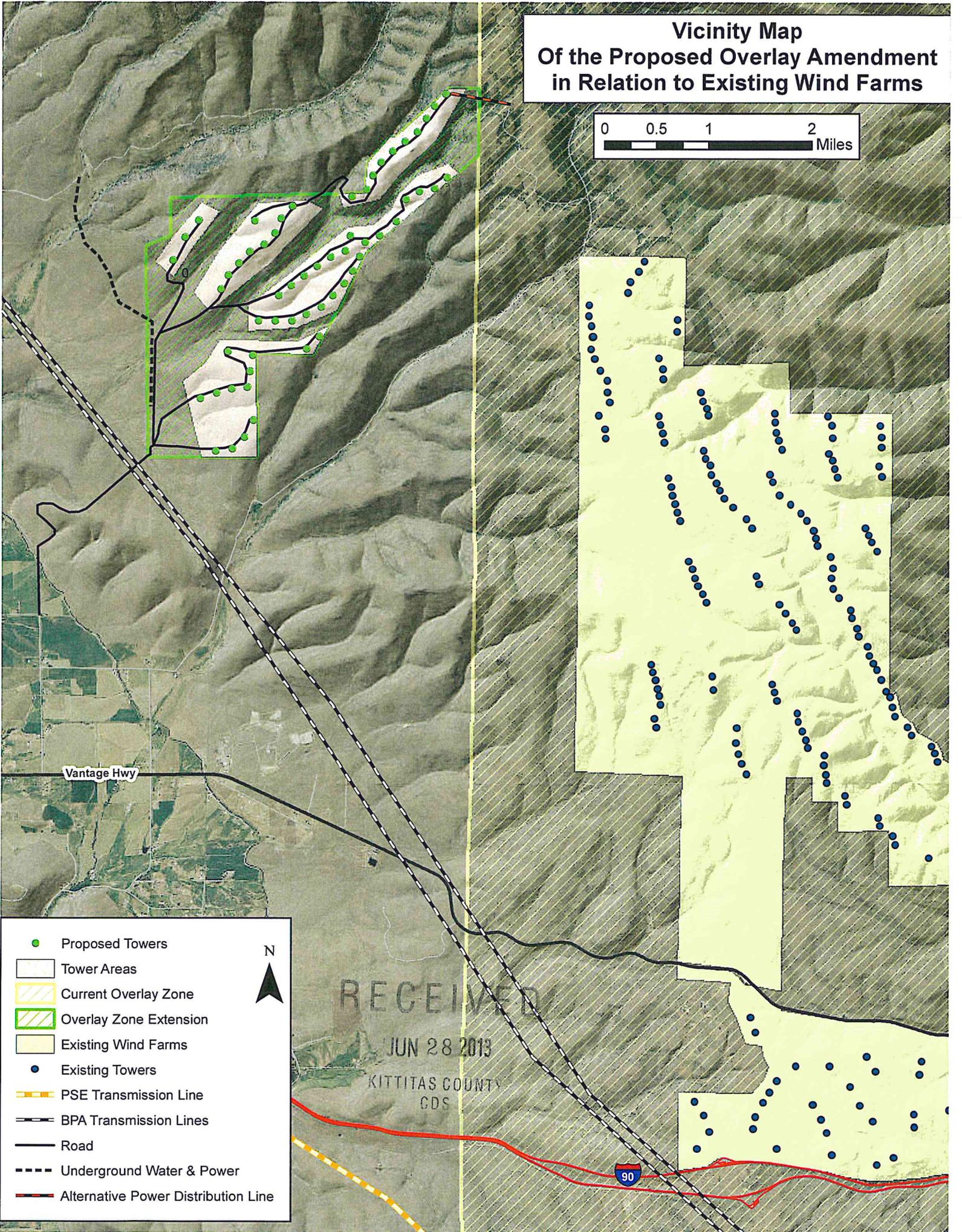
Elevation (M)

High : 1269

Low : 592

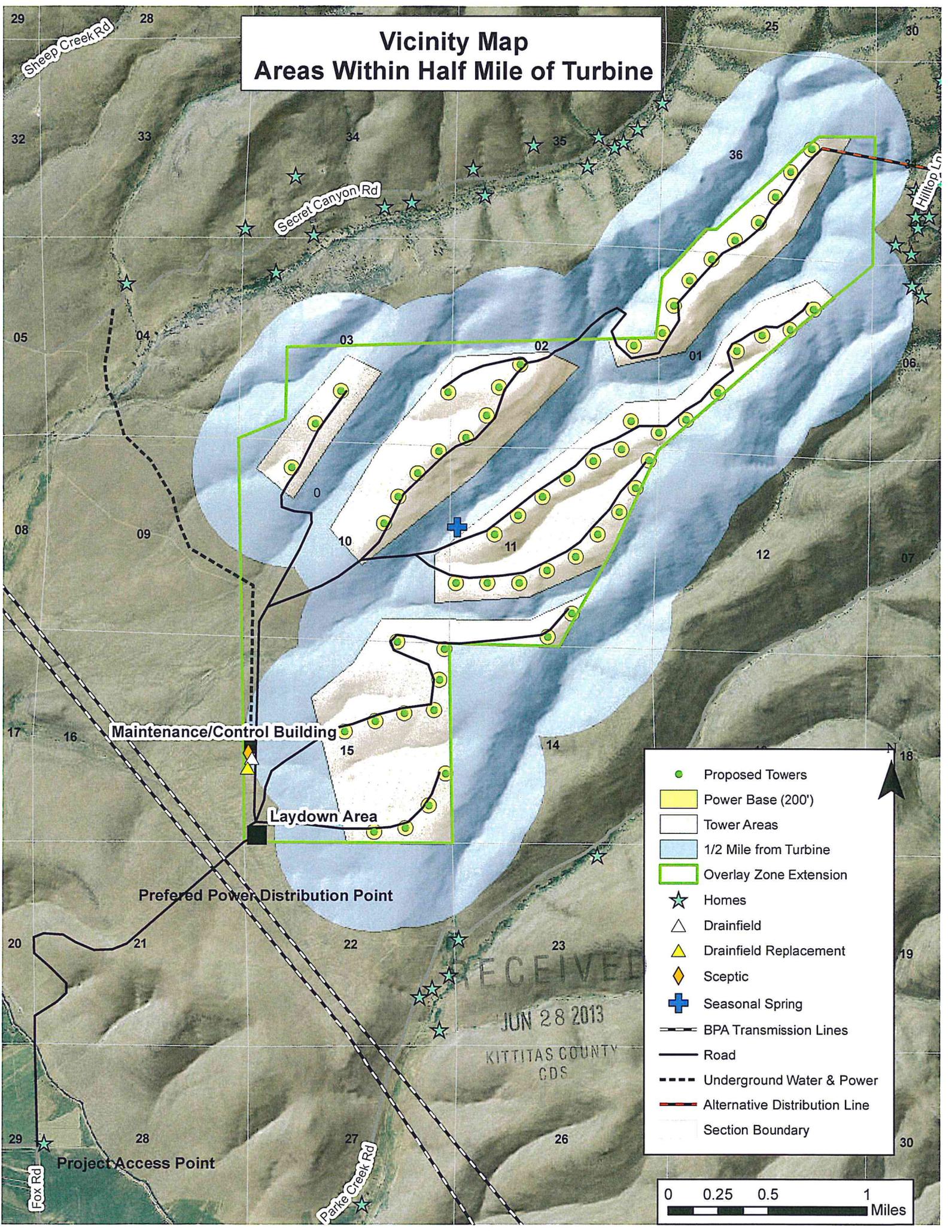


Vicinity Map Of the Proposed Overlay Amendment in Relation to Existing Wind Farms



- Proposed Towers
 - Tower Areas
 - Current Overlay Zone
 - Overlay Zone Extension
 - Existing Wind Farms
 - Existing Towers
 - PSE Transmission Line
 - BPA Transmission Lines
 - Road
 - Underground Water & Power
 - Alternative Power Distribution Line
- N
▲

Vicinity Map Areas Within Half Mile of Turbine



- Proposed Towers
- Power Base (200')
- Tower Areas
- 1/2 Mile from Turbine
- Overlay Zone Extension
- ★ Homes
- △ Drainfield
- ▲ Drainfield Replacement
- ◆ Sceptic
- ⊕ Seasonal Spring
- BPA Transmission Lines
- Road
- - - Underground Water & Power
- Alternative Distribution Line
- Section Boundary

