

ENERGY FACILITY SITING COUNCIL
OF THE
STATE OF OREGON

**Site Certificate
for the
Stateline Wind Project**

September 14, 2001

Oregon Energy Facility Siting Council
Site Certificate for the Stateline Wind Project

I. INTRODUCTION

The Energy Facility Siting Council (“Council”) issues this site certificate for the Stateline Wind Project in the manner authorized under ORS Chapter 469. This site certificate is a binding agreement between the State of Oregon (“State”), acting through the Council, and FPL Energy Vansycle LLC (“FPL” or “certificate holder”) authorizing the FPL to construct and operate the Stateline Wind Project in Umatilla County, Oregon.

The findings of fact, reasoning and conclusions of law underlying the terms and conditions of this site certificate are set forth in the Council's Final Order in the Matter of the Application for a Site Certificate for the Stateline Wind Project (“final order”), which by this reference is incorporated herein. The Council issued the final order on September 14, 2001.

In interpreting this site certificate, any ambiguity will be clarified by reference to the following, in order of priority: this site certificate, the final order issued on September 14, 2001, and the record of the proceedings which led to the final order.

The definitions in ORS 469.300 and OAR 345-001-0010 apply to terms used in this site certificate, except where otherwise stated or where the context clearly indicates otherwise.

II. SITE CERTIFICATION

1. To the extent authorized by state law and subject to the conditions set forth herein, the State authorizes FPL to construct, operate and retire a wind energy facility, together with certain related or supporting facilities, at the site in Umatilla County, Oregon, as described in Section III of this site certificate. ORS 469.401(1).
2. This site certificate is effective until it is terminated under OAR 345-027-0110 or the rules in effect on the date that termination is sought or until the site certificate is revoked under ORS 469.440 and OAR 345-029-0100 or the statutes and rules in effect on the date that revocation is ordered. ORS 469.401(1).
3. This site certificate does not address, and is not binding with respect to, matters that were not addressed in the Council's final order. These matters include, but are not limited to: building code compliance, wage, hour and other labor regulations, local government fees and charges and other design or operational issues that do not relate to siting the facility (ORS 469.401(4)) and permits issued under statutes and rules for which the decision on compliance has been delegated by the federal government to a state agency other than the Council. 469.503(3).
4. Both the State and the certificate holder shall abide by local ordinances, state law and the rules of the Council in effect on the date this site certificate is executed. ORS 469.401(2). In addition, upon a clear showing of a significant threat to public health, safety or the environment that requires application of later-adopted laws or rules, the Council may require compliance with such later-adopted laws or rules. ORS 469.401(2).
5. For a permit, license or other approval addressed in and governed by this site certificate, the certificate holder shall comply with applicable state and federal laws adopted in the future to

1 the extent that such compliance is required under the respective state agency statutes and
2 rules. ORS 469.401(2).

3 6. Subject to the conditions herein, this site certificate binds the State and all counties, cities and
4 political subdivisions in Oregon as to the approval of the site and the construction, operation
5 and retirement of the facility as to matters that are addressed in and governed by this site
6 certificate. ORS 469.401(3).

7 7. Each affected state agency, county, city and political subdivision in Oregon with authority to
8 issue a permit, license or other approval addressed in or governed by this site certificate shall,
9 upon submission of the proper application and payment of the proper fees, but without
10 hearings or other proceedings, issue such permit, license or other approval subject only to
11 conditions set forth in this site certificate. ORS 469.401(3).

12 8. After issuance of this site certificate, each state agency or local government agency that
13 issues a permit, license or other approval for the facility shall continue to exercise
14 enforcement authority over such permit, license or other approval. ORS 469.401(3).

15 9. After issuance of this site certificate, the Council shall have continuing authority over the site
16 and may inspect, or direct the Oregon Office of Energy (“Office”) to inspect, or request
17 another state agency or local government to inspect, the site at any time in order to assure
18 that the facility is being operated consistently with the terms and conditions of this site
19 certificate. ORS 469.430.

20 **III. DESCRIPTIONS**

21 **1. The Facility**

22 (a) Major Structures

23 The Stateline Wind Project (“facility”) consists of 127 Vestas V47-660-kilowatt (KW)
24 wind turbines with a total a nominal electric generating capacity of 83.8 MW (127 turbines, each
25 with a capacity of 0.66 MW). Each wind turbine is connected to the next by a 34.5-kilovolt (kV)
26 collector system. The wind turbines are grouped in “strings” of 5 to 37 turbines, each turbine
27 spaced approximately 250 feet from the next, generally slightly downwind of the crest of ridges.
28 Underground 34.5-kV cables connected to a substation in Washington collect the electrical
29 output of each Oregon turbine string. Major facility structures are further as described in the
30 final order.

31 (b) Related or Supporting Facilities

32 The facility includes the following related or supporting facilities:

- 33 ■ Access roads to reach each turbine for construction and maintenance
- 34 ■ Underground collector cables linking each turbine to the others in its string and
35 ultimately to the substation in Washington
- 36 ■ Meteorological towers
- 37 ■ A satellite operations and maintenance building

1 Access Roads

2 County roads that extend south from Highway 12 in Washington (e.g., Hatch Grade Road
3 and Butler Grade Road) and north from Oregon Highway 11 (e.g., Vansycle Canyon Road and
4 Butler Grade Road) are the primary routes of access to the facility site. From the county roads, a
5 web of private farm roads provides access to most of the ridges upon which the facility is
6 located. Additional access roads are located along the length of each turbine string and
7 connecting each turbine string to the next. Access roads are further as described in the final
8 order.

9 Collector System

10 The proposed wind turbines generate power at 690 volts. A transformer adjacent to each
11 tower transform the power to 34.5 kV. From there, power is transmitted via underground 34.5-
12 kV electric cables buried directly in the soil approximately 3 to 4 feet below the ground surface.
13 In some cases, trenches run from the end of one turbine string to the end of an adjacent turbine
14 string to link the turbines via the underground network. There are no aboveground 34.5-kV
15 transmission lines in Oregon. The underground collector system links the facility's turbines to a
16 substation located in Washington. Overhead transmission lines, located entirely within
17 Washington, connect the substation to a BPA 115-kV transmission line north of the Walla Walla
18 River and to a PacifiCorp substation just north of Highway 12. The collector system is further as
19 described in the final order.

20 Meteorological Towers

21 The facility includes meteorological (met) towers to measure wind conditions. Four
22 permanent met towers are located in Oregon. These towers are guyed masts set in concrete
23 foundations approximately 40 inches in diameter and 8 feet deep. The met towers are 165 feet
24 tall. The met towers are further as described in the final order.

25 Satellite O&M Building

26 The facility includes an operation and maintenance (O&M) facility, which is a satellite to
27 the primary O&M facility located in Washington. The satellite O&M facility is located along
28 Butler Grade Road south of Gardena and just south of the state line in Oregon. It is further as
29 described in the final order.

30 **2. Location of the Proposed Facility**

31 The facility is located in Umatilla County, north and east of Helix, Oregon. The towns
32 closest to the facility are Helix, Oregon, and Touchet, Washington. The wind turbines would be
33 located on ridges east of the Columbia River and south of the Walla Walla River. The location of
34 the facility is further as described in the final order.

35 **IV. CONDITIONS REQUIRED BY COUNCIL RULES**

36 This section lists conditions specifically required by OAR 345-027-0020 (Mandatory
37 Conditions in Site Certificates), OAR 345-027-0023 (Site Specific Conditions), OAR
38 345-027-0028 (Monitoring Conditions) and in OAR Chapter 345, Division 26 (Construction and
39 Operation Rules for Facilities). These conditions should be read together with the additional

1 specific facility conditions recommended in section V to ensure compliance with the siting
2 standards of OAR Chapter 345, Divisions 22 and 24 and to protect the public health and safety.

3 The Council recognizes that many specific tasks related to the design, construction,
4 operation and retirement of the facility will be undertaken by FPL's agents or contractors.
5 However, the certificate holder is responsible for ensuring compliance with all provisions of the
6 site certificate.

7 Citation to the sources of, or basis for, the conditions are shown in parentheses.¹
8 Conditions are numbered continuously throughout sections IV and V of this site certificate.

9 1. General Conditions

10 (1) The Council shall not change the conditions of the site certificate except as provided for in
11 OAR Chapter 345, Division 27. (OAR 345-027-0020(1))

12 (2) The certificate holder shall design, construct, operate and retire the facility:

13 (a) Substantially as described in the site certificate;

14 (b) In compliance with the requirements of ORS Chapter 469, applicable Council rules,
15 and applicable state and local laws, rules and ordinances in effect at the time the site
16 certificate is issued; and

17 (c) In compliance with all applicable permit requirements of other state agencies.

18 (OAR 345-027-0020(3))

19 (3) The certificate holder shall begin and complete construction of the facility by the dates
20 specified in the site certificate. (345-027-0020(4))

21 See condition (24).

22 (4) The certificate holder shall prevent the development of any conditions on the site that would
23 preclude restoration of the site to a useful, non-hazardous condition to the extent that
24 prevention of such site conditions is within the control of the certificate holder. (345-027-
25 0020(7))

26 (5) The Council shall include as conditions in the site certificate all representations in the site
27 certificate application and supporting record the Council deems to be binding commitments
28 made by the applicant. (OAR 345-027-0020(10))

29 The conditions that the Council deems to be binding commitments made by FPL are
30 included in section V of this site certificate.

31 (6) For the related or supporting transmission lines:

32 (a) The certificate holder shall design, construct and operate the transmission line in
33 accordance with the requirements of the National Electrical Safety Code (American
34 National Standards Institute, Section C2, 1997 Edition); and

35 (b) The certificate holder shall develop and implement a program that provides
36 reasonable assurance that all fences, gates, cattle guards, trailers, or other objects or

¹ References to the site certificate application are to the application as modified by the supplement and later revisions, abbreviated as "App."

1 structures of a permanent nature that could become inadvertently charged with electricity
2 are grounded or bonded throughout the life of the line. (OAR 345-027-0023(5))

3 (7) The following general monitoring conditions apply:

4 (a) The certificate holder shall consult with affected state agencies, local governments
5 and tribes and shall develop specific monitoring programs for impacts to resources
6 protected by the standards of divisions 22 and 24 of this chapter and resources addressed by
7 applicable statutes, administrative rules and local ordinances. The certificate holder must
8 submit the monitoring programs to the Office of Energy and receive Office approval before
9 beginning construction or, as appropriate, operation of the facility.

10 (b) The certificate holder shall implement the approved monitoring programs described
11 in section (a) and monitoring programs required by permitting agencies and local
12 governments.

13 (c) For each monitoring program described in sections (a) and (b), the certificate holder
14 shall have quality assurance measures approved by the Office before beginning
15 construction or, as appropriate, before beginning commercial operation.

16 (d) If the certificate holder becomes aware of a significant environmental change or
17 impact attributable to the facility, the certificate holder shall, as soon as possible, submit a
18 written report to the Office describing the impact on the facility and any affected site
19 certificate conditions.

20 (OAR 345-027-0028)

21 (8) The certificate holder shall report according to the following requirements:

22 (a) General reporting obligation for non-nuclear facilities under construction or
23 operating:

24 (i) Within six months after beginning construction, and every six months thereafter
25 during construction of the energy facility and related or supporting facilities, the certificate
26 holder shall submit a semiannual construction progress report to the Council. In each
27 construction progress report, the certificate holder shall describe any significant changes to
28 major milestones for construction. The certificate holder shall include such information
29 related to construction as specified in the site certificate. When the reporting date coincides,
30 the certificate holder may include the construction progress report within the annual report
31 described in this rule;

32 (ii) The certificate holder shall, within 120 days after the end of each calendar year
33 after beginning construction, submit an annual report to the Council addressing the subjects
34 listed in this rule. The Council secretary and the certificate holder may, by mutual
35 agreement, change the reporting date.

36 (iii) To the extent that information required by this rule is contained in reports the
37 certificate holder submits to other state, federal or local agencies, the certificate holder may
38 submit excerpts from such other reports to satisfy this rule. The Council reserves the right
39 to request full copies of such excerpted reports.

40 (b) In the annual report, the certificate holder shall include the following:

41 (i) Facility Status: An overview of site conditions, the status of facilities under
42 construction, and a summary of the operating experience of facilities that are in operation.
43 In this section of the annual report, the certificate holder shall describe any unusual events,
44 such as earthquakes, extraordinary windstorms, major accidents or the like that occurred
45 during the year and that had a significant adverse impact on the facility;

1 (ii) Reliability and Efficiency of Power Production: For electric power plants,

2 (A) The plant availability and capacity factors for the reporting year. If equipment
3 failures or plant breakdowns had a significant impact on those factors, the certificate holder
4 shall describe them and its plans to minimize or eliminate their recurrence;

5 (B) The efficiency with which the power plant converts fuel into electric energy.
6 If the fuel chargeable to power heat rate was evaluated when the facility was sited, the
7 certificate holder shall calculate efficiency using the same formula and assumptions, but
8 using actual data; and

9 (C) The facility's annual hours of operation by fuel type and, every five years
10 after beginning operation, a summary of the annual hours of operation by fuel type as
11 described in OAR 345-024-0590(5);

12 (iii) Status of Surety Information: Documentation demonstrating that the bond or
13 other security described in OAR 345-027-0020(8) or the financial mechanism or instrument
14 described in OAR 345-027-0020(9) is in full force and effect and will remain in full force
15 and effect for the term of the next reporting period;

16 (iv) Industry Trends: A discussion of any significant industry trends that may affect
17 the operations of the facility;

18 (v) Monitoring Report: A list and description of all significant monitoring and
19 mitigation activities performed during the previous year in accordance with site certificate
20 terms and conditions, a summary of the results of those activities, and a discussion of any
21 significant changes to any monitoring or mitigation program, including the reason for any
22 such changes;

23 (vi) Compliance Report: A description of all instances of noncompliance with a site
24 certificate condition. For ease of review, the certificate holder shall, in this section of the
25 report, use numbered subparagraphs corresponding to the applicable sections of the site
26 certificate;

27 (vii) Facility Modification Report: A summary of changes to the facility that the
28 certificate holder has determined do not require a site certificate amendment in accordance
29 with OAR 345-027-0050.

30 (OAR 345-026-0080)

31 (9) The certificate holder shall promptly notify the Office of Energy of any changes in major
32 milestones for construction, decommissioning, operation or retirement schedules. Major
33 milestones are those identified by the certificate holder in its construction, retirement or
34 decommissioning plan. (OAR 345-026-0100)

35 (10) The certificate holder and the Office of Energy shall exchange copies of all correspondence
36 or summaries of correspondence related to compliance with statutes, rules and local
37 ordinances on which the Council determined compliance, except for material withheld from
38 public disclosure under state or federal law or under Council rules. The certificate holder
39 may submit abstracts of reports in place of full reports; however, the certificate holder shall
40 provide full copies of abstracted reports and any summarized correspondence at the request
41 of the Office of Energy. (OAR 345-026-0105)

1 **2. Conditions That Must Be Met Before Construction Begins**

2 (11) Except as necessary for the initial survey or as otherwise allowed for transmission lines or
3 pipelines under this section, the certificate holder shall not begin construction, as defined in
4 OAR 345-001-0010, or create a clearing on any part of the site until the certificate holder
5 has construction rights on all parts of the site. For the purpose of this rule, "construction
6 rights" means the legal right to engage in construction activities. For transmission lines or
7 pipelines, if the certificate holder does not have construction rights on all parts of the site,
8 the certificate holder may nevertheless begin construction, as defined in OAR
9 345-001-0010, or create a clearing on a part of the site if:

10 (a) The certificate holder has construction rights on that part of the site; and

11 (b) The certificate holder would construct and operate part of the facility on that part of
12 the site even if a change in the planned route of the transmission line or pipeline occurs
13 during the certificate holder's negotiations to acquire construction rights on another part of
14 the site.

15 (OAR 345-027-0020(5))

16 (12) Following receipt of the site certificate, the certificate holder shall implement a plan that
17 verifies compliance with all site certificate terms and conditions and applicable statutes and
18 rules. As a part of the compliance plan, to verify compliance with the requirement to begin
19 construction by the date specified in the site certificate, the certificate holder shall report
20 promptly to the Office of Energy when construction begins. Construction is defined in OAR
21 345-001-0010. In reporting the beginning of construction, the certificate holder shall
22 describe all work on the site performed before beginning construction, including work
23 performed before the Council issued the site certificate, and shall state the cost of that work.
24 For the purpose of this exhibit, "work on the site" means any work within a site or corridor,
25 other than surveying, exploration or other activities to define or characterize the site or
26 corridor. The certificate holder shall document the compliance plan and maintain it for
27 inspection by the Office of Energy or the Council. (OAR 345-026-0048)

28 (13) Except as provided in OAR 345-027-0023(6), before beginning construction, the certificate
29 holder shall submit to the Office of Energy a legal description of the site. The Office shall
30 append the legal description to the site certificate. (OAR 345-027-0020(2))

31 See Condition (84).

32 (14) If the Council requires mitigation based on an affirmative finding under any standards of
33 Division 22 or Division 24 of this chapter, the certificate holder shall consult with affected
34 state agencies and local governments designated by the Council and shall develop specific
35 mitigation plans consistent with Council findings under the relevant standards. The
36 certificate holder must submit the mitigation plans to the Office and receive Office approval
37 before beginning construction or, as appropriate, operation of the facility. (OAR 345-027-
38 0020(6))

39 (15) Before beginning construction of the facility, the certificate holder shall submit to the State
40 of Oregon, through the Council, a bond or comparable security, satisfactory to the Council,
41 in an amount specified in the site certificate. The Council shall specify an amount adequate
42 to restore the site to a useful, non-hazardous condition if the certificate holder either begins
43 but does not complete construction of the facility or permanently closes the facility before

1 establishing the financial mechanism or instrument described in section OAR 345-027-
2 0020(9). The certificate holder shall maintain the bond or comparable security in effect
3 until the certificate holder has established that financial mechanism or instrument. (OAR
4 345-027-0020(8))

5 See Condition (43).

6 **3. Conditions That Apply During Construction**

7 (16) The certificate holder shall design, engineer and construct the facility to avoid dangers to
8 human safety presented by seismic hazards affecting the site that are expected to result from
9 all maximum probable seismic events. As used in this rule "seismic hazard" includes
10 ground shaking, landslide, liquefaction, lateral spreading, tsunami inundation, fault
11 displacement and subsidence. (OAR 345-027-0020(12))

12 (17) The certificate holder shall notify the Office of Energy, the State Building Codes Division
13 and the Department of Geology and Mineral Industries promptly if site investigations or
14 trenching reveal that conditions in the foundation rocks differ significantly from those
15 described in the application for a site certificate. After the Office receives the notice, the
16 Council may require the certificate holder to consult with the Department of Geology and
17 Mineral Industries and the Building Codes Division and to propose mitigation actions.
18 (OAR 345-027-0020(13))

19 (18) The certificate holder shall notify the Office, the State Building Codes Division and the
20 Department of Geology and Mineral Industries promptly if shear zones, artesian aquifers,
21 deformations or clastic dikes are found at or in the vicinity of the site. (OAR 345-027-
22 0020(14))

23 **4. Conditions That Must Be Met Before Operation Begins**

24 (19) Before beginning operation of the facility, the certificate holder shall establish a financial
25 mechanism or instrument, satisfactory to the Council, assuring the availability of adequate
26 funds throughout the life of the facility to retire the facility and restore the site to a useful,
27 non-hazardous condition as described in OAR 345-022-0130. The certificate holder shall
28 retire the facility according to an approved final retirement plan, as described in OAR 345-
29 027-0110. (OAR 345-027-0020(9))

30 See Condition (80).

31 (20) Upon completion of construction, the certificate holder shall restore vegetation to the extent
32 practicable and shall landscape portions of the site disturbed by construction in a manner
33 compatible with the surroundings and proposed use. Upon completion of construction, the
34 certificate holder shall dispose of all temporary structures not required for facility operation
35 and all timber, brush, refuse and flammable or combustible material resulting from clearing
36 of land and construction of the facility. (OAR 345-027-0020(11))

37 (21) If the proposed energy facility is a pipeline or a transmission line or has, as a related or
38 supporting facility, a pipeline or transmission line, the Council shall specify an approved
39 corridor in the site certificate and shall allow the certificate holder to construct the pipeline
40 or transmission line anywhere within the corridor, subject to the conditions of the site
41 certificate. If the applicant has analyzed more than one corridor in its application for a site

1 certificate, the Council may, subject to the Council's standards, approve more than one
2 corridor. Before beginning operation of the facility, the certificate holder shall submit to the
3 Office a legal description of the permanent right-of-way where the applicant has built the
4 pipeline or transmission line within an approved corridor. The Office shall append the legal
5 description to the site certificate. The site of the pipeline or transmission line subject to the
6 site certificate is the area within the permanent right-of-way. (OAR 345-027-0023(6))

7 **5. Conditions That Must Be Met During Operation**

8 (22) For the related or supporting transmission lines, the certificate holder shall restore the
9 reception of radio and television at residences and commercial establishments in the
10 primary reception area to the level present prior to operations of the transmission line, at no
11 cost to residents experiencing interference resulting from the transmission line. (OAR 345-
12 027-0023(4))

13 (23) The certificate holder shall notify the Office of Energy within 72 hours of any occurrence
14 involving the facility if:

15 (a) There is an attempt by anyone to interfere with its safe operation;

16 (b) A natural event such as an earthquake, flood, tsunami or tornado, or a human-caused
17 event such as a fire or explosion affects or threatens to affect the public health and safety or
18 the environment; or

19 (c) There is any fatal injury at the facility.

20 (OAR 345-026-0170)

21 **V. SPECIFIC FACILITY CONDITIONS**

22 The conditions listed in this section include conditions based on representations in the
23 site certificate application and supporting record. The Council deems these representations to be
24 binding commitments made by the applicant. These conditions are required under OAR 345-027-
25 0020(10).

26 This section includes other specific facility conditions the Council finds necessary to
27 ensure compliance with the siting standards of OAR Chapter 345, Divisions 22 and 24, and to
28 protect the public health and safety.

29 Citation to the sources of, or basis for, the conditions are shown in parentheses.
30 Conditions are numbered continuously throughout sections IV and V of this site certificate.

31 **1. General Conditions**

32 (24) The certificate holder shall begin construction of the facility within one year after the
33 effective date of the site certificate. The certificate holder shall complete construction of the
34 facility on or before two years from the effective date of the site certificate. Under OAR
35 345-015-0085(9), a site certificate is effective upon execution by the Council Chair and the
36 applicant. Completion of construction occurs upon the date commercial operation of the
37 facility begins. The Council may grant an extension of the construction beginning or
38 completion deadlines in accordance with OAR 345-027-0030 or any successor rule in effect
39 at the time the request for extension is submitted.

40 See condition (3).

- 1 (25) Within 72 hours of discovery of conditions or circumstances that may violate the terms or
2 conditions of the site certificate, the certificate holder shall report the conditions or
3 circumstances to the Office of Energy. (OAR 345-027-0020(3))
- 4 (26) Notwithstanding OAR 345-027-0050(2), an amendment of the site certificate is required if
5 the proposed change would increase the electrical generation capacity of the facility and
6 would increase the number of wind turbines or the dimensions of existing wind turbines.
7 (OAR 345-027-0020(3))
- 8 (27) The certificate holder shall restore the site to a useful, nonhazardous condition if the
9 certificate holder either begins but does not complete construction of the facility or
10 permanently closes the facility after construction is complete. (OAR 345-027-0020(3))
- 11 (28) The certificate holder shall report promptly to the Office of Energy any change in its
12 corporate relationship with FPL Energy LLC. The certificate holder shall report promptly to
13 the Office of Energy any change in its access to the resources, expertise and personnel of
14 FPL Energy LLC. (App A-3, D-2, OAR 345-022-0010)
- 15 (29) The certificate holder shall inspect and maintain all roads, pads and trenched areas to
16 minimize erosion. (App B-11)
- 17 (30) The certificate holder shall carry out weed control and reseedling as necessary for the life of
18 the facility, in consultation with the weed control board of Umatilla County. (App B-11)
- 19 (31) The certificate holder shall not store fuel or chemicals in Oregon. (App B-12)
- 20 (32) The certificate holder shall use hazardous materials in a manner that is protective of human
21 health and the environment and shall comply with all applicable local, state, and federal
22 environmental laws and regulations. The certificate holder shall make sure that accidental
23 releases of hazardous materials will be prevented or minimized through the proper
24 containment of these substances during transportation and use on the site. The certificate
25 holder shall make sure that any oily waste, rags or dirty or hazardous solid waste will be
26 collected in sealable drums and removed for recycling or disposal by a licensed contractor.
27 The certificate holder shall have spill kits containing items such as absorbent pads on
28 equipment and in storage facilities to respond to accidental spills. If an accidental hazardous
29 materials spill or release occurs, the certificate holder shall clean up the spill or release and
30 shall treat or dispose of contaminated soil or other materials according to applicable
31 regulations. (App G-2, V-3)
- 32 (33) The certificate holder shall provide to the Office of Energy a copy of the contract with the
33 Milton-Freewater Rural Fire Department for fire protection services during construction
34 and operation of the facility before beginning construction. (App U-25)
- 35 (34) During construction and operation of the facility, the certificate holder shall have water-
36 carrying trailers (“water buffaloes”) at appropriate locations around the facility. The
37 certificate holder shall bring a water buffalo to any job site where there is a substantial risk
38 of fire. The certificate holder shall coordinate with the fire chiefs of the Helix and Milton-
39 Freewater Rural Fire Departments as to the number, capacity and location of the water
40 buffaloes. The certificate holder shall make sure that each water buffalo has a minimum
41 capacity of 350 gallons with sufficient pump and hose equipment, as approved by the local
42 fire chiefs. The certificate holder shall have service trucks and pickup trucks capable of

1 towing water buffaloes available in sufficient numbers at all times during construction and
2 operation of the facility. (App B-12)

3 (35) The certificate holder shall take steps to reduce the risk of accidental injury during
4 construction and operations would be minimized by (App U-25, 26):

5 (a) Maintaining fencing and access gates around dangerous equipment or portions of the
6 site as feasible

7 (b) Posting warning signs near high-voltage equipment

8 (c) Requiring construction contractors to provide specific job-related training to
9 employees, including cardiopulmonary resuscitation, first aid, tower climbing, rescue
10 techniques and safety equipment inspection

11 (d) Requiring each worker to be familiar with site safety

12 (e) Assigning safety officers to monitor construction activities and methods during each
13 work shift

14 (f) Ensuring that workers on each shift are certified in first aid

15 (g) Ensuring a well-stocked first-aid supply kit is accessible on-site at all times and that
16 each worker knows its location

17 (h) Conducting periodic safety meetings for construction and maintenance staff

18 (36) The certificate holder shall notify the Office of Energy and the Umatilla County Planning
19 Department of any accidents including mechanical failures on the site associated with the
20 operation of the wind power facility that may result in public health and safety concerns.
21 (ORS 469.310)

22 (37) To reduce the visual impact of the facility, the certificate holder shall:

23 (a) Design, construct and operate a facility consisting of 127 Vestas V47-660-kilowatt
24 (kW) wind turbines (App B-2, Table B-3)

25 (b) Group the turbines in strings of 5 to 37 turbines, each spaced approximately 250 feet
26 from the next (Table B-3, App B-11)

27 (c) Construct each turbine to be approximately 165 feet tall at the turbine hub and with a
28 total height of approximately 242 feet with the nacelle and blades mounted (App B-5)

29 (d) Mount nacelles on smooth, hollow steel towers, approximately 14 feet in diameter at
30 the base (App B-5)

31 (e) Paint all towers uniformly in a neutral light gray color (App B-5)

32 (f) Not allow any advertising to be used on any part of the facility or on any signs posted
33 at the facility, except that the turbine manufacturer's logo may appear on turbine nacelles
34 (App BB-2)

35 (g) Use only the minimum lighting on its turbine strings required by the Federal Aviation
36 Administration, except that the satellite operations and maintenance building may have a
37 small amount of low-impact exterior lighting for security purposes (App BB-2)

38 (h) Use only those signs required for facility safety or required by law (App BB-2)

39 (38) To restrict public access to turbine towers, the certificate holder shall install locked access
40 doors accessible only to authorized project staff. (App BB-3)

41 (39) If any state-listed threatened, endangered or candidate plant species are found during the
42 pre-construction surveys described in condition (55), the certificate holder shall use
43 appropriate measures to protect the species and mitigate for impacts from construction,
44 operation and retirement of the facility.

1 See condition (55).

2 (40) In constructing and operating the facility, the certificate holder shall make reasonable
3 efforts not to disturb the farming and ranching activities on adjacent lands. (App K-6)

4 (41) If the certificate holder elects to use a bond to meet the requirements of Conditions (43) or
5 (80), the certificate holder shall assure that the surety is obligated to comply with the
6 requirements of applicable statutes, Council rules and this site certificate when the surety
7 exercises any legal or contractual right it may have to assume construction, operation or
8 retirement of the energy facility. The certificate holder shall also assure that the surety is
9 obligated to notify the Council that it is exercising such rights and to obtain any Council
10 approvals required by applicable statutes, Council rules and this site certificate before the
11 surety commences any activity to complete construction, operate or retire the energy
12 facility.

13 See Condition (2).

14 2. Conditions That Must Be Met Before Construction Begins

15 (42) The certificate holder shall notify the Office of Energy in advance of any initial road
16 improvement work that does not meet the definition of "construction" in OAR 345-001-
17 0010(10) or ORS 469.300(6) and shall provide to the Office of Energy plans of the work
18 and evidence that its value is less than \$250,000. (App B-21)

19 (43) The certificate holder shall submit to the State of Oregon through the Council a bond or
20 letter of credit in the amount of \$1,459,000 (in 2001 dollars) naming the State of Oregon,
21 acting by and through the Council, as beneficiary or payee.

22 (a) The calculation of 2001 dollars shall be made using the U.S. Gross Domestic Product
23 Implicit Price Deflator as published by the U. S. Department of Commerce, Bureau of
24 Economic Analysis, or any successor agency (the "Index"). The amount of the bond or
25 letter of credit account shall increase annually by the percentage increase in the Index and
26 shall be pro-rated within the year to the date of retirement. If at any time the Index is no
27 longer published, the Council shall select a comparable calculation of 2001 dollars.

28 (b) The certificate holder shall use a form of bond or letter of credit approved by the
29 Council.

30 (c) The certificate holder shall use an issuer of the bond or letter of credit approved by
31 the Council.

32 (d) The bond or letter of credit shall not be subject to revocation or reduction before the
33 certificate holder's satisfaction of Condition (19).

34 (e) The certificate holder may satisfy Sections IV.2(15) and V.2(43) of this site certificate
35 by delivering to the Council a facsimile of the duly issued letter of credit along with a
36 certification from the issuing bank. The bank's certification shall state that the original of
37 the letter of credit has been deposited with a reputable mail carrier for delivery to the
38 Council and shall provide the mail carrier's tracking number for the letter of credit. To
39 maintain the certificate holder's compliance with Sections IV.2(15) and V.2(43) of this site
40 certificate, the original of the letter of credit must be received by the Council within five
41 business days after the facsimile transmission. The parties have agreed to this condition in
42 light of unique circumstances affecting air travel and mail delivery and it is not intended by
43 the Council to have any precedential effect.

1 See Conditions (15) and (41).

2 (44) The certificate holder shall locate roads to minimize disturbance and maximize
3 transportation efficiency and to avoid sensitive resources and unsuitable topography. The
4 certificate holder shall use existing county roads and private farm roads to the maximum
5 extent feasible. The certificate holder shall coordinate farm road improvements with
6 landowners to minimize crop impacts and to assure that the final road provides useful
7 access, where possible, to the landowners' fields. (App B-6)

8 (45) The certificate holder shall videotape all Umatilla County roads used as access to the
9 facility and shall require construction contractors to enter into a written agreement with
10 Umatilla County stating that all roads used by the contractor will be restored to as good or
11 better condition than they were before construction. (App U-24)

12 (46) The certificate holder shall notify the Office of Energy of the identity and qualifications of
13 major construction contractors for the facility. The certificate holder shall select major
14 construction contractors based on a proven record of environmental compliance and
15 stewardship, a clean record in terms of other regulatory obligations and other appropriate
16 factors. (App D-3, 4)

17 (47) The certificate holder shall contractually require all construction contractors and
18 subcontractors involved in the construction of the facility to comply with all applicable
19 laws and regulations and with the terms and conditions of the site certificate. Such
20 contractual provisions shall not operate to relieve the certificate holder of responsibility
21 under the site certificate.

22 See condition (2).

23 (48) The certificate holder shall require that all on-site construction contractors prepare a site
24 health and safety plan before beginning construction activities. The certificate holder shall
25 ensure that the plan informs employees and others onsite what to do in case of emergencies
26 and includes the locations of fire extinguishers and nearby hospitals, important telephone
27 numbers and first aid techniques. (App U-25)

28 (49) The certificate holder shall design the facility in accordance with seismic design provisions
29 given in the Oregon Building Code. The certificate holder shall identify localized areas of
30 S_C and S_D soil types and assure that any structures to be built in those areas are designed
31 according to the code. (App H-7, 13)

32 (50) The certificate holder shall provide the Office with design specifications showing the
33 locations of turbines and type of foundations to be employed and demonstrating that the
34 following conditions have been satisfied (OAR 345-022-0020):

35 (a) If a turbine is located within 50 feet of a slope steeper than 30° , the stability of the
36 slope has been reviewed by the foundation designer to confirm that either (i) the slope has a
37 safety factor of at least 1.1 during the maximum probable seismic event or (ii) the safety
38 factor is less than 1.1, but ground displacements will not adversely affect the stability of the
39 wind turbine. Slopes shall be evaluated in the field for each proposed turbine location.

40 (b) The foundation designer's review of slope displacement during a seismic event has
41 been made using a pseudo-static horizontal coefficient of 0.13g and, if the safety factor is
42 less than 1.1, the foundation designer has shown that (i) the movement will not intersect the
43 turbine, (ii) the movement will intersect the turbine but will not affect its stability, or (iii)

1 additional stabilization measures, such as anchor tie-downs or ground support systems, will
2 be employed to maintain stability.

3 (c) If a turbine is located where power generating or other requirements preclude
4 sufficient setback distances to avoid intersection of a moving slope with the turbine
5 foundation, the foundation designer has demonstrated that the turbine foundation will
6 withstand loads from the moving soil or has been equipped with ground support systems
7 that will withstand loads from moving soil.

8 (d) The foundation designer has confirmed that the turbines and conduit can tolerate
9 some movement without instability or breakage if a mapped fault were to rupture.

10 (51) In modifying slope angles for roads or other facilities, the certificate holder shall assure that
11 the foundation designer has achieved a factor of safety of 1.5 or greater for permanent
12 structures and a factor of safety of 1.3 or greater for temporary structures. (OAR 345-022-
13 0020)

14 (52) The certificate holder shall design the facility to avoid or minimize adverse impacts to
15 wildlife by measures including but not limited to the following (App P-41):

16 (a) Siting the turbines on ridges outside of migration flyways

17 (b) Siting turbines to avoid placing turbines in saddle locations along ridges (where bird
18 use is typically higher)

19 (c) Avoiding the use of overhead collector lines

20 (53) The certificate holder shall survey the status of known Swainson's and ferruginous hawk
21 nests within the vicinity of proposed construction before the projected date for construction
22 to begin. If active nests are found, and construction is scheduled to begin before the end of
23 the sensitive nesting and breeding season (mid-April to mid-August), the certificate holder
24 shall develop a no-construction buffer in consultation with ODFW and shall not engage in
25 construction activities within the buffer until the sensitive season has ended. If construction
26 continues into the sensitive nesting and breeding season for the following year, the
27 certificate holder shall not engage in construction activities within the buffer until the
28 sensitive season has ended. (App P-42)

29 (54) The certificate holder shall conduct pre-construction nest surveys for burrowing owls,
30 grasshopper sparrows and other ground-nesting birds (March to July). The certificate holder
31 shall leave a no-construction buffer, developed in consultation with ODFW, around any
32 active nests during the sensitive period. (App P-42)

33 (55) The certificate holder shall conduct pre-construction surveys for state-listed threatened,
34 endangered or candidate plant species in all areas not included in earlier botanical surveys
35 of the analysis area. If any listed plants are found, FPL will notify the Office of Energy and
36 consult with the Oregon Department of Agriculture regarding appropriate measures to
37 protect the species and mitigate for impacts from construction, operation and retirement of
38 the facility. (App Q-7)

39 (56) The certificate holder shall conduct pre-construction surveys for the presence of
40 Washington ground squirrels in the facility area and shall identify locations of active
41 burrows. If potentially active burrows are found, the certificate holder shall develop an
42 appropriate no-construction buffer in consultation with ODFW. If active burrows are
43 discovered that may be within proposed ground disturbing activities, the certificate holder
44 shall develop an appropriate mitigation plan in consultation with ODFW. (App Q-9, 12)

1 **3. Conditions That Apply During Construction**

2 (57) The certificate holder shall report to the Council any change of major construction
3 contractors.

4 See condition (8).

5 (58) The certificate holder shall take steps to prevent fires during construction including but not
6 limited to (App U-25):

- 7 (a) Establishing roads before accessing the site to allow vehicles to stay away from grass
- 8 (b) Using diesel vehicles whenever possible to prevent potential ignition by catalytic
9 converters
- 10 (c) Avoiding idling vehicles in grassy areas
- 11 (d) Keeping cutting torches and similar equipment away from grass
- 12 (e) Making sure that all construction personnel receive appropriate fire-safety instruction
13 from qualified local fire departments or qualified fire-fighting trainers on the job site
- 14 (f) Making sure that fire-fighting equipment is available at all active parts of the job site.

15 (59) The certificate holder shall require the foundation designer to inspect excavations during
16 construction of foundations for the turbines and other facilities to confirm that geologic
17 conditions are appropriate for supporting the turbines during gravity, seismic and wind
18 loading. (OAR 345-022-0020)

19 (60) The certificate holder shall conduct all construction work in compliance with an Erosion
20 and Sediment Control Plan (ESCP) satisfactory to the Oregon Department of
21 Environmental Quality and as required under the facility's National Pollutant Discharge
22 Elimination System (NPDES) Construction Stormwater Permit. The certificate holder shall
23 include in the ESCP any procedures necessary to meet local erosion and sediment control
24 requirements or stormwater management requirements. (App B-7, 13, E-3, P-41)

25 (61) The certificate holder shall mitigate potential adverse impacts to soils from erosion and
26 compaction by measures including but not limited to the following (App H-17, I-4, 5):

- 27 (a) Maintaining vegetative buffer strips between the areas impacted by construction
28 activities and any receiving waters
- 29 (b) Installing sediment fence/straw bale barriers at locations shown on the plans
- 30 (c) Wherever feasible, constructing roadways so that surface drainage continues along
31 natural drainage patterns with minimal diversions through ditches and culverts
- 32 (d) Working with the Umatilla County Public Works Department and the local Natural
33 Resources Conservation Service office to design water bars and other management
34 practices to slow the flow of water on newly constructed repaired roads
- 35 (e) Straw mulching and discing at locations adjacent to the road that have been impacted
- 36 (f) Providing temporary sediment traps downstream of intermittent stream crossings
- 37 (g) Providing sediment type mats downstream of perennial stream crossings
- 38 (h) Planting designated seed mixes at impacted areas adjacent to the roads
- 39 (i) Installing sediment fencing along the downslope side of construction equipment
40 staging areas
- 41 (j) Seeding all areas that are impacted by construction and reseeded as necessary to
42 establish a healthy cover crop
- 43 (k) Leaving sediment fencing, check dams and other erosion control measures in place
44 until the impacted areas are well vegetated and the risk of erosion has been eliminated

1 (l) Limiting truck and heavy equipment traffic, to the extent possible, to improved road
2 surfaces, and thereby limiting soil compaction and disturbances

3 (m) Scarifying and reseeded compacted areas after construction is completed

4 (n) Using appropriate erosion control methods to limit soil loss due to water and wind
5 action

6 (o) Covering roads and turbine pads with gravel immediately following exposures,
7 thereby limiting the time for wind or water erosion (App I-2, 3)

8 (p) Using water for dust suppression during construction (App O-1)

9 (62) The certificate holder shall place underground electrical and communications cables at a
10 minimum depth of three feet below grade in trenches along the length of each turbine string
11 corridor and in some cases in trenches from the end of one turbine string to the end of an
12 adjacent turbine string. The certificate holder shall excavate trenches and segregate the
13 topsoil from subsoil. After installing the electrical or communications cables and within
14 two weeks of trenching, the certificate holder shall backfill the trenches and replace topsoil
15 on top. The certificate holder shall reseed the area with native grasses or other plants
16 appropriate to the location. (App B-8, I-2, W-2)

17 (63) The certificate holder shall mitigate possible impacts to wildlife by measures including but
18 not limited to the following (App P-42 through 45, Q-10, 11):

19 (a) Preparing maps to show sensitive areas that are off-limits during the construction
20 phase, distributing the maps to construction staff and having a biologist flag sensitive areas
21 as needed

22 (b) Minimizing road construction and vehicle use where possible

23 (c) Posting speed limit signs throughout the construction zone

24 (d) Instructing construction personnel (including all construction contractors and their
25 personnel) on sensitive wildlife of the area and on required precautions to avoid injuring or
26 destroying wildlife

27 (e) Instructing construction personnel (including all construction contractors and their
28 personnel) to watch out for wildlife while driving through the project area, to maintain
29 reasonable driving speeds so as not to harass or accidentally strike wildlife and to be
30 particularly cautious and drive at slower speeds in a period from one hour before sunset to
31 one hour after sunrise when some wildlife species are the most active

32 (f) Requiring all construction personnel to report any injured or dead wildlife detected at
33 the facility site

34 (g) Requiring all construction personnel to respect all staked wildlife areas and associated
35 no-construction buffer areas

36 (64) To avoid creating habitat for raptor prey near turbine towers, the certificate holder shall
37 spread gravel on all above ground portions of the turbine pads to reduce the potential for
38 weed infestation. (App BB-5)

39 (65) The certificate holder shall mitigate possible impacts to fish and wildlife habitat by
40 measures including but not limited to the following (App P-42 through 45, Q-10, 11):

41 (a) Avoiding vegetation removal wherever possible

42 (b) Limiting construction activities to within public road right-of-ways where possible

43 (c) Using best management practices to prevent erosion of soil into stream channels

44 (d) Controlling invasive, weedy plant species during maintenance of project facilities

1 (e) Restoring temporarily disturbed sites to pre-construction condition or better with
2 native seed mixes as described for temporarily disturbed habitats in the Revegetation Plan
3 included in the final order as Attachment B

4 (f) Developing re-vegetation plant mixes and habitat enhancement locations in
5 consultation with ODFW and the Umatilla County weed control board

6 (g) Monitoring re-vegetated areas to ensure successful establishment of new vegetation

7 (h) Monitoring turbine strings, roads and other disturbed areas regularly to prevent the
8 spread of noxious weeds

9 (i) Developing measures to reduce the potential spread of noxious weeds in consultation
10 with the weed control board of Umatilla County.

11 (66) To mitigate for the permanent elimination of one-half acre of Category 2 habitat, the
12 certificate holder shall control weeds and enhance habitat of one acre of weed-infested
13 upland habitat with native plants. The certificate holder shall carry out enhancement
14 activities as described for habitat improvement areas in the Revegetation Plan included in
15 the final order as Attachment B. The certificate holder shall acquire the legal right to create
16 and maintain the enhancement area for the life of the facility by means of an outright
17 purchase, conservation easement or similar conveyance and shall provide a copy of the
18 documentation to the Office of Energy. The certificate holder shall determine the location
19 of this habitat enhancement area in consultation with ODFW and landowners. (App P-44)

20 (67) To mitigate for the permanent elimination of approximately 48 acres of Category 3 habitat,
21 the certificate holder shall control weeds and enhance habitat on an equal area of weed-
22 infested land in the project vicinity. The certificate holder shall carry out enhancement
23 activities as described for habitat improvement areas in the Revegetation Plan included in
24 the final order as Attachment B. The certificate holder shall acquire the legal right to create
25 and maintain the enhancement area for the life of the facility by means of an outright
26 purchase, conservation easement or similar conveyance and shall provide a copy of the
27 documentation to the Office of Energy. The certificate holder shall determine the location
28 of this habitat enhancement area in consultation with ODFW and landowners. (App P-44)

29 (68) To minimize impacts to temporarily disturbed Category 6 habitat areas, the certificate
30 holder shall use measures including but not limited to the following (App P-45):

31 (a) Replacing agricultural topsoil to its pre-construction condition

32 (b) Using best management practices to prevent loss of topsoil during construction

33 (c) Reseeding native habitats with a native seed mix that includes at least some seed
34 collected from the area as described for temporarily disturbed habitats in the Revegetation
35 Plan included in the final order as Attachment B

36 (d) Controlling noxious weeds in areas disturbed by construction activities

37 (69) The certificate holder shall not place any part of the facility within any Washington ground
38 squirrel colony or on potential Washington ground squirrel burrows. The certificate holder
39 shall limit permanent road widening and other improvements and shall locate temporary
40 roads and laydown areas to minimize impacts to potential Washington ground squirrel
41 habitat (App Q-8, 10).

42 (70) To reduce potential injury or fatality of migratory birds, the certificate holder shall (App Q-
43 10):

44 (a) Locate turbines away from saddles in long ridges

1 (b) Locate turbines on the top or slightly downwind side of distinct ridges and set back
2 from the upwind (prevailing) side

3 (c) Use monopole design for all turbine and meteorological towers

4 (71) The certificate holder shall implement a waste management plan during construction that
5 includes but is not limited to the following measures (App V-2):

6 (a) Collecting steel scrap and transporting it to a recycling facility

7 (b) Recycling wood waste to the greatest extent feasible, depending on size and quantity
8 of scrap or leftover materials

9 (c) Using concrete waste as fill on-site or at another site or, if no reuse option is
10 available, transporting it to a local landfill

11 (d) Recycling packaging wastes (such as paper and cardboard)

12 (e) Collecting non-recyclable waste and transporting it to a local landfill

13 (72) The certificate holder shall require that disposal of waste concrete on-site is conducted in
14 accordance with OAR 340-093-0080, other applicable regulations and this condition. The
15 construction contractor may bury waste concrete on-site with the permission of the
16 landowner in the following manner: by placing the waste concrete in an excavated hole,
17 covering it with at least three feet of topsoil and grading the area to match existing contours
18 so that all buried concrete is at least three feet below grade. (App V-3, 4).

19 (73) The certificate holder shall provide portable toilets for onsite sewage handling during
20 construction and make sure that they are pumped and cleaned regularly by a licensed
21 pumper who is qualified to pump and clean portable toilet facilities. The certificate holder
22 shall minimize the generation of wastes from construction through detailed estimating of
23 materials needs and through efficient construction practices. The certificate holder shall
24 recycle any wastes generated during construction as much as feasible and shall collect any
25 non-recyclable wastes and transport such wastes to a local landfill. (App B-13, G-3, V-2)

26 (74) The certificate holder shall have a full-time on-site assistant construction manager, qualified
27 in environmental compliance and familiar with all site certificate conditions, to observe
28 contractor waste management practices and to assure compliance with applicable
29 regulations and construction site policy. (App V-4)

30 (75) The certificate holder shall post no-entry barriers by staking or flagging to ensure that
31 construction workers stay away from the vicinity of the cultural sites. The certificate holder
32 shall locate barriers to create a buffer with a minimum width of 50 feet between the cultural
33 sites and construction activities. The certificate holder shall have a qualified cultural
34 resource expert, chosen by the Confederated Tribes of the Umatilla Indian Reservation,
35 present during construction in the immediate vicinity of the sites to ensure that construction
36 crews respect the buffers. (App S-4)

37 (76) If previously unidentified cultural resources are encountered during construction, the
38 certificate holder shall halt earth-disturbing activities in the immediate vicinity of the find,
39 in accordance with Oregon state law (ORS 97.745 and 358.920), and shall notify the Office
40 of Energy, the Oregon State Historic Preservation Officer (SHPO) and the Confederated
41 Tribes of the Umatilla Indian Reservation (CTUIR). The certificate holder shall have a
42 qualified archaeologist evaluate the discovery and recommend subsequent courses of action
43 in consultation with the CTUIR and the SHPO. (App S-5, 6)

1 (77) The certificate holder shall include traffic control procedures in contract specifications for
2 construction of the facility. The certificate holder shall require flaggers to be at appropriate
3 locations at appropriate times during construction to direct traffic and to ensure minimal
4 conflicts between harvest and construction vehicles. (App U-24)

5 (78) The certificate holder shall confine the noisiest construction activities to the daylight hours.
6 (App X-8)

7 (79) The certificate holder shall construct the cable crossing of Vansycle Canyon at a time when
8 the stream is dry. The certificate holder shall remove no more than approximately 7.5 cubic
9 yards of material from the streambed crossing and shall replace a like amount of fill
10 material after the cable has been laid, restoring the area similar to the original contours of
11 the streambed. (Linehan, July 23 letter, 3)

12 4. Conditions That Must Be Met Before Operation Begins

13 (80) The certificate holder shall submit to the State of Oregon through the Council a bond or
14 letter of credit in the amount of \$1,161,120 (in 2001 dollars) naming the State of Oregon,
15 acting by and through the Council, as beneficiary or payee (the "retirement fund").

16 (a) The calculation of 2001 dollars shall be made using the Index described in Condition
17 (43).

18 (b) The certificate holder shall use a form of retirement fund approved by the Council.

19 (c) The certificate holder shall use an issuer of the bond or letter of credit approved by
20 the Council.

21 (d) The retirement fund shall not be subject to revocation or reduction before retirement
22 of the energy facility.

23 (e) The certificate holder shall describe the status of the retirement fund in the annual
24 report submitted to the Council under Condition (8).

25 See Conditions (19) and (41).

26 (81) After construction is complete, the certificate holder shall restore the county roads to at
27 least their pre-project condition, to the satisfaction of the county public works department.
28 (App B-6, 9)

29 (82) The certificate holder shall grade and reseed laydown areas to wheat or native grasses as
30 necessary to restore those areas to their pre-construction condition (App B-10).

31 (83) For any materials disposed of as fill on site, the certificate holder shall conduct such
32 disposal with the approval of the landowner and in accordance with OAR 340-093-0080
33 and other applicable regulations. (App G-3, V-3)

34 (84) For the purposes of this site certificate, the term "legal description" means a description of
35 location by reference to a map and geographic information system (GIS) data that clearly
36 and specifically identifies the physical location of all parts of the facility, including but not
37 limited to turbine towers, meteorological towers, roads and underground collection cables.
38 Notwithstanding OAR 345-027-0020(2), for the purposes of this site certificate, wind
39 turbine tower locations are analogous to location of permanent rights-of-way for pipelines
40 or transmission lines as described in OAR 345-027-0023(6). The Council approves the
41 corridor described in the final order for construction of turbine strings. Before beginning
42 operation of the facility, the certificate holder shall submit to the Office of Energy a legal

1 description of the location where the certificate holder has built turbine towers and other
2 parts of the facility. The Office shall append the legal description to the site certificate. The
3 site of the facility is the area identified by that legal description. By means of the legal
4 description, the certificate holder shall provide to the Office of Energy and the Umatilla
5 County Planning Department the actual location of each turbine and all connecting lines.
6 (OAR 345-027-0020(3))

7 See Condition (13).

8 **5. Conditions That Must Be Met During Operation**

- 9 (85) The certificate holder shall prepare and maintain a site health and safety plan that informs
10 employees and others onsite what to do in case of emergencies and includes the locations of
11 fire extinguishers and nearby hospitals, important telephone numbers and first aid
12 techniques. (App U-25)
- 13 (86) The certificate holder shall recycle solid waste generated during operation of the facility as
14 much as feasible and shall collect non-recyclable waste and transport it to a local landfill.
15 (App V-2)
- 16 (87) The certificate holder shall provide portable toilets for use at the satellite O&M building
17 and shall make sure that they are pumped and cleaned regularly by a licensed pumper who
18 is qualified to pump and clean portable toilet facilities. The certificate holder must contact
19 the Oregon Department of Environmental Quality if the on-site septic system is to be used.
20 (App O-2)
- 21 (88) If the turbine blades need to be washed, the certificate holder shall use no more than 500
22 gallons of water per turbine, trucked to the site by a contractor and purchased from a source
23 with a valid water right. The certificate holder shall not use chemicals or additives in the
24 wash water. (App O-2)
- 25 (89) If any new nesting or denning sites for wildlife species of concern are located, the
26 certificate holder shall prepare maps indicating off-limit areas. In addition, the certificate
27 holder shall minimize road construction and vehicle use where possible. (P-42)
- 28 (90) The certificate holder shall mitigate possible impacts to wildlife by measures including but
29 not limited to the following (App P-43, Q-10):
- 30 (a) Instructing all personnel on sensitive wildlife of the area and on required precautions
31 to avoid injuring or destroying wildlife
 - 32 (b) Instructing all personnel to watch out for wildlife while driving through the project
33 area, to maintain reasonable driving speeds so as not to harass or accidentally strike wildlife
34 and to be particularly cautious and drive at slower speeds in a period from one hour before
35 sunset to one hour after sunrise when some wildlife species are the most active
 - 36 (c) Requiring all personnel to report any injured or dead wildlife detected at the facility
37 site

- 1 (91) The certificate holder shall mitigate possible impacts to fish and wildlife habitat by
2 measures including but not limited to the following (App P-43, Q-10):
3 (a) Using best management practices to prevent erosion of soil into stream channels
4 (b) Controlling invasive, weedy plant species during maintenance of project facilities
5 (c) Monitoring re-vegetated areas to ensure successful establishment of new vegetation
- 6 (92) The certificate holder shall mitigate potential adverse impacts to soils from erosion by
7 measures including but not limited to the following (App I-3 through 5):
8 (a) Using drainage collection procedures to capture surface water that collects on, and
9 drains from, gravel surfaces or structures as a result of precipitation and routing the water to
10 drainage ditches lined with quarry stone or other similar materials
11 (b) Using sand bags, straw bales and silt fences as needed to reduce erosion from
12 precipitation during repair of underground cables or other soil-disturbing repairs
13 (c) If areas of erosion are observed during operation, implementing mitigation and
14 reclamation measures
- 15 (93) The certificate holder shall conduct wildlife monitoring as described in the Oregon Wildlife
16 Monitoring Plan, included in the final order as Attachment A. Subject to approval by the
17 Office of Energy as to professional qualifications, the certificate holder shall hire qualified
18 wildlife consultants to carry out the monitoring. (OAR 345-022-0060)
- 19 (94) If analysis of monitoring data indicates impacts to wildlife or wildlife habitat that the
20 certificate holder has not adequately addressed by mitigation and if these impacts result in a
21 loss of habitat quantity or quality, the certificate holder shall mitigate for the loss of habitat
22 quality by measures approved by the Oregon Office of Energy. (OAR 345-022-0060)
- 23 (95) The certificate holder shall inspect turbine blades on a regular basis for signs of wear or
24 potential failure. (App BB-1)
- 25 (96) The certificate holder shall make sure that all on-site employees receive annual fire
26 prevention and response training by a professional fire-safety training firm. The certificate
27 holder shall prohibit employees from smoking outside of company vehicles during dry
28 summer months and shall require employees to keep vehicles on roads and off dry
29 grassland during the dry months unless necessary for work purposes. The certificate holder
30 shall not engage in welding, cutting, grinding or other flame or spark-producing operations
31 near the turbines. The certificate holder shall equip each company vehicle on site with a fire
32 extinguisher, water spray can, shovel, Emergency Response procedures book and a two-
33 way radio for immediate communications with the O&M facility. The certificate holder
34 shall have staff in the local area on call at all times to respond in case of fire or other
35 emergency. The certificate holder shall supply all local fire departments with maps of and
36 gate keys to the facility. (App B-12)

37 VI. SUCCESSORS AND ASSIGNS

38 To transfer this site certificate, or any portion thereof, or to assign or dispose of it in any
39 other manner, directly or indirectly, the certificate holder shall comply with OAR 345-027-0100.

1 **VII. SEVERABILITY AND CONSTRUCTION**

2 If any provision of this agreement and certificate is declared by a court to be illegal or in
3 conflict with any law, the validity of the remaining terms and conditions shall not be affected,
4 and the rights and obligations of the parties shall be construed and enforced as if the agreement
5 and certificate did not contain the particular provision held to be invalid. In the event of a
6 conflict between the conditions contained in the site certificate and the Council's final order, the
7 conditions contained in this site certificate shall control.

8 **VIII. GOVERNING LAW AND FORUM**

9 This site certificate shall be governed by the laws of the State of Oregon. Any litigation
10 or arbitration arising out of this agreement shall be conducted in an appropriate forum in Oregon.

1 IX. EXECUTION

2 This site certificate may be executed in counterparts and will become effective
3 upon receipt by the Oregon Office of Energy of a facsimile transmission of the signature
4 page of this site certificate with the signatures of the Chair of the Energy Facility Siting
5 Council and the notarized signature of the person duly authorized to sign on behalf of
6 FPL. Such facsimile signature pages shall be replaced as soon as reasonably possible, but
7 no longer than 30 days, with signature pages containing original signatures of the
8 authorized signers.

9 IN WITNESS WHEREOF, this site certificate has been executed by the State of Oregon,
10 acting by and through its Energy Facility Siting Council, and by FPL Energy Vansycle
11 LLC.

ENERGY FACILITY SITING COUNCIL

FPL ENERGY VANSYCLE LLC

By: *Karen H. Green*
Karen H. Green, Chair

By: ESI Energy, LLC
Its managing member

By: *Dean R. Gosselin*
Print: Dean R. Gosselin
Title: Vice President

Date: September 14, 2001

Date: 10/23/2001

STATE OF FLORIDA)
County of PALM BEACH) SS.

I, DEAN R. GOSSELIN, certify that I am duly authorized to sign this site certificate on behalf of FPL Energy Vansycle LLC by and through its managing member, ESI Energy LLC.

Dated this 23rd day of OCTOBER, 2001.

By: *Dean R. Gosselin*
Dean R. Gosselin, Vice President

SUBSCRIBED AND SWORN TO before me this 23rd day of OCTOBER, 2001.

NOTARY PUBLIC - STATE OF FLORIDA
HOLLY M. ALTMAN
COMMISSION # CC859079
EXPIRES 7/28/2003
BONDED THRU ASA 1-888-NOTARY1

Holly M. Altman
Notary Public for FLORIDA
My commission expires: 07/28/2003