



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: November 5th, 2019

TITLE: PUBLIC HEARING regarding a Wind Energy Site Plan for the Corriedale Wind Energy Project, located in portions of land in Sections 1-4, 7-13, N1/2 Section 14, T. 13 N., R.68W., of the 6th PM, Laramie County, WY.

EXECUTIVE SUMMARY

Black Hills Energy and the Cheyenne Light, Fuel and Power CO., has submitted a Wind Energy Site Plan application for the Corriedale Wind Energy System Project, located on the King Ranch property approximately 6 miles west of Cheyenne. The application has been submitted to seek approval by the Board for a Large Wind Energy System (LWES).

BACKGROUND

As described in the Project Narrative provided by the Applicant, this proposed LWES “will consist of 24 wind turbines and associated infrastructure capable of generating up to 60 MW of renewable wind energy”. This system has an expected lifespan of 30 years, at which time the responsible party will be required to restore land to the same state that existed prior to construction. A Decommission and Reclamation Plan has been submitted, a copy of which is attached. Preliminary project drawings showing the scope of the LWES have been submitted with the application, along with additional documentation requested through the County Agency review process.

On October 10th, 2019 the Laramie County Planning Commission held a public hearing for this project. The Commission did not receive any comments in protest or support from the citizens in attendance. A letter was received by the Planning Department from the Fallen Law Offices on October 11th, asking the Laramie County Planning Commission to reject the proposed project, which is attached to this Staff Report.

Pertinent Regulations

Section 2-2-125 of the Laramie County Land Use Regulations governing the criteria for Large Wind Energy Systems.

DISCUSSION

The project boundary of this proposed project encompasses two designations the Laramie County Comprehensive Plan. The northern half being designated as Rural Ag Interface (RAI), and the southern half as Ag and Range Land (AGR). Areas that reside in the RAI designation are primarily rural residential, with limited retail services being located at major intersections and existing Right-of-Ways. When development is proposed, proximity to community and emergency services should be taken into consideration. Cisterns are encouraged due to the response times of emergency services, existing topography, and limited water resources.

Within the AGR area, primary uses include agriculture crop and livestock production, and a lower level of road access exists. Residential development, specifically free-standing residential uses that are not associated with an agricultural purpose are not supported under the AGR designation. If an area falls under the Rural Center overlay district, such as the Harriman exit off of I-80, or portions of the town of Pine Bluffs, then residential development may be viewed upon as appropriate.

This Board approved the “West Cheyenne Substation” Subdivision Permit and Plat on March 5th, 2019. The subdivided land was created for the purpose of placing the proposed 115kV Substation for this LWES, as shown on the Site Plan. Inberg-Miller on behalf of Black Hills Energy submitted a Site Plan on October 22nd for the Substation which is named the “West Cheyenne Substation”, at this time the application is under review. The Applicant has received a Certificate of Public Convenience and Necessity from the Wyoming Public Service Commission on October 7th for the proposed 115kV High-Power Transmission Lines and Substation. Since granted, Black Hills Energy is now exempt from the requirement of a Board Approval process for the High-Power Transmission Lines, based on Section 2-2-128(a) that states “Essential Services Utilities are a use by right in all districts and lands in Laramie County”. Per the Laramie County Land Use Regulations, Section 1-3-101 defines Essential Services Utilities as “utilities that operate in accordance with the Wyoming Public Services Commission and have obtained a Certificate of Public Convenience and Necessity. Cellular phone services, cable internet, and communication infrastructure shall be considered essential services utilities”.

On September 26th, 2019, an “at-risk” Standard Grading Permit was approved by Laramie County Public Works and the County Engineer for Black Hills Power to start preparing the land for the proposed Substation.

Upon approval of this LWES by the Board, the Applicant is required to submit a Wind Energy Permit within 3 years, at which time a Site Plan showing the final locations of all proposed development shall be provided. In addition to the Wind Energy Permit, Floodplain Development Permits and Grading Permits may be required as well. As stated above, the Applicant has submitted a Decommission and Reclamation Plan addressing their procedures to restore the land to its original status. During its expected 30-year lifespan, the Planning and Development Department will require the procedures be updated every 5 years through a resubmittal of an amended Decommission and Reclamation Plan.

Public notice was provided by the Applicant to adjacent neighbors within one mile, and cities within one-half mile, of the project boundary, per Section 2-2-125(d)(i) of the Land Use Regulations, and the Planning Office published a legal notice thirty days prior to this public hearing per Section 2-2-125(d)(ii).

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board find that:

- a) This application meets the criteria for a Large Wind Energy System pursuant to section 2-2-125 of the Laramie County Land Use Regulations.

and that the Board approve the Wind Energy Site Plan for the Corriedale Wind Energy Project with the following condition:

1. The applicant shall submit a supplementary document or revised Site Plan showing the routes of the proposed High Power Transmission Lines prior to recordation of the Resolution.

PROPOSED MOTION

I move to approve the Wind Energy Site Plan for the Corriedale Wind Energy Project with condition 1, and adopt the findings of fact a of the staff report.

ATTACHMENTS

- Attachment 1: Context Map**
- Attachment 2: Comprehensive Plan Map**
- Attachment 3: Site Plan & Phasing Plan Map**
- Attachment 4: Delivery Flow Plan Map**
- Attachment 5: Turbine Fall Zones Map**
- Attachment 6: Laydown Yard and Batch Plant Map**
- Attachment 7: Otto Road and Happy Jack Road Access Improvement Maps**
- Attachment 8: Substation Grading Plan**
- Attachment 9: Applicant Project Narrative – Revised 08.28.19**
- Attachment 10: Reclamation & Decommissioning Plan/Acknowledgement Letter**
- Attachment 11: Traffic and Drainage Waiver Request**
- Attachment 12: Agency Comments Report**
- Attachment 13: Applicant Agency Comments Response Letter 09.12.19**
- Attachment 14: Fallen Law Office Request of Rejection**
- Attachment 15: Resolution**
- Attachment 16: Resolution Exhibit ‘A’**
- Attachment 17: Resolution Exhibit ‘B’**
- Attachment 18: Resolution Exhibit ‘C’**

Laramie County, Wyoming



Corriedale Wind
Energy Project

Wind Energy Site Plan

PZ-19-00236

Context Map

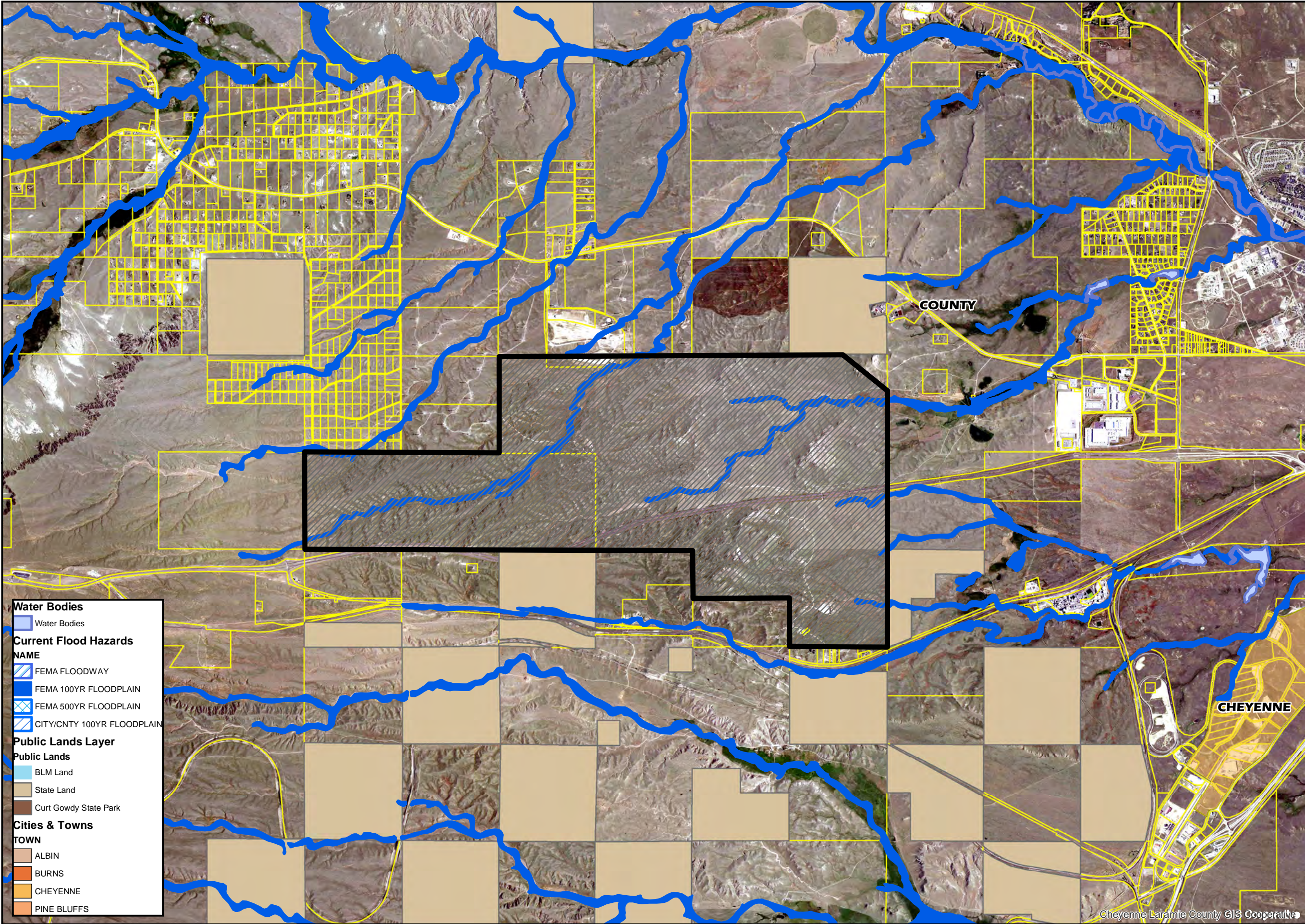
LEGEND

- Property Lines
- Subject Property

Printed on October 2, 2019



0 4,000 8,000
Feet



- Water Bodies**
- Water Bodies
- Current Flood Hazards**
- NAME
- FEMA FLOODWAY
 - FEMA 100YR FLOODPLAIN
 - FEMA 500YR FLOODPLAIN
 - CITY/CNTY 100YR FLOODPLAIN
- Public Lands Layer**
- Public Lands
- BLM Land
 - State Land
 - Curt Gowdy State Park
- Cities & Towns**
- TOWN
- ALBIN
 - BURNS
 - CHEYENNE
 - PINE BLUFFS

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Laramie County, Wyoming



Corriedale Wind Energy Project

Wind Energy Site Plan

PZ-19-00236

Comprehensive Plan Map

LEGEND

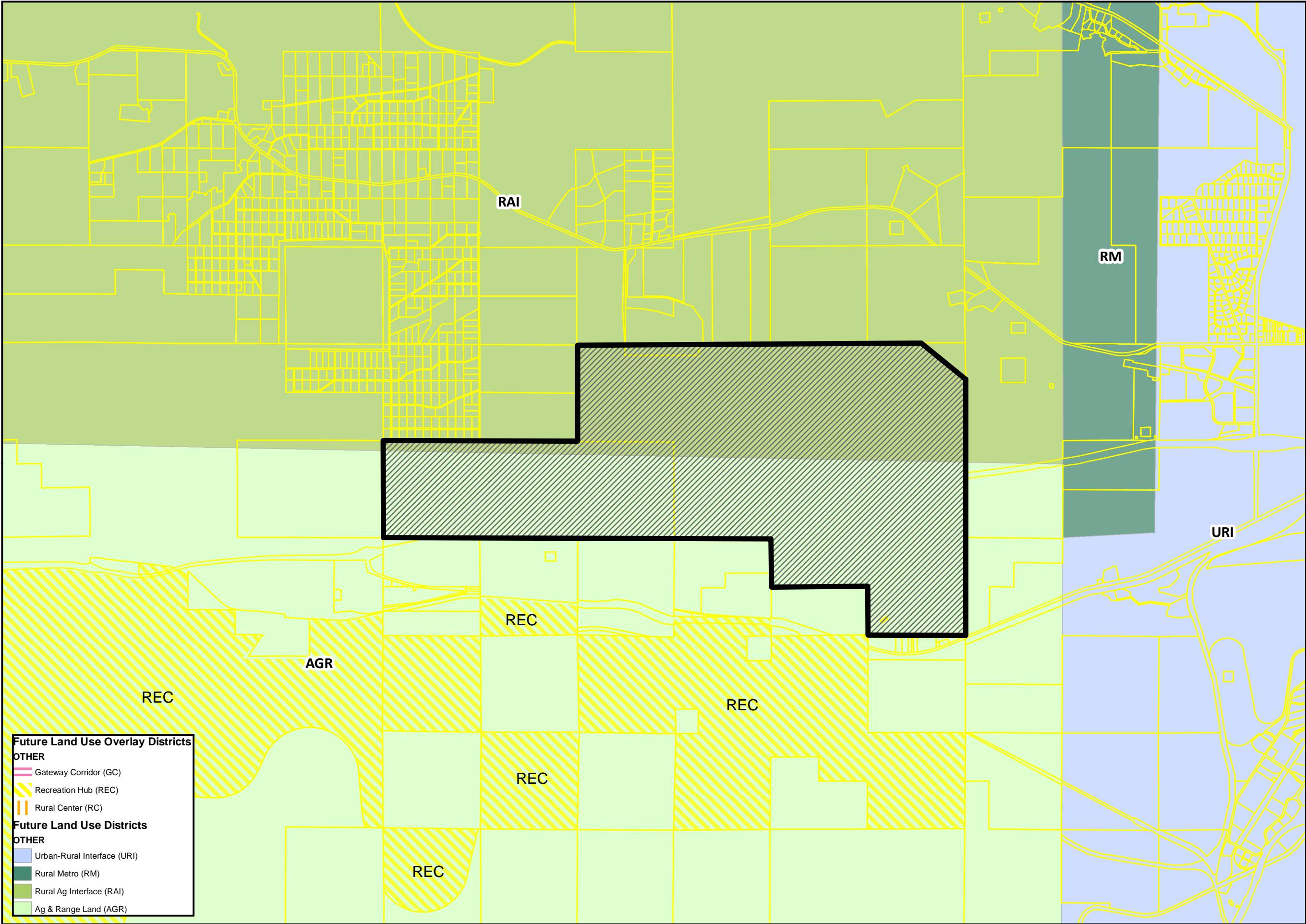
 Property Lines

 Subject Property

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Feet



Future Land Use Overlay Districts

OTHER

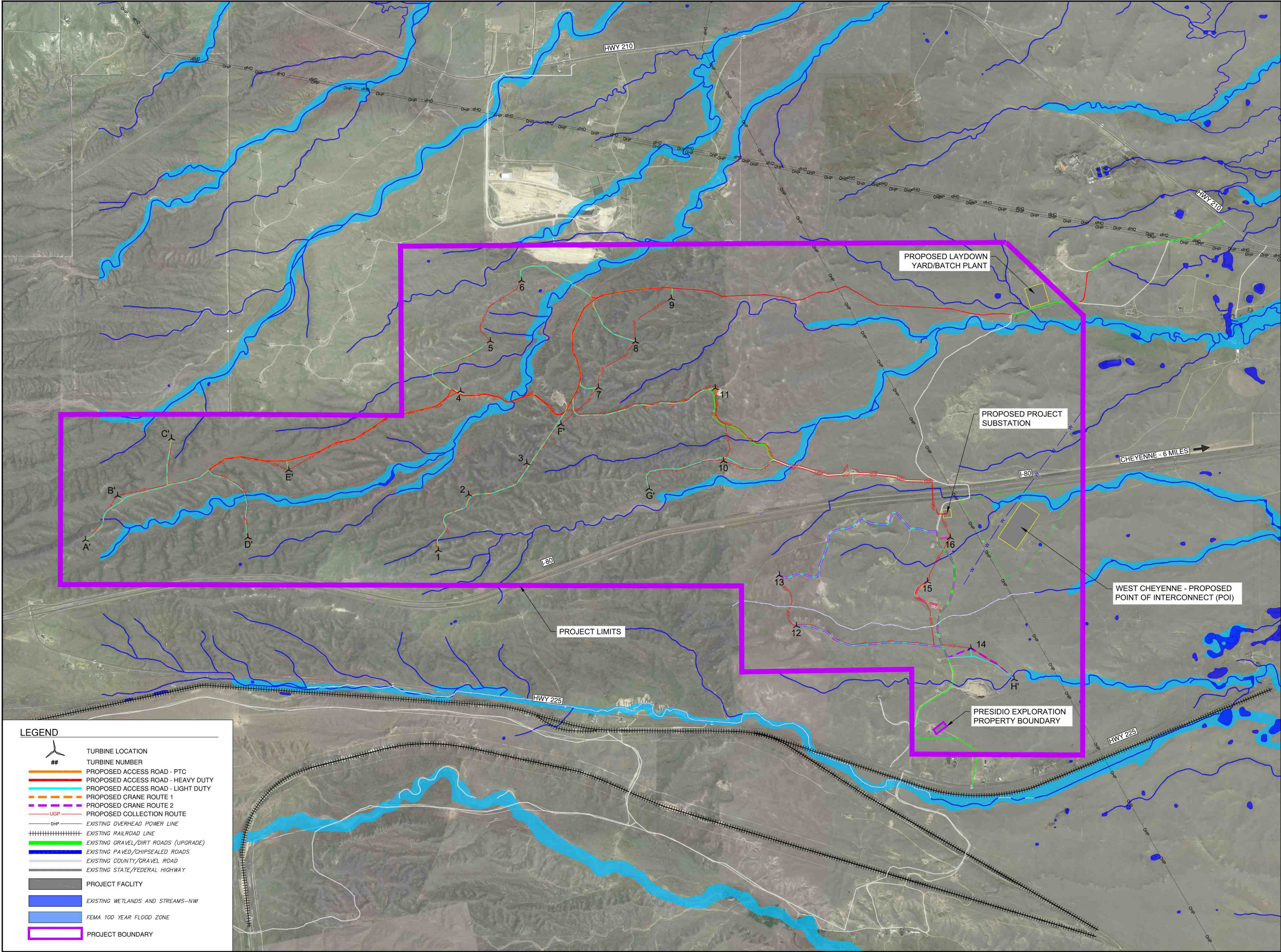
- Gateway Corridor (GC)
- Recreation Hub (REC)
- Rural Center (RC)

Future Land Use Districts

OTHER

- Urban-Rural Interface (URI)
- Rural Metro (RM)
- Rural Ag Interface (RAI)
- Ag & Range Land (AGR)

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LEGEND

- TURBINE LOCATION
- TURBINE NUMBER
- PROPOSED ACCESS ROAD - PTC
- PROPOSED ACCESS ROAD - HEAVY DUTY
- PROPOSED ACCESS ROAD - LIGHT DUTY
- PROPOSED CRANE ROUTE 1
- PROPOSED CRANE ROUTE 2
- PROPOSED COLLECTION ROUTE
- EXISTING OVERHEAD POWER LINE
- EXISTING RAILROAD LINE
- EXISTING GRAVEL/DIRT ROADS (UPGRADE)
- EXISTING PAVED/CHIPSEALED ROADS
- EXISTING COUNTY/GRAVEL ROAD
- EXISTING STATE/FEDERAL HIGHWAY
- PROJECT FACILITY
- EXISTING WETLANDS AND STREAMS-NWI
- FEMA 100 YEAR FLOOD ZONE
- PROJECT BOUNDARY

**Corriedale
Wind Project**
Laramie County, Wyoming

Black Hills Energy
7001 MT RUSHMORE RD
RAPID CITY, SD 57702

Rev.	Date	Description	By
0A	04/17/2019	FOR REVIEW/CONFIDENTIAL	UEI
0B	06/5/2019	FOR REVIEW/CONFIDENTIAL	UEI
0C	07/09/2019	FOR REVIEW/CONFIDENTIAL	UEI
0D	07/31/2019	FOR REVIEW/CONFIDENTIAL	UEI
0E	08/28/2019	FOR REVIEW/CONFIDENTIAL	UEI

North Arrow

Scale: 0 700 1400 2400

NAD83 STATE PLANE WYOMING
EAST ZONE, US FOOT

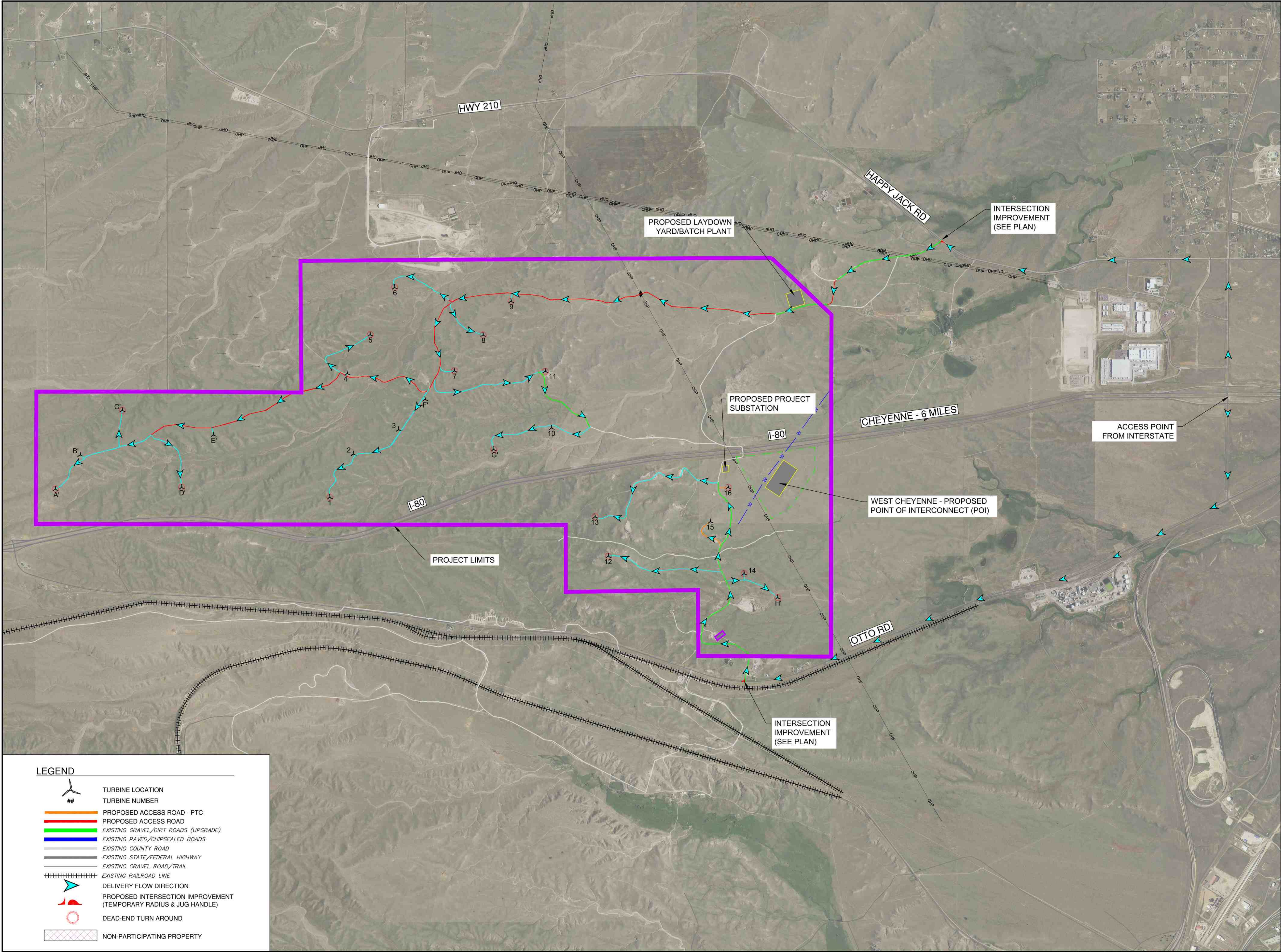
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Drawn By: P. PEBLER
Approved By: C. SMAALADEN
Project Number: 18.01348

**OVERALL PROJECT
LAYOUT**



LEGEND

- TURBINE LOCATION
- TURBINE NUMBER
- PROPOSED ACCESS ROAD - PTC
- PROPOSED ACCESS ROAD
- EXISTING GRAVEL/DIRT ROADS (UPGRADE)
- EXISTING PAVED/CHIPSEALED ROADS
- EXISTING COUNTY ROAD
- EXISTING STATE/FEDERAL HIGHWAY
- EXISTING GRAVEL ROAD/TRAIL
- EXISTING RAILROAD LINE
- DELIVERY FLOW DIRECTION
- PROPOSED INTERSECTION IMPROVEMENT (TEMPORARY RADIUS & JUG HANDLE)
- DEAD-END TURN AROUND
- NON-PARTICIPATING PROPERTY

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Laramie County, Wyoming

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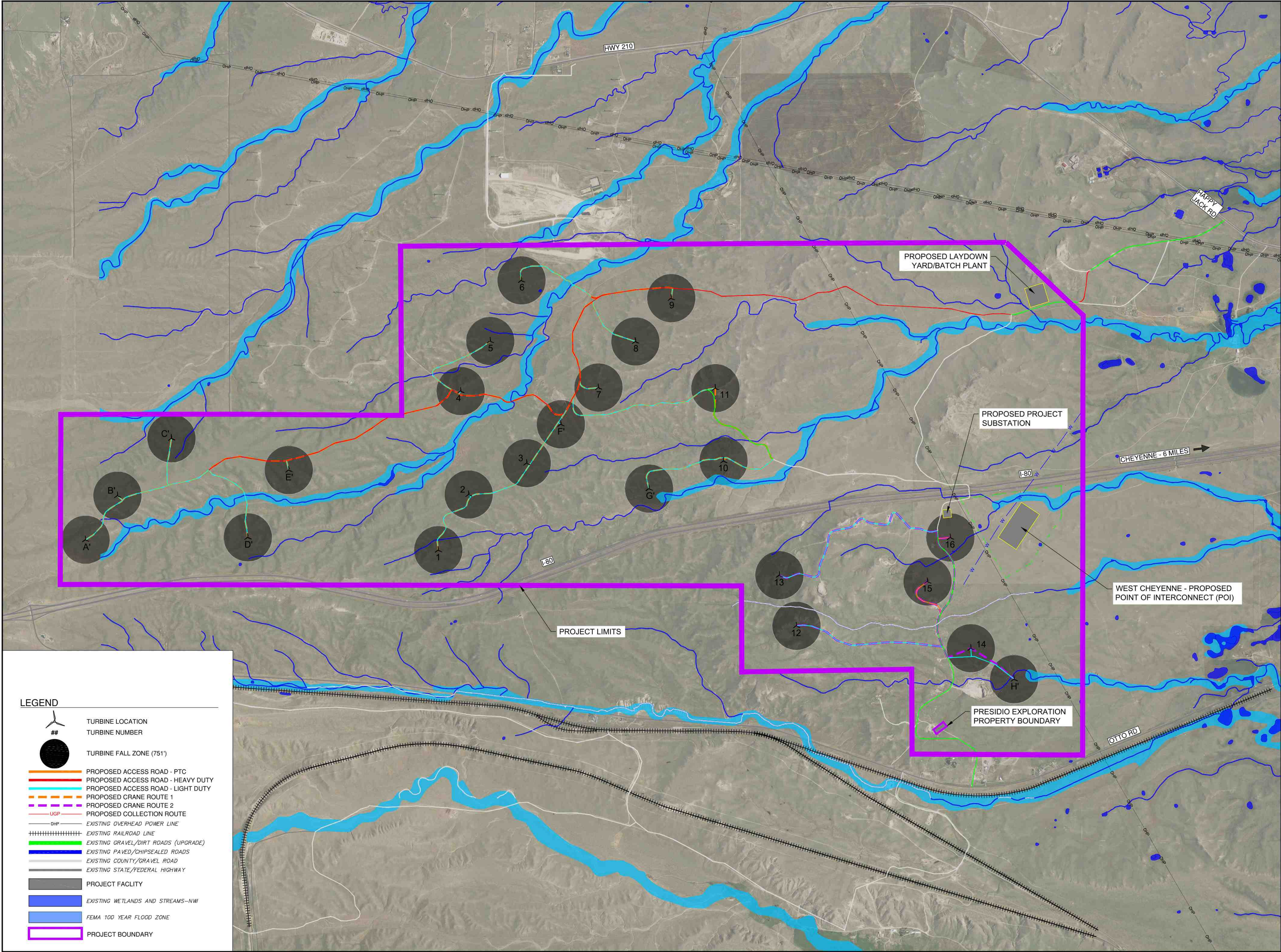
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DELIVERY FLOW
PLAN

DWG #:
CDW-DFP-001


REVISION:
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Corriedale
Wind Project

Laramie County, Wyoming



Black Hills Energy

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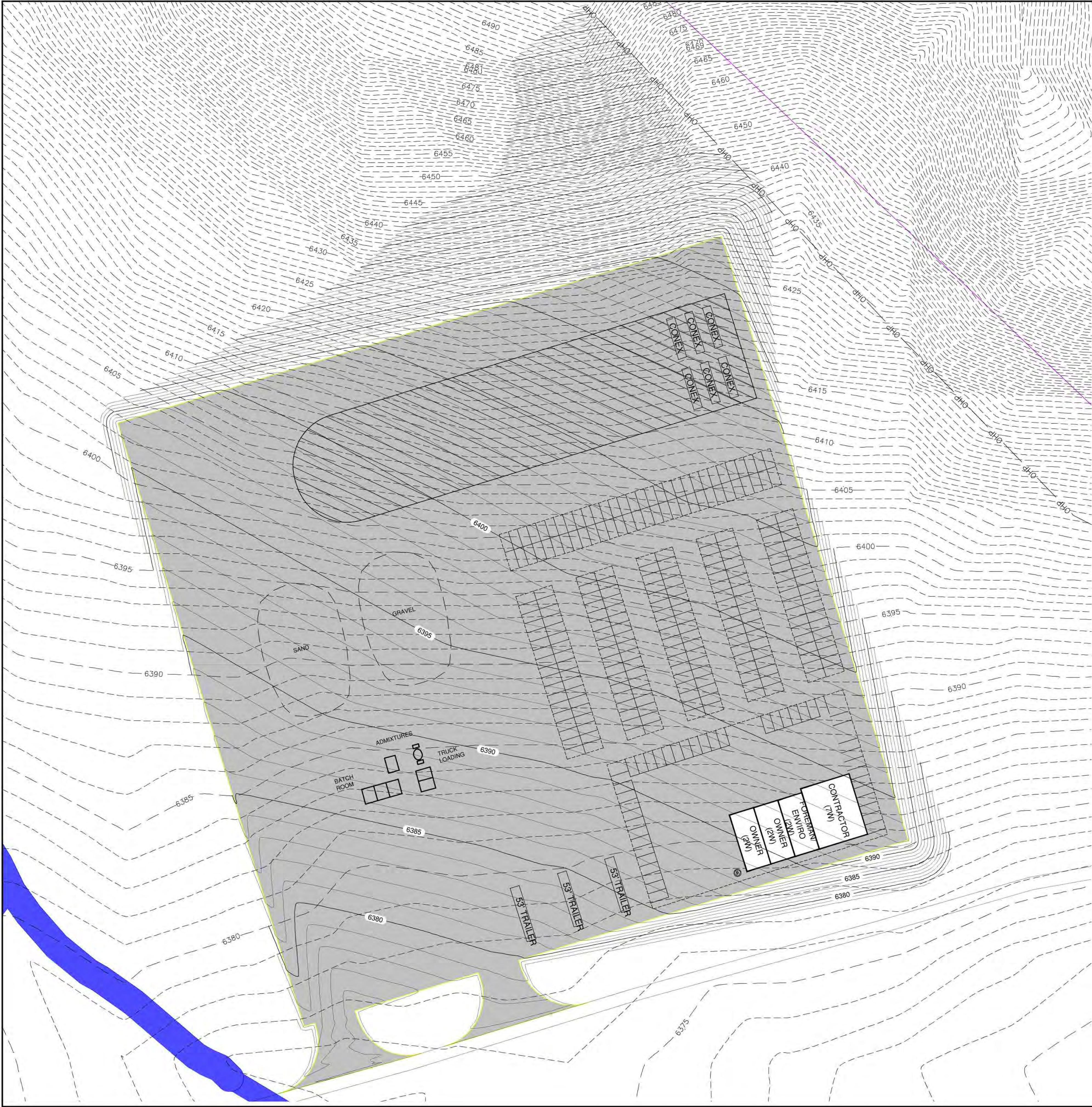
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TURBINE FALL ZONES

DWG #: CDW-FAL-001

REVISION: 0A

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LEGEND (FACILITY GRADING PLAN.)

- AGGREGATE BASE
- PROPOSED CULVERT
- SILT FENCE
- FIBER ROLLS
- DISTURBANCE LIMITS
- CHAINLINK FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND FIBER

- FACILITY GRADING PLAN GENERAL NOTES:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
 - IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTRACT THE ENGINEER IMMEDIATELY.
 - RIGHT-OF-WAY AND EASEMENTS ARE SHOWN PER ALTA PREPARED BY KLJ.
 - THE CONTRACTOR SHALL COMPLETE THE SITE GRADING AND TESTING PER THE GEOTECHNICAL ENGINEERING REQUIREMENTS PROVIDED. ANY TESTING REQUIRED FOR THE SUBSTATION FACILITY SHALL BE COMPLETED BY A THIRD PARTY GEOTECHNICAL LABORATORY, PRIOR TO ACCEPTANCE.
 - THE CONTRACTOR SHALL UTILIZE THE PROOF ROLL METHOD FOR SUBGRADE TESTING, PRIOR TO THE PLACEMENT OF ANY STRUCTURE OR PAVEMENT. THE PROOF ROLL SHALL BE COMPLETED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK, OR APPROVED EQUAL, IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER. PROOF ROLL SHALL BE COMPLETED IN TWO DIRECTIONS, EACH PERPENDICULAR TO EACH OTHER FOR THE ENTIRE SITE. ANY AREAS THAT FAIL THE PROOF ROLL SHALL BE EXCAVATED AND RECOMPACTED PRIOR TO RETESTING.
 - THE CONTRACTOR SHALL OBTAIN AT LEAST 1 (ONE) CONTROL DENSITY TEST OF SUBGRADE UNDER O&M BUILDING FOOTPRINT PRIOR TO PLACEMENT OF FOUNDATION.
 - CONTOURS SHOWN ARE FOR FINISHED GROUND, SLAB, OR PAVEMENT. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
 - UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
 - IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINES IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR SPECIFIC SITE DETAILS.
 - ALL SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H: 1V OR STEEPER.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.

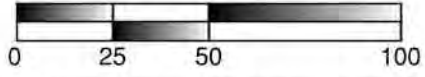
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Wind Project

Laramie County, Wyoming



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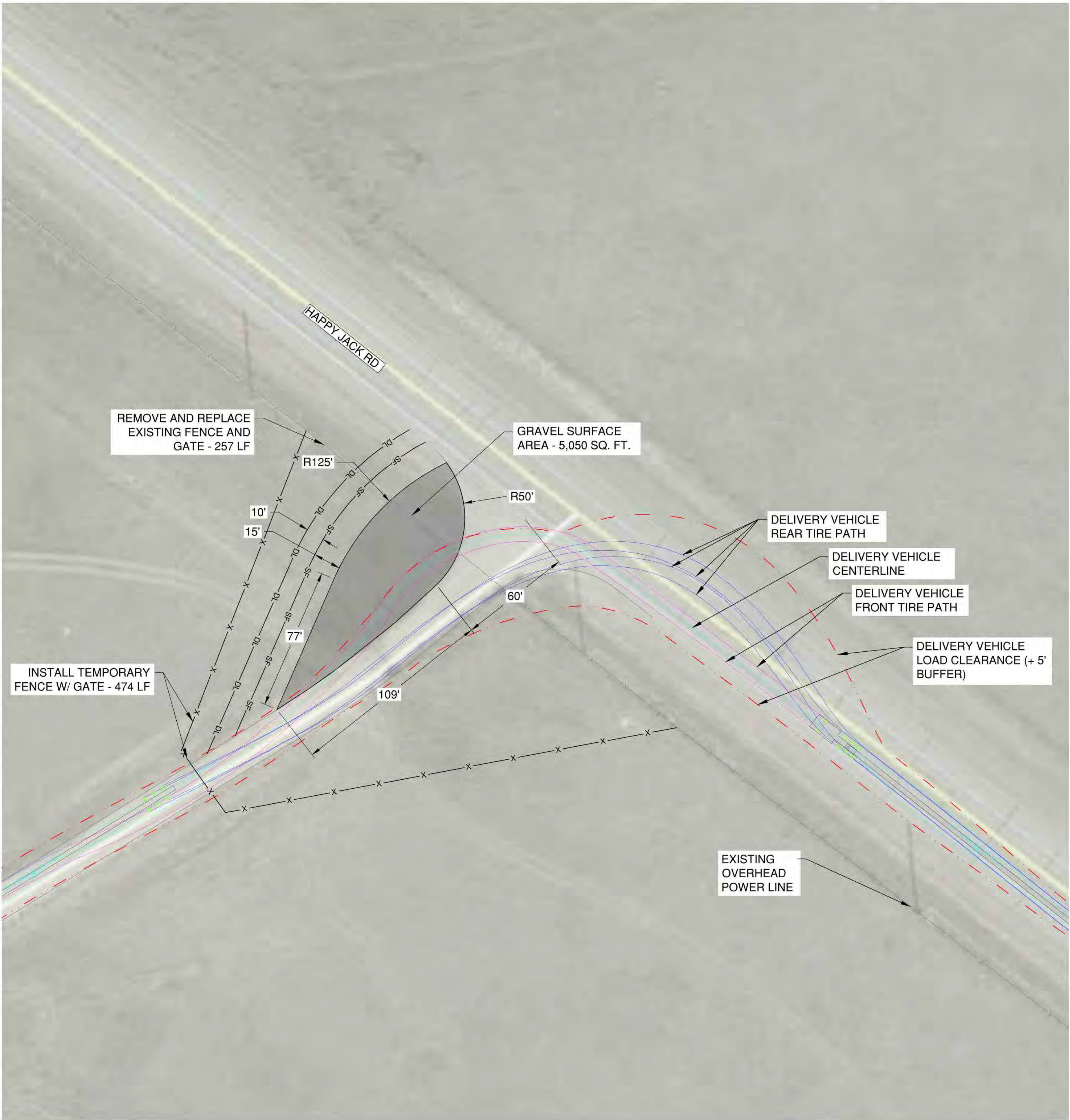
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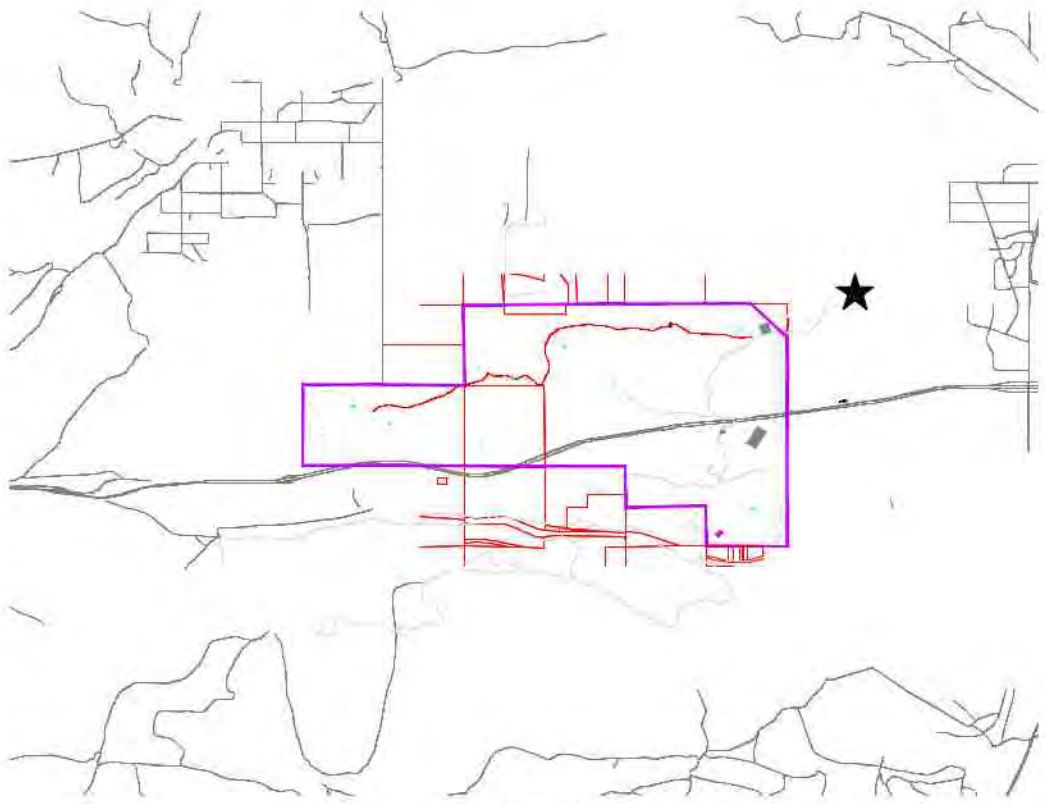
LAYDOWN YARD
AND BATCH PLANT
PLAN

DWG #: CDW-FGP-002
REVISION: 0A



LEGEND	
	TEMPORARY AGGREGATE BASE
	DIRECTION OF DELIVERY
	PROPOSED CULVERT
	SILT FENCE
	FIBER ROLLS
	BARBWIRE FENCE
	CHAINLINK FENCE
	DISTURBANCE LIMITS
	PROPOSED CONTOUR
	CONSTRUCTION EASEMENT
	NON-PARTICIPATING (DO NOT DISTURB)
	SECTION LINES
	EXISTING CENTER LINE
	RIGHT-OF-WAY LINES
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OIL PIPELINE
	EXISTING PIPELINE
	EXISTING TREES
	EXISTING PROPERTY LINE
	EXISTING STREAM
	EXISTING POWER POLE
	EXISTING DRY UTILITY STRUCTURE
	EXISTING FIBER OPTIC STRUCTURE
	EXISTING CULVERT
	EXISTING BUILDING

- INTERSECTION IMPROVEMENT NOTES:**
1. PRIOR TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL VERIFY EACH INTERSECTION IMPROVEMENT FOR DISCREPANCIES IN THE ACTUAL SITE CONDITIONS AND THOSE SHOWN IN THE PLANS. IF SITE CONDITIONS SHALL AFFECT THE CONSTRUCTION OR CLEAR AREAS AS SHOWN IN THE IMPROVEMENT PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CONSTRUCTION MANAGER IMMEDIATELY.
 2. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN IN PLACE. CONTRACTOR SHALL CALL NEBRASKA 811 PRIOR TO CONSTRUCTION ACTIVITIES NEAR EXISTING UTILITIES.
 3. THE STRUCTURAL FILL SECTION FOR THE TEMPORARY INTERSECTION IMPROVEMENT SHALL BE PER DETAIL ACR-104, CONTRACTOR SHALL PROVIDE ANY ADDITIONAL TESTING TO ENSURE INTERSECTION IMPROVEMENT MEETS OR EXCEEDS THE ALLOWABLE BEARING CAPACITY REQUIRED BY THE TURBINE MANUFACTURE AND DELIVERY COMPANY.
 4. DIRECTION OF TRAVEL FOR THE INTERSECTION HAS BEEN SHOWN, ANY CHANGES TO THE DIRECTION OF TRAVEL SHALL BE APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER PRIOR TO DELIVERIES.
 5. UPON COMPLETION OF THE PROJECT THE TEMPORARY INTERSECTION SHALL BE REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER, ENGINEER, OR CONSTRUCTION MANAGER. ADDITIONAL IMPROVEMENTS MAY BE REQUIRED FOR TEMPORARY INTERSECTIONS TO BE MADE PERMANENT.
 6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE DURATION OF THE TEMPORARY INTERSECTION IMPROVEMENT. THE TEMPORARY INTERSECTION SHALL NOT IMPACT OR CHANGE ANY OF THE EXISTING DRAINAGE PATTERNS.
 7. CONTRACTOR SHALL INSTALL TEMPORARY CULVERTS TO ENSURE ADEQUATE DRAINAGE.
 8. ALL DITCH SLOPES SHALL BE 4H:1V OR FLATTER FOR CONSTRUCTION PURPOSES, AND SHALL RECEIVE IMMEDIATE TEMPORARY EROSION STABILIZATION PER THE STORMWATER POLLUTION PREVENTION PLAN. DUE TO SITE CONDITIONS SOME AREAS MAY REQUIRE STEEPER THAN 4H:1V SLOPES, THOSE AREAS SHALL BE SHOWN ON THE PLANS, AND ADDITIONAL EROSION STABILIZATION MEASURES MAY BE REQUIRED.
 9. CONTRACTOR SHALL ENSURE THAT ADEQUATE TEMPORARY TRAFFIC CONTROL IS INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES. TEMPORARY AND PERMANENT TRAFFIC CONTROL FOR EACH INTERSECTION SHALL MEET THE LATEST REQUIREMENTS OF THE MUTCD AND/OR NEBRASKA DOT.
 10. CONTRACTOR SHALL RELOCATE ANY STRUCTURES (TRAFFIC SIGNS, MAILBOXES, FENCING, ETC.) THAT NEED TO BE TEMPORARILY RELOCATED FOR THE INSTALLATION OF THE TEMPORARY INTERSECTION IMPROVEMENT PER ANY LANDOWNER AGREEMENTS. PRIOR TO COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REINSTALL REPLACE ITEMS IN A CONDITION EQUAL OR GREATER THAN THAT PRIOR TO CONSTRUCTION.
 11. PERMANENT STABILIZATION FOR EACH INTERSECTION IMPROVEMENT SHALL BE PER THE STORMWATER POLLUTION PREVENTION PLAN. UPON REMOVAL OF THE TEMPORARY INTERSECTION THE SITE SHALL BE RESTORED AT A MINIMUM TO ORIGINAL CONDITIONS, AND SHALL RECEIVE AT LEAST 6IN OF TOPSOIL.
 12. UPON DELIVERY, CONTRACTOR SHALL PROVIDE A 200' CLEAR ZONE BASED ON THE STANDARD DRAWINGS IN THE DETAIL SECTION NEO-CND-009 TO ENSURE ADEQUATE DELIVERY.

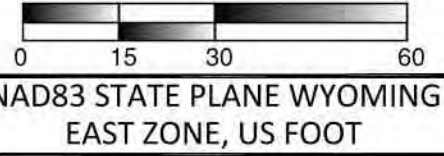


KEYMAP

Corriedale
Wind Project
Laramie County, Wyoming



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0A	09/13/2019	FOR REVIEW/CONFIDENTIAL	UEI



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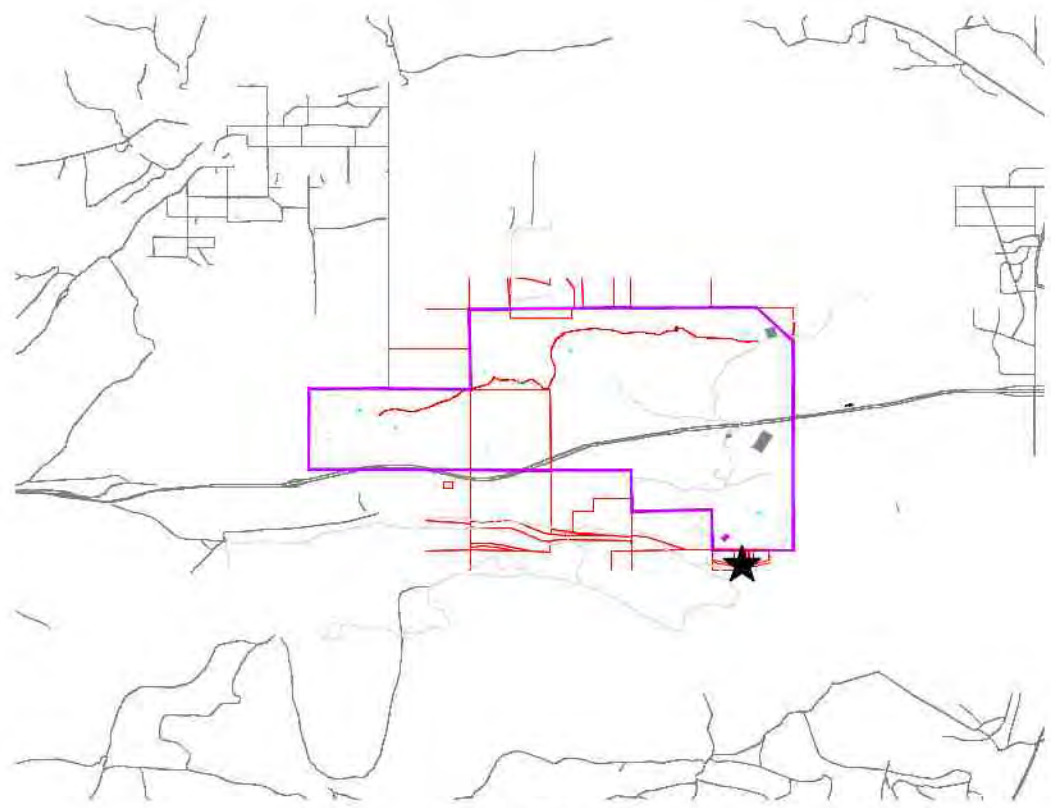
Design By: P. PEBLER
Drawn By: P. PEBLER
Approved By: C. SMAALADEN
Project Number: 18.01348

HAPPY JACK ROAD AND
SITE ACCESS ROAD
INTERSECTION
IMPROVEMENT



LEGEND	
	TEMPORARY AGGREGATE BASE
	DIRECTION OF DELIVERY
	PROPOSED CULVERT
	SILT FENCE
	FIBER ROLLS
	BARBWIRE FENCE
	CHAINLINK FENCE
	DISTURBANCE LIMITS
	PROPOSED CONTOUR
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	SECTION LINES
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	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OIL PIPELINE
	EXISTING PIPELINE
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	EXISTING CULVERT
	EXISTING BUILDING

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 5. UPON COMPLETION OF THE PROJECT THE TEMPORARY INTERSECTION SHALL BE REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER, ENGINEER, OR CONSTRUCTION MANAGER. ADDITIONAL IMPROVEMENTS MAY BE REQUIRED FOR TEMPORARY INTERSECTIONS TO BE MADE PERMANENT.
 6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE DURATION OF THE TEMPORARY INTERSECTION IMPROVEMENT. THE TEMPORARY INTERSECTION SHALL NOT IMPACT OR CHANGE ANY OF THE EXISTING DRAINAGE PATTERNS.
 7. CONTRACTOR SHALL INSTALL TEMPORARY CULVERTS TO ENSURE ADEQUATE DRAINAGE.
 8. ALL DITCH SLOPES SHALL BE 4H:1V OR FLATTER FOR CONSTRUCTION PURPOSES, AND SHALL RECEIVE IMMEDIATE TEMPORARY EROSION STABILIZATION PER THE STORMWATER POLLUTION PREVENTION PLAN. DUE TO SITE CONDITIONS SOME AREAS MAY REQUIRE STEEPER THAN 4H:1V SLOPES, THOSE AREAS SHALL BE SHOWN ON THE PLANS, AND ADDITIONAL EROSION STABILIZATION MEASURES MAY BE REQUIRED.
 9. CONTRACTOR SHALL ENSURE THAT ADEQUATE TEMPORARY TRAFFIC CONTROL IS INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES. TEMPORARY AND PERMANENT TRAFFIC CONTROL FOR EACH INTERSECTION SHALL MEET THE LATEST REQUIREMENTS OF THE MUTCD AND/OR NEBRASKA DOT.
 10. CONTRACTOR SHALL RELOCATE ANY STRUCTURES (TRAFFIC SIGNS, MAILBOXES, FENCING, ETC.) THAT NEED TO BE TEMPORARILY RELOCATED FOR THE INSTALLATION OF THE TEMPORARY INTERSECTION IMPROVEMENT PER ANY LANDOWNER AGREEMENTS. PRIOR TO COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REINSTALL REPLACE ITEMS IN A CONDITION EQUAL OR GREATER THAN THAT PRIOR TO CONSTRUCTION.
 11. PERMANENT STABILIZATION FOR EACH INTERSECTION IMPROVEMENT SHALL BE PER THE STORMWATER POLLUTION PREVENTION PLAN. UPON REMOVAL OF THE TEMPORARY INTERSECTION THE SITE SHALL BE RESTORED AT A MINIMUM TO ORIGINAL CONDITIONS, AND SHALL RECEIVE AT LEAST 6IN OF TOPSOIL.
 12. UPON DELIVERY, CONTRACTOR SHALL PROVIDE A 200' CLEAR ZONE BASED ON THE STANDARD DRAWINGS IN THE DETAIL SECTION NEO-CND-009 TO ENSURE ADEQUATE DELIVERY.

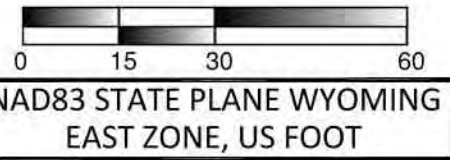


KEYMAP

Corriedale
Wind Project
Laramie County, Wyoming



Rev.	Date	Description	By
0A	09/13/2019	FOR REVIEW/CONFIDENTIAL	UEI



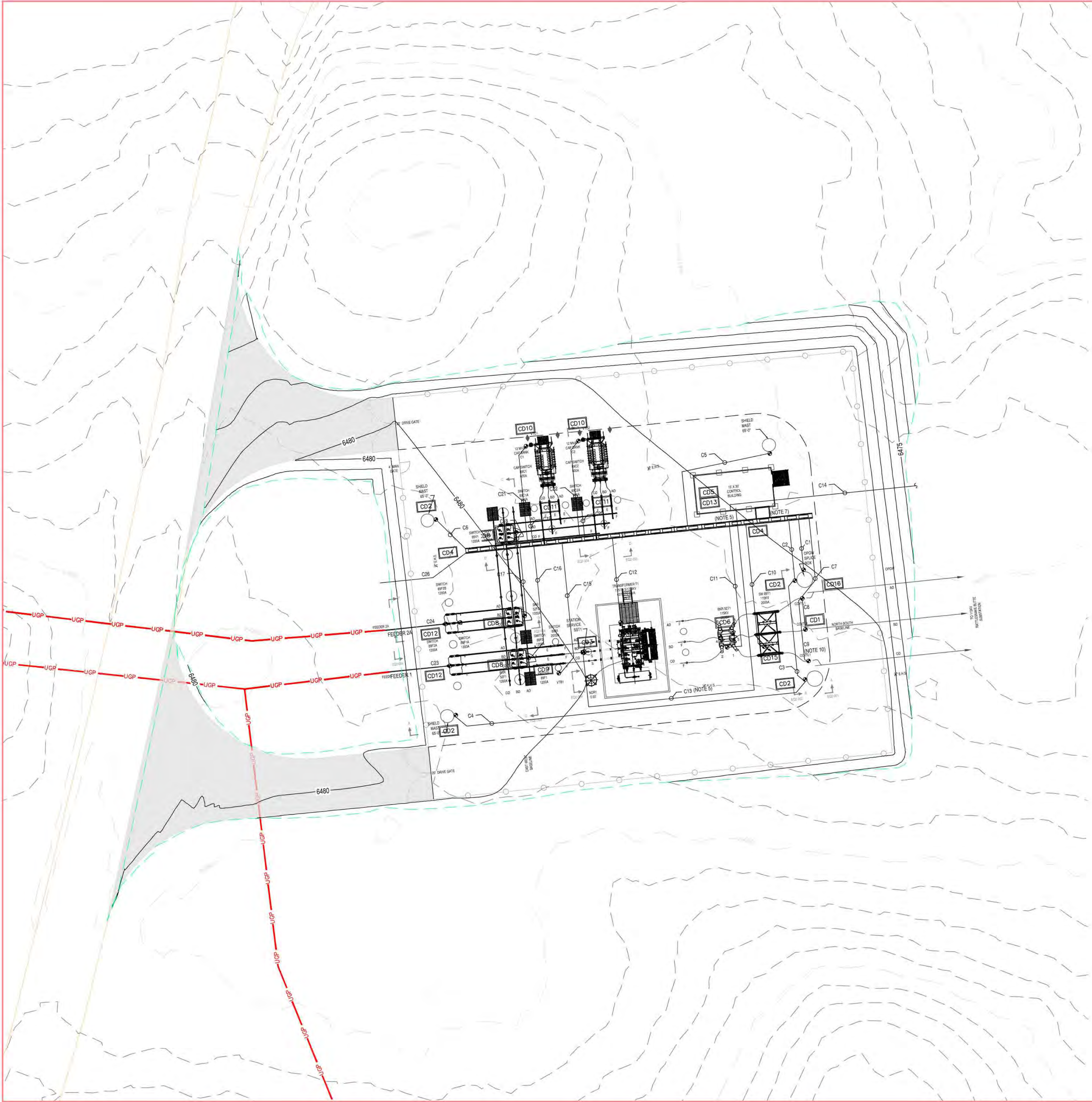
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Fax: 701.237.3191
www.ulteig.com

Design By: P. PEBLER
Drawn By: P. PEBLER
Approved By: C. SMAALADEN
Project Number: 18.01348

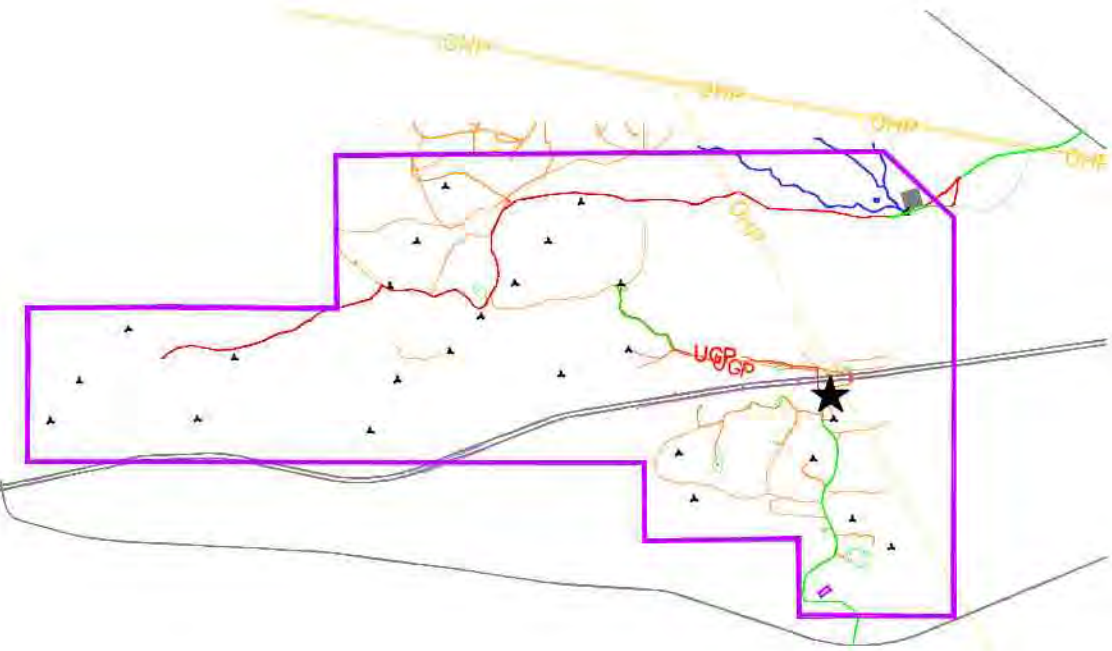
OTTO ROAD AND SITE
ACCESS ROAD
INTERSECTION
IMPROVEMENT



LEGEND (FACILITY GRADING PLAN.)

- AGGREGATE BASE-SUBSTATION
- ACCESS ROAD-PERMANENT
- ACCESS ROAD-TEMPORARY
- PROPOSED DRAINTILE
- SILT FENCE
- FIBER ROLLS
- BARBWIRE FENCE
- CHAINLINK FENCE
- PROPOSED COLLECTION LINES
- SUBSTATION ROAD
- DISTURBANCE LIMITS
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING FENCE

- FACILITY GRADING PLAN GENERAL NOTES:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
 - IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTRACT THE ENGINEER IMMEDIATELY.
 - RIGHT-OF-WAY AND EASEMENTS ARE SHOWN PER ALTA PREPARED BY KLJ.
 - THE CONTRACTOR SHALL COMPLETE THE SITE GRADING AND TESTING PER THE GEOTECHNICAL ENGINEERING REQUIREMENTS PROVIDED. ANY TESTING REQUIRED FOR THE SUBSTATION FACILITY SHALL BE COMPLETED BY A THIRD PARTY GEOTECHNICAL LABORATORY, PRIOR TO ACCEPTANCE.
 - THE CONTRACTOR SHALL UTILIZE THE PROOF ROLL METHOD FOR SUBGRADE TESTING, PRIOR TO THE PLACEMENT OF ANY STRUCTURE OR PAVEMENT. THE PROOF ROLL SHALL BE COMPLETED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK, OR APPROVED EQUAL, IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER. PROOF ROLL SHALL BE COMPLETED IN TWO DIRECTIONS, EACH PERPENDICULAR TO EACH OTHER FOR THE ENTIRE SITE. ANY AREAS THAT FAIL THE PROOF ROLL SHALL BE EXCAVATED AND RECOMPACTED PRIOR TO RETESTING.
 - CONTOURS SHOWN ARE FOR FINISHED GROUND, SIDEWALK, SLAB, OR PAVEMENT. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
 - UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
 - IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEED WITH NATIVE MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINES IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR SPECIFIC SITE DETAILS.
 - ALL SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H: 1V OR STEEPER.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL ENSURE THAT EXISTING DRAINAGE AROUND THE SITE OF THE NEW SUBSTATION FACILITY IS MAINTAINED, AND THAT THERE IS POSITIVE DRAINAGE AWAY FROM THE NEW FACILITY.



KEYMAP

Corriedale
Wind Project

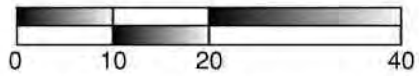
Laramie County, Wyoming



Black Hills Energy

7001 MT RUSHMORE RD
RAPID CITY, SD 57702

Rev.	Date	Description	By
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CONSTRUCTION



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Design By: P. PEBLER
Drawn By: P. PEBLER
Approved By: C. SMAALADEN
Project Number: 18.01348

SUBSTATION GRADING
PLAN

DWG #: CDW-FGP-001
REVISION: 0A



Jason Hartman, P.E.
Director, Generation Project Engineering
Jason.hartman@blackhillscorp.com

6711 HR Ranch Road
Cheyenne, WY 82007
P: 307.757.3040

August 14, 2019
Revised August 28, 2019

Laramie County Planning & Development Office
3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303

RE: Corriedale Wind Energy Project

On behalf of Black Hills Energy, we submit the enclosed information for Wind Energy Site Plan and Board Approval of the Corriedale Wind Energy Project.

The Corriedale Wind Energy Project will be jointly owned by Cheyenne Light, Fuel and Power Company and Black Hills Power, Inc. and will consist of 24 wind turbines and associated infrastructure capable of generating up to 60 MW of renewable wind energy. The proposed project also includes buried electrical collector lines, a collector substation, a generator tie line, and access roads.

The Wyoming Public Service Commission approved the Certificate of Public Convenience and Necessity. The Renewable Ready Service Tariffs approved for the project will provide large commercial and industrial customers and governmental agencies in Wyoming a cost-effective option to purchase utility-scale renewable energy from Black Hills Energy for up to 100 percent of their electric energy needs. The proposed project conforms with Laramie County policies and development standards, and has no defined negative impact to the community.

The Project is proposed to be located on King Ranch, including the following parcels: T13N, R68W, Sections 1 to 4, 7 to 13, and the northern half of Section 14. Ingress and egress for the Project will be from Otto Road, 2.2 miles west of Round Top Road and from Happy Jack Road, 3.9 miles west of Round Top Road.

The proposed project will comply with the National Electric Code, International Building Code and all applicable local, county, state and federal codes and regulations.

Reclamation and Decommissioning Plan. The Corriedale Wind Energy Project represents a capital investment of approximately \$57 million dollars, the majority of which consists of WTGs and other durable equipment, the value of which is widely recognized.

Black Hills Energy has a vested interest in keeping the project well maintained and productive for as long as possible. Additionally, the project will be a regulated asset for two regulated utilities (Cheyenne Light, Fuel and Power Co. in Wyoming and Black Hills Power, Inc. in South Dakota). Being a regulated asset, approval would be required from both state commissions before retirement or changes in ownership were to be contemplated.

At the end of its anticipated lifespan of 30 years, Black Hills Energy plans to decommission the wind energy project as follows:

- Remove of all wind turbines.
- Remove concrete foundations to a depth of 3 feet below top of grade.
- Backfill where foundations were removed.
- Rough grade disturbed areas and re-seed.
- Abandon underground collection system cable in place so as to minimize areas of disturbance.

Road Assessment and Mitigation Plan. Access to the site will be from Otto and Happy Jack Roads, so a county road mitigation plan is not required. We will coordinate access to these roads with WYDOT.

Airport Disclosure Statement. FAA filings have been made for determinations of no hazard to air navigation and the review process is currently underway.

Noise Analysis. The noise analysis was completed and report is attached. The results from the analysis indicate that no significant impact to local residents is expected.

Please contact me if you have any questions at 307-757-3040.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Hartman", written in a cursive style.

Jason Hartman



Jason Hartman, P.E.
Director, Generation Project Engineering
Jason.hartman@blackhillscorp.com

6711 HR Ranch Road
Cheyenne, WY 82007
P: 307.757.3040

August 14, 2019

Laramie County Planning & Development Office
3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303

**LARAMIE
COUNTY**

AUG 14 2019

**PLANNING & DEVELOPMENT
OFFICE**

RE: Corriedale Wind Energy Project

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The Wyoming Public Service Commission approved the Certificate of Public Convenience and Necessity. The Renewable Ready Service Tariffs approved for the project will provide large commercial and industrial customers and governmental agencies in Wyoming a cost-effective option to purchase utility-scale renewable energy from Black Hills Energy for up to 100 percent of their electric energy needs. This project conforms with Laramie County policies and development standards, and at this time we know of no negative impacts to the community.

Reclamation and Decommissioning Plan. The Corriedale Wind Energy Project represents a capital investment of approximately \$57 million dollars, the majority of which consists of WTGs and other durable equipment, the value of which is widely recognized.

Black Hills Energy has a vested interest in keeping the project well maintained and productive for as long as possible. Additionally, the project will be a regulated asset for two regulated utilities (Cheyenne Light, Fuel and Power Co. in Wyoming and Black Hills Power, Inc. in South Dakota). Being a regulated asset, approval would be required from both state commissions before retirement or changes in ownership were to be contemplated.

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- Backfill where foundations were removed.
- Rough grade disturbed areas and re-seed.
- Abandon underground collection system cable in place so as to minimize areas of disturbance.

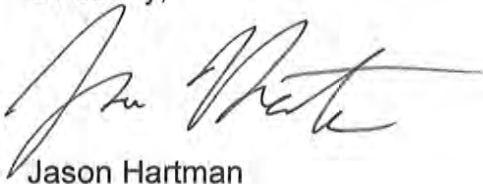
Road Assessment and Mitigation Plan. Access to the site will be from Otto and Happy Jack Roads, so a county road mitigation plan is not required. We will coordinate access to these roads with WYDOT.

Airport Disclosure Statement. FAA filings have been made for determinations of no hazard to air navigation and the review process is currently underway.

Noise Analysis. The noise analysis was completed and report is attached. There is no significant impact to local residents.

Please contact me if you have any questions at 307-757-3040.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Hartman", with a stylized, cursive script.

Jason Hartman

Corriedale Wind Energy Project
Wind Energy Site Plan Application

Application Index

1. Application Form
2. Pre-Application Meeting Notes
3. Overall Site Plan and Phasing Plan (Delivery Flow Plan)
4. Noise Analysis Report
5. Waste Management Plan
6. Grading Construction Document



Jason Hartman, P.E.
Director, Generation Project Engineering
Jason.hartman@blackhillscorp.com

6711 HR Ranch Road
Cheyenne, WY 82007
P: 307.757.3040

September 6, 2019

Laramie County Planning & Development Office
3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303

RE: Corriedale Wind Energy Project
Drainage Study and Traffic Study Waiver Request

On behalf of Black Hills Energy, we request a waiver for providing a drainage study and traffic study for the proposed Corriedale Wind Energy Project.

The proposed project will be constructed along existing natural contours and therefore drainage from the site will not be materially impacted.

Access to the site for the proposed project will be from Otto and Happy Jack Roads for which we will coordinate with WYDOT to obtain access permits. County roads will not be impacted by the proposed project.

Please contact me if you have any questions at 307-757-3040.

Sincerely,



Jason Hartman

CORRIEDALE WIND ENERGY PROJECT

County Engineer: Scott Larson COMMENTS ATTACHED 09/03/2019

1. A detailed (blown up and to scale) site plan drawings are needed for the proposed laydown yard/batch plant, the proposed substation and the proposed point of interconnect showing what items will be placed in these areas, the grading for these areas, etc. Please refer to the County Site Plan drawing checklist for the requirements.
2. The applicant needs to submit a letter requesting a waiver for a detailed Drainage Study and Traffic Study and justification as to why the County should grant the waiver.
3. Any proposed access roads or any existing roads that will be upgraded that cross FEMA floodplain boundaries will need a Floodplain Development Permit submitted and approved by the County prior to beginning work.

County Public Works Department: David Bumann COMMENTS ATTACHED 08/29/2019

Better detail on ingress/egress to the project area should be shown on the site plan so authorities can determine potential impacts to local roads.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED 09/03/2019

Laramie County Small Wastewater System Regulations

If any restroom facility is built, a commercial wastewater system shall be permitted through this office. Commercial wastewater systems shall be designed by a licensed Wyoming P.E. Contact Environmental Health for additional information.

WYDOT: Randy Griesbach COMMENTS ATTACHED 09/03/2019

Prior to any work in the highway right-of-way, secure a permit through the District office.

Any change in land use, physical modification to existing access or new access to the highway system will require a WYDOT access permit.

Utility lines crossing highway R/W will require WYDOT utility licenses.

The WYDOT will want a road use agreement in place before any activities begin on the highway system.

Road network needs to be designed to maintain historic drainage patterns and not change entry points through the R/W or increase flows over historic rates.

Identify any work along the highway R/W that may impact existing R/W monuments. Monuments must be protected or reset by a licensed surveyor upon completion of work in disturbance area.

Directional signs to various site locations need to be located outside of the WYDOT R/W.

Anticipated traffic volumes at access points to the highway system would be beneficial for evaluation of any needed traffic control modifications.

Wyoming Game & Fish: Meghan Lockwood COMMENTS ATTACHED 08/28/2019
See attachment.

Planners: Bryan Nicholas COMMENTS ATTACHED 09/03/2019

1. It is recommended that the site plan should show the “fall zone” of each tower. These would clarify that all of the proposed turbines meet the required setbacks as stated in Section 2-2-125(c)(A)(I-VI).
2. Drawings showing a typical turbine, including height, width , and typical foundations is recommended.
3. No Wind Turbine shall advertise or promote any product or service, and no sign shall be placed on the turbine other than for the purpose of warning signs, tower identification, owner, land owner or manufacturer identification.
4. Per Section 2-2-125(e)(i-x), the Site Plan needs to be further detailed.
5. Per Section 2-2-125(xi)(C), preliminary construction documents describing general plans for appropriate drainage, erosion control and infrastructure improvements should be provided along with the Site Plan. Final construction documents will be required with the wind or solar energy permit.

AGENCIES WITH NO COMMENTS:

Cheyenne MPO, County Assessor, Cheyenne Development Services.

AGENCIES WITH NO RESPONSE:

Board of Public Utilities, Cheyenne Regional Airport, Cheyenne Urban Planning Office
Cheyenne Development Services, County Real Estate Office, County Treasurer, County
Conservation District, Department of Energy (WAPA), Wyoming DEQ, US Post Office,
Combined Communications Center, Emergency Management, Fire District No. 2, Fire
District No. 10, Sheriff's Office, Black Hills Energy, High West Energy, CenturyLink
RT Communications, Cheyenne Engineering Services, Building Dept., Laramie County
Weed & Pest.



WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699

wgfd.wyo.gov

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DIRECTOR
BRIAN R. NESVIK

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PATRICK CRANK
RICHARD LADWIG
MIKE SCHMID

August 28, 2019

WER 4502.151
Laramie County Planning and Development Office
PZ-19-00236
Corriedale Wind Energy Project
Laramie County

Bryan Nicholas
Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, WY 82009

Dear Mr. Nicholas,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed PZ-19-00236 - Corriedale Wind Energy Project located in Laramie County. We offer the following comments for your consideration.

Terrestrial Considerations:

We provided a letter to Black Hills Energy on May 24, 2018 describing our recommendations for terrestrial wildlife species (attached). The comments provided in the attached letter are still valid and we have no additional terrestrial considerations at this time.

Aquatic Considerations:

The headwaters of Clear Creek and Diamond Creek occurs within the boundary of the proposed Corriedale Wind Energy Project. To minimize impacts to Clear Creek and Diamond Creek, we recommend any perennial stream be crossed using an open-bottom culvert such that they are wider than bankfull width (BFW). This structure is strongly preferred as it avoids or minimizes disruption to the streambed, and avoids entire streambed reconstruction and maintenance inside the culvert, which may be difficult in smaller structures. The width of culverts at bankfull elevation should be 1.2 times BFW.

If a round pipe culvert is used to cross perennial streams, we recommend the following:

1. Embed the round pipe culvert below the grade of the streambed. We recommend that 25% of the round bottom culvert be buried to prevent streambed washout.
2. Match the culvert gradient (slope) with the stream channel profile.

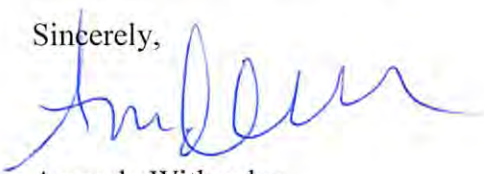
Bryan Nicholas
August 28, 2019
Page 2 of 2 – WER 4502.151

3. Construct crossings with a natural bottom substrate within the structure matching the characteristics of the substrate in the natural stream channel and the banks (mobility, slope, stability, confinement, grain and rock size) at the time of construction and over time as the structure has had the opportunity to pass substantial high flow events.
4. Construct crossings with appropriate bed forms and streambed characteristics so that water depths and velocities are comparable to those found in the natural channel at a variety of flows at the time of construction and over time. In order to provide appropriate water depths and velocities at a variety of flows and especially low flows, it is usually necessary to reconstruct the streambed (sometimes including a low flow channel), or replicate or preserve the natural channel within the structure. Otherwise, the width of the structure needed to accommodate higher flows will create conditions that are too shallow at low flows. The grain and rock size and arrangement of streambed materials within the structure should be in accordance with (3) above. Flows could go subsurface within the structure if only large material is used without smaller material filling the voids.

Culverts that are excessively steep, smooth or undersized may produce water velocities that are unnavigable by fish. Different species and life stages of fish have burst, prolonged, and sustained speed limitations. Culverts should be designed to pass all life stages of all species present.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Rick Huber, Habitat Protection Biologist, at 307-777-4558 or Matt Fry, Habitat Protection Biologist, at 307-777-4510.

Sincerely,



Amanda Withroder
Habitat Protection Supervisor

AW/rh/ml

cc: U.S. Fish and Wildlife Service
Bobby Compton, Wyoming Game and Fish Department
Chris Wichmann, Wyoming Department of Agriculture, Cheyenne



WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699

wgfd.wyo.gov

GOVERNOR
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MIKE SCHMID

May 24, 2018

WER 14077.00
Ecology and Environment, Inc.
Black Hills Energy Corporation
Corriedale Wind Farm Project
Year 1 and 2 Pre-Construction Monitoring
Laramie County

Scott Severs
Wildlife Biologist
Ecology and Environment, Inc.
4949 Pearl East Circle, Suite 300
Boulder, CO 80301

Dear Mr. Severs,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed Corriedale Wind Farm Project located in Laramie County. We offer the following comments for your consideration.

Terrestrial Considerations:

The proposed project is for the construction of up to 22 wind turbines, buried collector lines, a substation, transmission, and access roads. The project is located west of Cheyenne and is adjacent to two existing wind farms and the city landfill. The project area is bisected by Interstate 80 and contains existing oil and gas development.

Big Game

The portion of the project located north of Interstate 80 is within pronghorn crucial winter range. The Department is currently in the process of studying the impacts of wind development on pronghorn in the Shirley Basin. We would welcome the participation of Black Hills Energy Corporation (proponent) in this research effort.

Avian Species and Bats

At the Department's request, the proponent completed two years of pre-construction wildlife monitoring for avian species and bats. The wildlife reports indicate a variety of avian species utilize habitat in the project area, including raptors and songbirds. These species may be

impacted by habitat alteration and infrastructure associated with wind energy development. The Department has concern regarding the potential impacts of the proposed development to Species of Greatest Conservation Need (SGCN), including McCown's longspur, which was one of the most abundant species observed in the project area. Several raptor SGCN were observed in the project area, as well. Survey data and documented flight paths indicate there may be some high use areas where placement of wind turbines could result in greater impact. We recommend siting turbines outside of these areas to the extent feasible.

The proponent also collected two years of acoustic data to identify bat use within the project area. Due to a change in the project area boundary, the Year 1 acoustic monitoring site is outside of the project area. The Year 2 report indicates that acoustic monitoring equipment malfunction occurred. The timing of monitoring varied between Year 1 and Year 2. Given these inconsistencies, it is difficult to use these data to make inferences about the potential impacts of the proposed project on bat species. However, given the species identified during monitoring, it is likely several bat SGCN will be impacted by this project. We recommend at a minimum the proponent continue to monitor bat activity throughout the year during and post-construction, in addition to conducting mortality surveys post-construction.

In recent years, the Department has recommended wind energy project proponents use North American Bat Monitoring Program (NABat) protocols (Loeb et al. 2015). This monitoring program is geared toward gathering more information on resident bats. Implementing the NABat protocol allows for monitoring of the presence of bat species over time and evaluates potential causes of localized colonization or extirpation. It provides a more complete picture of the bat community at a site that might be missed by carcass searches or simply recording number of bat passes, and allows for an estimation of detection probability.

We recommend the NABat supplements the existing acoustic monitoring during post-construction monitoring in order to gain a more complete picture of bat activity and species that are residents in the area. Briefly, NABat is an additional stationary acoustic survey that is run for five consecutive nights. Existing equipment used for passive and active acoustic surveys is likely sufficient. The combination of recording bat passes, species present, and carcass searches will offer a more complete picture of the bat community at the project site, how they are using the area, and what type of impact the project may be having.

Post-construction Monitoring

We recommend the proponent develops a post-construction monitoring plan and conducts a minimum of three years of wildlife monitoring once the facility becomes operational. The monitoring plan should include the following components:

- Species of concern and important wildlife habitats

- Monitoring for avian species and bats, including mortality monitoring; other SGCN; big game; watershed assessment; and amphibians and reptiles
- Data reporting
- Mitigation and conservation measures to alleviate potential and/or identified impacts

The monitoring plan should be developed by the proponent in coordination with affected landowners and the Department. Post-construction monitoring reports should be submitted annually to the Department for review, and a meeting should be held to discuss results.

Post-construction monitoring reports from the two adjacent wind farms (Happy Jack and Silver Sage) indicate bird and bat mortality is relatively low for each individual project; however, we have concern with the potential cumulative impacts of the three wind farms together. Collectively, the facilities result in habitat fragmentation and cumulative turbine-related mortality. We recommend a cumulative impacts analysis is conducted after the Corriedale project is constructed and post-construction monitoring data are available.

Aquatic Considerations:

Clear Creek and Diamond Creek occur within the proposed Corriedale Wind Farm Project.

Clear Creek is inhabited by creek chub, Iowa darter (Tier 2), and white sucker. Diamond Creek has common shiner (Tier 3), creek chub, fathead minnow, green sunfish, Johnny darter, plains killifish (Tier 2) and white sucker.

Based on the Department's revised Wildlife Protection Recommendations for Wind Energy Development, the proposed project occurs within the Upper Crow Creek 5th level (10 digit) Hydrologic Unit Code watershed that supports Tier 1, 2, or 3 fish species. Therefore, we recommend the project proponent conduct a standardized assessment to identify low, medium, and high risk stream reaches using the Reconnaissance Level Assessment (RLA) or other standardized method. The RLA of the Watershed Assessment of River Stability and Sediment Supply (Rosgen, 2006) methodology identifies sediment sources, existing channel stability problems, and reveals specific locations that require more detailed analysis.

Amphibian and Reptiles

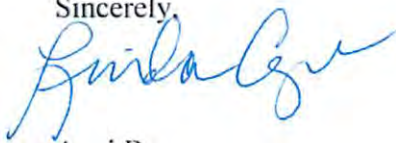
We recommended that incidental observations be recorded for amphibian and reptile species. All amphibians and reptiles encountered incidentally during wildlife surveys are documented. Species, geographic coordinates (preferably decimal degrees or UTM), date, age class (adult, juvenile, larval, or egg), general vegetation type, and general comments are requested for each observation. Observations will be collected while performing other wildlife surveys within the study area. We recommend that 2 years of preconstruction incidental monitoring and 3 years post construction incidental monitoring be completed. A two year preconstruction time frame helps

Scott Severs
May 24, 2018
Page 4 of 5 – WER 14077.00

ensure that surveys can be conducted in a wide range of environmental conditions. Many species that are rare or cryptic may easily be overlooked with only one year of survey. If a SGCN is discovered during the incidental observations additional monitoring may be recommended. Currently, the Department has not documented any SGCN species occurring within the proposed wind project. However, the following species may be found: northern leopard frog (Tier 2), Great Plains earless lizard (Tier 3), pale milksnake (Tier 2), Great Plains toad (Tier 2), red-sided gartersnake (Tier 3), and smooth greensnake (Tier 2).

Thank you for the opportunity to comment. If you have any questions or concerns please contact Amanda Withroder, Staff Biologist, at (307) 473-3436, or Rick Huber, Staff Aquatic Biologist, at (307) 777-4558.

Sincerely,



Angi Bruce
Habitat Protection Supervisor

AB/aw/ml

cc: U.S. Fish and Wildlife Service
Nathan Groh, Black Hills Energy Corporation
Lee Knox, Wyoming Game and Fish Department
Corey Class, Wyoming Game and Fish Department
Zack Walker, Wyoming Game and Fish Department
Bobby Compton, Wyoming Game and Fish Department
Wendy Estes-Zumpf, Wyoming Game and Fish Department
Trish Sweanor, U.S. Fish and Wildlife Service
Laramie County Board of Commissioners
Chris Wichmann, Wyoming Department of Agriculture

Scott Severs
May 24, 2018
Page 5 of 5 – WER 14077.00

Literature Cited

- Loeb, S.C. et al. 2015. A Plan for the North American Bat Monitoring Program (NABat). USDA Forest Service General Technical Report SRS-208.
- Rosgen, D. 2006. Watershed Assessment of River Stability and Sediment Supply.
<https://www.epa.gov/hwp/healthy-watersheds-developing-watershed-health-sub-index-geomorphology>.



September 12, 2019

Amanda Withroder
Habitat Protection Program
Wyoming Game & Fish Department
3030 Energy Lane
Cheyenne, Wyoming 82006

Sent via email to:

Amanda.withroder@wyo.gov

Dear Amanda Withroder:

Black Hills Energy (BHE) appreciates the Wyoming Game and Fish Department (WGFD) wildlife and water concerns regarding the proposed Corriedale Wind Energy Facility (Project) located in Laramie County, Wyoming. We offer the following responses for your consideration.

Big Game

An E & E wildlife biologist observed pronghorn year-round throughout the Project. An E & E biologist observed pronghorn hunting in the Project north of I80 several times. There is barbwire fencing within the Project that may slow the movement of pronghorn. Depending on the response from the associates at King Ranch, cattle fencing could be improved to facilitate better pronghorn movement. Black Hills will take into consideration participating in the research effort on the impact of wind development on pronghorn in the Shirley Basin.

Avian Species and Bats

Black Hills will conduct additional acoustical bat surveys to promote a better understanding of bat species using the Project. Black Hills will also consider using the NABat protocol for future surveys, with the assistance of WYGFD personnel.

Post-Construction Monitoring

In accordance with the recommendations from the USFWS's Eagle Conservation Plan Guidance, post-construction eagle fatality monitoring at the Corriedale Wind Project will be conducted to estimate the annual fatality rate, for at least the first two years after issuance of the programmatic Eagle Take Permit (ETP), followed by less intense monitoring for up to three years after the expiration date of the programmatic ETP. A post construction monitoring plan will be developed with this process and incidental observations of other species of concern will be completed as part of this monitoring work.

Aquatic Considerations

E & E spoke with Kendal L. Roberts, Co-Owner of King Ranch, and she said that there are no natural water bodies within the project boundary. There are nine man-made permanent water sources (basins) for cattle throughout the Project. An E & E biologist observed one small

ephemeral pond (puddle) next to point 4 that held water for a short amount of time in the spring. During a site visit, an E & E ecologist observed nine wetland drainage segments for signs of hydrology, and confirmed that water does not flow permanently in any of the drainages within the Project boundary. It is evident that water, when present, remains for brief periods before evaporating or percolating into the soil.

Should any perennial streams be crossed during construction, open-bottom culverts as specified will be used, as suggested by WGFD.

Amphibian and Reptiles

During two years of avian observations, no incidental amphibians or reptiles were recorded.

We look forward to working with you on this Project more in the future. Please let me know if you have additional questions or comments.

Regards,

Jessie Velandar
Wildlife Biologist

ECOLOGY AND ENVIRONMENT, INC.

THE
FALEN LAW OFFICES
L.L.C.
ATTORNEYS FOR THE WEST

FRANKLIN J. FALEN¹
BRANDON L. JENSEN²

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CHEYENNE, WYOMING 82003-0346
TELEPHONE: 307/632-5105
TELEFAX: 307/637-3891
WWW.BUDDFALEN.COM

BETHANY A. GROSS³
TERESA L. SLATTERY⁴
CONNER G. NICKLAS⁵

¹ ALSO LICENSED IN NE, SD & ND
² ALSO LICENSED IN CO & NM

³ ALSO LICENSED IN MT & MO
⁴ ALSO LICENSED IN IL & TX
⁵ ALSO LICENSED IN CO & MT

October 10, 2019

VIA HAND-DELIVERY,
EMAIL (planning@laramiecounty.com)
AND U.S. MAIL
Laramie County Planning Commission
3966 Archer Pkwy.
Cheyenne, WY 82009

LARAMIE
COUNTY
OCT 11 2019
PLANNING & DEVELOPMENT
OFFICE

Re: Public Comments Regarding Proposed Corriedale Wind Energy
Project

Dear Laramie County Planning Commission,

Please accept these comments on behalf of our client WY Land Acquisition PTNS II, LLC (WY Land). WY Land requests that the Laramie County Planning Commission reject the proposed project as planned because it will amount to a nuisance and will harm WY Land's investment-backed expectations to develop their neighboring property. Further, the Applicant, Black Hills Corporation, has failed to respond to all attempts at communication made by WY Land.

I. Background

WY Lands owns approximately 1,530 acres known as the Whispering Hills subdivision. The subdivision has 183 lots between 5-10 acres. WY Lands purchased the property in 2005 with the investment-backed expectation to develop the property into a residential subdivision. Whispering Hills is already an approved residential subdivision based on a grandfathered right established in the 70s and 80s. However, in order to accomplish its plan to develop the area into a residential subdivision, WY Lands has spent a large amount of time and expense in developing and marketing the area in order to sell lots. The currently proposed Corriedale Wind Energy Project sits directly south of the Whispering Hills subdivision. In fact, the proposed location for Turbine C abuts the border of the Whispering Hills subdivision and the turbine fall zone would nearly reach into the subdivision. See Laramie County Development Department Memorandum p. 8. Parts of another wind project lay on the eastern border of Whispering Hills. Thus, if Laramie County approves the

Corriedale Wind Energy Project as proposed, the Whispering Hills subdivision will be surrounded by wind turbines.

Representatives from WY Land have attempted to reach out to Black Hills Corporation to discuss possible solutions that would allow the wind project to continue, but also lessen the potential harms to WY Land's investment-backed expectations to develop the Whispering Hills subdivision. Despite numerous attempts to contact Black Hills Corporation via email and telephone, Black Hills has yet to respond to WY Land.

II. The proposed Corriedale Wind Energy Project amounts to a nuisance to Whispering Hills.

The proposed Corriedale Wind Energy Project would amount to a nuisance to Whispering Hills. According to the Wyoming Supreme Court, a nuisance is "a class of wrongs which arise from an unreasonable, unwarranted, or unlawful use by a person of his own property, working an obstruction or injury to the right of another." *Hein v. Lee*, 549 P.2d 286, 292 (Wyo. 1976). Further, the Court analyzes the effect the proposed use would have on an ordinary and reasonable person. *Id.* In the present case, the proposed wind project amounts to a nuisance because it will harm WY Land's investment-backed expectations. Further, the presence of a wind project could lower the quality of life of future and current residents in the Whispering Hills subdivision.

A. The Corriedale Wind Energy Project may harm WY Land's investment-backed expectations.

One of the primary ways the proposed wind project amounts to a nuisance is because the wind project will likely harm WY Land's investment-backed expectation of developing and selling residential lots in the Whispering Hills subdivision. Many studies have concluded that wind projects negatively impact property values. See <http://www.lakeontarioturbines.com/PDF/REValues.pdf> (discussing over thirty studies and testimonials on the negative impact of wind projects on neighboring properties).

Although there are dozens of documented studies and testimonies regarding the negative impact of wind projects on the values of surrounding properties, some of these studies are worth noting. Michael McCann of McCann Appraisal, LLC, a Chicago based appraisal service, testified that "[r]esidential property values are adversely and measurably impacted by close proximity of industrial-scale wind energy turbine projects to the residential properties,"

those impacts can extend up to two miles and range between a 25% and 40% value loss. Michael S. McCann testimony Adams County Board of County Commissioners, Adams County, Ill (June 8, 2010). A study by the London School of Economics concluded that wind farms can cut as much as 12% off the value of homes within a 2 kilometer radius and reduce property values as far as 14 kilometers away. Stephen Gibbons, *Gone with the Wind: Valuing the Visual Impacts of Wind Turbines Through House Prices* (April 2014). Finally, an Ontario Superior Court of Justice determined that landowners neighboring a wind farm in the area suffered between a 22% and 55% loss due to the presence of the project. See <https://www.farms.com/ag-industry-news/ontario-court-says-wind-turbines-reduce-property-values-882.aspx>.

As stated earlier, a nuisance is any unreasonable use by a person of his own property, working an obstruction or injury to the right of another.” *Hein*, 549 P.2d at 292. In the present case, the use is unreasonable because the Applicant is unscrupulously proposing to build several wind turbines in close proximity to WY Land’s property despite the fact that the proposed project has a large area to place turbines further away from the Whispering Hills subdivision. In fact, Turbine C’s proposed location places the turbine’s fall zone within feet of the Whispering Hills subdivision. See Laramie County Development Department Memorandum p. 8.

Due to its close proximity, the proposed use would both obstruct and injure WY Land’s right to sell the lots in the Whispering Hills subdivision. As explained above, there are numerous studies and testimonies that all clearly show that wind projects negatively impact property values within two miles of the project. The proposed locations of many of the wind turbines would be within a two-mile radius of the Whispering Hills subdivision. Therefore, the currently proposed project could likely inhibit WY Land from selling residential properties, the very purpose WY Land invested in the subdivision. Because the current project would cause a nuisance to WY Land by possibly inhibiting WY Land from selling its properties, or at least drastically reducing the value of the properties, the Laramie County Planning Commission should deny the Applicant’s permit until actions are taken by the Applicant to mitigate or prevent the harm presented by WY Land.

B. The presence of a wind project could lower the quality of life of future and current residents in the Whispering Hills subdivision.

In addition to lowering the property values and harming WY Land’s investment backed expectation to sell residential properties within the Whispering Hills subdivision, the presence of a wind project could lower the quality of life for future and current residents in the Whispering Hills

subdivision. These concerns of a reduced quality of life amount to the level of nuisance because there have been numerous examples of neighboring landowners who suffered an injury due to their close proximity to wind turbines.

One major concern is the noise pollution produced by the wind turbines. A 2006 Académie Nationale de Médecine working group report noted that noise was the most frequent complaint of residents with neighboring wind projects. Jeffrey, et al, *Adverse Health Effects of Industrial Wind Turbines*, *Cam Fam Physician* 59(5) 473-75 (May 2013) citing *Académie Nationale de Médecine Groupe de Travail . Le retentissement du fonctionnement des éoliennes sur la santé de l'homme*. Paris, France: Académie Nationale de Médecine; 2006. Available from: www.academie-medecine.fr/sites/thematiques/EOLIENNES/chouard_rapp_14mars_2006.htm. The noise is described as piercing, preoccupying, and continually surprising, as it is irregular in intensity. *Id.* The noise includes grating and incongruous sounds that distract the attention or disturb rest. *Id.* The spontaneous recurrence of these noises have been known to disturb sleep, suddenly awakening the subject when the wind rises and preventing the subject from going back to sleep. *Id.* Many poor medical symptoms have been claimed to be caused by the noise pollution generated from wind turbines, including, headaches, fatigue, temporary feelings of dizziness, nausea, vomiting, insomnia, and heart palpitations. *Id.* In 2012 a board of health in Brown County, Wisconsin formally requested financial relocation assistance for families that suffered adverse effects and undue hardship caused by the placement of industrial wind turbines around their homes and properties. *Id.* Citing *Brown County board of health resolution requesting emergency state aid for families suffering around industrial wind turbines*. Rowe, MA: National Wind Watch; 2012. Available from: <http://docs.wind-watch.org/Brown%20County%20Board%20of%20Health%20Resolution%20011012.pdf>. Accessed 2013 Mar 28. [Google Scholar].

In 2010, Nissenbaum et al used validated questionnaires in a controlled study of two Maine wind energy projects. They concluded that “the noise emissions of [industrial wind turbines] disturbed the sleep and caused daytime sleepiness and impaired mental health in residents living within 1.4 km (approximately 9/10 of a mile or 4600 feet) of the two [industrial wind turbine] installations studied.” *Id.* Citing *Effects of industrial wind turbine noise on sleep and health*, Nissenbaum MA, Aramini JJ, Hanning CD *Noise Health*. 2012 Sep-Oct; 14(60):237-43. In the present case, the proposed location for many of the proposed wind turbines would put the Whispering Hills subdivision directly within 1.4 kms of several new wind turbines. Adverse health effects created by the close placement of wind turbines to residential areas easily amounts to a

nuisance. Until either the proposed location of wind turbines is placed a safe distance away from the Whispering Hills subdivision, or other arrangements are made that will protect current and future residents from the adverse effects of the wind turbines, the Laramie County Planning Commission should reject the Corriedale Wind Energy Project.

III. Conclusion

WY Land has put considerable time and money into developing the Whispering Hills subdivision in the western edge of Cheyenne. The subdivision already exists and WY Land is in the process of marketing and selling lots to the public. Many studies have shown the adverse effect of major wind energy projects to residential areas. Due to the wide-ranging health effects and general nuisance caused by such projects, property values will be drastically reduced. Further, locating the proposed turbines in such close proximity to an existing and developing residential subdivision will likely create future nuisances and potential land use conflicts. To date, Black Hills Corporation has failed to respond to any attempts by WY Lands to reach a reasonable solution. WY Land requests that the Laramie County Planning Commission reject the Corriedale Wind Energy Project until the plan is amended to mitigate the harm the project will cause to WY Land's investment-backed expectations as well as protect current and future neighboring residents in the Whispering Hills subdivision.

Thank you for your careful consideration. If you have any questions regarding these comments, or potential solutions that could alleviate some of the concerns expressed in these comments, please feel free to reach out to Tres Brooks at 480-710-4240 or via email at tbrooks@brooksland.com; Conner Nicklas at 307-632-5105 or via email at conner@buddfalen.com; or Frank Falen at 307-631-6331 or via email at frank@buddfalen.com.

Sincerely,



Conner Nicklas
Falen Law Offices, LLC

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A WIND ENERGY SITE PLAN FOR THE
CORRIEDALE WIND ENERGY PROJECT, LOCATED IN A PORTION OF SECTION 1,
SECTIONS 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, N1/2 SECTION 14,
T. 13 N., R. 68 W., OF THE 6TH PM, LARAMIE COUNTY, WY.**

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed Wind Energy Site Plan is in accordance with section 2-2-125 of the Laramie County Land Use Regulations.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-2-125 of the Laramie County Land Use Regulations.

And the Board approves the Wind Energy Site Plan for the Corriedale Wind Energy Project, Laramie County, WY, as shown on attached Exhibits 'A', 'B', and 'C' with the following condition:

1. The applicant shall submit a supplementary document or revised Site Plan showing the routes of the proposed High Power Transmission Lines prior to recordation of the Resolution.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2019.


LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda Heath, Chairman

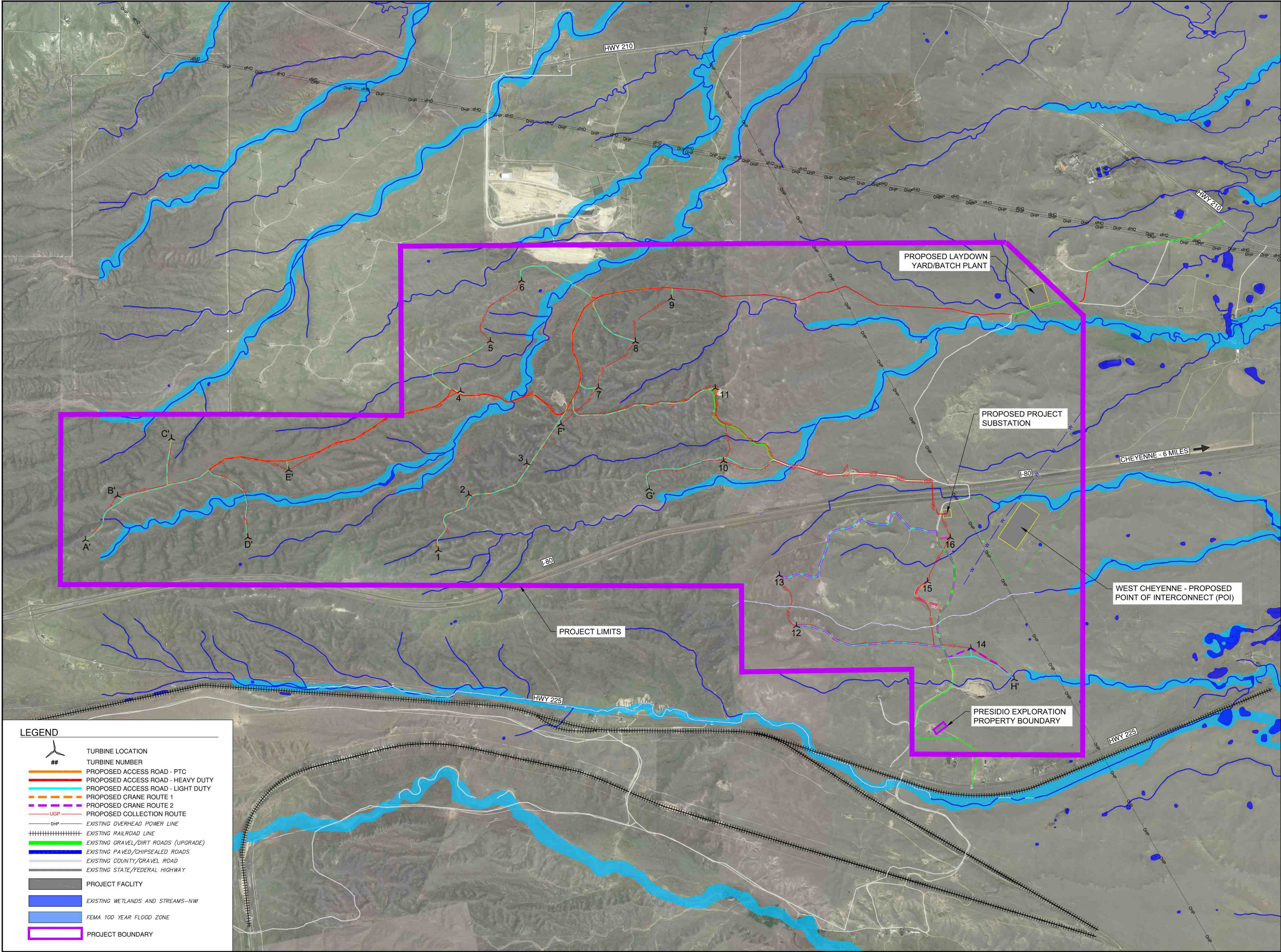
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:


 FOR

Mark T. Voss, Laramie County Attorney



Corriedale
Wind Project

Laramie County, Wyoming




Black Hills Energy

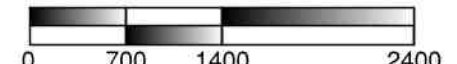
7001 MT RUSHMORE RD
RAPID CITY, SD 57702

Rev.	Date	Description	By
0A	04/17/2019	FOR REVIEW/CONFIDENTIAL	UEI
0B	06/5/2019	FOR REVIEW/CONFIDENTIAL	UEI
0C	07/09/2019	FOR REVIEW/CONFIDENTIAL	UEI
0D	07/31/2019	FOR REVIEW/CONFIDENTIAL	UEI
0E	08/28/2019	FOR REVIEW/CONFIDENTIAL	UEI

EXHIBIT 'A'




W E
S



0 700 1400 2400

NAD83 STATE PLANE WYOMING
EAST ZONE, US FOOT

PRELIMINARY NOT
FOR
CONSTRUCTION



3350 38th Avenue South
Fargo, North Dakota 58104
Phone: 701.280.8500
Fax: 701.237.3191
www.ulteig.com

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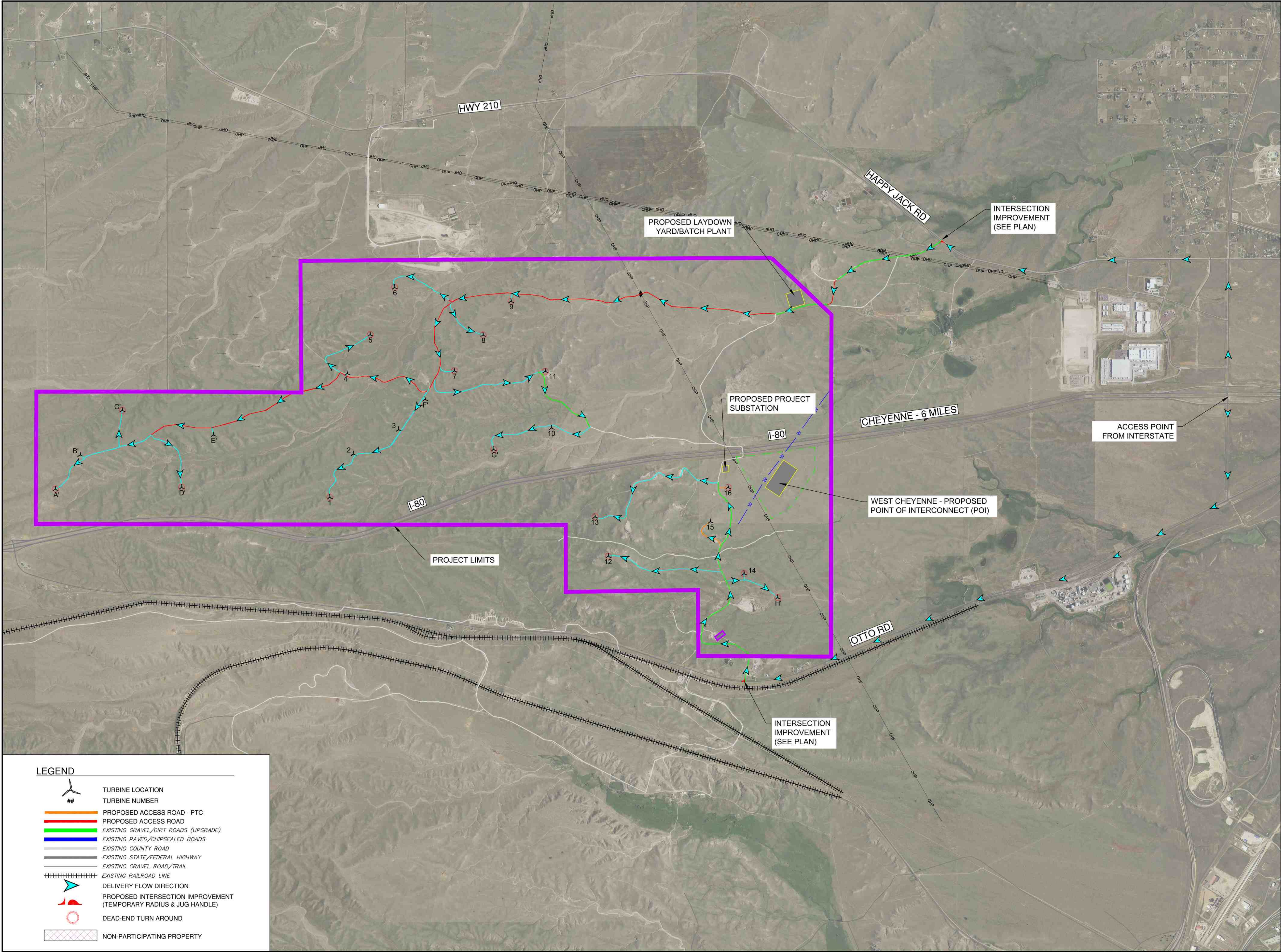
Design By: P. PEBLER
Drawn By: P. PEBLER
Approved By: C. SMAALADEN
Project Number: 18.01348

OVERALL PROJECT
LAYOUT


DWG #: CDW-OSP-001

REVISION: 0E


G:\2018\18.01348\Drawings\Civil\18.01348 - Corriedale - Overall Civil Site Plan - 60MW.dwg OSP - 60MW




LEGEND


##


TURBINE LOCATION
TURBINE NUMBER




PROPOSED ACCESS ROAD - PTC




PROPOSED ACCESS ROAD




EXISTING GRAVEL/DIRT ROADS (UPGRADE)



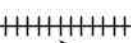
EXISTING PAVED/CHIPSEALED ROADS




EXISTING COUNTY ROAD




EXISTING STATE/FEDERAL HIGHWAY




EXISTING GRAVEL ROAD/TRAIL




EXISTING RAILROAD LINE




DELIVERY FLOW DIRECTION



PROPOSED INTERSECTION IMPROVEMENT
(TEMPORARY RADIUS & JUG HANDLE)



DEAD-END TURN AROUND



NON-PARTICIPATING PROPERTY

Corriedale
Wind Project

Laramie County, Wyoming




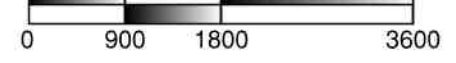
Black Hills Energy

7001 MT RUSHMORE RD
RAPID CITY, SD 57702

Rev.	Date	Description	By
0A	04/17/2019	FOR REVIEW/CONFIDENTIAL	UEI
0B	06/5/2019	FOR REVIEW/CONFIDENTIAL	UEI
0C	07/09/2019	FOR REVIEW/CONFIDENTIAL	UEI
0D	07/31/2019	FOR REVIEW/CONFIDENTIAL	UEI
0E	08/28/2019	FOR REVIEW/CONFIDENTIAL	UEI
0F	09/13/2019	FOR REVIEW/CONFIDENTIAL	UEI

EXHIBIT 'B'


N
W E
S


0 900 1800 3600

NAD83 STATE PLANE WYOMING
EAST ZONE, US FOOT

PRELIMINARY NOT
FOR
CONSTRUCTION

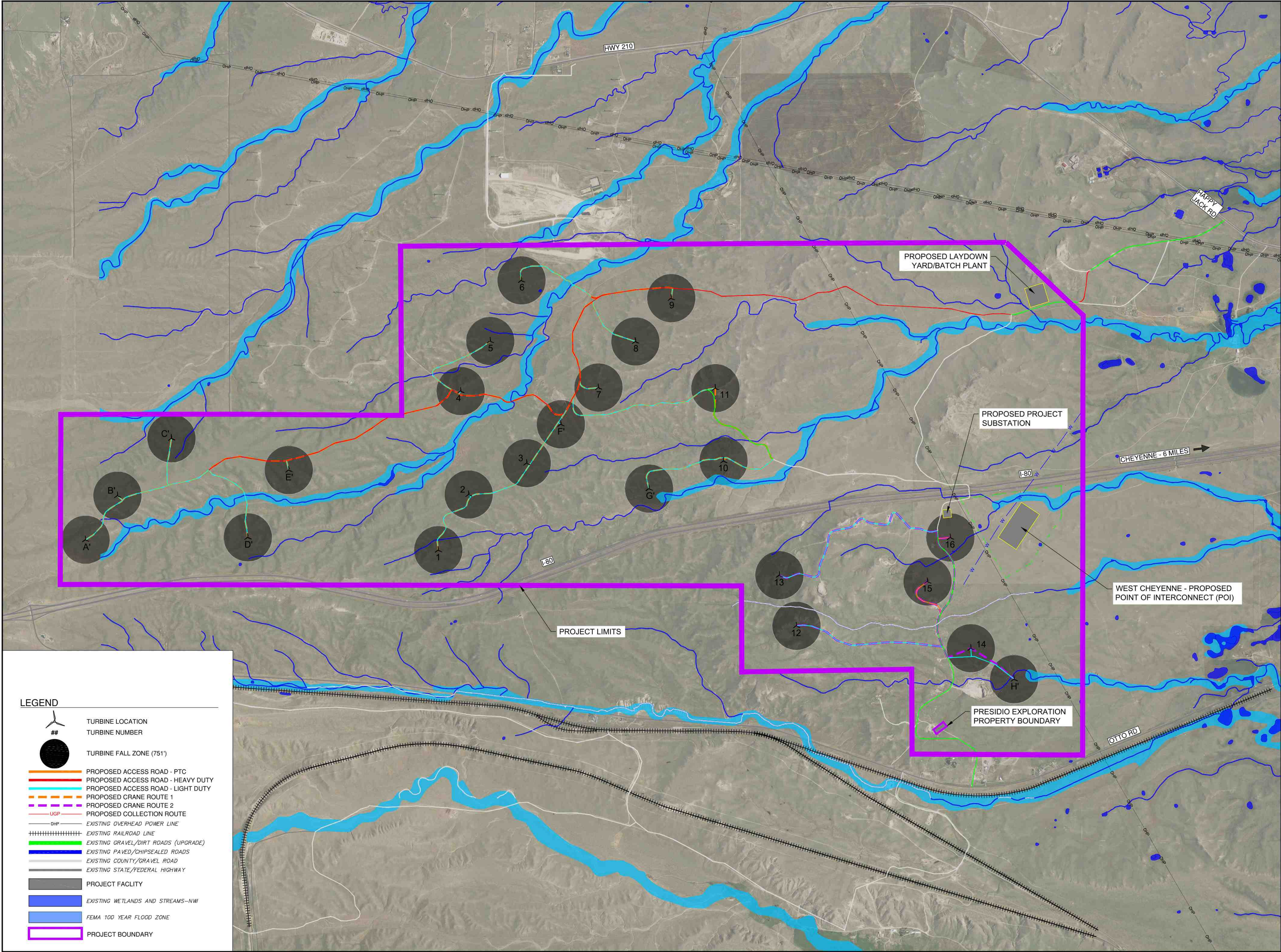


3350 38th Avenue South
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Fax: 701.237.3191
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Design By: P. PEBLER
Drawn By: P. PEBLER
Approved By: C. SMAALADEN
Project Number: 18.01348

DELIVERY FLOW
PLAN



LEGEND

- TURBINE LOCATION
- TURBINE NUMBER
- TURBINE FALL ZONE (751')
- PROPOSED ACCESS ROAD - PTC
- PROPOSED ACCESS ROAD - HEAVY DUTY
- PROPOSED ACCESS ROAD - LIGHT DUTY
- PROPOSED CRANE ROUTE 1
- PROPOSED CRANE ROUTE 2
- PROPOSED COLLECTION ROUTE
- EXISTING OVERHEAD POWER LINE
- EXISTING RAILROAD LINE
- EXISTING GRAVEL/DIRT ROADS (UPGRADE)
- EXISTING PAVED/CHIPSEALED ROADS
- EXISTING COUNTY/GRAVEL ROAD
- EXISTING STATE/FEDERAL HIGHWAY
- PROJECT FACILITY
- EXISTING WETLANDS AND STREAMS-NWI
- FEMA 100 YEAR FLOOD ZONE
- PROJECT BOUNDARY

Corriedale Wind Project
Laramie County, Wyoming

Black Hills Energy
7001 MT RUSHMORE RD
RAPID CITY, SD 57702

Rev.	Date	Description	By
0A	09/13/2019	FOR REVIEW/CONFIDENTIAL	UEI

EXHIBIT 'C'

North arrow pointing North (N), South (S), East (E), and West (W).

Scale bar: 0, 700, 1400, 2800 feet.

NAD83 STATE PLANE WYOMING EAST ZONE, US FOOT

PRELIMINARY NOT FOR CONSTRUCTION

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Fargo, North Dakota 58104
Phone: 701.280.8500
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www.ulteig.com

Design By: P. PEBLER
Drawn By: P. PEBLER
Approved By: C. SMAALADEN
Project Number: 18.01348

TURBINE FALL ZONES