

Staff Briefing Papers

Meeting Date	March 4, 2021	Agenda Item *1
Company	Walleye Wind, LLC	
Docket No.	IP7026/WS-20-384	
	In the Matter of the Application of Walleye Wind, LLC for a Site Permit for a 109.2-Megawatt Large Wind Energy Conversion System in Rock County	
Issues	Should the Commission issue a preliminary draft site permit for the proposed Walleye Wind Project?	
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 Relevant Documents	Date
Application for a Site Permit – 24 parts, 4 Trade Secret	July 9, 2020
Revised Site Permit Application	November 4, 2020
Order Accepting Application as Complete, Establishing Review Procedures and Granting Variance	October 20, 2020
Notice of Comment Period on Site Permit Amendment Application	November 19, 2020
Sample Draft LWECS Site Permit	December 31, 2020
DOC EERA Public Comments from Scoping Meeting	January 22, 2021
MN DNR Comments	January 26, 2021
MPCA Comments	January 26, 2021
MNDOT Comments	January 27, 2021
Public Comment (AgriGrowth)	January 28, 2021
Public Comments (compiled)	February 1, 2021
Public Comment (Falk)	February 3, 2021
DOC EERA Comments and Recommendations on DSP	February 12, 2021

Attachment: Proposed Draft Site Permit**A. Statement of the Issues**

Should the Commission issue a preliminary draft site permit for the proposed Walleye Wind Project?

B. Background

On July 9, 2020, Walleye Wind, LLC (Walleye Wind or applicant), a subsidiary of NextEra Energy Resources, LLC filed an application with the Minnesota Public Utilities Commission (Commission) for a Certificate of Need (CN) for an approximately 110.8-megawatt (MW) large wind energy conversions system (LWECS) in Rock County, Minnesota (project). On the same day, Walleye Wind filed a site permit application for the LWECS project.

On October 20, 2020, the Commission issued its *Order Accepting Applications as Complete, Establishing Review Procedures and Granting Variances*. Among other procedural items, the order referred the CN and site permit applications to the Office of Administrative Hearings for joint public hearings; authorized combined environmental review of the applications; and requested the Department of Commerce Energy Environmental Review and Analysis (Department or DOC EERA) prepare an environmental report.

On November 4, 2020, Walleye Wind filed a site permit amendment application in order to modify the project's proposed wind turbine technology and layout to change alternative and primary turbine designations, modify operational power capacity at several turbines; and to remove several turbine locations and make turbine shifts to address landowner participation and concerns. The proposed project as amended includes construction and operation of a maximum of 40 wind turbines with nameplate capacities between 2.32 and 2.82 MW each. Associated facilities would include 34.5 kV collection lines, a collector substation, an operations and maintenance facility, a construction laydown yard, crane paths, gravel access roads, a meteorological tower, and a 500-foot 161 kV generation tie line connecting to Xcel Energy's Rock County Substation. As a result of these changes, the project's total power capacity decreased to 109.2 MW, however if the Noise Reduced Operation model alternative turbines are not utilized, the project capacity would increase to approximately 109.7 MW. The amended application also included an increase of 2 miles of 34.5 kilovolt (kV) trenched underground collector lines. The amount of access roads would increase 0.4 miles for a total of 12.0 miles.

On November 19, 2020, the Commission issued a Notice of Comment Period on the application amendment to seek comments on whether the application amendment has the information necessary to continue the review process, and whether additional process requirements for its review are appropriate.

On December 31, 2020, Commission staff e-filed a sample draft LWECS site permit.

On January 5, 2021, staff from the Commission and DOC EERA conducted a public information and environmental report scoping meeting. Due to the COVID-19 pandemic, and pursuant to the Governor's executive orders, the meeting was conducted using remote-access technology. A written comment period was open from December 18, 2020 to January 26, 2021 to receive comments on the scope of the environmental report and potential impacts and mitigation measures to be included in the sample draft LWECS site permit.

On February 12, 2021, DOC EERA filed its Comments, Recommendations, and Preliminary Draft Site Permit.

C. Statutes and Rules

Pursuant to Minn. R. 7854.0800, subp. 1, the Commission must make a preliminary determination whether a permit may be issued or should be denied within 45 days after acceptance of the LWECS site permit application.¹ If the decision is to issue a draft permit, the Commission must prepare a draft site permit for the project. The draft site permit must identify the person or persons who will be the permittee, describe the proposed LWECS, and include proposed permit conditions. A draft site permit does not authorize a person to construct an LWECS. The Commission may change the draft site permit in any respect before final issuance or may deny the site permit.

Minnesota Statute 216F.081 authorizes counties to adopt more stringent standards for LWECS than those authorized by the Commission. The statute also directs the Commission to consider more stringent county standards in its consideration of whether to issue a permit for a LWECS and to apply those standards unless the Commission finds good cause not to apply the standards.

¹ The Commission varied the 45-day time limit for making a determination on the issuance of preliminary draft site permit in its October 20, 2020 Order to ensure full development of the record in this docket.

D. Comments Received

At the January 5, 2021 Public Information and Environmental Report Scoping Meeting, nineteen members of the public provided oral comments. Twenty- four written comments were received before the January 26, 2021 comment closure. Comments were also received from the Minnesota Department of Transportation (MNDOT), the Minnesota Department of Natural Resources (DNR) and the Minnesota Pollution Control Agency (MPCA). No comments were received requesting additional review process(es) in response to the Commission’s November 19, 2020 *Notice of Comment Period on Site Permit Amendment Application*.

In its February 12, 2021 Comments and Recommendations, DOC EERA provided the following summary of public and agency comments received along with its recommendations.

Public Comments

Comments received on the project expressed support for the economic impacts of the project as well as concerns about project impacts related to noise, aesthetics, communication signals, turbine lighting, transportation infrastructure, animal agriculture, human health, wildlife, and decommissioning at the end of the project’s life. Individual commenters raised issues related to the siting of certain turbines and whether the turbines could be sited without landowner consent. Additionally, several South Dakota residents expressed their belief that project benefits would accrue to Minnesota, while South Dakota residents would incur negative impacts related to noise, degraded views, and property values.

Minnesota Department of Transportation Comments

The Minnesota Department of Transportation (MnDOT) provided comments noting concerns with potential project impacts to public safety, proposed relocating a turbine access road to a less busy road, and clarifying permitting and review requirements for the proposed.

DNR Comments

DNR comments clarified that public waters permits will be required for the project, requested that Walleye coordinate with DNR and a local snowmobile club to minimize impacts to the Buffalo-Ridge snowmobile trail, recommended continued coordination to minimize impacts to Blanding’s turtles, and provided information on best practices on erosion control and invasive species protection. DNR also supported the feathering requirement in Section 7.5.4 of the Sample Permit provided by Commission staff. DNR did not identify issues with any particular turbine locations.

Minnesota Pollution Control Agency Comments

MPCA provided comments to clarify noise standards and requirements for stormwater control during both the construction and operation stages of the permit.

DOC EERA Proposed Preliminary Draft Site Permit

DOC EERA staff recommended the Commission to issue a preliminary draft site permit (DSP) to Walleye Wind, LLC for the project and included a proposed preliminary DSP for the Commission's consideration. The proposed DSP identified the Permittee, the proposed LWECs, and additional proposed permit conditions.

DOC EERA staff provided the following table describing its recommended changes to be made to the sample draft site permit template. DOC EERA indicated its changes were consistent with other recently issued LWECs permits and that its recommendations were prepared in consultation with the relevant state agencies.

Section Title	Section Number	Proposed Modification
Cover Page		updates with project-specific information
Site Permit	1	updates with project-specific information
Project Description	2	updates with project-specific information
Designated Site	3	updates with project-specific information
Wind Turbine Towers	4.9	updates with project-specific information
Aviation	4.12	links notification of airports to the preconstruction meeting
Access to property	5.2	adds the modifier "private" before property, to clarify that permission is needed to enter private property, not the 31,000-acre site; corrects "route" to "site"
Field Manager	5.3.1	links identification of field manager to the pre-construction meeting
Site Manager	5.3.2	links identification of site manager to the pre-operation meeting, rather than "prior to commercial operation."
Soil Compaction	5.3.6	requires use of decompaction measures for soils disturbed during construction of the project
Wetlands and Water Resources	5.3.8	adds Board of Water and Soil Resources to the list of water quality requirements to be met.
Public Roads	5.3.13	adds examples of "satisfactory arrangements" the permittee shall make with state and local road authorities.
Pollution and Hazardous Waste	5.3.24	clarifies that the permittee is responsible for minimizing pollution and safely handling hazardous wastes through all aspects of construction, restoration, and operation of the facility.
FAA Lighting	5.3.28	requires permittee to implement FAA-approved mitigation measures to minimize impact from the turbine lights to nearby residents and travelers.
Other Permits and Regulations	5.6.2	requires that permittees provide a pre-construction status update on all permits, authorizations, and approvals required for the project.
Special Conditions	6.1	requires permittee to provide stormwater conservation districts and landowners an opportunity to review and comment on project plans to minimize potential impacts from stormwater related to project construction and operation.

Avian and Bat Protection	7.5.1	requires a minimum of two years of post-construction monitoring.
	7.52	references the draft Avian and Bat Protection Plan (ABPP) provided in the application and clarifies the ABPP revision process
	7.53	adds Department to distribution list for quarterly wildlife reports
	7.54	clarifies incident reporting requirements and distribution of reports
Complaint Procedures	9	links filing of complaint procedures to the pre-construction meeting
Site Plan	10.3	adds local environmental services and public works departments to the distribution list for site plans.
Project Energy Production	10.9	standardizes annual reporting of energy production
Decommissioning	11.1	references the draft decommissioning report provided in the application and clarifies the decommissioning report revision process
Change in Ownership	14	clarifies the timeframe by which permittee must notify the Commission of its ownership structure

DOC EERA staff noted MNDOT's concerns regarding potential shadow flicker impacts upon travelers and indicated it would continue to evaluate the issue.

DOC EERA also stated its proposed preliminary draft site permit complied with the requirements of the Rock County Zoning Ordinance for wind farms under 5 MW, with the exception of setbacks for roads, wind access buffers and internal spacing. DOC EERA noted that the Rock County Board of Commissioners clarified that it is not the County's intention for its Renewable Energy Ordinance to be applied to projects permitted by the Commission², and therefore concluded the setbacks outlined in its Renewable Energy Ordinance are not applicable to the Walleye Wind Project. DOC EERA provided modified alternatives to sections 4.1 (Wind Access Buffer), 4.4 (Roads), and 4.10 (Turbine Spacing) should the Commission wish to incorporate the local zoning criteria, but did not recommend the Commission include them in the preliminary draft site permit at this time.

DOC EERA Recommendation

DOC EERA recommended the Commission issue a draft site permit for the Walleye Wind Project. DOC EERA's proposed preliminary DSP included a map of anticipated turbine placements and access roads. It was noted that the map may be updated based on additional data entered into the record following issuance of the preliminary DSP, including additional information on final turbine type selection. Final permit conditions will also be open for discussion through the public hearing and the Commission's decision meeting on issuing a final site permit.

² Rock County Board of Commissioners Letter to Mike Weich dated July 6, 2020. Walleye Wind Site Permit Application, Appendix A: Agency Correspondence, at pp. 77-78, eDocket Number [20207-164777-01](#)

EERA staff recommended the Commission request a full ALJ report including findings and recommendations from the Office of Administrative Hearings.

E. Staff Analysis

Staff emphasizes that a draft site permit does not authorize construction of the project but instead it provides interested persons with a sample of the conditions being considered at this stage of the review process. Staff notes that a sample site permit template was filed to e-Dockets prior to the Public Information and Environmental Reports Scoping Meeting in order to provide interested persons an opportunity for feedback.

If the Commission decides to issue a preliminary draft site permit, the public will have the opportunity to provide further input during the public hearing on the project prior to the Commission making its final decision on the site permit application. When deciding to issue a draft site permit, the Commission may include any additional permit conditions it deems appropriate. The Commission may also change the draft site permit in any respect before final site permit issuance or may deny the site permit.

Staff believes DOC EERA has properly incorporated the specific project information and concerns raised by commenters into the preliminary draft site permit attached to its comments and recommendations. Staff agrees that modification of Sections 4.1, 4.4 and 4.10 are not required at this time given that the local zoning officials do not intend its ordinance be applied to LWECs projects subject to the Commission's review.

Staff recommends that the Commission issue a preliminary draft site permit as supplied by DOC EERA. Staff additionally requests authorization to modify the draft site permit to correct typographic and formatting errors, improve consistency, and ensure agreement with the Commission's order in this matter.

Separately, staff proposes the following Special Condition that would mandate that the permittee include contact information of the individual(s) responsible for the contents and representations made in all compliance submittals to e-Dockets.

Special Condition 6.2 Document Signatures Required.

All compliance documents submitted must include the name and contact information of the person responsible for all representations made in their contents.

F. Decision Options

1. Issue the preliminary draft site permit as the draft site permit, and:
 - a. Incorporate the modifications proposed by DOC EERA staff in its February 12, 2021 Comments and Recommendations.
 - b. Incorporate the modifications supplied by DOC EERA staff for sections 4.1 (Wind Access Buffer), 4.4 (Roads), and 4.10 (Turbine Spacing)
 - c. Incorporate Special Condition 6.2 as proposed by Commission staff.
 - d. Include additional requirements and conditions deemed appropriate.
2. If issued, authorize Commission staff to modify the draft site permit to correct typographic and formatting errors, improve consistency, and ensure agreement with the Commission's final order in the matter.
3. Request a full Administrative Law Judge Report, including findings and recommendations from the Office of Administrative Hearings.
4. Do not issue a draft site permit until Walleye Wind files a supplement to the site permit application.
5. Deny the issuance of a draft site permit.
6. Take some action deemed appropriate.

Staff Recommendation: 1.a, 1.c, 1.d, 2, and 3.

STATE OF MINNESOTA PUBLIC UTILITIES COMMISSION

SITE PERMIT FOR A
LARGE WIND ENERGY CONVERSION SYSTEM

IN
ROCK COUNTY

ISSUED TO
WALLEYE WIND, LLC

PUC DOCKET NO. IP 7026/WS 20-384

In accordance with the requirements of Minnesota Statutes Chapter 216F and Minnesota Rules Chapter 7854 this site permit is hereby issued to:

Walleye Wind, LLC

The Permittee is authorized by this site permit to construct and operate a Large Wind Energy Conversion System of up to 109.2 megawatts (MW), consisting of up to 40 turbines. The Large Wind Energy Conversion System and associated facilities shall be built within the site identified in this permit and as portrayed on the site maps and in compliance with the conditions specified in this permit.

This site permit shall expire thirty (30) years from the date of this approval.

Approved and adopted this ____ day of _____

BY ORDER OF THE COMMISSION

Will Seuffert,
Executive Secretary

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CONTENTS

1	SITE PERMIT	1
1.1	Preemption	1
2	PROJECT DESCRIPTION.....	1
2.1	Associated Facilities	1
2.2	Project Location	1
3	DESIGNATED SITE.....	2
3.1	Turbine Layout	2
4	SETBACKS AND SITE LAYOUT RESTRICTIONS	3
4.1	Wind Access Buffer	3
4.2	Residences	3
4.3	Noise	3
4.4	Roads.....	3
4.5	Public Lands	3
4.6	Wetlands.....	4
4.7	Native Prairie	4
4.8	Sand and Gravel Operations.....	4
4.9	Wind Turbine Towers.....	4
4.10	Turbine Spacing.....	5
4.11	Meteorological Towers.....	5
4.12	Aviation	6
4.13	Footprint Minimization.....	6
5	GENERAL CONDITIONS.....	6
5.1	Permit Distribution	6
5.2	Access to Property	7
5.3	Construction and Operation Practices.....	7
5.3.1	Field Representative	7
5.3.2	Site Manager	7
5.3.3	Employee Training and Education of Permit Terms and Conditions.....	8
5.3.4	Public Services and Public Utilities.....	8
5.3.5	Topsoil Protection	8
5.3.6	Soil Compaction	8
5.3.7	Soil Erosion and Sediment Control	8
5.3.8	Wetlands and Water Resources	9

5.3.9	Vegetation Removal.....	9
5.3.10	Application of Pesticides.....	9
5.3.11	Invasive Species	10
5.3.12	Noxious Weeds	10
5.3.13	Public Roads.....	10
5.3.14	Turbine Access Roads	11
5.3.15	Private Roads	11
5.3.16	Archaeological and Historic Resources.....	11
5.3.17	Interference	12
5.3.18	Livestock Protection.....	12
5.3.19	Fences	12
5.3.20	Drainage Tiles.....	12
5.3.21	Equipment Storage	13
5.3.22	Restoration.....	13
5.3.23	Cleanup	13
5.3.24	Pollution and Hazardous Waste.....	13
5.3.25	Damages.....	13
5.3.26	Public Safety.....	14
5.3.27	Tower Identification.....	14
5.3.28	Federal Aviation Administration Lighting	14
5.4	Communication Cables	14
5.5	Electrical Collector and Feeder Lines.....	14
5.6	Other Requirements	15
5.6.1	Safety Codes and Design Requirements.....	15
5.6.2	Other Permits and Regulations.....	15
6	SPECIAL CONDITIONS.....	16
7	SURVEYS AND REPORTING.....	16
7.1	Biological and Natural Resource Inventories.....	16
7.2	Shadow Flicker	17
7.3	Wake Loss Studies.....	17
7.4	Noise Studies.....	17
7.5	Avian and Bat Protection	17
7.5.1	Avian and Bat Protection Plan	18
7.5.2	Quarterly Incident Reports	18
7.5.3	Immediate Incident Reports	19
7.5.4	Turbine Operational Curtailment	19
8	AUTHORITY TO CONSTRUCT LWECs.....	20

8.1	Wind Rights	20
8.2	Power Purchase Agreement	20
8.3	Failure to Commence Construction	20
9	COMPLAINT PROCEDURES	21
10	COMPLIANCE REQUIREMENTS	21
10.1	Pre-Construction Meeting	21
10.2	Pre-Operation Meeting.....	21
10.3	Site Plan.....	21
10.4	Status Reports.....	22
10.5	Labor Statistic Reporting.....	23
10.6	In-Service Date	23
10.7	As-Builts	23
10.8	GPS Data.....	23
10.9	Project Energy Production	23
10.10	Wind Resource Use	24
10.11	Emergency Response	24
10.12	Extraordinary Events.....	25
11	DECOMMISSIONING, RESTORATION, AND ABANDONMENT	25
11.1	Decommissioning Plan	25
11.2	Site Restoration.....	26
11.3	Abandoned Turbines.....	26
12	COMMISSION AUTHORITY AFTER PERMIT ISSUANCE	26
12.1	Final Boundaries.....	26
12.2	Expansion of Site Boundaries.....	26
12.3	Periodic Review.....	27
12.4	Modification of Conditions	27
12.5	More Stringent Rules	27
12.6	Right of Entry	27
12.7	Proprietary Information.....	28
13	PERMIT AMENDMENT	28
14	TRANSFER OF PERMIT	28
15	REVOCATION OR SUSPENSION OF PERMIT	29
16	EXPIRATION DATE	30

ATTACHMENTS

Attachment 1 – Complaint Handling Procedures for Permitted Energy Facilities

Attachment 2 – Compliance Filing Procedure for Permitted Energy Facilities

Attachment 3 – Site Maps

PRELIMINARY DRAFT SITE PERMIT

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

1 SITE PERMIT

The Minnesota Public Utilities Commission (Commission) hereby issues this site permit to Walleye Wind, LLC (Permittee) pursuant to Minnesota Statutes Chapter 216F and Minnesota Rules Chapter 7854. This permit authorizes the Permittee to construct and operate the Walleye Wind Project, a 109.2 megawatt (MW) nameplate capacity Large Wind Energy Conversion System (LWECS) and associated facilities in Rock County. The LWECS and associated facilities shall be built within the site identified in this permit and as identified in the attached site maps, hereby incorporated into this document.

1.1 Preemption

Pursuant to Minn. Stat. § 216F.07, this permit shall be the sole site approval required for the location, construction, and operation of this project and this permit shall supersede and preempt all zoning, building, and land use rules, regulations, and ordinances adopted by regional, county, local, and special purpose governments.

2 PROJECT DESCRIPTION

The Walleye Wind Project will be an up to 109.2 MW nameplate capacity LWECS in Rock County, Minnesota. The LWECS will consist of up to 36 GE 2.82 MW wind turbines and four (4) GE 2.32 MW wind turbines. The project also includes up to four alternate turbine locations for the GE 2.82 model and one alternate turbine location for the GE 2.32 model that can be used should any of the primary turbine locations be determined not adequate for construction or operation.

All of the turbines will utilize low-noise trailing edge (LNTE) serrations on the turbine blades to reduce sound impacts. LNTE serrations will be the same color as the turbine blades and cover approximately 20-30 percent of the trailing edge of the outboard blade length.

2.1 Associated Facilities

Associated facilities include the following: a project substation, a permanent meteorological tower and associated weather collection data systems, underground collection and feeder lines, permanent all-weather gravel access roads, and an operation and maintenance (O&M) facility.

2.2 Project Location

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

The project is located in the following:

<u>County Name</u>	<u>Township Name</u>	<u>Township</u>	<u>Range</u>	<u>Sections</u>
<u>Rock</u>	<u>Martin</u>	<u>101N</u>	<u>46W</u>	<u>1-3, 12</u>
<u>Rock</u>	<u>Luverne</u>	<u>102N</u>	<u>45W</u>	<u>6, 30-31</u>
<u>Rock</u>	<u>Beaver Creek</u>	<u>102N</u>	<u>46W</u>	<u>1-11, 14-36</u>
<u>Rock</u>	<u>Beaver Creek</u>	<u>102N</u>	<u>47W</u>	<u>1-2, 11-14, 23-26, 35-36</u>
<u>Rock</u>	<u>Springwater</u>	<u>103N</u>	<u>46W</u>	<u>30-32, 34-36</u>
<u>Rock</u>	<u>Springwater</u>	<u>103N</u>	<u>47W</u>	<u>35-36</u>

3 DESIGNATED SITE

The site designated by the Commission for the Walleye Wind Project is the site depicted on the site maps attached to this permit. The project area encompasses approximately 31,000 acres. Upon completion, the project will occupy no more than 49 acres of land converted to wind turbines and associated facilities approved by this permit. Within the project boundary, the LWECS and associated facilities shall be located on lands for which the Permittee has obtained wind rights.

3.1 Turbine Layout

The preliminary wind turbine and associated facility layouts are shown on the site maps attached to this permit. The preliminary layout represents the approximate location of wind turbines and associated facilities within the project boundary and identifies a layout that seeks to minimize the overall potential human and environmental impacts of the project, which were evaluated in the permitting process.

The final layout depicting the location of each wind turbine and associated facility shall be located within the project boundary. The project boundary serves to provide the Permittee with the flexibility to make minor adjustments to the preliminary layout to accommodate requests by landowners, local government units, federal and state agency requirements, and unforeseen conditions encountered during the detailed engineering and design process. Any modification to the location of a wind turbine and associated facility depicted in the preliminary layout shall be done in such a manner to have comparable overall human and environmental impacts and shall be specifically identified in the site plan pursuant to Section 10.3.

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

4 SETBACKS AND SITE LAYOUT RESTRICTIONS

4.1 Wind Access Buffer

Wind turbine towers shall not be placed less than five rotor diameters on the prevailing wind directions and three rotor diameters on the non-prevailing wind directions from the perimeter of the property where the Permittee does not hold the wind rights, without the approval of the Commission. This section does not apply to public roads and trails.

4.2 Residences

Wind turbine towers shall not be located closer than 1,000 feet from all residences or the distance required to comply with the noise standards pursuant to Minn. R. 7030.0040, established by the Minnesota Pollution Control Agency (MPCA), whichever is greater.

4.3 Noise

The wind turbine towers shall be placed such that the Permittee shall, at all times, comply with noise standards established by the MPCA as of the date of this permit and at all appropriate locations. The noise standards are found in Minnesota Rules Chapter 7030. Turbine operation shall be modified, or turbines shall be removed from service if necessary to comply with these noise standards. The Permittee or its contractor may install and operate turbines as close as the minimum setback required in this permit, but in all cases shall comply with MPCA noise standards. The Permittee shall be required to comply with this condition with respect to all homes or other receptors in place as of the time of construction, but not with respect to such receptors built after construction of the towers.

4.4 Roads

Wind turbines and meteorological towers shall not be located closer than 250 feet from the edge of the nearest public road right-of-way.

4.5 Public Lands

Wind turbines and associated facilities including foundations, access roads, underground cable, and transformers, shall not be located in publicly-owned lands that have been designated for recreational or conservation purposes, including, but not limited to, Waterfowl Production Areas, State Wildlife Management Areas, Scientific and Natural Areas or county parks, except in

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

the event that the public entity owning those lands enters into a land lease and easement with the Permittee. Wind turbines towers shall also comply with the setbacks of Section 4.1.

4.6 Wetlands

Wind turbines and associated facilities including foundations, access roads, underground cable and transformers, shall not be placed in public waters wetlands, as shown on the public water inventory maps prescribed by Minnesota Statutes Chapter 103G, except that electric collector or feeder lines may cross or be placed in public waters or public waters wetlands subject to permits and approvals by the Minnesota Department of Natural Resources (DNR) and the United States Army Corps of Engineers (USACE), and local units of government as implementers of the Minnesota Wetlands Conservation Act.

4.7 Native Prairie

Wind turbines and associated facilities including foundations, access roads, collector and feeder lines, underground cable, and transformers shall not be placed in native prairie, as defined in Minn. Stat. § 84.02, subd. 5, unless addressed in a prairie protection and management plan and shall not be located in areas enrolled in the Native Prairie Bank Program. Construction activities, as defined in Minn. Stat. § 216E.01, shall not impact native prairie unless addressed in a Prairie Protection and Management Plan.

The Permittee shall prepare a Prairie Protection and Management Plan in consultation with the DNR if native prairie, as defined in Minn. Stat. § 84.02, subd. 5, is identified within the site boundaries. The Permittee shall file the plan 30 days prior to submitting the site plan required by Section 10.3 of this permit. The plan shall address steps that will be taken to avoid impacts to native prairie and mitigation to unavoidable impacts to native prairie by restoration or management of other native prairie areas that are in degraded condition, by conveyance of conservation easements, or by other means agreed to by the Permittee, the DNR, and the Commission.

4.8 Sand and Gravel Operations

Wind turbines and all associated facilities, including foundations, access roads, underground cable, and transformers shall not be located within active sand and gravel operations, unless otherwise negotiated with the landowner.

4.9 Wind Turbine Towers

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

Structures for wind turbines shall be self-supporting tubular towers. The towers may be up to 114 meters (374 feet) above grade measured at hub height. The wind turbine specifications in the table below were provided in the Permittee’s November 4, 2020, amended site permit application.

Design Feature	<u>GE 2.82 114 M</u>	<u>GE 2.82 89 M</u>	<u>GE 3.32 80 M</u>
Capacity	<u>2.82 MW</u>	<u>2.82 MW</u>	<u>2.32 MW</u>
Total Height (ground to fully extended blade tip)	<u>178.1 meters</u> <u>(584 feet)</u>	<u>152.1 meters</u> <u>(499 feet)</u>	<u>138.3 meters</u> <u>(454 feet)</u>
Hub Height	<u>114 meters</u> <u>(374 feet)</u>	<u>89 meters</u> <u>(292 feet)</u>	<u>80 meters (263</u> <u>feet)</u>
Rotor Diameter	<u>127.2 m</u> <u>(417 ft)</u>	<u>127.2 m</u> <u>(417 feet)</u>	<u>116.5 m</u> <u>(382 feet)</u>

4.10 Turbine Spacing

The turbine towers shall be constructed within the site boundary as shown on the site maps. The turbine towers shall be spaced no closer than three rotor diameters in the non-prevailing wind directions and five rotor diameters on the prevailing wind directions. If required, up to 20 percent of the towers may be sited closer than the above spacing, but the Permittee shall minimize the need to site the turbine towers closer.

4.11 Meteorological Towers

Permanent towers for meteorological equipment shall be free standing. Permanent meteorological towers shall not be placed less than 250 feet from the edge of the nearest public road right-of-way and from the boundary of the Permittee’s site control, or in compliance with the county ordinance regulating meteorological towers in the county the tower is built, whichever is more restrictive. Meteorological towers shall be placed on property the Permittee holds the wind or other development rights.

Meteorological towers shall be marked as required by the Federal Aviation Administration (FAA). There shall be no lights on the meteorological towers other than what is required by the FAA. This restriction shall not apply to infrared heating devices used to protect the wind monitoring equipment.

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

4.12 Aviation

The Permittee shall not place wind turbines or associated facilities in a location that could create an obstruction to navigable airspace of private and public airports (as defined in Minn. R. 8800.0100, subp. 24(a) and 24(b)) in Minnesota, adjacent states, or provinces. The Permittee shall apply the minimum obstruction clearance for private airports pursuant to Minn. R. 8800.1900, subp. 5. Setbacks or other limitations shall be followed in accordance with the Minnesota Department of Transportation (MnDOT), Department of Aviation, and the FAA. The Permittee shall notify owners of all known airports within six miles of the project ~~prior to construction~~ of the project's anticipated construction start date at least 14 days prior to the pre-construction meeting.

4.13 Footprint Minimization

The Permittee shall design and construct the LWECs so as to minimize the amount of land that is impacted by the LWECs. Associated facilities in the vicinity of turbines such as electrical/electronic boxes, transformers, and monitoring systems shall, to the greatest extent feasible, be mounted on the foundations used for turbine towers or inside the towers unless otherwise negotiated with the affected landowner.

5 GENERAL CONDITIONS

The Permittee shall comply with the following conditions during construction and operation of the LWECs and associated facilities over the life of this permit.

5.1 Permit Distribution

Within 30 days of permit issuance, the Permittee shall send a copy of the permit and the complaint procedures to any regional development commission, county auditor and environmental office, and city and township clerk in which any part of the site is located.

Within 30 days of permit issuance, the Permittee shall provide all affected landowners with a copy of this permit and the complaint procedures. In no case shall the landowner receive this site permit and complaint procedures less than five days prior to the start of construction on their property. An affected landowner is any landowner or designee that is within or adjacent to the permitted site.

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

5.2 Access to Property

The Permittee shall contact landowners prior to entering ~~the private~~ property or conducting maintenance within the ~~route-site~~, unless otherwise negotiated with the affected landowner.

5.3 Construction and Operation Practices

The Permittee shall comply with the construction practices, operation and maintenance practices, and material specifications described in the November 4, 2020, site permit application, and the record of the proceedings unless this permit establishes a different requirement in which case this permit shall prevail.

5.3.1 Field Representative

The Permittee shall designate a field representative responsible for overseeing compliance with the conditions of this permit during construction of the project. This person shall be accessible by telephone or other means during normal business hours throughout site preparation, construction, cleanup, and restoration.

The Permittee shall file with the Commission the name, address, email, phone number, and emergency phone number of the field representative 14 days prior to ~~commencing construction~~ the pre-construction meeting. The Permittee shall provide the field representative's contact information to affected landowners, residents, local government units and other interested persons 14 days prior to ~~commencing construction~~ the pre-construction meeting. The Permittee may change the field representative at any time upon notice to the Commission, affected landowners, local government units and other interested persons.

5.3.2 Site Manager

The Permittee shall designate a site manager responsible for overseeing compliance with the conditions of this permit during the commercial operation and decommissioning phases of the project. This person shall be accessible by telephone or other means during normal business hours for the life of this permit.

The Permittee shall file with the Commission the name, address, email, phone number, and emergency phone number of the site manager 14 days prior to ~~commercial operation of pre-operation meeting for~~ the facility. The Permittee shall provide the site manager's contact information to affected landowners, residents, local government units and other interested

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

persons 14 days prior to ~~commercial operation of~~ the pre-operation meeting for the facility. The Permittee may change the site manager at any time upon notice to the Commission, affected landowners, local government units and other interested persons.

5.3.3 Employee Training and Education of Permit Terms and Conditions

The Permittee shall inform and educate all employees, contractors, and other persons involved in the construction and ongoing operation of the LWECS of the terms and conditions of this permit.

5.3.4 Public Services and Public Utilities

During construction, the Permittee shall minimize any disruption to public services and public utilities. To the extent disruptions to public services or public utilities occur these will be temporary, and the Permittee will restore service promptly. Where any impacts to utilities have the potential to occur the Permittee will work with both landowners and local agencies to determine the most appropriate mitigation measures if not already considered as part of this permit.

5.3.5 Topsoil Protection

The Permittee shall implement measures to protect and segregate topsoil from subsoil on all lands unless otherwise negotiated with the affected landowner.

5.3.6 Soil Compaction

The Permittee shall implement measures to minimize soil compaction of all lands during all phases of the project's life and shall confine compaction to as small an area as practicable. Soil decompaction measures shall be utilized on all lands utilized for project construction and travelled on by cranes, heavy equipment, and heavy trucks; even when soil compaction minimization measures are used.

5.3.7 Soil Erosion and Sediment Control

The Permittee shall implement those erosion prevention and sediment control practices recommended by the MPCA Construction Stormwater Program. If construction of the facility disturbs more than one acre of land, or is sited in an area designated by the MPCA as having potential for impacts to water resources, the Permittee shall obtain a National Pollutant

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater Permit from the MPCA that provides for the development of a Stormwater Pollution Prevention Plan (SWPPP) that describes methods to control erosion and runoff.

The Permittee shall implement reasonable measures to minimize erosion and sedimentation during construction and shall employ perimeter sediment controls, protect exposed soil by promptly planting, seeding, using erosion control blankets and turf reinforcement mats, stabilizing slopes, protecting storm drain inlets, protecting soil stockpiles, and controlling vehicle tracking. Contours shall be graded as required so that all surfaces provide for proper drainage, blend with the natural terrain, and are left in a condition that will facilitate re-vegetation and prevent erosion. All areas disturbed during construction of the facilities shall be returned to pre-construction conditions.

5.3.8 Wetlands and Water Resources

Construction in wetland areas shall occur during frozen ground conditions to minimize impacts, to the extent feasible. When construction during winter is not possible, wooden or composite mats shall be used to protect wetland vegetation. Soil excavated from the wetlands and riparian areas shall be contained and managed in accordance with all applicable wetland permits. Wetlands and riparian areas shall be accessed using the shortest route possible in order to minimize travel through wetland areas and prevent unnecessary impacts.

Wetland and water resource areas disturbed by construction activities shall be restored to pre-construction conditions in accordance with the requirements of applicable state and federal permits or laws and landowner agreements. All requirements of the U.S. Army Corps of Engineers, Minnesota Department of Natural Resources, Minnesota Board of Soil and Water Resources, and local units of government shall be met.

5.3.9 Vegetation Removal

The Permittee shall disturb or clear vegetation on the project site only to the extent necessary to assure suitable access for construction, and for safe operation and maintenance of the project. The Permittee shall minimize the number of trees removed in selecting the site layout specifically preserving to the maximum extent practicable windbreaks, shelterbelts, living snow fences, and other vegetation, to the extent that such actions do not violate sound engineering principles.

5.3.10 Application of Pesticides

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

The Permittee shall restrict pesticide use to those pesticides and methods of application approved by the Minnesota Department of Agriculture (MDA), DNR, and the U.S. Environmental Protection Agency (EPA). Selective foliage or basal application shall be used when practicable. All pesticides shall be applied in a safe and cautious manner so as not to damage adjacent properties including crops, orchards, tree farms, apiaries, or gardens. The Permittee shall contact the landowner or designee to obtain approval for the use of pesticide at least 14 days prior to any application on their property. The landowner may request that there be no application of pesticides on any part of the site within the landowner's property. The Permittee shall provide notice of pesticide application to affected landowners and known beekeepers operating apiaries within three miles of the project site at least 14 days prior to such application.

5.3.11 Invasive Species

The Permittee shall employ best management practices to avoid the potential introduction and spread of invasive species on lands disturbed by project construction activities. The Permittee shall develop an Invasive Species Prevention Plan to prevent the introduction and spread of invasive species on lands disturbed by project construction activities and file with the Commission 14 days prior to the pre-construction meeting.

5.3.12 Noxious Weeds

The Permittee shall take all reasonable precautions against the spread of noxious weeds during all phases of construction. When utilizing seed to establish temporary and permanent vegetative cover on exposed soil, the Permittee shall select site appropriate seed certified to be free of noxious weeds. The Permittee shall consult with landowners on the selection and use of seed for replanting. To the extent possible, the Permittee shall use native seed mixes.

5.3.13 Public Roads

At least 14 days prior to the pre-construction meeting, the Permittee shall identify all state, county, or township roads that will be used for the project and shall notify the Commission and the state, county, or township governing body having jurisdiction over the roads to determine if the governmental body needs to inspect the roads prior to use of these roads. Where practical, existing roadways shall be used for all activities associated with the project. Where practical, all-weather roads shall be used to deliver cement, turbines, towers, assembled nacelles, and all other heavy components to and from the turbine sites.

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

The Permittee shall, prior to the use of such roads, make satisfactory arrangements (approved permits, written authorizations, road use agreements, development agreements, etc.) with the appropriate state, county, or township governmental body having jurisdiction over roads to be used for construction of the project, for maintenance and repair of roads that may be subject to increased impacts due to transportation of equipment and project components. The Permittee shall notify the Commission of such arrangements upon request.

5.3.14 Turbine Access Roads

The Permittee shall construct the least number of turbine access roads necessary to safely and efficiently operate the project and satisfy landowner requests. Access roads shall be low profile roads so that farming equipment can cross them and shall be covered with Class 5 gravel or similar material. Access roads shall not be constructed across streams and drainage ditches without required permits and approvals. When access roads are constructed across streams, drainage ways, or drainage ditches, the access roads shall be designed and constructed in a manner so runoff from the upper portions of the watershed can readily flow to the lower portion of the watershed. Any access roads that are constructed across streams or drainage ditches shall be designed and constructed in a manner that maintains existing fish passage. Access roads that are constructed across grassed waterways, which provide drainage for surface waters that are ephemeral in nature, are not required to maintain or provide fish passage. Access roads shall be constructed in accordance with all necessary township, county or state road requirements and permits.

5.3.15 Private Roads

The Permittee shall promptly repair private roads or lanes damaged when moving equipment or when obtaining access to the site, unless otherwise negotiated with the affected landowner.

5.3.16 Archaeological and Historic Resources

The Permittee shall make every effort to avoid impacts to identified archaeological and historic resources when constructing the facility. In the event that a resource is encountered, the Permittee shall consult with the State Historic Preservation Office (SHPO) and the State Archaeologist. Where feasible, avoidance of the resource is required. Where not feasible, mitigation must include an effort to minimize project impacts on the resource consistent with SHPO and State Archaeologist requirements.

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

Prior to construction, workers shall be trained about the need to avoid cultural properties, how to identify cultural properties, and procedures to follow if undocumented cultural properties, including gravesites, are found during construction. If human remains are encountered during construction, the Permittee shall immediately halt construction at such location and promptly notify local law enforcement and the State Archaeologist. Construction at such location shall not proceed until authorized by local law enforcement and the State Archaeologist.

5.3.17 Interference

At least 14 days prior to the pre-construction meeting, the Permittee shall submit to the Commission an assessment of television and radio signal reception, microwave signal patterns, and telecommunications in the project area. The assessment shall be designed to provide data that can be used in the future to determine whether the turbines and associated facilities are the cause of disruption or interference of television or radio reception, microwave patterns, or telecommunications in the event residents should complain about such disruption or interference after the turbines are placed in operation. The Permittee shall be responsible for alleviating any disruption or interference of these services caused by the turbines or any associated facilities.

The Permittee shall not operate the project so as to cause microwave, television, radio, telecommunications, or navigation interference in violation of Federal Communications Commission (FCC) regulations or other law. In the event the project or its operations cause such interference, the Permittee shall take timely measures necessary to correct the problem.

5.3.18 Livestock Protection

The Permittee shall take precautions to protect livestock during all phases of the project's life.

5.3.19 Fences

The Permittee shall promptly replace or repair all fences and gates removed or damaged during all phases of the project's life unless otherwise negotiated with the affected landowner. When the Permittee installs a gate where electric fences are present, the Permittee shall provide for continuity in the electric fence circuit.

5.3.20 Drainage Tiles

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

The Permittee shall take into account, avoid, promptly repair or replace all drainage tiles broken or damaged during all phases of project's life unless otherwise negotiated with affected landowner.

5.3.21 Equipment Storage

The Permittee shall not locate temporary equipment staging areas on lands under its control unless negotiated with affected landowner. Temporary equipment staging areas shall not be located in wetlands or native prairie as defined in Sections 4.6 and 4.7.

5.3.22 Restoration

The Permittee shall, as soon as practical following construction of each turbine, restore the areas affected by construction to the condition that existed immediately before construction began, to the extent possible. The time period to complete restoration may be no longer than 12 months after the completion of construction, unless otherwise negotiated with the affected landowner. Restoration shall be compatible with the safe operation, maintenance and inspection of the project. Within 60 days after completion of all restoration activities, the Permittee shall advise the Commission in writing of the completion of such activities.

5.3.23 Cleanup

All waste and scrap that is the product of construction shall be removed from the site and all premises on which construction activities were conducted and properly disposed of upon completion of each task. Personal litter, including bottles, cans, and paper from construction activities shall be removed on a daily basis.

5.3.24 Pollution and Hazardous Waste

All appropriate precautions to protect against pollution of the environment shall be taken by the Permittee. The Permittee shall be responsible for compliance with all laws applicable to the generation, storage, transportation, clean up and disposal of all wastes generated during construction, site restoration, and operation of the facility.

5.3.25 Damages

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

The Permittee shall fairly restore or compensate landowners for damage to crops, fences, private roads and lanes, landscaping, drain tile, or other damages sustained during construction.

5.3.26 Public Safety

The Permittee shall provide educational materials to landowners adjacent to the site and, upon request, to interested persons about the project and any restrictions or dangers associated with the project. The Permittee shall also provide any necessary safety measures such as warning signs and gates for traffic control or to restrict public access. The Permittee shall submit the location of all underground facilities, as defined in Minn. Stat. § 216D.01, subd. 11, to Gopher State One Call following the completion of construction at the site.

5.3.27 Tower Identification

All turbine towers shall be marked with a visible identification number.

5.3.28 Federal Aviation Administration Lighting

Towers shall be marked as required by the FAA. There shall be no lights on the towers other than what is required by the FAA. This restriction shall not apply to infrared heating devices used to protect the wind monitoring equipment.

The Permittee shall install and employ an FAA-approved lighting mitigation system. Such a system shall use aircraft detection (aircraft detection lighting system, ADLS), dimming (light intensity dimming solution, LIDS) or other FAA-approved mitigation method. The Permittee shall describe the lighting mitigation system used for the project in its site plan.

5.4 Communication Cables

The Permittee shall place all communication and supervisory control and data acquisition cables underground and within or adjacent to the land necessary for turbine access roads unless otherwise negotiated with the affected landowner.

5.5 Electrical Collector and Feeder Lines

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

Collector lines that carry electrical power from each individual transformer associated with a wind turbine to an internal project interconnection point shall be buried underground. Collector lines shall be placed within or adjacent to the land necessary for turbine access roads unless otherwise negotiated with the affected landowner.

Feeder lines that carry power from an internal project interconnection point to the project substation or interconnection point on the electrical grid may be overhead or underground. Feeder line locations shall be negotiated with the affected landowner. Any overhead or underground feeder lines that parallel public roads shall be placed within the public rights-of-way or on private land immediately adjacent to public roads. If overhead feeder lines are located within public rights-of-way, the Permittee shall obtain approval from the governmental unit responsible for the affected right-of-way.

Collector and feeder line locations shall be located in such a manner as to minimize interference with agricultural operations including, but not limited to, existing drainage patterns, drain tile, future tiling plans, and ditches. Safety shields shall be placed on all guy wires associated with overhead feeder lines. The Permittee shall submit the engineering drawings of all collector and feeder lines in the site plan pursuant to Section 10.3.

5.6 Other Requirements

5.6.1 Safety Codes and Design Requirements

The LWECs and associated facilities shall be designed to meet or exceed all relevant local and state codes, Institute of Electrical and Electronics Engineers, Inc. (IEEE) standards, the National Electric Safety Code (NESC), and North American Electric Reliability Corporation (NERC) requirements. The Permittee shall report to the Commission on compliance with these standards upon request.

5.6.2 Other Permits and Regulations

The Permittee shall comply with all applicable state rules and statutes. The Permittee shall obtain all required permits for the project and comply with the conditions of those permits unless those permits conflict with or are preempted by federal or state permits and regulations. A list of the permits known to be required is included in the site permit application. ~~The Permittee shall submit a copy of such permits to the Commission upon request.~~

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

At least 14 days prior to the pre-construction meeting, the Permittee shall submit a filing with a detailed status update of all permits, authorizations, and approvals that have been applied for specific to the project. The detailed status update shall include the permitting agency or authority, the name of the permit, authorization, or approval being sought, contact person and contact information for the permitting agency or authority, brief description of why the permit, authorization, or approval is needed, application submittal date, and the date the permit, authorization, or approval was issued or is anticipated to be issued.

The Permittee shall demonstrate that it has obtained all necessary permits, authorizations, and approvals by filing an affidavit stating as such, prior to commencing project construction. The Permittee shall provide a copy of any such permits, authorizations, and approvals upon Commission request.

The Permittee shall comply with all terms and conditions of permits or licenses issued by the counties, cities, and municipalities affected by the project that do not conflict with or are not preempted by federal or state permits and regulations.

6 SPECIAL CONDITIONS

Special conditions shall take precedence over other conditions of this permit should there be a conflict.

6.1 Soil and Water Conservation District (SWCD) and Landowner Review of Plans

The Permittee shall provide the local SWCD and participating landowners with the opportunity to review and comment on detailed access road, and all other infrastructure plans and designs in order to minimize the potential to pond and/or divert water creating gully erosion or the potential to cause damage or failure to existing conservation practices, such as terrace(s), sediment control basin(s) or diversion(s) prior to finalization and installation. The Permittee shall file documentation that condition 6.1 of this permit has been complied with at least 14 days prior to the pre-construction meeting.

7 SURVEYS AND REPORTING

7.1 Biological and Natural Resource Inventories

The Permittee, in consultation with the Commission and the DNR, shall design and conduct pre-construction desktop and field inventories of existing wildlife management areas, scientific and natural areas, recreation areas, native prairies and forests, wetlands, and any other biologically sensitive areas within the project site and assess the presence of state- or federally-listed or

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

threatened species. The results of the inventories shall be filed with the Commission at least 30 days prior to the pre-construction meeting to confirm compliance of conditions in this permit. The Permittee shall file with the Commission, any biological surveys or studies conducted on this project, including those not required under this permit.

7.2 Shadow Flicker

At least 14 days prior to the pre-construction meeting, the Permittee shall provide data on shadow flicker for each residence of non-participating landowners and participating landowners within and outside of the project boundary potentially subject to turbine shadow flicker exposure. Information shall include the results of modeling used, assumptions made, and the anticipated levels of exposure from turbine shadow flicker for each residence. The Permittee shall provide documentation on its efforts to avoid, minimize and mitigate shadow flicker exposure. The results of any modeling shall be filed with the Commission at least 14 days prior to the pre-construction meeting to confirm compliance with conditions of this permit.

7.3 Wake Loss Studies

At least 14 days prior to the pre-construction meeting, the Permittee shall file with the Commission the pre-construction micro-siting analysis leading to the final tower locations and an estimate of total project wake losses. As part of the annual report on project energy production required under Section 10.8 of the permit the Permittee shall file with the Commission any operational wake loss studies conducted on this project during the calendar year preceding the report.

7.4 Noise Studies

The Permittee shall file a proposed methodology for the conduct of a post-construction noise study at least 14 days prior to the pre-construction meeting. The Permittee shall develop the post-construction noise study methodology in consultation with the Department of Commerce. The study must incorporate the Department of Commerce Noise Study Protocol to determine the operating LWECS noise levels at different frequencies and at various distances from the turbines at various wind directions and speeds. The Permittee must conduct the post-construction noise study and file with the Commission the completed post-construction noise study within 18 months of commencing commercial operation.

7.5 Avian and Bat Protection

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

7.5.1 Operational Phase Fatality Monitoring

The Permittee shall utilize a qualified third party to conduct a minimum of two full years of avian and bat fatality monitoring following the commencement of the operational phase of the project. Monitoring activities and results will be coordinated directly with MN DNR, USFWS, and the Commission. Detailed monitoring protocols, agency coordination, and any avoidance and minimization measures will be detailed in the project's ABPP.

7.5.2 Avian and Bat Protection Plan

The Permittee shall comply with the provisions of the Avian and Bat Protection Plan (ABPP) submitted for this project as part of the July 9, 2020 site permit application, and all necessary revisions resulting from the annual audit of ABPP implementation. The first annual audit and revision that occur during the permit issuance process will be incorporated into a Permit Version. The Permit Version of the ABPP will be filed with the Commission 14 days before the pre-construction meeting and revisions should shall include any updates associated with final construction plans and site plans.

The ABPP must address steps to be taken to identify and mitigate impacts to avian and bat species during the construction phase and the operation phase of the project. The ABPP shall also include formal and incidental post-construction fatality monitoring, training, wildlife handling, documentation (*e.g.*, photographs), and reporting protocols for each phase of the project.

The Permittee shall, by the 15th of March following each complete or partial calendar year of operation, file with the Commission an annual report detailing findings of its annual audit of ABPP practices. The annual report shall include summarized and raw data of bird and bat fatalities and injuries and shall include bird and bat fatality estimates for the project using agreed upon estimators from the prior calendar year. The annual report shall also identify any deficiencies or recommended changes in the operation of the project or in the ABPP to reduce avian and bat fatalities and shall provide a schedule for implementing the corrective or modified actions. The Permittee shall provide a copy of the report to the Minnesota Department of Natural Resources, the Department of Commerce, and ~~to~~ the U.S. Fish and Wildlife Service (FWS) at the time of filing with the Commission.

7.5.3 Quarterly Incident Reports

The Permittee shall submit quarterly avian and bat reports to the Commission. Quarterly reports are due by the 15th of January, April, July, and October commencing the day following

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

commercial operation and terminating upon the expiration of this permit. Each report shall identify any dead or injured avian and bat species, location of find by turbine number, and date of find for the reporting period in accordance with the reporting protocols. If a dead or injured avian or bat species is found, the report shall describe the potential cause of the occurrence (if known) and the steps taken to address future occurrences. The Permittee shall provide a copy of the report to the DNR, the Department of Commerce, and to the FWS at the time of filing with the Commission.

7.5.4 Immediate Incident Reports

The Permittee shall notify the Commission, the Department of Commerce, the FWS, and the DNR within 24 hours of the discovery of any of the following:

- (a) five or more dead or injured birds or bats at an individual turbine location within a five day reporting period;
- (b) twenty or more dead or injured birds or bats, across the entire facility, within a five day reporting period
- (c) one or more dead or injured state threatened, endangered, or species of special concern;
- (d) one or more dead or injured federally listed species, including species proposed for listing; or
- (e) one or more dead or injured bald or golden eagle(s).

In the event that one of the four discoveries listed above should be made, the Permittee must file with the Commission within seven days, a compliance report identifying the details of what was discovered, the turbine where the discovery was made, a detailed log of agencies and individuals contacted, and current plans being undertaken to address the issue.

7.5.5 Turbine Operational Curtailment

The Permittee shall operate all facility turbines so that all turbines are locked or feathered up to the manufacturer's standard cut-in speed from one-half hour before sunset to one-half hour after sunrise of the following day from April 1 to October 31 of each year of operation. All

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

operating turbines at the facility must be equipped with operational software that is capable of allowing for adjustment of turbine cut-in speeds.

8 AUTHORITY TO CONSTRUCT LWECs

8.1 Wind Rights

At least 14 days prior to the pre-construction meeting, the Permittee shall demonstrate that it has obtained the wind rights and any other rights necessary to construct and operate the project within the boundaries authorized by this permit. Nothing in this permit shall be construed to preclude any other person from seeking a permit to construct a wind energy conversion system in any area within the boundaries of the project covered by this permit if the Permittee does not hold exclusive wind rights for such areas.

8.2 Power Purchase Agreement

In the event the Permittee does not have a power purchase agreement or some other enforceable mechanism for sale of the electricity to be generated by the project at the time this permit is issued, the Permittee shall provide notice to the Commission when it obtains a commitment for purchase of the power. This permit does not authorize construction of the project until the Permittee has obtained a power purchase agreement or some other enforceable mechanism for sale of the electricity to be generated by the project. In the event the Permittee does not obtain a power purchase agreement or some other enforceable mechanism for sale of the electricity to be generated by the project within two years of the issuance of this permit, the Permittee must advise the Commission of the reason for not having such commitment. In such event, the Commission may determine whether this permit should be amended or revoked. No amendment or revocation of this permit may be undertaken except in accordance with Minn. R. 7854.1300.

8.3 Failure to Commence Construction

If the Permittee has not completed the pre-construction surveys required under this permit and commenced construction of the project within two years of the issuance of this permit, the Permittee must advise the Commission of the reason construction has not commenced. In such event, the Commission shall make a determination as to whether this permit should be amended or revoked. No revocation of this permit may be undertaken except in accordance with applicable statutes and rules, including Minn. R. 7854.1300.

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

9 COMPLAINT PROCEDURES

~~Prior~~ Fourteen (14) days prior to the start of construction pre-construction meeting, the Permittee shall submit to the Commission the procedures that will be used to receive and respond to complaints. The procedures shall be in accordance with the requirements of Minn. R. 7829.1500 or Minn. R. 7829.1700, and as set forth in the complaint procedures attached to this permit.

Upon request, the Permittee shall assist the Commission with the disposition of unresolved or longstanding complaints. This assistance shall include, but is not limited to, the submittal of complaint correspondence and complaint resolution efforts.

10 COMPLIANCE REQUIREMENTS

Failure to timely and properly make compliance filings required by this permit is a failure to comply with the conditions of this permit. Compliance filings must be electronically filed with the Commission.

10.1 Pre-Construction Meeting

Prior to the start of any construction, the Permittee shall participate in a pre-construction meeting with the Department of Commerce and Commission staff to review pre-construction filing requirements, scheduling, and to coordinate monitoring of construction and site restoration activities. Within 14 days following the pre-construction meeting, the Permittee shall file with the Commission, a summary of the topics reviewed and discussed and a list of attendees. The Permittee shall indicate in the filing the construction start date.

10.2 Pre-Operation Meeting

At least 14 days prior to commercial operation of the facility, the Permittee shall participate in a pre-operation meeting with the Department of Commerce and Commission staff to coordinate field monitoring of operation activities for the project. Within 14 days following the pre-operation meeting, the Permittee shall file with the Commission, a summary of the topics reviewed and discussed and a list of attendees.

10.3 Site Plan

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

At least ~~30~~ 14 days prior to the pre-construction meeting, the Permittee shall provide the Commission, the Department, and the Rock County Land Management Office and the Rock County Department of Public Works with a site plan that includes specifications and drawings for site preparation and grading; specifications and locations of all turbines and other structures to be constructed including all electrical equipment, collector and feeder lines, pollution control equipment, fencing, roads, and other associated facilities; and procedures for cleanup and restoration. The documentation shall include maps depicting the site boundary and layout in relation to that approved by this permit. The Permittee shall document, through GIS mapping, compliance with the setbacks and site layout restrictions required by this permit, including compliance with the noise standards pursuant to Minnesota Rules Chapter 7030. At the same time, the Permittee shall notify affected landowners and city and town clerks that the site plan is on file with the Commission and the Rock County Land Management Office. The Permittee may submit a site plan and engineering drawings for only a portion of the project if the Permittee intends to commence construction on certain parts of the project before completing the site plan and engineering drawings for other parts of the project.

The Permittee may not commence construction until the 30 days has expired or until the Commission has advised the Permittee in writing that it has completed its review of the documents and determined that the planned construction is consistent with this permit. If the Permittee intends to make any significant changes to its site plan or the specifications and drawings after submission to the Commission, the Permittee shall notify the Commission, the Department, the Rock County Land Management Office, city and town clerks, and the affected landowners at least five days before implementing the changes. No changes shall be made that would be in violation of any of the terms of this permit.

In the event that previously unidentified human and environmental conditions are discovered during construction that by law or pursuant to conditions outlined in this permit would preclude the use of that site as a turbine site, the Permittee shall have the right to move or relocate turbine site. Under these circumstances, the Permittee shall notify the Commission, the Department, the MPCA, the DNR, the Rock County Land Management Office, city and town clerks, and the affected landowners of any turbines that are to be relocated, and provide the previously unidentified environmental conditions and how the movement of the turbine mitigates the human and environmental impact at least five days before implementing the changes. No changes shall be made that would be in violation of any terms of this permit.

10.4 Status Reports

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

The Permittee shall file status reports with the Commission on progress regarding site construction. The Permittee need not report more frequently than monthly. Reports shall begin with the commencement of site construction and continue until completion of restoration. Reports shall describe construction activities and progress and activities undertaken in compliance with this permit. Reports shall include text and photographs.

10.5 Labor Statistic Reporting

The Permittee shall file quarterly reports with the Commission within 45 days of the end of the quarter regarding construction workers that participated in the construction of the project. The reports shall (a) detail the Permittee's efforts and the site contractor's efforts to hire Minnesota workers, and (b) provide an account of: (i) the gross number of hours worked by or full-time equivalent workers who are Minnesota residents, as defined in Minn. Stat. § 290.01, subd. 7; (ii) the gross number of hours worked by or full-time equivalent workers who are residents of other states, but maintain a permanent residence within 150 miles of the project; and (iii) the total gross hours worked or total full-time equivalent workers. Permittee shall work with its contractor to determine the suitable reporting metric. The report may not include personally identifiable data.

10.6 In-Service Date

At least three days before the facility is to be placed into service, the Permittee shall notify the Commission of the date on which the facility will be placed into service and the date on which construction was completed.

10.7 As-Builts

Within 90 days after completion of construction, the Permittee shall submit copies of all final as-built plans and specifications developed during the project.

10.8 GPS Data

Within 90 days after completion of construction, the Permittee shall submit to the Commission, in the format requested by the Commission, geo-spatial information (*e.g.*, ArcGIS compatible map files, GPS coordinates, associated database of characteristics) for all structures associated with the LWECs.

10.9 Project Energy Production

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

The Permittee shall, by February 1st following each complete or partial year of project operation, file a report with the Commission on the monthly energy production of the project including:

- (a) the installed nameplate capacity of the permitted project;
- (b) the total monthly energy generated by the project in MW hours;
- (c) the monthly capacity factor of the project;
- (d) yearly energy production and capacity factor for the project;
- (e) the operational status of the project and any major outages, major repairs, or turbine performance improvements occurring in the previous year; and
- (f) any other information reasonably requested by the Commission.

The permittee shall file this information in a format recommended in the Department's guidance on energy production reporting. This information shall be considered public and must be filed electronically.

10.10 Wind Resource Use

The Permittee shall, by February 1st following each complete or partial calendar year of operation, file with the Commission the average monthly and average annual wind speed collected at one permanent meteorological tower during the preceding year or partial year of operation. This information shall be considered public and must be filed electronically.

10.11 Emergency Response

The Permittee shall prepare an Emergency Response Plan in consultation with the emergency responders having jurisdiction over the facility prior to project construction. The Permittee shall submit a copy of the plan, along with any comments from emergency responders, to the Commission at least 14 days prior to the pre-construction meeting and a revised plan, if any, at least 14 days prior to the pre-operation meeting. The Permittee shall provide as a compliance filing confirmation that the Emergency Response Plan was provided to the emergency responders and Public Safety Answering Points (PSAP) with jurisdiction over the facility prior to

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

commencement of construction. The Permittee shall obtain and register the facility address or other location indicators acceptable to the emergency responders and PSAP having jurisdiction over the facility.

10.12 Extraordinary Events

Within 24 hours of discovery of an occurrence, the Permittee shall notify the Commission of any extraordinary event. Extraordinary events include but shall not be limited to: fires, tower collapse, thrown blade, acts of sabotage, collector or feeder line failure, and injured worker or private person. The Permittee shall, within 30 days of the occurrence, file a report with the Commission describing the cause of the occurrence and the steps taken to avoid future occurrences.

11 DECOMMISSIONING, RESTORATION, AND ABANDONMENT

11.1 Decommissioning Plan

The Permittee shall ~~submit a~~ comply with the provisions of the most recently filed and accepted Decommissioning Plan. The initial version of the decommissioning plan was submitted for this project as Appendix J of the July 9, 2020 site permit application. The Permittee shall file an updated decommissioning plan incorporating comments and information from the permit issuance process and any updates associated with the final construction plans, with ~~to~~ the Commission at least fourteen 14 days prior to the ~~pre-operation~~ pre-construction meeting. ~~and provide updates to the~~ The decommissioning plan shall be updated every five years thereafter following the commercial operation date.

The decommissioning plan shall provide information identifying all surety and financial securities established for decommissioning and site restoration of the project in accordance with the requirements of Minn. R. 7854.0500, subp. 13. The decommissioning plan shall provide an itemized breakdown of costs of decommissioning all project components, which shall include labor and equipment. The plan shall identify cost estimates for the removal of turbines, turbine foundations, underground collection cables, access roads, crane pads, substations, and other project components. The plan may also include anticipated costs for the replacement of turbines or repowering the project by upgrading equipment.

The Permittee shall also submit the decommissioning plan to the local unit of government having direct zoning authority over the area in which the project is located. The Permittee shall ensure that it carries out its obligations to provide for the resources necessary to fulfill its

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

requirements to properly decommission the project at the appropriate time. The Commission may at any time request the Permittee to file a report with the Commission describing how the Permittee is fulfilling this obligation.

11.2 Site Restoration

Upon expiration of this permit, or upon earlier termination of operation of the project, or any turbine within the project, the Permittee shall have the obligation to dismantle and remove from the site all towers, turbine generators, transformers, overhead and underground cables and lines, foundations, buildings, and ancillary equipment to a depth of four feet. Any agreement for removal to a lesser depth or no removal shall be recorded with the county and shall show the locations of all such foundations. To the extent feasible, the Permittee shall restore and reclaim the site to pre-project conditions, including topography and topsoil conditions. All access roads shall be removed unless written approval is given by the affected landowner requesting that one or more roads, or portions thereof, be retained. All such agreements between the Permittee and the affected landowner shall be submitted to the Commission prior to completion of restoration activities. The site shall be restored in accordance with the requirements of this condition within 18 months of termination.

11.3 Abandoned Turbines

The Permittee shall advise the Commission of any turbines that are abandoned prior to termination of operation of the project. The project, or any turbine within the project, shall be considered abandoned after one year without energy production and the land restored pursuant to Section 11.2 unless a plan is submitted to and approved by the Commission outlining the steps and schedule for returning the project, or any turbine within the project, to service.

12 COMMISSION AUTHORITY AFTER PERMIT ISSUANCE

12.1 Final Boundaries

After completion of construction, the Commission shall determine the need to adjust the final boundaries of the site required for this project in accordance with Minn. R. 7854.1300, subp. 1.

12.2 Expansion of Site Boundaries

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

No expansion of the site boundaries described in this permit shall be authorized without the approval of the Commission. The Permittee may submit to the Commission a request for a change in the boundaries of the site for the project. The Commission will respond to the requested change in accordance with applicable statutes and rules.

12.3 Periodic Review

The Commission shall initiate a review of this permit and the applicable conditions at least once every five years. The purpose of the periodic review is to allow the Commission, the Permittee, and other interested persons an opportunity to consider modifications in the conditions of this permit. No modification may be made except in accordance with applicable statutes and rules.

12.4 Modification of Conditions

After notice and opportunity for hearing, this permit may be modified or amended for cause, including but not limited to the following:

- (a) violation of any condition in this permit;
- (b) endangerment of human health or the environment by operation of the project; or
- (c) existence of other grounds established by rule.

12.5 More Stringent Rules

The issuance of this permit does not prevent the future adoption by the Commission of rules or orders more stringent than those now in existence and does not prevent the enforcement of these more stringent rules and orders against the Permittee.

12.6 Right of Entry

The Permittee shall allow Commission designated representatives to perform the following, upon reasonable notice, upon presentation of credentials and at all times in compliance with the Permittee's site safety standards:

- (a) To enter upon the facilities easement of the property for the purpose of obtaining information, examining records, and conducting surveys or investigations.

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

- (b) To bring such equipment upon the facilities easement of the property as is necessary to conduct such surveys and investigations.
- (c) To sample and monitor upon the facilities easement of the property.
- (d) To examine and copy any documents pertaining to compliance with the conditions of this permit.

12.7 Proprietary Information

Certain information required to be filed with the Commission under this permit may constitute trade secret information or other type of proprietary information under the Data Practices Act or other law. The Permittee must satisfy requirements of applicable law to obtain the protection afforded by the law.

13 PERMIT AMENDMENT

This permit may be amended at any time by the Commission in accordance with Minn. R. 7854.1300, subp. 2. Any person may request an amendment of the conditions of this permit by submitting a request to the Commission in writing describing the amendment sought and the reasons for the amendment. The Commission will mail notice of receipt of the request to the Permittee. The Commission may amend the conditions after affording the Permittee and interested persons such process as is required.

14 TRANSFER OF PERMIT

The Permittee may request at any time that the Commission transfer this permit to another person or entity. The Permittee shall provide the name and description of the person or entity to whom the permit is requested to be transferred, the reasons for the transfer, a description of the facilities affected, and the proposed effective date of the transfer. The person to whom the permit is to be transferred shall provide the Commission with such information as the Commission shall require to determine whether the new permittee can comply with the conditions of the permit. The Commission may authorize transfer of the permit after affording the Permittee, the new permittee, and interested persons such process as is required. The Commission may impose additional conditions on any new permittee as part of the approval of the transfer.

PRELIMINARY DRAFT SITE PERMIT

Walleye Wind, Docket No. IP 7026/WS-20-269

Within ~~2014~~ days ~~after the date of the notice provided in Section 10.5~~ of the commercial operation date the Permittee shall file a notice describing its ownership structure, identifying, as applicable:

- (a) the owner(s) of the financial and governance interests of the Permittee;
- (b) the owner(s) of the majority financial and governance interests of the Permittee's owners; and
- (c) the Permittee's ultimate parent entity (meaning the entity which is not controlled by any other entity).

The Permittee shall immediately notify the Commission of:

- (a) a change in owner(s) of the majority* financial or governance interests in the Permittee;
- (b) a change in owner(s) of the majority* financial or governance interests of the Permittee's owners; or
- (c) a sale which changes the parent entity of the Permittee.

**When there are only co-equal 50/50 percent interests, any change shall be considered a change in majority interest.*

The Permittee shall notify the Commission of:

- (a) the sale of a parent entity or a majority interest in the Permittee;
- (b) the sale of a majority interest of the Permittee's owners or majority interest of the owners; or
- (c) a sale which changes the entity with ultimate control over the Permittee.

15 REVOCATION OR SUSPENSION OF PERMIT

The Commission may take action to suspend or revoke this permit upon the grounds that:

PRELIMINARY DRAFT SITE PERMIT

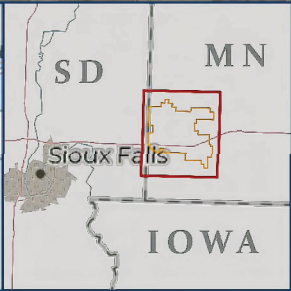
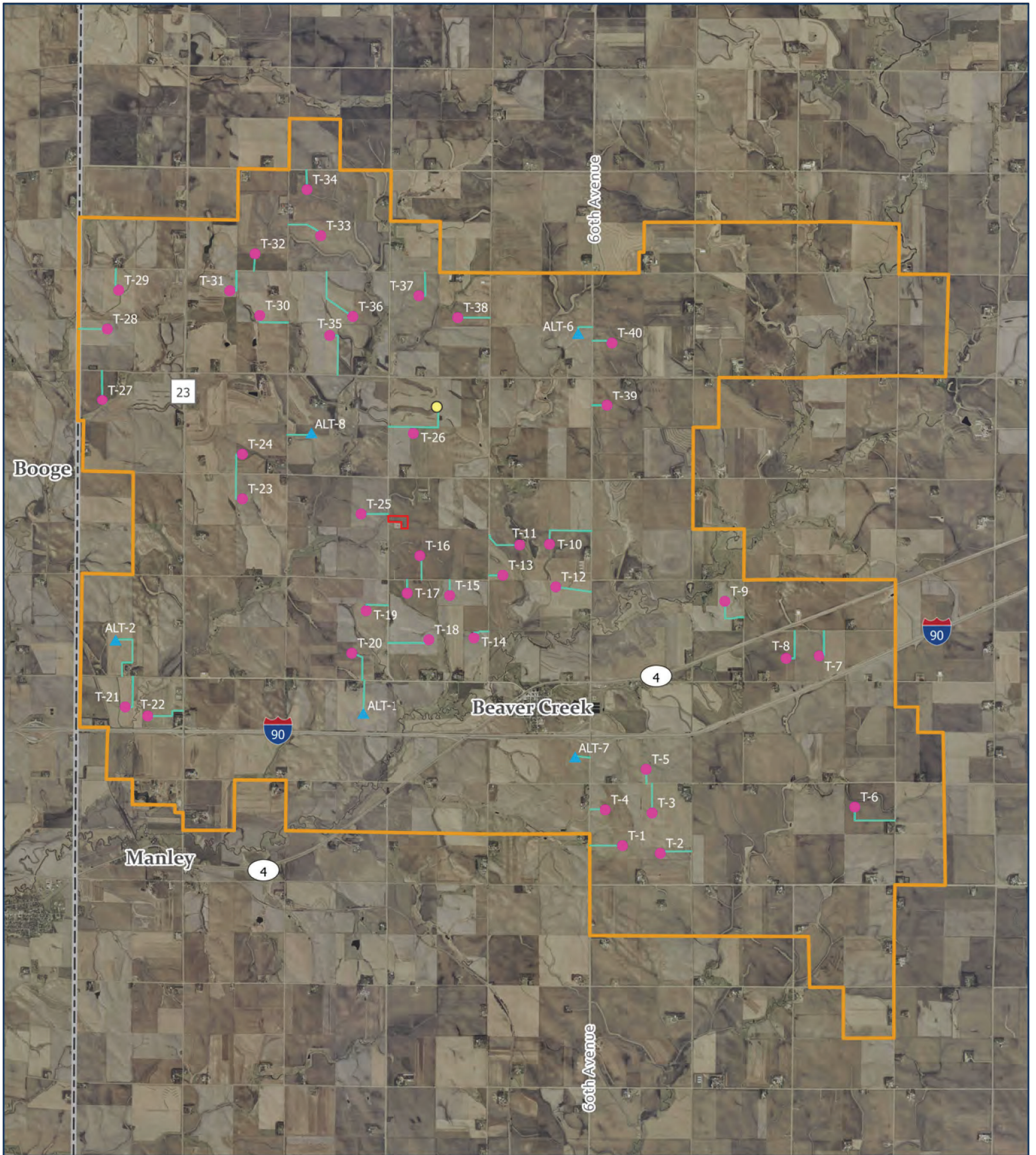
Walleye Wind, Docket No. IP 7026/WS-20-269

- (a) a false statement was knowingly made in the application or in accompanying statements or studies required of the Permittee, and a true statement would have warranted a change in the Commission’s findings;
- (b) there has been a failure to comply with material conditions of this permit, or there has been a failure to maintain health and safety standards;
- (c) there has been a material violation of a provision of an applicable statute, rule, or an order of the Commission; or
- (d) the Permittee has filed a petition with the Commission requesting that the permit be revoked or terminated.

In the event the Commission determines that it is appropriate to consider revocation or suspension of this permit, the Commission shall proceed in accordance with the requirements of Minn. R. 7854.1300 to determine the appropriate action. Upon a finding of any of the above, the Commission may require the Permittee to undertake corrective measures in lieu of having this permit suspended or revoked.

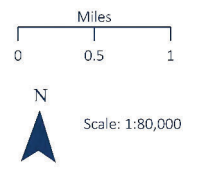
16 EXPIRATION DATE

This permit shall expire 30 years after the date this permit was approved and adopted.



Walleye Wind: DSP Overview Map

- Primary Turbine Locations
- ▲ Alternate Turbine Locations
- ADLS Tower
- Access Road
- O&M Building and Substation Location
- Site Boundary



Service Layer Credits: South Dakota Game Fish and Parks, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS