

1 Q. What is the specific purpose of this supplement to your prior testimony?

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3 A My previous testimony provided an analysis for the Kittitas Valley Wind Power project
4 regarding its potential impact on property values. In October 2005, Sagebrush Power
5 Partners revised the project layout and reapplied to Kittitas County in an attempt to obtain
6 local land use consistency. At this time, I provided an update supplemental analysis
7 pursuant to a technical memorandum to Kittitas County for its decision making process.
8 This report was provided to Kittitas County in late 2005 as a part of a new land use
9 application submitted by Sagebrush Power Partners LLC. I also provided testimony to
10 Kittitas County as part of its hearing process. After my testimony I provided another
11 technical memorandum to the County regarding certain portions of the County's Planning
12 Commission findings of fact.

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14 Q Would you please identify what has been marked for identification as Exhibit 36-2 (PBD-2)

15 .
16 A Exhibit 36-2 (PBD-2) is the technical memorandum entitled "*Impacts of The Kittitas Valley*
17 *Wind Power Project on Local Property Values*" referenced above, that I authored.

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19 Q Would you please identify what has been marked for identification as Exhibit 36-3 (PBD-3)

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21 A Exhibit 36-3 (PBD-3) is the technical memorandum entitled "Response to February 13 Findings
22 of Kittitas County Planning Commission Related to KV Wind Power Project" referenced above,
23 that I authored.

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Q Did you prepare these exhibits and is the information and content contained therein within your area of authority and /or expertise?

A Yes

Q Did you incorporate the facts and content of these exhibits as part of your testimony?

A Yes.

Q Please summarize the conclusions of your analysis.

A We would expect that most impacts on property values and sales would occur within two miles of the Project site. However, our analysis extended beyond this area. For both undeveloped and developed properties, the visual landscape of the Project area is dominated by substantial electric transmission corridors. Undeveloped properties tend to be large parcels, which will typically be very costly to develop due to the absence of utilities and services, including electricity. Orientation of future improvements on these properties will mitigate impacts, if any. The Project will have no impact upon property values for undeveloped properties. Developed properties, on the aggregate, have appreciated in value since the announcement of the Project. We find that the Project will have no impact upon the future sales or values of developed properties.