

CUP Hearing
Kittitas County
August 11-12, 2010





Teanaway Solar Reserve, LLC

- Teanaway Solar Reserve, LLC (TSR) was formed to facilitate permitting, construction, operation, and ownership of the solar facility.
- TSR is registered to do business in Washington.

Site Setting

- The site is located in a rural area approximately 4 miles northeast of Cle Elum.
- The property is zoned Forest and Range (F/R), which permits solar energy facilities with conditional use approval.
- The project area consists of 982 acres of leased *private* land of which up to 477 acres will be developed as part of the project.
- This site was chosen for a variety of reasons:
 - The Bonneville Power Administration’s (BPA) 345-kilovolt (kV) Rocky Reach-Maple Valley transmission line is in close proximity to the site.
 - The site elevation increases solar panel efficiency.
 - The property has limited environmental constraints, such as threatened or endangered species, wetlands, waters, and geologically hazardous areas.
 - Historically, the site has been managed for commercial timber harvesting and has been frequently disturbed.

Project Site Selection

- The project facilities were located within the Project area in a manner that maximized the solar potential while minimizing impacts to sensitive areas and the surrounding area, a process known as **micrositing**.
- TSR completed thorough site assessments to determine the optimal location for the facility within the overall Project area, including:
 - Significant solar radiation (insolation) for photovoltaic panels
 - Site accessibility
 - Avoidance of and minimization of impacts to environmentally sensitive areas
 - Limited visibility from offsite locations

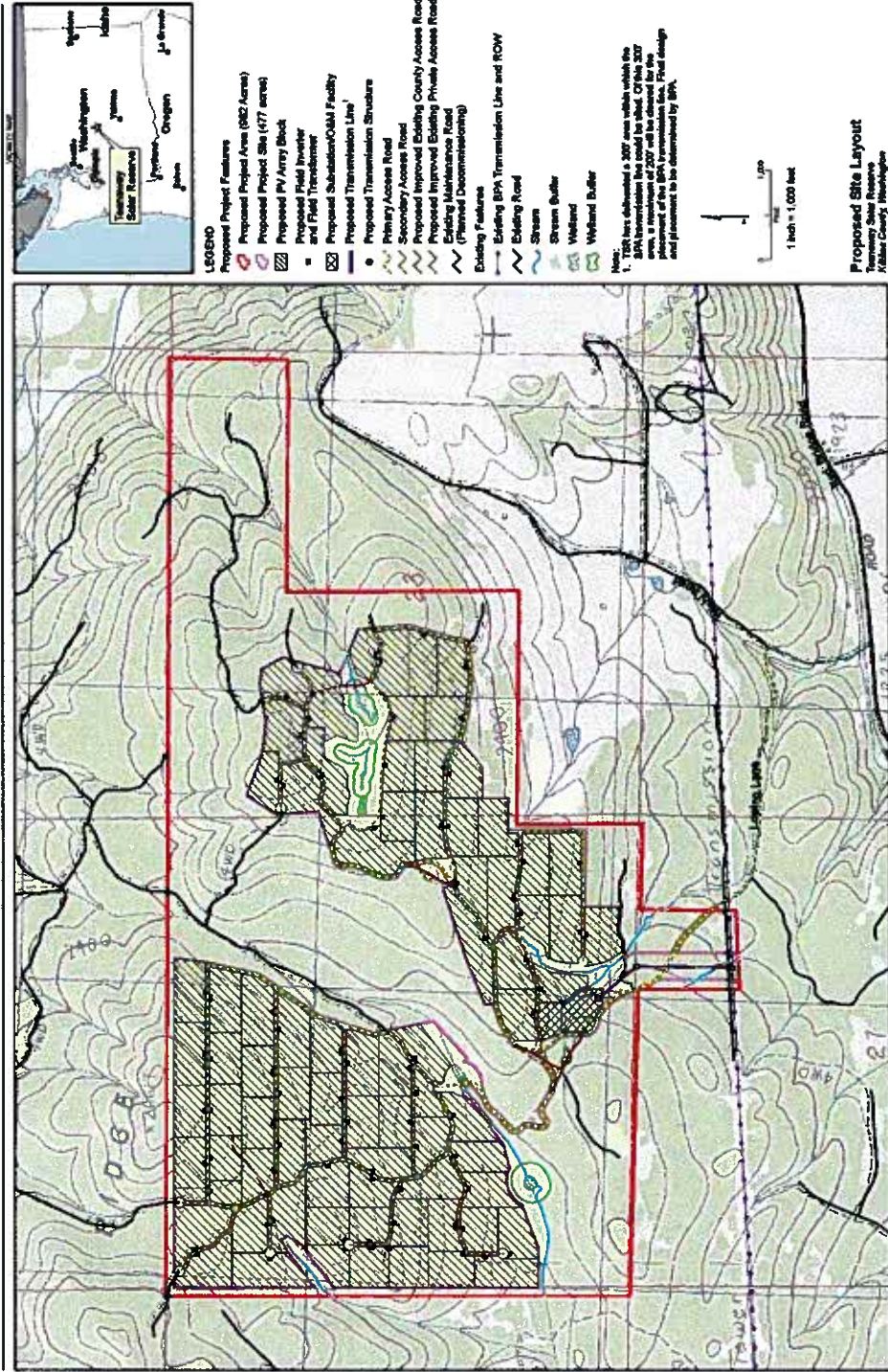
TSR relied on the expertise of various state and local agencies throughout the permitting process.

Project Overview

- TSR proposes to construct and operate a 75-Megawatt (MW) solar facility in Kittitas County, Washington.
- Up to 477 acres will be developed for the solar facility.
- A minimum of 193 acres on the site will be preserved for wildlife.

In the initial project-planning stage, TSR made the decision to submit a CUP through the County, to keep the process at the local level.

Site Plan



Public Outreach

- TSR has implemented a public outreach program that exceeds the County's notification requirements.
- TSR's public outreach activities over the past 18 months have included the following:
 - Four Public Meetings/Events in the Upper County
 - August 2009, October 2009, December 2009, and February 2010
 - Staffed office in Cle Elum since January 2010; meeting with interested residents on a daily basis; member of Vision Cle Elum, Rotary, and Chamber of Commerce
 - Dozens of one-on-one meetings with TSR's Howard Trott, neighbors, and other interested parties
 - Three newsletters mailed to recipients in the 98922 Zip Code
 - December 2009, March 2010, and August 2010
 - Regularly updated Web site: (teanawaysolarreserve.com)

The Solar Facility is Essential and Desirable to the Public Convenience

- Federal and state governments have declared that alternative energy production is within the public interest.
- In 2006, Washington established its Clean Energy Standard by passage of a ballot initiative, Initiative 937, which sets forth increasing renewable energy requirements with an ultimate target of 15% for 2020 and beyond.
- In 2001, when Kittitas County amended Chapter 17.61 to allow alternative energy facilities as conditional uses, it expressly recognized the importance of facilitating new alternative energy facilities, proclaiming that:
 - Kittitas County recognizes the value of facilitating the construction and operation of both alternative and conventional energy producing facilities in reducing the disruption of commerce and governmental services caused by potential energy shortages, all of which adversely affect the economy, public health, safety and welfare. (Kittitas County Ordinance No. 2001-12)
- The project will generate additional sales tax and property tax revenue in the County.

Energy generation is essential to our quality of life.



The Solar Facility is Not Detrimental or Injurious to the Public Welfare or Character of the Neighborhood

- The solar facility is a conditional use in the F/R zone.
- Importantly, the “character of the neighborhood” already includes existing electric facilities (BPA Rocky Reach to Maple Valley Transmission Line).
- Views of the facility from the surrounding neighborhood would be largely screened by topography and vegetation.

The solar facility is not out of character with other allowed uses in the F/R zone.

The Solar Facility Will Not Create an Excessive Cost to the Public

- TSR has agreed to improve portions of Wiehl Road used to access the site.
- Fire District No.7 will provide fire and emergency services.
- The project will generate significant revenue, which will offset any demand for public services.
 - Sales tax revenue from an estimated \$97.5 million of locally purchased goods during the 3-year construction window
 - Sales tax revenue from an estimated \$525,510 of locally purchased goods during operation
 - The creation of approximately \$1.5 to \$1.8 million in additional property tax revenue
 - The creation of 200 near-term jobs and 35 long-term jobs.
- Decommissioning and Restoration of the Facility will be secured by a performance bond.

The nature of the facility itself creates little need for public facilities or services.



Conclusion

- The proposed solar facility is necessary for the public interest to meet future energy demands and renewable energy goals set by the State of Washington.
- The solar facility has been carefully designed, reviewed, and mitigated to ensure that all potential adverse impacts are non-significant.
- The solar facility itself has no greater impact than many other uses permitted outright in the F/R zone.
- The solar facility will demand few public services and any additional demand for public services will be more than paid for or offset by the projected revenue from property and sales tax receipts.

The Teanaway Solar Reserve is good for Kittitas County, and good for Washington