

**Kittitas County**  
**Teaway Solar Reserve**

**Public Comments**  
**On or before October 5, 2009**

## Anna Nelson

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**From:** Anna Nelson  
**Date:** Thursday, August 27, 2009 4:33 PM  
**To:** 'CFAdams2@aol.com'  
**Cc:** Valoff, Dan  
**Subject:** RE: Teanaway Solar Reserve application

Hi Chuck,

The application has been determined complete. Notice will be mailed and published in the paper sometime next week. There is a 15 day comment period on the Conditional Use Permit and a 30 day comment period on the Development Agreement.

The notice will be sent to various agencies, including WDFW. The WDFW contact who will receive the notice is:  
Travis Nelson  
Washington Department of Fish and Wildlife  
1111 Washington Street SE  
Olympia, WA 98501

I have not had the opportunity to look at all the application materials yet, so can not respond to your question on noise issues. You may want to contact the applicant's consultant to see if she can point you to information in the application more quickly. Her name is Nichole Seidel and her number is 503-872-4803.

Regards, Anna

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**From:** CFAdams2@aol.com [mailto:CFAdams2@aol.com]  
**Sent:** Thursday, August 27, 2009 4:05 PM  
Anna Nelson  
**Subject:** Re: Teanaway Solar Reserve application

Thanks, Anna. I got the application info on the Solar reserve from Box.net as you arranged. What is the next step and the timing of comments in the application procedure? Also, either you or someone else at the Grange said something about concerns of the Fish and Wildlife folks about fencing and the elk herd. Do you know who the contact person at Wildlife is on this issue? As adjoining neighbors, we see a lot of the elk herd, and some of the company environmental statements about the herd seem erroneous to us. Also, I saw nothing about the motor noise generated by 400,000 solar panels rotating. Am I missing something? Thanks for your assistance.

Chuck Adams

Dear Commissioners:

I feel you should turn down the request to build the Teanaway Solar Project because the project builders are covering up the actual costs. I wrote the following letter to the Daily Record:

"Since I have an MBA from Seattle University and worked in the business field, my opinion is the worth of a Sun-Panel Project and/or Wind Farm should be based on the payback method. This is a method in which estimated annual net inflows stemming from the investment are divided into the investment outflow figure. The result represents the number of years required on the basis of the estimate used, for a firm to recover its investment. In other words how many years will it take for a Sun-Panel Project and/or a Wind Farm to pay for themselves?"

If the developers of the project refuse to provide payback data, then as a taxpayer I would like you to turn down the project.

Lee Bates  
P O Box 1666  
Ellensburg WA 98926  
[bateslee@eburg.com](mailto:bateslee@eburg.com)  
509 925 5055  
9-9-09

RECEIVED

SEP 9 7:00

1st \_\_\_ 2nd \_\_\_ 3rd \_\_\_  
KITITAS COUNTY BOARD OF COMMISSIONERS

Mr. & Mrs. Jack Hodgson  
Partners, Pine Hills Ranch  
PO Box 68, Medina, WA  
98039

September 14, 2009

Ms. Anna Nelson  
Kittitas County Community Services Department  
411 N. Ruby St. Ste 2  
Ellensburg, WA 98926

Dear Ms. Nelson

Barbara and I are members of the Pine Hills Ranch Partnership which owns 500 acres abutting the South and East boundaries of the proposed Teanaway Solar Reserve construction site on Cle Elum Ridge. Pine Hills Partnership, formed in 1980, is owned by 11 families, including approximately 100 individuals in three generations. There are three residences on the property: a homesteader's cabin which may be 100 years old, a cottage, and a log cabin built 25 years ago by children of the partners. The residences are powered by generators and served by a common well.

We own the property because of its pastoral setting which is ideally suited for:

- Family activities

- Hiking and cross country skiing

- Having wild game around including a large herd of elk during the fall and winter months, deer, bears, cougars, coyotes, and one wild turkey

- Orienteering

- Attending work parties to repair and maintain the property and its accoutrements.

Thirty years ago, the Cascade Orienteering Club obtained our permission to include Pine Hills Ranch on a map which they produced for competition. This map includes the Teanaway Solar Reserve site as well. It was produced by a cartographer, Debbie Newell, from the University of Washington who worked with US Geodetic survey maps and aerial photographs and two Swedish Orienteers who flew here and spent 30 days on the property by horseback and foot mapping all rocks and depressions of any significance. This map is officially recognized by the United States Orienteering Federation and has been very costly to create and maintain. The first meet in 1980 was an International competition. Subsequent orienteering meets have been hosted by the Cascade Orienteering Club, the Ellensburg Orienteering Club, the Sammamish Orienteering Club, and our Partnership. We have had over 200 participants compete in a single meet. Construction of the proposed project will not only obsolete this map, it will also terminate this activity entirely.

The Developer's project would also severely restrict the amenities we and the neighborhood enjoy. Because of steep cliffs to the East and West, the proposed "industrial site" blocks the primary access from which game enters our property. Make no mistake about it. What looks like an industrial activity is an industrial activity and this use is inconsistent with all of the present uses in this neighborhood. We do not dispute that the project is a worthwhile endeavor. It just seems that locating the Thermal Reserve elsewhere such as between Hanford and Vantage or in other locations proximate to transmission lines would better serve everyone's needs. Though the effect would be similar, no one would approve storing nearly 100,000 Volkswagens on the site. (Please see Attachment "Site Math".)

Visualize just how big 400 acres is. It's the size of the University of Washington campus without the sports fields and parking lot. Across the valley from the south slope there is a large previously cut timber tract which looks huge. But, it is about half the size of the proposed Thermal Reserve. The developer's press release claims that no one can see the site. This is not true. Everyone nearby will feel its presence. It will be seen from the half dozen or so houses in the immediate area and by others located across the valley. You can even see I 90 from the site. 400,000 panels 3.3'x 5.3' in sections of eight will cover 40% of the site and, on this basis, there will be only 6.2 yards between the 50,000 panel pedestals which are fairly bulky. Game will not walk through such a grid regardless of how high the panels are raised.

Further in these regards, the Developer's press release says that the area in question was clear cut in 2000 and is south facing on Cle Elum Ridge. These statements are incorrect. The only logging accomplished was selective and some of the proposed usage areas were not logged at all. We cannot access the western portion of the site because access is barred by a locked gate located on Loping Road where it crosses under the power lines but we can state the following: The area formed by the rectangle in the far northeast corner is north of Cle Elum Ridge and slopes to the east and north. For approximately the next 800 yards Westerly on the south side of the Ridge there is no evidence of recent logging. This land is a glade of fairly large trees and open space. To resemble the site illustration in the Application, most of these trees would have to be cleared. This would have a very negative effect on the view of the Ridge from below and from across the valley. We do not know yet what happens further west on the site but we would like to be permitted access via Loping Road so we could see the impact on that property albeit it is less visible from off the site than is the easterly portion. (A letter being prepared by our partnership as a whole will include a map and photographs which depict and verify these conditions.)

We request that everyone participating in the approval process visit the site in person with members of our ownership group and these maps and photographs so they can validate these facts for themselves.

At least one thousand "consultant days" were probably expended in preparing the hundreds of pages included in the Application and SEPA documents. There has been limited publicity about the opportunity for citizen response. What is mentioned in the official documents is not seen by the vast majority of interested individuals who would respond singly. It seems very unreasonable to provide an individual or family but 15 days of response time to comment on the Conditional Use Permit. We had about 10 days once we learned of the end date. We know the property and have access to it. This is not a reasonable period of time for input from the general public. We hope you will extend this period of time for response and deliberation.

In summary, we think this project, if approved, would be like a drive-in movie theater: Perhaps good for the town BUT terrible for the neighborhood. We hope the project could be placed in a more suitable location and still retain the same economic and access advantages as this site may have. We expect that the other home and land owners nearby whom you have identified feel the same way. Upon further investigation, we believe you and the notables who have come out in favor of this Project will find it to be more "Brown" than "Green."

Thank you for the opportunity to comment.

Sincerely,

Jack and Barbara Hodgson

cc: Mr. Kirk Holmes, Interim Director  
Kittitas County Community Services Department  
411 N. Ruby St. Ste. 2,  
Ellensburg, WA 98926

Attachment: Site Math

400 acres = 17,424,000 sq.ft.

400,000 panels times 3.3' x 5.3' per panel = 6,996,000 sq.ft.

This equates to 40% site coverage assuming no new roads are required and that all of the space is usable.

Assuming panels of 8, there would be 50,000 panels. This amounts to 348 sq. ft. per panel and 6.2 yards separation between panel pedestals in each direction over the entire site.

A Volkswagen Beattle is 76 sq. ft. This means you could park 95,000 cars using the same 40% site coverage factor. 95,000 Beattles! That's a lot !



RECEIVED

SEP 16 2009

Kittitas County  
CDS

State of Washington  
**Department of Fish and Wildlife**  
*South Central Region – Ellensburg District Office, 201 North Pearl, Ellensburg, WA 98926*  
*Phone: (509) 962-3421, Fax (509) 925-4702*

September 16, 2009

Ms. Anna Nelson  
Kittitas County  
Community Development Services  
411 N. Ruby St. Suite 2  
Ellensburg, WA 98926

RE: Teanaway Solar Reserve (CU -09-00005)

The Washington State Department of Fish and Wildlife appreciates the opportunity to provide comments to Kittitas County regarding the proposed Solar Reserve within the Teanaway River Watershed.

This proposed site is approximately 1,000 acres in size and is undeveloped. There is a long history of commercial forestry and forest management on the site. The site is currently forested with an under story of grasses, forbs and shrubs. It is bordered by designated resource land, namely, forest land of long-term commercial significance/commercial forest.

### **Impervious Surfaces**

A large array of solar panels are to be constructed on and occupy 580 acres of the 982 acre solar reserve. These panels possess different properties than does the native vegetation and soil that currently characterize the location. Rain and snow will be intercepted by the impervious surface of the structures, access roads, and devegetated land beneath the solar panels. The snowmelt runoff coefficients, timing, distribution and infiltration of water across the site will be significantly altered as a result of the construction of this proposal. A cursory review of precipitation data for the Cle Elum area indicate annual quantities totaling 22.84 inches.  
<http://www.idicide.com/weather/wa/cle-elum.htm>

### **January 2009 Flooding**

During the January 2009 flood event, WDFW personnel spent considerable time in northern Kittitas County assisting Washington State Department of Transportation (WSDOT) maintenance personnel with flood response as well as interacting with and assisting landowners that were responding to flooding and flood damage. One of the locations where we encountered a

surprisingly large amount of floodwater was Red Bridge Road. Red Bridge Road is immediately south of the proposed solar reserve. Red Bridge Road and Weihl Road are identified in the application as the proposed main access routes to the proposed solar reserve location. Streams emanating from the proposed reserve area were the source of this flooding. Red Bridge Road was impassable during the flood at multiple locations due to the depth and velocity of flood flows or from the landslides/debris torrents that covered the road with rocks and mud. It is important to note that this flooding occurred with the headwaters of the associated streams in an undeveloped state, exhibiting characteristics most suited to retain, infiltrate, and release water in a controlled manner. This proposal will result in hundreds of acres of impervious surfaces with these same watersheds. It is unreasonable to conclude that the hydrology of these streams, that already create significant runoff and flooding, would be unchanged or that it would be improved by erecting solar panels, constructing roads and structures associated with operation and maintenance, and creating compacted denuded soils, over such a large area. We include with this correspondence a Powerpoint presentation (attached) of some of the pictures taken during the flooding that occurred in the vicinity of the proposed solar reserve in January of 2009.

### **The Teanaway River**

The Teanaway River is on the Washington State Department of Ecology (DOE) 303(d) list due to compromised water quality. It is included on that list because it is a flow and temperature impaired water body. Ecology has developed a plan specific to the Teanaway River Basin to address the impairment issues. The plan is called a total maximum daily load (TMDL) detailed implementation plan (DIP). Within the DIP, four sources of elevated water temperature were identified.

The sources are:

- Lack of streamside shade,
- Increased channel width: depth ratio
- Instability of streambanks
- Low summer instream flows

The DIP provides possible solutions to the problem. The following solutions are common to all four of the deficiencies listed above.

The solutions are:

- To reconnect the river to historic channels
- Increase sinuosity
- Increase use of hyporheic zone

Generally speaking, the hyporheic zone is the flowing groundwater associated with the active channel on the floodplain. It may extend vertically and a considerable horizontal distance out from the active channel. It is a source of cool water so it can benefit a stream's water quality and quantity. It is also appears to be important habitat for other biota that are important to the ecology of the stream and the food web that fish need to survive.



Low summer in-stream flows negatively effect fish life. Low flows can impede migration, physically preventing movement of fish across shallow or dry riffles. It can also result in water that is so warm in a stream segment that it is avoided entirely by fish, preventing them from penetrating further into the watershed. A thermal barrier can result, effectively functioning as a physical barrier. Additionally, water temperatures can be so warm as to be lethal to fish. These conditions may or may not occur every year, but when they do occur, they impact the overall population. This impact can persist for generations and must be recognized. Listed bull trout and steelhead as well as resident fish inhabit the Teanaway River.

These low flows are, in part, the result of water being routed out of the watershed more rapidly and earlier than would have occurred naturally. Impervious surfaces, roading, and deforestation have conclusively been shown to alter the hydrology of a drainage. The January 2009 flood pictures we are providing in the accompanying Powerpoint Presentation demonstrate the routing of water to the Teanaway River from the project area. In the area of the proposed solar reserve, it is reasonable to anticipate a significant change in the frequency, timing, and severity of high water events over background levels. A flashier (higher highs, lower lows) hydrograph and incremental acceleration of the timing of runoff run counter to objectives in Ecology's DIP that was formulated to address the impairment issues identified in the drainage. Sediment transport and erosion from the watershed is currently evident and is expected to increase. Increased transport of sediment to the Teanaway River could affect survival of incubating eggs and alevins of salmon and steelhead. Actions that have the potential to exacerbate the water quality problem in an impaired drainage warrant thorough scrutiny and scoping in an Environmental Impact Statement.

### **Vegetation Management**

The project application materials indicate that the panels will be positioned three (3) feet above the ground. Grass, shrubs and trees will be eliminated during the construction process when excavation for the footings to support the panels will occur. Clearing and trenching for placement of cables as well as the road network will require extensive soil disturbance, further elimination of vegetation, and expose erosive soils. Post construction, vegetation will not be permitted to reestablish as it would conflict with energy generation since shade producing vegetation would reduce energy generation. Additionally, allowing vegetation to grow would result in a fuel source that could carry fire and prove hazardous to the above ground infrastructure. High winds in the area will require a significant buffer distance between the panels and trees to prevent ice and tree limbs from damaging panels. This further increases disturbed area, wildlife impacts, and hydrology.

### **Wildlife Impacts**

This area is key winter range for deer and elk. The importance of winter range in maintaining wildlife is difficult to overstate. The amount of winter range dictates how many animals an area can support. All wildlife need vegetation for food and security so the removal and active

management against reestablishment of vegetation across the project will eliminate wildlife habitat permanently from a significant portion of the proposed solar reserve. We anticipate fencing off of the area as well which would prove an impediment to movement and migration across the area. Bull elk rubbing antlers on solar panels is a problem we anticipate that would prompt fencing. We have experience with this behavior on irrigation systems. Animals can be forced to other ownerships and cause conflicts were none formerly existed. We have data indicating extensive use of the area by cougars, which reflects the high densities of wintering big game in the area. Winter range is already lacking within this area due to past development of historic winter range. The 1000 acre footprint of the project proposal and perpetual disturbance and displacement of wildlife associated with development and operation and maintenance of the solar facility will result in the direct loss of a significant amount of forest habitat and winter range. No mitigation is currently proposed to off-set these impacts.

### **Kittitas County's Critical Areas Ordinance (CAO)**

Kittitas has not updated their critical areas ordinance. The location of the proposed solar reserve is a location that WDFW would submit for designation as a critical area and a habitat of local importance for wintering deer and elk. Currently, Kittitas County code recognizes winter range only on public lands. Important habitat, especially winter range, occurs outside of public ownership. Kittitas County's Critical Areas Ordinance does not reflect the best available science (BAS) which is a requirement of the Growth Management A. A cautious approach is warranted if potential critical habitat is at risk of elimination especially when reduced habitat availability is already limiting wildlife populations.

### **Commercial Forest**

The application indicates a conflict with commercial forest on ownership adjoining the proposed solar reserve. Kittitas County has no approved de-designation process to remove commercial forest designations. The proposed solar reserve is 982 acres and the actual footprint is 580 acres. Locating the 580 acres of solar panels in a manner that avoid any conflict with commercial forest would also provide a buffer for wildlife species in the adjacent lands.

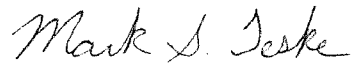
### **Conclusion**

The scale of this proposal, the loss of critical habitat, the permanent nature of associated impacts, the significant alteration of hydrology, the access road flooding risk, storm water issues, as well as the expected water quality, quantity and changes in runoff timing in the impaired Teanaway River, are cumulatively significant and warrant a thorough review in an environmental impact statement (EIS). None of the above expected impacts were identified, addressed or mitigated in the project proposal. Thus, it is our recommendation that Kittitas County issue a Determination of Significance for the proposed solar reserve.

Teaway Solar Reserve  
September 16, 2009  
Page 5 of 5

Thank you for the opportunity to provide these comments. If you have any questions regarding these comments, please feel free to contact me at (509) 962-3421.

Sincerely,

A handwritten signature in cursive script that reads "Mark S. Teske".

Mark S. Teske, WDFW Habitat

CC: Perry Harvester, WDFW Habitat Program Manager, Region 3

Enclosure: Powerpoint presentation of January 2009 flooding and Cougar Distribution Data.

**Anna Nelson**

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**Subject:** FW: Solar Farm Written Testimony  
**Attachments:** Letter\_accomodations.doc; Letter\_environmental.doc; Letter\_objections.doc

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**From:** Mandy Weed [mailto:mandy.weed@co.kittitas.wa.us] **On Behalf Of** CDS User  
**Sent:** Friday, September 18, 2009 4:57 PM  
**To:** Anna Nelson  
**Subject:** FW: Solar Farm Written Testimony

I will also print this for you.

*Mandy Weed*

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**From:** Michael Hansen [mailto:hansen.michael.r@gmail.com]  
**Sent:** Thursday, September 17, 2009 3:06 PM  
**To:** CDS User  
**Subject:** Solar Farm Written Testimony

see attached files

thanks

Letter from Michael R. Hansen  
Resident of land adjacent to the proposed Solar Farm  
Parcel ID 14725, Tax Parcel Number 20-16-23000-0016

9/17/09

To whom it may concern,

I am concerned that the County has issues Mitigated Determination of Non-Significance for the Solar Farm. The application is very smart regarding wetlands but it does not address the rich wildlife in the area.

There needs to be written language in the development agreement regarding no fences and retention of a suitable amount of tree clusters and vegetation to support the large amount of wildlife and provide a wildlife corridor.

Thank you,

Michael Hansen

Letter from Michael R. Hansen  
Resident of land adjacent to the proposed Solar Farm  
Parcel ID 14725, Tax Parcel Number 20-16-23000-0016

9/17/09

To whom it may concern,

My property shares a 650' border with the plant from which I have a view of a lightly forested ridge 2500' wide by 4000' in depth, all of which is designated for solar panels. The current development agreement calls for cutting down all trees up to my property line, creating an open space for a fire break, with vast clusters of shiny solar panels connected by roads just beyond.

The proposed solar farm is a gross deviation from the current Forest & Range zoning and a violation of the protections that zoning provides to adjacent land owners. If the County follows through with the plant, it will be a major eyesore and cause a large loss in the value of my 20 acre parcel. To minimize this loss, the County should require the following accommodations.

## Setbacks and Fencing

It is fair that the County require forested setbacks for adjacent property owners in which the trees are not to be touched. The plant has 900 acres on which to build.

It is also reasonable that there be no fencing on the property line, preferably none at all. A lack of fencing should provide access through the farm to the forest beyond.

The area is a major recreational area for horseback riding, hiking, snowmobile access to the backcountry and hunting.

## Vegetation

The owners must reestablish natural vegetation and control weeds such as the noxious Russian Knapweed we have spreading in the area.

Thank you,

Michael Hansen

Letter from Michael R. Hansen  
Resident of land adjacent to the proposed Solar Farm  
Parcel ID 14725, Tax Parcel Number 20-16-23000-0016

9/17/09

To whom it may concern,

The announcement of this project has come as quite a surprise to me. Being adjacent to the proposed power plant, I use the area regularly. Although I understand the need for green energy, I oppose the plant for the following good reasons.

The development agreement does not recognize that people ARE living adjacent to the property and will be affected dramatically.

#### Zoning

We moved to this property 10 years ago for peace of mind, understanding that Forest & Range zoning restricted development to logging, low density housing or open-space. My wife and I are quite alarmed to find that the county is considering a conditional use permit for an industrial power plant, which is not compatible with the zoning and is a violation of the protections zoning provides to the community.

#### Location

The location is odd. Why not build adjacent to the power lines in the desert or on the Northern slope of Ellensburg where the land is flat and individual solar panel clusters are easily accessible? Located on our steep slopes, the farm will require a dense road structure and require retaining walls for the panel bases. This will add to the fixed and maintenance costs of the project and make it less likely to be profitable.

Where is the study indicating the numbers of hours of cloudless days/hours around the year? Our ridge is on the edge between unpredictable mountain weather and desert weather. We have many days that are cloudy here when it is not cloudy to the east.

#### Destruction of a Major County Asset

The 900 acres proposed for this project is a very large and beautiful area that is unique along Cle Elum Ridge and unique in the county. This area is not steep unusable land. It is full of rolling forested areas, open meadows and wetlands. The area is valuable for recreation and development of low-density housing, where many can enjoy it's beauty.

The project will denude the area, install 33,000 yards of concrete, 150 inverter buildings and an excessive network of roads. It will disrupt a major wildlife habitat and corridor.

It takes 80 years for trees to grow to the size they are now. The logging in 2001 was reasonable and left many mature trees with some open space that is rapidly filling with new trees. What happens when the project fails?

The development agreement has decommissioning and reclamation requirements. What is the enforcement ability for this when a company goes out of business? There is none.

The county will be stuck with an area that at one time was a major asset for all its citizens and will have become a desolate wasteland without trees, populated with thousands of concrete pads and inverter buildings, a massive network of roads and no possible use or value to anyone. This should be of major concern to the County, which does not own the land but is responsible for authorizing its use.

### Feasibility

Given the destruction of the property for any other use should the project fail, the County has the obligation and its citizens the right to fully understand the profitability of the project both short and long-term.

Where are the construction and operational cost analyses?

What is the financial commitment of the people behind this? Is their motivation for a quick buck? What happens when the panels need replacing in 10 years and there is not money for that?

### Jobs

The application says 2 to 4 maintenance employees will be needed. This is not significant to the county to warrant destruction of the area. The additional jobs for a panel assembly plant are positive but what is the connection between the farm and panel assembly?

To save money, would not the owners simply outsource panel construction to China? Could that assembly plant be moved once the plant is in place and the owners say they need to cut costs or close down?

### Nuisance

Our neighborhood will be drastically affected by this project. The plant will be an extreme eyesore. They intend to cut down all trees in a 100' firebreak (and elk fence?) adjacent to our properties and to cut down most of the rest of the trees. A 2,000' side of the proposed farm is visible from our house all the way up to the ridge top – over half a mile, where they will cut all trees on the crest as well. 650' of the project is adjacent to our property. I am concerned about noise levels of motorized panels.

Thank you,

Michael Hansen



Anna Nelson

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From: JOSEPH MAYBO [sammaybo@msn.com]  
Sent: Thursday, September 17, 2009 9:35 PM  
To: Anna Nelson  
Subject: Teanaway Solar Reserve!

From: Sam and Claudette Maybo  
5607 169th Pl. S.W.  
Lynnwood, WA 98037  
[sammaybo@msn.com](mailto:sammaybo@msn.com)

To: Anna Nelson (Contract Planner) for Teanaway Solar Reserve:

My wife and I have owned property in section 23 for the past thirty some years. It breaks our hearts to see another part of the upper county turned into something other than a *Natural Setting* for our abundance of wildlife. Over the years we have seen in sections 20 through 24 the following animals: elk, deer, coyote, bobcat, bear, owl, porcupine, turkey, squirrel, grouse, quail and other numerous birds and small animals. Yes, there is also cougar.

As you know, "Suncadia" and "Sapphire Skies" have changed the environment for the upper county forever. Now we have the "Upper Teanaway Subarea" in process which involves over 50,000 acres. Is there no end in site? I can only assume the reason the developer of the solar farm has chosen section 22 and 23 in because of the close proximity of the power lines and the willingness of American Timber or US Timber (not sure who the owner is) to accept a long term lease of the property. Also because of the open areas through out the property with a southern exposure. Is there nothing available between Ellensburg and Yakima or even the area east of Ellensburg towards Vantage?

I've seen a herd of over 100 elk in section 23, "Pine Hills Ranch", where we currently own property. They migrate back and forth from the Masterson Ranch in a draw on the southern side of section 22 and 23. I would be glad to show you where this is. Additional elk and deer migrate down from the upper forks of the Teanaway Valley in later November as snow begins to fall and can be found in any area of section 22 and 23. Of course there are not always herds of 100 but many smaller groupings. Last November I saw a grouping of eleven in section 22. One bull and ten cows. Deer usually remain there year round depending on snow fall. If I can find the picture of the 100+ elk that I took I will e-mail it to you. I don't want you to get the

impression that there aren't many elk or deer in the proposed solar farm area. You won't see a lot in July.

You probably know by now that both my wife, Claudette, and I are totally against the solar farm. You will be interfering with the natural migrating path and breeding area for many animals.

Thank you for understanding our concerns.

Sam and Claudette Maybo

**Mandy Weed**

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**From:** Cathie Conolly [CConolly@esassoc.com]  
**Sent:** Thursday, September 17, 2009 3:22 PM  
**To:** CDS User  
**Subject:** Teanaway Solar Reserve CU 09-00005  
**Attachments:** Teanaway Solar.doc

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dan-

I am an "interested party" for the proposed Teanaway Solar Reserve. I have written a comment letter (attached) and have mailed you a hard copy as well. Please let me know if you are not the correct contact for this application.

Thank you,  
Catherine Conolly  
Cell: 206 795.3340  
WK: 206.789.9658

**RECEIVED**

SEP 17 2009

**Kittitas County  
CDS**

September 17, 2009

Mr. Dan Valoff  
Kittitas County Community Development Services  
411 N Ruby ST, Suite 2  
Ellensburg WA 98926

**Subject: Proposed Teanaway Solar Reserve Project – CU – 09-00005**

Dear Mr. Valoff,

I am a party of interest with regards to the proposed Solar Reserve Project, which has applied for a Conditional Use Permit under the Kittitas County Land Use Code. I am an adjacent land owner (parcel # 694935). I am an environmental consultant with an M.S. in Botany (U.W 1993) and I specialize in vegetation and wildlife analysis and documentation. I have spent many hours enjoying and documenting the plant and animal species on the subject site in an informal capacity since 1999.

I am in favor of increased use of alternative energy, but know that all projects need careful analysis of impacts to lessen impacts to the environment. I appreciate the work done to date by the applicant to document current conditions on the site. However, I have significant concerns with project impact analysis done to date and submitted in support of the project.

### **Elk Habitat and Elk Movement**

The project area is a portion of the range of the Colockum elk herd. Although logged several times in the last 50 years, this area is still dominated by native species of trees, shrubs, and forbs that provide excellent forage for elk. The combination of open-canopy Ponderosa pine forest with seasonal wetlands provides varied forage used by elk throughout the year. Along with neighbors and hunters, we have observed the movement of elk through this area in small groups of cows and calves, or bull elk groups, to large breeding herds with upwards of 60 - 80 individuals. The year-round presence of water, on the subject site and on neighboring properties to the south, provides additional value for elk.

Construction of an extensive solar array as described in project documentation will include clearing most vegetation from the 400-acre site before installation of the solar panels. Although site restoration includes reseeding, no irrigation is provided, and given local site conditions, revegetation success will be limited. If appropriate vegetation is not re-established, this area will be lost to the elk as foraging habitat. **Water trucks could be used to help vegetation become established.**

Information from the Rocky Mountain Elk Foundation (Tom Toman, email communication, Sept. 15, 2009) indicates that elk are unlikely to move underneath the panels, and this opinion was concurred with by Scott McCorquodale (WDFW Elk

*Teanaway Solar*  
*Conolly Comment Letter*  
*9/23/2009*

Specialist, Region 3) (personal communication, September 17, 2009). Only one corridor is planned between the two main portions areas of solar panels, and it does not connect with properties to the south and east of the site, where elk movement is common.

**Incorporation of additional wildlife corridors** that would allow elk to continue to move through this area would facilitate elk access Cle Elum Ridge north and west of the proposed project site and partially mitigate impacts to elk.

### **Weed Management**

In the project vicinity, a number of weeds currently on the Washington State and 2009 Kittitas County Noxious Weed list are present. Notably, spotted and Russian knapweed, Mullein, Ox-eye daisy, kochia, and perennial pepperweed are common on the site. Neighbors have worked hard to decrease the presence of these weeds on their properties, including spot spraying, and introduction of Knapweed root weevil for biological control.

The proposed project includes clearing activities that are likely to increase the presence of noxious weeds on the site, and does not include adequate measures to revegetate the site by native vegetation. **Water trucks could be used to help vegetation become established**, and several maintenance visits during vegetation establishment for weed control would partially mitigate for increase in weed prevalence.

### **Aesthetics**

The project visual impact technical memorandum (CH2M Hill, 2009) did not include any of the properties adjacent to the site, that will be most impacted by the project. The clearing extend to the south property boundary. We request that the project provide a **200-foot buffer of existing trees and vegetation** to partially mitigate the visual impacts, and the corresponding loss of value of our property.

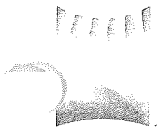
Thank you for considering these comments. Please feel free to contact me with regards to this letter at (206) 789-9658.

Sincerely,



Catherine Conolly  
801 Arrowleaf Road  
Cle Elum, WA 98922

Mailing address:  
2580 Magnolia Blvd. W.  
Seattle, WA 98199



# Climate Solutions

**RECEIVED**

SEP 18 2009

Kittitas County  
CDS

September 15, 2009

Ms. Anna Nelson  
Kittitas County Community Services Department  
411 N. Ruby St. Ste 2  
Ellensburg, WA 98926

Lead Planner Anna Nelson:

Climate Solutions' mission is to accelerate practical and profitable solutions to global warming by galvanizing leadership, growing investment and bridging divides. We work with business, agriculture, environmentalists, government, and public interest groups to create practical and profitable climate and clean-energy policies that work for the environment and the economy. Here in Washington State, our work focuses on policies and projects that will create new sources of clean energy and attractive, family-wage jobs.

The Teanaway Solar Reserve is an example of the kind of project we need many more of in our state. We are writing you in full support of the Teanaway Solar Reserve's request for a Conditional Land Use Permit for the construction of their 75 MW photovoltaic solar reserve. Granting the permit will give the project the opportunity to move forward and bring new renewable energy to the state and new jobs to the county. Kittitas County has the potential to become a hub of clean and renewable energy projects, making the vital transition to the use of its abundant natural resources in a way that can sustain the community and the environment. We urge you to move the project swiftly and successfully through the permitting process.

Sincerely,

K.C. Golden  
Policy Director  
Climate Solutions

*Bonnie B. Robbins*  
*154 Lake Washington Blvd. E.*  
*Seattle, Washington 98112*

**RECEIVED**

SEP 18 2009

**Kittitas County  
CDS**

September 17, 2009

Ms. Anna Nelson  
Kittitas County Community Development Services  
411N. Ruby Suite 2  
Ellensburg, WA 98926

Dear Ms. Nelson,

As one of the partners of Pine Hills Ranch I am very disheartened to learn of the solar facility being proposed in the Cle Elum vicinity. The impact it would have on the diversity of wildlife in the area proposed would be disastrous. It would disrupt or prohibit the natural movements of the elk on the Cle Elum Ridge. It would impact the cougars which are already being crowded out by human development. The hawks would be deprived of small rodents. All wildlife would be impacted negatively. For a project this large a thorough EIS is necessary before a true assessment can be made.

It is also disturbing that you provide a very short comment period. There is not time to inform the community of the major project being proposed. Please give us more time so that we can learn more about the impact the solar facility would make on the whole area.

Sincerely,

Bonnie Robbins

*Bonnie Robbins*

September 17, 2009

Ms. Anna Nelson  
Kittitas County Community Development Services  
411 N. Ruby, Suite 2  
Ellensburg, WA 98926

RECEIVED

SEP 18 2009

Kittitas County  
CDS

3:20 PM

Re: Application of Teanaway Solar Reserve LLC  
For Conditional Use Permit (CUP)  
Teanaway Solar Reserve (CU-09-00005)

**Statement of Position:** The Application to site a massive photovoltaic solar generating project, including 400,000 solar panels on 1.5 square miles of beautiful and productive forest land which is prime habitat for many birds and animal species, including the large Teanaway elk herd, is inappropriate and should be denied. A 15 day public comment period for this Application is totally inadequate and should be extended to 90 days. In addition, the expanded SEPA checklist filed by the Applicant is inadequate and flawed. The Applicant should be required to conduct a full environmental impact study (EIS) for its proposed project with ample opportunity for public review and comment before any determination on the Conditional Use Permit is made.

Dear Ms. Nelson:

This letter is written in response to the Notice of Application of Teanaway Solar Reserve LLC for a CUP to build a major industrial solar reserve power plant on 982 acres of land, which is located on land zoned Forest and Range. Pine Hills Ranch is the owner of 500 acres immediately adjacent to the east boundary of the proposed solar site. While we recognize the importance of solar and other alternative energy technologies for meeting our future energy needs, we believe the site chosen is inappropriate and incompatible with the historical character of the whole area, with the current uses of the site, with the important wildlife habitat that the site and surrounding area provide and with the current uses of the surrounding property ownerships.

The project area as described by the Applicant consists of 982 acres, or about 1.5 square miles. The surface of the panels alone would cover about 160 acres (400,000 panel x 17.1 square feet per panel / 43560 square feet per acre) without even considering the added panel structures, posts, concrete footings, substations, access roads and other infrastructure related to the project, which will be sited on south sloping (in some cases steep) terrain. This industrial project will have a devastating impact upon the wildlife and mixed Ponderosa forest and meadows on the site and cause severe impacts on its surrounding neighbors and the general area, including potentially the Teanaway River.

In light of these impacts, it is totally inappropriate to allow only 15 days for comment on the CUP Application and expanded SEPA checklist for this project, which will be huge in scope and, according to the Applicant, will be the largest of its kind in the United States and possibly



world. The current comment period should be enlarged to 90 days to give the public reasonable opportunity to comment. It is also inappropriate for the County to apparently prejudge the SEPA review by stating in the Notice that "the County expects to issue a Determination of Non-Significance (DNS)" when the Application with its hundreds of pages of documentation was just received on August 18, 2009, and other parties have not even had a chance to comment, let alone read it. This statement is particularly egregious because the Applicants filing contains many "conceptual" representations, which make analysis of the impacts of where and how the proposed improvements will actually be constructed difficult, if not impossible, for both the County and impacted property owners to evaluate. Many of the SEPA responses provided by Applicant are either incomplete or inaccurate, and the Applicant has made no attempt to verify their data. The construction of a huge industrial energy production facility in the middle of a beautiful and productive forest and meadow ecosystem which hosts a large wildlife population is not appropriate. This type of project requires the undertaking of a full environmental impact review (EIS) for the project.

Given the short time period for responses and the unclear dividing line between issues relating to the Conditional Use Permit, the Development Agreement, and the SEPA review, our comments will be general and will apply to all of these documents. Pine Hills Ranch, specifically and without limitation, reserves the ability to raise new issues as they arise. Further, Pine Hills Ranch, specifically and without limitation, reserves and does not waive its ability to appeal all aspects of this project, including the County's procedural and substantive SEPA decisions, the Board of Adjustments approval of the project and the County's entry into the Development Agreement.

A. Pine Hills Ranch. Pine Hills Ranch LLC consists of 3 cabins located on about 500 acres of forest and meadow, extending from Weihl Road on the south to the Teanaway River on the north. Our road access is from Weihl Road. We abut the solar reserve as proposed on its east and northeast borders. Our property, which has been used for forestry, open space, agriculture and recreation is owned by 11 families. The property was acquired in the late 1960s, so we have a long term familiarity with the proposed solar site, as well as our own property. In the early years, cattle were grazed on our property and the solar site (Boise Cascade property then) by a local rancher. Over the years we have hiked, skied, and biked on the proposed site. We have also held or hosted a number of orienteering meets using the site in conjunction with our own property. In fact, the Cascade Orienteering Club created a very detailed and expensive map (with several recent updates) of the whole area for a national meet held there and for many subsequent meets, all done with the permission of the land owner. In excess of 2000 participants have crossed the site during these events. A copy of the revised 1994 orienteering map with Applicant's Figure 5 Conceptual Site Layout placed on it is provided as Attachment A. (Please note that an arrow indicates True North, while the map's vertical lines are oriented to magnetic north for orienteering purposes). Over the years, Boise Cascade did some of the logging on our property, and on several occasions we allowed them to move their logs across our property. We love the land and try to manage it in an environmentally sound manner. We do not allow hunting on our property, and it therefore is somewhat of a sanctuary for the abundant wildlife that lives on and crosses our property, much of it coming from or going to or through the proposed solar site.

B. Proposed Solar Site. Contrary to the discussion in some of the Applicant's supporting materials, the proposed site is a special property with an open pine forest with lovely wetlands and meadows. In the spring, the land is green and full of flowers. As discussed in a later section, birds and animals can be found throughout the area. This land has always been used as commercial forest with some cattle grazing. In recent years, the pine forest has been badly overcut in our opinion, and particularly on the south, dry slopes it has suffered. Trees grow slowly at this elevation, but the property is beginning to heal, with many new seedlings coming up. Aerial photographs of the site provided by the Applicant give the appearance of very few trees, but there is much more cover when viewed from ground level. As noted previously, the site has been overcut, but there are still many trees of various ages, and it remains an open Teanaway ponderosa forest. Looking at aerial photographs in the Applicant's filing, our property line is obvious because of the denser forest cover on our side. See Attachment B (Applicant's Figure 5, Conceptual Site Layout). Forestry requires a long term horizon in the Teanaway area. As detailed in the next section, in addition to its uses as a commercial forest, the property has been and is continuously used for recreation by neighbors and many in the Cle Elum community.

C. Recreational Uses. As opposed to the discussion in Applicant's Application (see SEPA Checklist p.36), the site area has been used by neighbors and people from the Cle Elum community for recreation in ways that don't interfere with forestry operations for as long as we have been neighbors, and probably long before. The site is often hiked, biked and visited by bird and flower enthusiasts. Many ride horses through it, including Flying Horseshoe Ranch down in the valley and other horse groups. Hunters frequent the site during hunting season, looking for deer, elk and bear, which has on occasion caused us problems when they stray on to our property where we do not allow hunting. As previously discussed, many orienteering meets have been held on the property. Thus, if the Applicant actually enforces a prohibition on public access to the site, there will be a significant loss of public access and recreational opportunities.

D. Plant Life. We are not in a position in this short comment period to comment on endangered plants on the site (unlike the Applicant, we have not had unlimited time to prepare materials for this proceeding). However, as noted by Applicant, there are a number of meadows and wetlands on the site. Some of these areas dry up with the heat of late summer and some stay wet. In many areas the plant life stays green and the soil damp long after the surface water is gone. They again recharge with the fall rains. These areas are frequented by wildlife. If these areas are surrounded by arrays of solar panels, roads and other solar infrastructure, they will be substantially impacted either by the flash run-off of water from solid surfaces or by the diversion of water resulting from these structures. (See also G. Hydrology). It is also doubtful that these sites will continue to attract the deer and elk, and this issue should be studied as part of an EIS.

E. Animals. The area of the proposed solar site has sizable populations of birds, reptiles and mammals. The site is generally similar to our property in terms of the wildlife on the site. Wildlife are not concerned with property lines, unless there is fencing, and there currently is no fencing. During the day, one regularly sees red-tail hawks soaring over the site looking for mice or other small animals, and at night it is the sound of owls hooting. All sorts of birds, raptors including hawks, owls and occasional eagles, quail, wild turkey, deer, elk, coyotes, cougar and bear frequent the site. We do not know if there are spotted owls or other endangered birds on the

site, but Applicant's brief and superficial survey does not adequately address this possibility.

Applicant's wildlife field studies also failed to establish wildlife baselines for the different seasons of the year, even though the variety and numbers of a given species can change dramatically by season. For example, that is a major reason why in Applicant's SEPA checklist, its consultants found few deer and elk on the site. They conducted animal field studies on June 16-19 and July 9, 2009, which is the beginning of the hot summer months, particularly on the site's south facing slopes. While the many small mammals may stay put during the day and wait for cooler evenings, the larger mammals such as deer and elk that do stay around simply move back and forth to avoid the heat of the day. They will then move through Applicant's site, as they do on our property, in the evening or in the early morning and then move to the cooler, more heavily forested areas on the north facing slopes or down to the Teanaway River during the heat of the day. Consequently, it is not surprising to see few deer or elk, let alone predators, during the day during hot summer months.

Of course, some of the deer and many of the elk do migrate to the higher country during the summer months, but they are on the proposed solar site and our property more months than they are gone. We typically see the larger herds move back in early October, and many remain into June, with some stragglers staying through most of the summer. Animal field studies done in late June and July will therefore miss, as they did in this case, the big herds that are resident for much of the year.

Applicant's characterization that the elk winter down by the Teanaway River is also only partially true, and it depends a great deal on the snow cover. With increasing development in the valley and along the Teanaway River, they appear to have moved more into the uplands, which include the solar site. The south facing slopes of the solar site often lose their snow cover early which provides easier access to food. It is not unusual to count 40-50 elk in our field, and on one occasion I lost count at 130 elk. The elk don't care about property lines, and they move daily across our property and the solar site, as well as other properties. The tracks from the herd leading in to the solar site are easy to spot in the snow.

The solar site also provides habitat for predatory animals such as coyotes, cougar and bear, which frequent the proposed site along with our property. I have observed a coyote den on the site within the proposed eastern setback area near our property line. We have also observed cougar tracks and bear scat on the site. Cougar have large territories and tend to follow the movements of the deer and elk herds. We have seen them on our property, and I have confirmed their presence on our and the adjacent site through the tracking program of Project CAT. We found 5 winter kills of deer or baby elk on our property alone this spring.

The bottom line of this discussion is that deer and elk and their associated predators are far more prevalent on the solar site for much more of the year than indicated by Applicant's field studies. And the species and number of birds will also vary with the season. For example, we see and hear more owls in the late fall and winter when the Great Horned Owls move south. If the Applicant's animal study had been done at various intervals throughout the year, there would have been significantly more large mammals observed. We believe that Applicant's study conducted over a five day period in one year is wholly inadequate to truly gauge the impact of this huge project on animals in the area .

F. Fencing/Access. The issue of fencing is a very important issue in the discussion of the effects of the project on wildlife. As we have already discussed, there are large populations of deer and

elk, as well as the predators that follow them, that move on a daily basis on and across the site. Some of these animals also seasonally migrate in the late spring to the higher country and return in early fall. The 982 acre project site extends from the populated south side located around the upper end of Weihl Road up across Cle Elum ridge and down to the Teanaway River, or about a mile. The site extends east-west almost 2 miles at its widest point. If the site was fenced, the wildlife on and around the site would be decimated.

On the other hand, Applicant states that there will not be public access to the site and that the gate will be locked. Without fences, how will the Applicant keep out the same public that has traditionally used the site in the past, when they state that the same 'no public access' policy was in effect?. A major difference, of course, is that in the past there were only trees on the site. The proposed project will place millions of dollars of solar panels, wiring, buildings, transmission lines and other equipment on the site. How will this be protected from vandalism, theft, target shooting? Will Applicant seek to change this policy in the future?

This issue cannot be addressed in a 'conceptual' manner. If Applicant agrees that no fences will ever be built on the site, this must be explicitly stated as an enforceable condition of the permit.

Even in the absence of fencing, Applicant has provided no evidence that deer and elk will spend much time walking or grazing under huge arrays of solar panels and between thousands of supporting structures, with maintenance and security vehicles in the area. Fire protection will require cleared areas around and under the equipment. Thus wildlife, both birds and mammals will effectively be displaced from 500+ acres of the site. The impacts of this displacement must be evaluated as part of an EIS, which addresses the issues of wildlife corridors, buffers and open areas in designing the project. We have been informed by WFW that the elk herd is currently below target levels and that there is a shortage of habitat. Applicant's project would further reduce that habitat.

In an attempt to be more specific about elk movements, regardless of the season, I have marked on attachment B (Applicant's Figure 5 Conceptual Site Layout0) our general observations of the main elk movements, both daily and seasonally, which cross our property on to the east/northeast corner of the solar site. Although they cross at virtually all points, in a general sense they move up Cle Elum ridge to the upper meadows and also onto the north facing slopes above the Teanaway River. The deer cross on to the site in more random fashion.

As attachment B shows, Applicant's "conceptual" design shows about a 500 foot setback along its eastern boundary and very little development proposed in the northeast part of their site. This fact is probably due primarily to the north facing nature of the land as it slopes down toward the Teanaway River in much of this area. Regardless of the reason, if the CUP is approved, this setback along its boundary and the northeast part of the site should be left in its natural state and set aside as wildlife corridor and wildlife open space to protect the elk, deer and predator populations. We are not very familiar with the western portions of Applicant's site and therefore do not comment on it specifically, other than to note that it is all part of the same ecosystem, and it also should be studied as part of an overall EIS.

G. Forestry. As discussed previously, the solar site has been used over the years primarily to grow timber, and the site has been logged many times. The site currently suffers the result of over-aggressive logging, but it remains valuable for forestry as well as habitat, as long as one takes a long term view of forestry. It is our understanding that the land owner wanted to cut more aggressively on the south facing slopes of the site, but was not allowed to do so. Consequently,

there remain quite a few trees serving both as seed trees and animal habitat. The solar project would presumably remove most of the remaining trees on these slopes to make way for solar panel arrays, roads and other solar infrastructure, thus eliminating valuable animal habitat, eliminating views and buffers, and creating substantial water run-off issues, which have not been addressed by Applicant.

The "artist's conception" pictures of the site distributed by Applicant as part of its public relations program show a lovely pine forest with intermingled solar panels. This is not the real life view of what this industrial site would look like after construction.

H. Hydrology. Applicant's depiction of the developed portion of its site places the majority of its panel arrays on the south facing slopes, which makes sense for photovoltaic power generation. In fact, some of these south facing slopes are quite steep. However, Applicant hardly mentions the water run-off and siltation issues that will result from the construction and maintenance of this solar facility. This run-off and silt will ultimately end up in the Teanaway River, a river that has species of fish, including Bull Trout, that are listed as threatened and/or endangered under the Endangered Species Act. Both the Teanaway and Yakima Rivers are also currently the focus of state and federal efforts to restore salmon runs.

Picture a heavy rain or snowfall, or even a combination of the two, falling on these slopes denuded of most of their trees and covered with about 160 acres of solar panels plus many additional acres of impervious surfaces for roads and other structures. The water will sheet off of the site on to properties downhill and ultimately to Red Bridge Road, the valley and the Teanaway River.

If this scenario sounds familiar, it is exactly what happened last January when the large Chinook or Pineapple Express hit the upper County, causing extensive damage to Red Bridge Road, Wehl Road, and surrounding properties and access roads, including our road. The whole hillside was a river of water and snow flowing toward the Teanaway and Yakima Rivers. And this occurred before any solar project was built! Although last January's 'event' was extreme, we have seen a number of January/February Chinooks over the years, and global warming projections indicate that there will be more of them.

The flash run-off effect of the project may also negatively impact ground water recharge. Water running rapidly off of this huge site, which has been denuded of tree cover, will not percolate slowly into the ground water, where it slowly will work its way to the valley and the Teanaway River, feeding wells along the way. This issue is already a major issue of contention between the County and the Department of Ecology, with the resulting ban on new wells.

Finally, we also have serious concerns with pollutants from the metal, alloys, plastics, lubricants, glues, etc. which may wash off of the solar structures from this huge scale project into surface water, into the wetland areas, and potentially into ground water. We have the same concern with the herbicides used to control brush and grass around and under the panels that will wash off the site.

Applicant has failed to address these issues in any meaningful way and they need to be addressed in an EIS..

I. Access. The proposed road access to the solar site comes up the lower portion of Wiehl Road and then branches west on to Loping Lane past a number of homes and undeveloped properties before reaching Applicant's gate. Wehl Road continues beyond Loping Lane for a substantial distance and provides access to a large number of homes, plus a number of subdivided lots which

have not yet been developed. Weihl Road is a public right-of-way, but it is not currently maintained by the County. It is a gravel road maintained intermittently by various land owners, but it has been in very poor condition since the January storm. We do not know the ownership of Loping Lane. Applicant paints a picture of very few homes and very little traffic on Weihl Road, which is not correct.

The proposed development of the solar site would have a very damaging impact on both Weihl Road and Loping Lane. The transit of large numbers of trucks and other heavy equipment making thousands of vehicle trips on these gravel roads over a number of years of construction and then ensuing maintenance of the facility will tear them up in the long mud and ice season and will turn them to dust storms in the dry season.

If the County decides to approve the solar project, it must require the developer to improve Weihl Road to paved County standards and the County should then accept the road and maintain it. Logic would suggest that the same should be done for Loping Lane, but we will let those owners address that issue. It should also require that Applicant provide a secondary access to its site as it requires in other developments.

J. Proposed Setbacks. Applicant has only provided a "conceptual" view of the actual solar panel placement on its site and the related project setbacks from its property lines. This conceptual representation is included as Attachment B. This attachment shows about a 500 foot setback along our joint property line. Because this is only a conceptual representation, we have no way to determine if this setback is adequate to mitigate the impacts to our property.

We believe that a larger setback will not only help to shield our property from some of the negative effects of the project but also help to provide a buffer and corridor for deer, elk and other wildlife to move up the slope to the north facing areas of the site, where Applicant shows no construction and where we have observed the most deer and elk activity. These setbacks should be made a condition of any permit and not something to be applied in Applicant's discretion.

Applicant also shows only a minimum setback of 100 feet along portions of its southern boundary which pass close to a number of substantial homes. Although we assume that this issue will be addressed by those neighbors, this minimum setback seems unreasonable in light of its direct visual impact.

K. Noise. Applicant is silent on issues about noise resulting from the project. Obviously, if the project is approved, there will be considerable machinery noise from excavators, cement trucks, dump trucks and other equipment working on, in some cases, steep hillsides during the years of the construction phase. This issues needs to be addressed.

However, nothing has been said about the noise that might be generated by 15,000 solar panel arrays moving to track the sun, resetting at the end of the day, and potentially turning in unison to dump snow load in the winter. And do 400,000 solar panels producing power on a sunny day produce a sound?

In addition, anyone familiar with the upper County is aware of the strong winds that regularly blow through the area and along the hillsides of the proposed site. Just the afternoon wind is almost a daily occurrence. What noise does the wind make when it blows through 400,000 solar panels and 15,000 solar panel arrays? Does it whistle, shriek or just sound like the wind? We don't know the answer, and Applicant hasn't addressed it, but it could have a very serious impact on neighbors, surrounding land values and wildlife.

Applicant has bragged about the size of this project as being the biggest in the United States

and maybe the world, yet it has said nothing about the noise which may be generated by the size of its project. The noise issues are required to be addressed now under our understanding of the SEPA process. Applicant should be directed to address these noise issues as part of a full Environmental Impact Study.

L. View. Applicant downplays the visual impact of its constructed solar facility in its Application. This is definitely not the case for neighbors along the south line of the project who will be looking directly at a hillside lined with solar arrays with minimal setbacks or screening. As best as we can ascertain, the visual impact of the project should not be a major issue for us, once we are on our property, provided that adequate setbacks are imposed. However, it will be very apparent to us or anyone driving on the upper portion of Weihl Road. Attachment C is a panorama picture taken from our gate on Weihl Road looking up the ridge in a northwest direction. It shows several of the homes along the south border of the project, and more are out of sight up the hill to the west. It appears that most of the trees on and close to the ridge line in the right center portion of the picture will be removed and replaced with solar panel arrays.

In addition, since we can see our property from several high points along I-90 going to or from Ellensburg, the site will be visible from a large distance once the trees adjacent to us are replaced with massive arrays of solar panels. The site will also be visible to many properties that have an elevated view of Cle Elum Ridge, which covers a considerable territory. These issues should also be evaluated in the context of a full EIS.

M. Fire Danger. Fire is a concern to all who live in or near the woods and grasslands in the Teanaway area, particularly with its summer hot, dry and windy conditions. Applicant will have a huge number of wires, electrical connections, transformers, electric substations, a transmission intertie and other electrical equipment in close proximity with acres of dry grass under its approximately 160 acres of solar panels. What facilities such as water storage, pumping facilities and fire response equipment will Applicant have on site to respond to any fires that may start on its site, so that they do not quickly spread to adjacent properties before the fire district can respond? Applicant should be required to respond to this concern as part of a full environmental impact study.

Conclusion: Applicant promotes this huge solar project as a 'green' project. We submit that it is not a 'green' project, since it displaces a productive, carbon-fixing forest and meadow ecosystem containing important and healthy wildlife habitat, including large herds of deer and elk. If this project were located in the open, arid lands by Vantage or further east or on the Hanford Reservation, it would be 'green'. Since Applicant has chosen to place its project on this inappropriate site, its proposed project and the many damaging impacts that it would create must be fully examined with a thorough environmental impact statement.

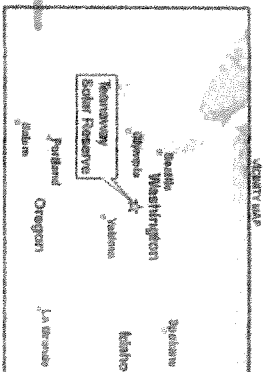
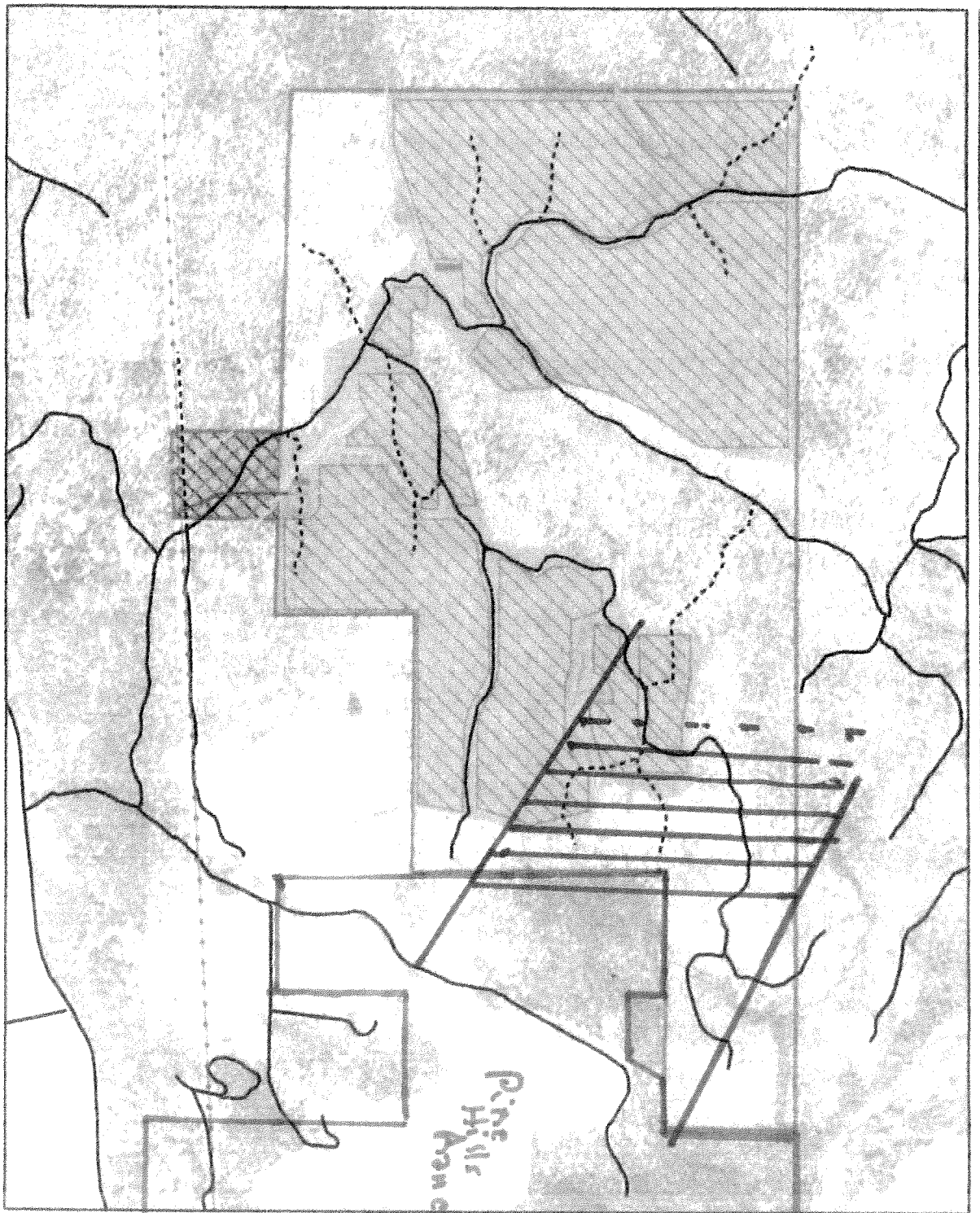
Respectfully submitted,



Charles Adams  
General Manager  
Pine Hills Ranch LLC







- LEGEND**
- Proposed Project Area
  - Proposed Project Site (500 acres)
  - Proposed Powerline Route to Grid
  - Potential Module Placement Area
  - Proposed O&M Facility
  - Proposed Substation
  - Proposed Switchgear
  - Existing Transmission Line
  - Road
  - Minor Dirt Road
  - Wetland
  - Wetland Buffer
  - Stream
  - Stream Buffer
- Note:  
1. Aerial Imagery 2006 from NAIP.

Scale  
1 inch = 1,000 feet

**FIGURE 5**  
**Conceptual Site Layout**  
Recovery Solar Reserve  
Primor County, Washington

Attachment B

Large Panarama Picture from Pine  
Hills Ranch gate looking at hillside  
of solar site.

Not attached.

## Dan Valoff

---

**From:** Bart Fite [bartfite@mandarinblue.com]  
**Sent:** Friday, September 18, 2009 11:21 AM  
**To:** anelson@GordonDurr.com; Dan Valoff  
**Subject:** Application of Teanaway Solar Reserve LLC for CUP (CU-09-00005)

Dear Ms. Nelson and Mr. Valoff,

I am writing in response to your request for comments on the environmental impacts of the proposed Teanaway Solar Reserve Project.

As a frequent visitor to the area, I am very familiar with the proposed site and surrounding area. Despite Teanaway Solar's comments to the contrary, an industrial project like the one envisioned would be spectacularly out of character with what is now a beautiful forest and range environment. Our need for alternative sources of energy are well known. But to bring an industrial project to the kind of lands we want to protect when there are much better alternative locations that are already developed or capable of development with far fewer impacts (e.g. Hanford or even sites in already developed areas of Cle Elum) would be bad precedent and bad public policy. Urban growth area boundaries are designed to concentrate urban and industrial uses that have harmful environmental impacts in specific areas so they can be contained and managed. Allowing this project would be a signal that industrial developments could be allowed almost anywhere, to the detriment of the environment and long term urban planning throughout the county and state.

This is also not a case where ideal conditions for solar dictate the choice of this site. Anyone familiar with the area knows this is not Arizona. Short, cloudy days are the norm for much of the winter and regular snowfall would certainly impact the project. It appears the main drivers of the project are a confluence of a willing lessor and serious tax subsidies allowing for a quick private profit while they last. As we have seen with Ethanol and other programs with tax distorted economics, an inefficient and unsustainable gold rush benefitting a few with unanticipated negative consequences comes at the expense of the taxpayer.

An industrial project touted as perhaps the largest of its kind in the world would have several severe environmental impacts to the site and surrounding area, including:

1. Loss of wildlife habitat and corridors. An array of thousands of panels sitting on concrete and steel bases and requiring regular maintenance would destroy habitat and form a significant barrier to wildlife, including the elk, deer, coyote, bear, cougar, and various other small animals that frequent the area. The applicant states it will not fence the property, but this seems unlikely as the applicant would want to protect its investment – and fencing would clearly have severe impacts to wildlife corridors. Significant numbers of trees and other foliage would have to be clear cut, denuding the site area of valuable shade cover, bird and wildlife habitat, and erosion control.
2. Water runoff and erosion. Removing trees and foliage and replacing it with thousands of panels and other impervious surfaces would greatly increase the risk of severe flooding down to Red Bridge Road and the valley below. The project would also impact the percolation rate into the groundwater, a serious issue in the area. Finally, solvents, chemicals, lubricants, etc. used in the construction and maintenance of this industrial site would leach into the groundwater and Teanaway River. I understand efforts are being made to bring salmon runs to the Teanaway and any potential negative impacts to water quality attributable to the site should be fully examined.
3. Other impacts. The current character of the area is forest and range lands; a quiet, bucolic environment with significant wildlife, trees, and wildflowers. The proposed project would place a large scale industrial site squarely in the middle of this environment and be totally out of character with the surrounding area. Significant noise, dust, and pollution would be generated during construction. After construction, who can say what the environmental impacts of thousands of panels arrayed on this hillside would create. Noise, visual impacts from nearby and across the valley, and increased traffic are just a few that come to mind.

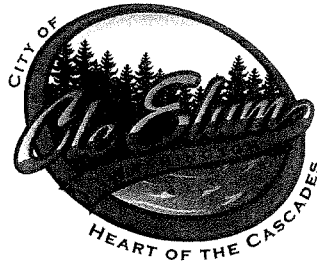
An industrial project of the size and scale proposed must be examined further and more time granted for a public review of the applicant's phone book thick application. Moreover, much of the applicant's proposals are "conceptual". Without knowing what the applicant intends to build and how, how can the county properly examine its impacts? At the very least, the applicant needs to first flesh out the details of what it is actually proposing, and then a full environmental impact statement must be required to examine the serious negative impacts of the project.

As a matter of public policy, industrial projects of this size and scope should not be sited in the kind of pristine, forested areas we should be trying to protect from industrial sprawl. While a strong case for solar energy being "green" can be made, and I am a firm supporter of alternative energy, this project would be built at the expense of existing "green" habitat. This is a mistake and a horrible precedent to set for future development. This is especially true when other far more appropriate sites are available. My understanding is that this project is only economically viable through significant government subsidies through tax breaks. What would happen if these subsidies were reduced or eliminated, but this mammoth project was already built out? Does Kittitas County want a rusting 900 acre concrete, steel, and silicon blight on an otherwise forested hillside? A solar site in northern latitudes with short, cloudy winter days and at an elevation that would require frequent snow removal is not economically viable on its own merits. This is a public/private project that would be partially paid for by taxpayers. Our public representatives should insist taxpayer money is well spent on sites that make sense, not on a site where the applicant would reap subsidized private economic benefits at the cost of significant negative public environmental impacts.

Sincerely,

Bart Fite  
730 39<sup>th</sup> Ave.  
Seattle, WA 98122

*City of Cle Elum*  
119 West First Street  
Cle Elum, WA 98922



Telephone: (509) 674-2262  
Fax: (509) 674-4097  
www.cityofcleelum.com

September 18, 2009

Anna Nelson, Contract Planner  
Kittitas County Community Development  
411 N Ruby St., Suite 2  
Ellensburg, WA 98926

Re: Teanaway Solar Reserve (CU-09-00005)


Dear Ms. Nelson,

As Mayor of the City of Cle Elum I am writing to offer my unqualified support for the Teanaway Solar Reserve Project and respectfully request that the Board of Adjustment approve the Conditional Use Permit for this project. There is significant local interest in seeing this project realized, in terms of the economic and employment benefits to Kittitas County and the Cle Elum area specifically.

This project will not only provide a local source of clean energy but will also provide new jobs in Kittitas County. The 200 plus construction jobs created by this project are very much needed in the Upper County and once Teanaway Solar receives permit approval from the County they will work to locate a manufacturing plant in the Cle Elum area which will translate into potentially hundreds of permanent jobs. In addition to the new jobs, there will be an increased demand in goods and services and increased tax revenues for Cle Elum and the County.

Again, thank you for the opportunity to comment on this proposed conditional use permit and I urge the Board of Adjustment to approve this application.

Respectfully Submitted,

  
Charles J. Gondo  
Mayor

**RECEIVED**  
SEP 18 2009  
Kittitas County  
CDS

**Anna Nelson**

---

**From:** Clear, Gwen (ECY) [GCLE461@ECY.WA.GOV]  
**nt:** Friday, September 18, 2009 4:24 PM  
**o:** Anna Nelson; kirk.holmes@co.kittitas.wa.us  
**Subject:** comments for CU-09-00005  
**Attachments:** 1038 Teanaway Solar Reserve.pdf

**Importance:** High

Please see the attached comment letter for the Teanaway Solar Reserve, LLC solar farm. The original letter is in the mail.  
Thank you,

**Gwen Clear**  
SEPA Coordinator  
WA State Dept of Ecology  
Central Regional Office - Yakima  
(509) 575-2012



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

September 18, 2009

Kirk Holmes  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Dear Mr. Holmes:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the development of a solar farm, proposed by Teanaway Solar Reserve, LLC [CU-09-00005]. We have reviewed the documents and have the following comments.

#### **AIR QUALITY**

Air-emission producing activities during the construction phase of this project:

- Assembly activities such as welding, re-melting, soldering, metal fabrication for support structures.
- Non-road engines.
- Concrete batch plant. Include a discussion of potential local suppliers of concrete if on-site concrete batch plant is not used.
- Rock crushing. As with concrete batch plant, include a discussion of potential local supplier.
- Dust generation. Kittitas County is especially sensitive to dust generation. A dust control plan will be crucial.
- Woody debris disposal. Ecology and Kittitas County will prefer that the applicant sign a beneficial reuse statement. However, if the site is in an area that permits



Mr. Holmes  
September 18, 2009  
Page 2 of 4

burning and the applicant chooses that option, an analysis of impacts from burning needs to be in the SEPA.

Air-emission producing activities during the operation phase of this project:

- Non-road engines. Ecology will want to know how the applicant proposes to power the operational buildings on site.

Ecology recommends mitigation measures for the above stated activities.

If you have any questions concerning the Air Quality comments, please contact David Ogulei at (509) 454-7899.

## **WATER RESOURCES**

The subject land lies within an area currently under a groundwater moratorium. Chapter 173-539A WAC, known as the Upper Kittitas Emergency Ground Water Rule, withdraws all new appropriations of groundwater within the upper Kittitas County during the pendency of a groundwater study. The rule does allow for new uses of groundwater if a building permit has been granted and vested prior to July 16, 2009, or for projects which are determined by Ecology to be water budget neutral.

Prospective groundwater users in the area affected by Chapter 173-539A WAC shall apply to Ecology for a permit to appropriate public groundwater or, if seeking to use the groundwater exemption, shall submit to Ecology a request for determination that the proposed exempt use would be water budget neutral. No new exempt uses under Section 90.44.050 RCW may commence unless Ecology has approved a request for determination that the proposed exempt use would be water budget neutral.

In 'Summary of Construction Activities and Components,' the applicant indicates that water will be needed for dust control and module cleaning. The applicant indicates that water will be trucked in or withdrawn from on site wells. If water will be trucked in, the water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of their water rights. No new exempt uses under Section 90.44.050 RCW may commence unless Ecology has approved a request for determination that the proposed exempt use would be water budget neutral (Chapter 173-539A WAC.)



Mr. Holmes  
September 18, 2009  
Page 3 of 4

In 'Summary of Operations and Maintenance Activities and Components,' the applicant describes using water for cleaning the solar modules or other purposes. Because the project lies within an area affected by Chapter 173-539A WAC, the applicant may not use groundwater under the exemption (90.44.050 RCW.) If water will be trucked in, the water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of their water rights.

In the checklist, Environmental Elements, Water, Surface 5, the applicant indicates that the project will not require any new surface water withdrawals or diversions. It is not clear whether surface water will be used. If any surface water will be used for the project, the applicant must provide a description, purpose, and approximate quantities of surface water to be used. All uses of surface water require a water right. If the applicant plans to use a surface water right, such use must be consistent with that water right.

Also in the checklist, Environmental Elements, Water, Ground 1, the applicant indicates that groundwater for construction may be used from a source with an existing water right. If so, the water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of their water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

If you have any questions concerning the Water Resources comments, please contact Kurt Walker at (509) 454-4237.

#### **WATER QUALITY**

- The size and complexity of the proposed project may require that an individual NPDES Construction Stormwater Permit be obtained. Please contact Lynda Jamison at (509) 575-2434 for further information.
- Control of vegetation by herbicides in and around water courses, including intermittent streams and wetlands may require an aquatic herbicide permit. Please contact: Jon Jennings, [joie461@ecy.wa.gov](mailto:joie461@ecy.wa.gov) or by phone at (360) 407-6283.

Mr. Holmes  
September 18, 2009  
Page 4 of 4

- Solid wastes, solvents and solutions used in cleaning the panels require proper disposal.
- The exposure of materials and processes to weather may require an NPDES Industrial Stormwater Permit. Please contact Ray Latham, (509) 575-2807 for further information.

#### **SHORELANDS/ENVIRONMENTAL ASSISTANCE**

Cathy Reed is currently reviewing the Wetland Delineation report and will provide comment to Kittitas County Development Services in the near future.

#### **WASTE 2 RESOURCES**

Construction, demolition and land clearing (CDL) debris can often be recycled for less than it costs to landfill the materials. Call Ecology's 1-800-RECYCLE or contact Gary Bleeker at (509) 575-2837 to see if there are facilities in the area that will accept the demolition wastes.

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012

Ms. Anna Nelson

1/5

Kittitas County Community Services Dept.

All N. Ruby Street, SW 2, Ellensburg, WA 98926

Dear Ms Nelson

RECEIVED

SEP 18 2009

I and my wife Bonnie are ~~one~~ among <sup>Kittitas County</sup> the

original partners who organized our 500 Acres plot of land on the Cle Elum Ridge as a Timber Growing, recreational and wild life refuge. We have owned this land since the mid 1970's. We call the parcel "Pine Hills Ranch" (PHR). We have three cabins on the PHR property and a group of eleven families who use it on a regular basis.

We have recently learned that our immediate neighbor to the <sup>North and</sup> NW, abutting directly on our borders will be the Teamaway Solar Reserve who have leased the land from the current owners for the

for the generation of electrical energy to be fed to the high voltage power grid.

I am a strong advocate of ~~at~~ the development of non petroleum alternative electrical energy sources - especially within the North West USA. I believe the concept has merit and applaud the concept of such a generating facility. An important feature is that such a site ~~should~~ which will require <sup>a</sup> very large tract of land and the installation of a large equipment infrastructure should be built where it will have the smallest adverse ecological impact possible. I can imagine many opportunities for such sites with the adventation of south sloping faces and access to high voltage power lines, where very little impact would result from construction

That is definitely not the case with the site on the Cle Elm Ridge that has been chosen by the Teamway Solar Reserve, (the organizers).

I have heard that the organizers plan to provide limited access to the solar panel site for passage or use of wild animals and people. This would not be true if the site is fenced ~~there~~ which we have been told is not their plan. However, one can see the result of a solar energy site on page 35 of the September 2009 issue of National Geographic Magazine which was demolished by vandalism and has ~~now~~ recently been rebuilt. Protection of this type of a facility will definitely require substantial fencing to protect it from people, - vandals.

If the organizers come to that conclusion as I am certain they will, the fenced property will create a huge impact on the ecology and use of their property and, especially on the migration and use of the deer, elk, and their predators. We love our land at PTHR, especially to view wild life and wander in a forested and pastured landscape.

I feel strongly that a complete Environmental Impact Study should be completed before a permit should be issued to construct such a facility. The people ~~in the~~ living and owning property in the vicinity of the proposed solar farm should have sufficient time to study such an EIS and to make comments on the plans and site before it is permitted.

5/5

I would be most grateful if you establish strong requirements that such action, particularly an EIS study be required together with sufficient time for informing ~~and~~ all parties affected.

Yours very truly,

Richard J. Robbins  
154 Lake Washington Blvd. East  
Seattle WA 98112

Ph. 206-323-6019

e-mail - rjr@robbinsusa.com

Partner & owner of the Pine Hills Ranch

Richard Robbins



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

September 23, 2009

Kirk Holmes  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Dear Mr. Holmes:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Teanaway Solar Reserve, LLC solar project [CU-09-00005]. An earlier comment letter for this project was submitted on September 18, 2009. Upon further review of the project documents we have the following supplementary comments.

**Shorelands/Environmental Assistance**

Wetland delineation report

More information regarding field reconnaissance should be provided in the wetland report about methods used in the site wetland survey. There appears to have been a good review using remote sensing methods and existing information, but because the wetlands on site are relatively small, and the site is so large, it would be easy to miss them if ground-truthing were not extensive. Were all break points in land topography and swale areas on site walked?

Wetland and stream buffers

Maps show large buffers around site wetlands, but the submitted SEPA ODNS checklist on page 30 lists 25-foot buffers for wetlands smaller than 10,000 square feet and 80-foot buffers for the larger wetland areas. *These buffers are not adequate* to protect the animals that are likely to be using the wetlands and buffer areas and will not be adequate





Mr. Holmes  
September 23, 2009  
Page 2 of 3

to filter sediments if there is grading of the adjacent terrain in order to install the solar array. The smaller buffers mentioned are consistent with Kittitas County requirements, but County requirements are based on their CAO adopted in 1994 and are not based on Best Available Science as we understand it today. Smaller wetlands in arid areas provide critical habitat for invertebrates and amphibians and an assortment of other animals.

**The applicant should provide information on how the proposed wetland buffers will adequately support current wetland functions, including amphibian habitat.** The wetland consultant, CH2MHill, performed several types of ratings on the wetlands to help determine their function in the landscape. All wetlands were rated as Category III and all wetlands (regardless of size) were considered to have high potential and opportunity to provide amphibian habitat. ***Buffers around category III wetlands that support amphibians should be intact and be at least 150 feet*** and possibly more depending on specific species of amphibian: Buffers less than this pose a high risk for the loss of amphibian use within the wetland. Mitigation measures need to be taken to create habitat areas or assure that there is adequate hiding cover with intact corridors to other habitat areas during and after construction. In particular, woody debris and other detritus that could be used as hiding cover by small animals within corridors should remain after initial clearing. Corridors and appropriate buffers also need to be protected from construction activities by the placement of visual markers around wetlands and their buffers

#### Indirect impacts/groundwater

The wetland delineation report states that precipitation is the source of hydrology for the site wetlands. No information was presented regarding depth to groundwater on site to rule out its potential influence on wetland hydrology. A geotechnical report was not available for review, and soil mapping unit characteristics were not discussed to support the conclusion. Information on the potential impact on groundwater resources from on-site trenching and post placement should be presented in the SEPA documents.

#### Access roads

Maps of roads were provided, but it was unclear whether the road maps presented included proposed roads. Statements were made in the text of the application that existing roads would be used, but that some additional road-building or widening may be

Mr. Holmes  
September 23, 2009  
Page 3 of 3

required. If existing roads will be widened, the needed maximum width should be described. The areas where this would occur should be specifically identified or at least the rationale used to decide if a new road is needed should be discussed. An estimate of how much more land disturbance is likely to be required for roads should be provided. Drawings of conceptual road cross-sections and cross-sections of stream crossings should be provided.

BMPs which specify use of straw bales

If straw bales are used for erosion control, weed free straw should be specified for use. Recent studies have shown that use of straw bales for water quality protection requires a high degree of maintenance to be effective. Straw and baling twine quickly deteriorate in a wet environment, and bales need to be checked regularly (especially after rain or snow-melt events) in order to assure effectiveness. If straw bales are to be used, there should be a written maintenance schedule for the responsible party.

If you have any questions concerning the Shorelands/Environmental Assistance comments, please contact Catherine Reed at (509) 575-2616.

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

Office (509) 962-7657 Fax (509) 962-7682

September 23, 2009

Anna Nelson  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Teanaway Solar Reserve Project

Dear Mrs. Nelson:

After conducting the pre-application review of the above named project, I have the following comments:

- The minimum road width shall not be less than 20' in width. In the event that the roadway infringes on a critical area, i.e. wetland, etc., provisions may be made to allow for a narrower road width in that area.
- All cul-de-sacs must have a minimum turning radius of no less than 50'.
- All development, design & construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2006 International Fire & Building Codes.
- Due to the remote nature and topography of proposed project in this area, all new structures shall comply with the Wild-land Urban Interface Code requirements for defensible space and ignition resistant construction materials.
- In the event that sprinkler suppression systems and/or alarm systems are to be installed within the buildings, each system requires a separate permit from the Fire Marshal's Office,
- Review of the final project submittals may include further requirements.

This letter in no way constitutes a formal review of this project. The requirements listed above are not all inclusive and are subject to change pending full review of this project. If you have further questions, please do not hesitate to contact me at 509-962-7000.

Sincerely,

Brenda Larsen  
Fire Marshal

## Anna Nelson

---

**From:** Anna Nelson  
**Sent:** Wednesday, September 30, 2009 9:25 AM  
**To:** 'Mike Haschak'  
**Cc:** Valoff, Dan  
**Subject:** RE: Teanaway Solar Reserve

Hello Mr. Haschak,  
Thank you for your email. It will be included in the County file. If you would like to receive future notices regarding County actions on this application, please respond with your mailing address.

Regards,  
Anna Nelson  
Contract Planner for Kittitas County

---

**From:** Mike Haschak [mailto:MHaschak@ci.kirkland.wa.us]  
**Sent:** Tuesday, September 29, 2009 8:58 PM  
**To:** Anna Nelson  
**Subject:** Teanaway Solar Reserve

I would like to throw my complete support behind this project. As a homeowner in Easton (51 Homestead Lane), I think this would be good for the economy, good for the environment, and possibly have the eyes of the world looking to this project as how things should be done in the 21<sup>st</sup> century.

What a great opportunity for our area.

Mike Haschak  
425-442-9976

## Anna Nelson

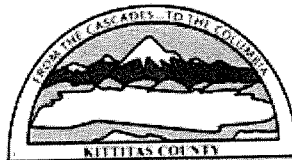
---

**From:** Dan Valoff [dan.valoff@co.kittitas.wa.us]  
**Sent:** Tuesday, September 29, 2009 8:01 AM  
**To:** Anna Nelson  
**Subject:** FW: Teanaway Solar Reserve - YES!!!

For your file.

*Dan Valoff*  
*Staff Planner*

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[dan.valoff@co.kittitas.wa.us](mailto:dan.valoff@co.kittitas.wa.us)  
P: 509.962.7637  
F: 509.962.7682



*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under Chapter 42.56 RCW and is subject to archiving and review by someone other than the recipient.*

---

**From:** Mike Haschak [mailto:MHaschak@ci.kirkland.wa.us]  
**Sent:** Tuesday, September 29, 2009 6:28 AM  
**To:** Dan Valoff  
**Subject:** Teanaway Solar Reserve - YES!!!

Dear Sirs, as a homeowner in Easton, WA. (51 Homestead Lane), I wanted to express my enthusiastic support of the Teanaway Solar Reserve out of Cle Elum. What a great environmental project. This could not only mean lots of jobs for Kittitas County, but possibly be a worldwide example of a way out of our dependence on oil and coal.

Respectfully,  
Mike and Tory Haschak  
425-442-9976

## Anna Nelson

---

**From:** Mike Haschak [MHaschak@ci.kirkland.wa.us]  
**Int:** Thursday, October 01, 2009 1:16 PM  
**To:** Anna Nelson  
**Subject:** RE: Teanaway Solar Reserve

I would like very much to get notices on County actions on this project.

Can you please send any mail to the following address

Mike Haschak  
225 19<sup>th</sup> Place  
Kirkland, WA. 98033

We spend much of our year at the cabin in Easton, but still get our mail in Kirkland.

Thank you.  
Mike

---

**From:** Anna Nelson [mailto:anelson@GordonDerr.com]  
**Sent:** Wednesday, September 30, 2009 9:25 AM  
**To:** Mike Haschak  
**Cc:** Valoff, Dan  
**Subject:** RE: Teanaway Solar Reserve

Hello Mr. Haschak,  
Thank you for your email. It will be included in the County file. If you would like to receive future notices regarding County actions on this application, please respond with your mailing address.  
Regards,  
Anna Nelson  
Contract Planner for Kittitas County

---

**From:** Mike Haschak [mailto:MHaschak@ci.kirkland.wa.us]  
**Sent:** Tuesday, September 29, 2009 8:58 PM  
**To:** Anna Nelson  
**Subject:** Teanaway Solar Reserve

I would like to throw my complete support behind this project. As a homeowner in Easton (51 Homestead Lane), I think this would be good for the economy, good for the environment, and possibly have the eyes of the world looking to this project as how things should be done in the 21<sup>st</sup> century.

What a great opportunity for our area.

Mike Haschak  
425-442-9976

## Anna Nelson

---

**From:** Anna Nelson  
**Sent:** Tuesday, September 29, 2009 2:21 PM  
**To:** 'William Bender'  
**Cc:** meaganw@strategies360.com  
**Subject:** RE: Support for Teanaway Solar Reserve

Hi Bill,

Thank you for your comments. They will be added to the County file.

Regards, Anna

---

**From:** William Bender [mailto:William.Bender@cwu.EDU]  
**Sent:** Tuesday, September 29, 2009 2:15 PM  
**To:** Anna Nelson  
**Cc:** meaganw@strategies360.com  
**Subject:** Support for Teanaway Solar Reserve

Anna  
Please find our support for this project attached

William J. Bender Ph.D., PE, LEED AP  
Professor  
Central Washington University  
400 E. University Way  
Ellensburg, WA 98926-7584  
(509) 963-3543 FAX-1795  
Cell (509) 929-4583



CENTRAL WASHINGTON UNIVERSITY

*Your future is Central.*

**DEPARTMENT OF INDUSTRIAL AND ENGINEERING TECHNOLOGY**

September 29, 2009

Ms. Anna Nelson  
Kittitas County Community Services Department  
411 N. Ruby St. Ste 2  
Ellensburg, WA 98926

Anna Nelson,

We would like to add our public support to the Teanaway Solar Reserve. We have met with Howard Trott and looked at their project description; we feel this is a great opportunity with clear benefits for CWU's department of Industrial and Engineering Technology.

The Teanaway Solar Reserve has taken the steps to show its intent to build a much-needed power source while protecting the character and integrity of our natural forest lands. The added benefit of a solar panel manufacturer here in Kittitas County is of even greater importance to this project, because of the jobs and opportunities it provides to our students. The benefits of renewable energy and the jobs this project will bring to Kittitas County in general are immense.

When this project becomes a reality we plan to perform applied research in support of the Teanaway Solar Reserve. We encourage you to weigh these benefits and approve a Conditional Use Permit for the Teanaway Solar Reserve.

Sincerely,

*W. J. Bender*

W. J. Bender  
Industrial and Engineering Technology Department.





State of Washington  
Department of Fish and Wildlife

1701 South 24<sup>th</sup> Avenue • Yakima, Washington 98902-5720 • (509) 575-2740 FAX (509) 575-2474

September 28, 2009

Ms. Anna Nelson  
Kittitas County  
Community Development Services  
411 N. Ruby St. Suite 2  
Ellensburg, WA 98926



**RE: Supplemental Explanation of Attachment to Teanaway Solar Reserve comments submitted on September 16<sup>th</sup> (CU -09-00005).**

Concern has been expressed regarding what is depicted in the map titled "*Cougar locations in vicinity of proposed solar reserve*", which was attached to and submitted with our comment letter. The data is from "Project CAT", a research project, involving Washington Department of Fish and Wildlife (WDFW) scientists, a carnivore research institute, and the Cle Elum School District. There were 2116 total cougar locations (shown as red dots) identified from GPS collars in the map. The collars were set to provide location signals at four to six hour intervals. The data has not been analyzed or interpreted yet.

The map included 1693 locations from two females between 2003 and 2008 (Cougar #1, 2003-2007 and Cougar #2, 2005 -2008). Of these, 72 percent of the locations occurred between November and April (winter), and 28 percent of the locations occurred from May through October (summer).

The map also included 423 locations from five male cougars between 2002 and 2008. However, only two of the five males were major contributors to the location data points as the others were on the periphery of the map. Of the male cougar locations, 76 percent occurred between November and April (winter) and 24 percent of the locations occurred between May and October (summer).

Thank you for the opportunity to provide these comments. If you have any questions regarding these comments, please feel free to contact me at (509) 457-9314.

Sincerely,

Perry Harvester  
Region 3, Habitat Program Manager



September 29, 2009

Ms. Anna Nelson  
Kittitas County Community Services Department  
411 N. Ruby St. Ste 2  
Ellensburg, WA 98926

Anna Nelson,

We would like to add our public support to the Teanaway Solar Reserve. Having spoken with Howard Trott and looked at their project description, we feel this is a great opportunity with clear benefits for the Upper County.

The Teanaway Solar Reserve has taken the steps to show its intent to build a much-needed power source while protecting the character and integrity of our natural forest lands. The studies on plants and animals show minimal impact to these important resources.

Additionally, the working families of our community need a new industry to replace the loss of the timber and mining jobs and slow-down in construction. The added benefit of a solar panel manufacturer here in Cle Elum is of even greater importance to this project.

The benefits of renewable energy and the jobs this project will bring to the Cle Elum area and Kittitas County in general are immense. This project has the potential to keep a strong work-force here in the community and draw more projects of this type to the county. We encourage you to weigh these benefits and approve a Conditional Use Permit for the Teanaway Solar Reserve.

Sincerely,

*Rob Marusa*  
*Cheri Marusa*

Rob and Cheri Marusa

*Box 433*  
*So Cle Elum, WA*  
*98943*

**Barb King**

---

**From:** "Reagan - P" <reagan.dunn@comcast.net>  
**Date:** Wednesday, September 30, 2009 4:34 PM  
**To:** "Barbara King" <dragonwood1@hotmail.com>  
**Subject:** Fwd: Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!

Barb, I guess you have company over there. You should forward to your contacts on lookout mountain.

Reagan

Sent from my iPhone

Begin forwarded message:

**From:** james Smith <friendsoftheteanaway@gmail.com>  
**Date:** September 30, 2009 3:40:11 PM PDT  
**To:** friendsoftheteanaway@gmail.com  
**Subject:** **Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!**

To My Neighbors in the Lower Teanaway Watershed:

(Including Weihl Road, Red Bridge Road, Lookout Mountain, and Teanaway Road)

I write this email to bring your attention to a potential gross-misuse of the land in the lower Teanaway watershed. Please take a moment to read this e-mail and submit your comments on this issue to Kittitas County planners before the deadline for public comment expires on October 5th.

The Teanaway Solar Reserve (TSR) is corporation recently formed by Seattle-area businessmen. TSR is a spin-off business of the American Forest Land Company (AFLC), a Wyoming corporation, with offices in Bellingham. AFLC is also trying to create a large development cluster in the upper Teanaway while TSR is simultaneously trying to place the largest solar array in the United States right in our scenic valley.

400,000 solar panels will be perched on top of Cle Elum Ridge directly above SR 970. The site will consist of shiny solar arrays nearly TWO MILES across. These arrays will be visible in ALL directions for up to 8 miles, including from I-90, SR 970, and even parts of Cle Elum!

The property is zoned for use as a Commercial Forrest. This means that if Kittitas County followed its own zoning practices, not more than 1 house could be built on 88 acres of land. However, the County is seriously considering approval of a conditional Use Permit (CUP) that would allow this use in direct contradiction of the County's current zoning. Most of us purchased our land and built our homes in this

area to enjoy a rural lifestyle. We relied on the County's practice of zoning to cluster development in the cities and towns and keep the rural areas rural. Each solar panel is nearly the size of a car and the ridge will look like a parking lot for 400,000 of them. The County must not grant the CUP and this gross-misuse of our land-use policies must be stopped.

You can help be letting your voice be heard.

I believe in Solar Power and think we should invest in this important resource for our future. But the proper place for real solar power is NOT in the beautiful pine and fir forests of the Teanaway. Along with the Methow Valley, the Teanaway is one of this state's two most scenic watersheds. This Valley and watershed should be protected. The proper place for a solar array of this magnitude should be in the sage brush country toward vantage, near the wind farm or by Hanford. It's OK to be a fan of solar power but against the siting of this project. That makes sense and is not somehow "anti-environment." Don't be afraid to protest. I would be the first to support a project that was properly cited.

TSR's site location on the top of the Cle Elum Ridge is at approximately 2,500 feet is a poor choice for a solar array of this size. The site averages 25-30 inches of snow in mid-winter and frequently has more than 3 feet of snow. In their application materials, TSR has no serious plan to keep the panels clear of snow. With a snow load on them, the panels PV cells will generate very little energy.

As many of you know, the Teanaway is not a desert. The area receives 23 inches of rain per year. This is more than the San Juan Islands and twice as much as Hanford. The clouds that frequently hang over the Cascades make for a fair amount of cloudy days also make this site far less effective for PV cells than sunnier climates. To be sure, winter months with short cloudy days will hurt the ability of the PV cells to generate power.

So why do we care if they can't make a profit? Because if they cannot, the business will go under and we could be left with 400,000 ugly solar panels, clear cuts and ugly road systems in perpetuity on Cle Elum ridge. The CUP application has no plan for how to deconstruct this site should this occur.

AFLC and TSR are pushing this project for two reasons. The first is that they can no longer get much value for their land because the large trees have already been logged. (Many small trees exist with 12-15 inch trunks however). In short, one house per 88 acres doesn't fetch much profit for them if they were to sell it. TSR is trying to use a CUP and the promise of a renewable energy to convince the County planners to let them have a second "bite at the apple" and use their land for a quasi-industrial purpose. (That's really what it is--an industrial purpose. If this were any other business enterprise--other than "green" energy--it wouldn't even pass the laugh test. But somehow because it is Solar it seems to be nearly sacred. In the end, it's still just an industrial use and a forest area).

The second reason TSR is pushing this is that the state recently created some pretty big tax incentives for renewable energy. So the promise of cheap land and tax breaks makes it easy for TSR to make their proposal. They hope they can get

the CUP from the county and then go shopping for investors world-wide to fund their project. They don't have the hundreds of millions now to pay the tab. Remember, this is essentially a timber company trying to run a solar business. If it doesn't work, the bones of their failure will remain long after they are gone for the rest of us to enjoy.

The County seems to be biting this hook, line and sinker. TSR has "promised" to establish a solar manufacturing plant in Cle Elum and the promise of hundreds of new jobs. However, as of the date of this e-mail no application for the actual plant in Cle Elum has been submitted. A source with the City Cle Elum believes that they don't ever really intend to build a plant at all and will truck PV cells and the towers from Moses Lake, a city in a different county.

So what will Kittitas County really get? Not much. At best we will get an out of town company, using the state's forests for a quick profit, creating a two mile eye sore with very little economic benefit. All of our land values will be diminished and the Teanaway will join the ranks of those many great places in the state that used to be pristine.

For those of you who live on Red Bridge Road and Weihl Road you will really suffer. You will have to endure at least three years of construction. TSR expects to bring up to 450 workers up your road system daily at the peak, with no proposals to fix the roads other than to "work with the Neighbors." They will construct a 10 acre substation and 175 foot high power lines through the area to access the BPA lines.

They will add some 100 plus transformer sheds the size of large vans and a hundred miles of buried cable with an extensive network of dirt road systems also visible from all directions in the valley. Since they can't use well water they will truck in water and will set out dozens of honey bucket bathrooms all across the two mile site for their 450 employees to use. If you border the AFLC, they plan on clear-cutting a 100 foot wide fire line right to the edge of your property line and only set the solar panels back 100 feet.

Imagine what this will do to the elk, deer, cougar, bear, bobcat and other animal population? Imagine what 400,000 shiny solar panels will look like 100 feet behind your fence with a clear cut between you and them. Imagine how you will feel when your access gets cut off to the AFLC property as early as next year. They say they won't but they will need to protect their construction and solar equipment.

Imagine the drainage problems that nearly 1/2 square mile of impervious solar panels will create in Weihl Road and Loping Lane. That slope is highly unstable and it failed in no less than four paces earlier this January. What will all these transformers and the 10 acre substation sound like?

Friends, tough questions need to be asked. Both of TSR and the County. The problem is the County has already issued a preliminary Designation of Non-Significance (DNS). In short this means that they don't think this will do much to the environment?? However, the Washington Department of Fish and Wildlife has directly disagreed with this ruling and has objected asking for a full Environmental Impact Study (EIS). Good for them. Of course this needs to be studied, at the very least. Why not study it? TSR doesn't want it studied, because of all of the game migration, wetland, steep slope, drainage, and ESA listed species (Steelhead

and Bull Trout) issues it will trigger.

The answer is TSR doesn't want you to know until its too late and they want to start building in early Spring. That is Right away! TSR has requested a 15 day notice and comment period. This is the shortest period allowed in county code. They have done this to try and "pull a fast one" on all of us by not providing time for us to comment--and trying to get their permits before anybody of consequence really noticed. A sign was nailed to the base of a pine tree (nice touch) by TSR on September 3rd off of Red Bridge Road. The same date notices were allegedly sent out to property to a handful of property owners (less than 20). What about those of us who look right across SR 970 at the site, or those that live below it? Aren't we entitled to know about something that so directly effects us? To be sure, a good neighbor would have allowed a much longer comment period an followed good process. A good neighbor would have spoken to the community before it rammed this down our throats. Is this an indication of how TSR will treat this community once it gets it permits?

So, what can you do? First, let your voice be heard. Provide written comments on what you think about the CUP and the Development Agreement application by no later than October 5, 2009. Comments can be made to Anna Nelson, Contract Planner at (206) 382-9540. Her e-mail is [anelson@GordenDerr.com](mailto:anelson@GordenDerr.com). Be kind, she works on contract for the County and doesn't work for TSR. She can be helpful if you point out obvious problems with the application. I would first recommend you read the CUP Application and the Development Agreement which can be found online at [CDS@CO.KITTITAS.WA.US](http://CDS@CO.KITTITAS.WA.US)

GORDON

When you look over the application, pay attention to the section entitled Attachment F, Zone of Visual Influence Technical Memorandum. Sit down as you look at the scale of this project and how visible it will be to everyone on the Cle Elum-Teannaway area. Then go to the TSR official Website where they say that "not even the closest land owners will be able to see the solar panels." Somebody isn't telling the truth here. You can't submit an application with four CH2MHILL graphs showing everyone within 8 miles will see this and then have your website says it can't be seen. Again, this is further evidence of why TSR will not be the neighbor they say they will be.

After you make comments, I suggest you let all three county commissioners know how you feel. Call or e-mail. Urge them to require additional time for public input and comment. Public pressure will induce them to back of and maybe even run from the project.

Finally, make your voice heard before the Kittitas County Board of Adjustment.

This is tentatively scheduled for Wednesday, November 18, 2009 at 7:00 pm. This time and date may change and I will attempt to update you on this meeting. And remember it is the Board of Adjustment and not the Commissioners who will grant or Deny the CUP. So for those of you who appose this project, THAT is where our energies should be focused. Denial of the CUP will effectively kill the project...at least for now. Also, if a full EIS is required, this will also delay the project allowing us to get our ducks in a row. A full EIS is also something you should ask for in your public comment.

I appreciate your willingness to listen. I hope you will look at the application and make comments. Together we can ensure that the Teanaway remains one of the most beautiful areas in the State of Washington.

Please act to save this important resource!

Respectfully submitted,

James Smith,  
Resident of Kittitas County  
e-mail: [friendsoftheteanaway@gmail.com](mailto:friendsoftheteanaway@gmail.com)

PS. Please forward this e-mail to your contact lists in the area. Urge them to act as well!

**Anna Nelson**

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**From:** Black,Lila A - TERR-SCHULTZ [lblack@bpa.gov]  
**nt:** Wednesday, September 30, 2009 1:48 PM  
**o:** Anna Nelson  
**Subject:** Teanaway Solar Reserve CU-09-00005  
**Attachments:** Teanaway Solar Reserve CU\_09\_00005.doc

Hello Anna,

Attached please find Bonneville Power Administration's (BPA's) response to the Notice of Application for the Teanaway Solar Reserve (CU-09-00005). BPA appreciates the opportunity to comment on these proposed uses.

Thanks,

Lila Black  
Field Realty Specialist

<<Teanaway Solar Reserve CU\_09\_00005.doc>>





## Department of Energy

Bonneville Power Administration  
Ellensburg Maintenance District  
14001 Wilson Creek Road  
Ellensburg, WA 98926

September 30, 2009

In reply refer to: Kittitas County – CU-09-00005 (Teanaway Solar Reserve)

LINE: Rocky Reach – Maple Valley No. 1  
LOCATION: BOL 54/5

Kittitas County Building & Planning Department (via e-mail)  
411 N. Ruby St, Suite 2  
Ellensburg, WA 98926

Subject: CU-09-00005 (Teanaway Solar Reserve)

To Whom It May Concern:

The Bonneville Power Administration (BPA) has reviewed the materials sent with the Notice of Application for the above-referenced project and its relationship to the BPA transmission line easement that may be affected by this project. BPA does not have any objection to this project as long as any planned buildings and facilities remain off the BPA right-of-way. We do request, however, that the following statement be forwarded to the property owner to help ensure public safety and reliable operation of BPA's facilities.

Portions of the property (Kittitas County parcel map number 20-16-27000-0009) located in Section 27, Township 20 North, Range 16 East, W.M., are encumbered by an easement for high-voltage transmission lines owned by the Bonneville Power Administration (BPA). BPA has acquired rights for these easements that limit the landowner's use of this area. BPA has the right of ingress and egress, the right to keep the easement free and clear of all brush, timber, structures and fire hazards, and rights associated with roads within the easement area. **All activities planned within the BPA easement need to be reviewed by BPA prior to their occurrence.** Do not build, dig, install utilities, plant, or burn within the easement area. For further questions or concerns regarding any proposed uses of the easement, you may contact BPA Real Estate Field Services at the address listed above or by calling (877) 417-9454.

Your cooperation in this matter is greatly appreciated. By working together with our agency, your effort will help to minimize later disputes or unnecessary costs associated with the required removal or modification of incompatible or non-permitted activities placed within BPA's easement. If you have any questions regarding this request or need additional information, please feel free to contact me at (509) 925-2088 or toll-free at (877) 417-9454.

Sincerely,

*Lila Black*

Lila Black  
Field Realty Specialist



120 South 3<sup>rd</sup> Street, Suite 299-A  
Yakima, WA 98901  
[ak.wintzer@co.yakima.wa.us](mailto:ak.wintzer@co.yakima.wa.us)  
509.574.1950  
Cell: 509.388.4361

September 30, 2009

Kittitas County Community Development Services Office  
411 N. Ruby Street  
Ellensburg, WA 98926

Dan,

I would like to express my support for the Teanaway Solar Reserve that is seeking to be developed in the Cle Elum area. It is my understanding that this private project will consist of 400,000 photovoltaic panels spread across 145 acres on a 900 acre of privately owned timberland. During construction this project will create up to 235 badly needed construction jobs. It will require around 35 full-time family wage jobs after construction is completed. As part of this project, the Reserve will require that their solar panel vender locate a manufacturing plant in Cle Elum.

Please look favorably on this project so it can move forward and contribute to the economic base of Kittitas County.

Sincerely,

A.K. Wintzer  
Project Manager  
Renewable Energy Workforce Training Needs Study

## Anna Nelson

---

**From:** Terry Walker [walkerarchitects@gmail.com]  
**To:** Thursday, October 01, 2009 1:08 AM  
Anna Nelson  
**Subject:** Teanaway Solar Reserve - Conditional Use Endorsement

To Kittitas County, Washington,

I am writing to endorse the Teanaway Solar Reserve project. As an architect I am concerned with the built environment and the expanding carbon footprint, the pollution from coal power plants and the associated waste and health issues. I endorse clean renewable solar power as an imperative step into the most desirable future state. I endorse the expanding green economy. I am in good company in endorsing this project, joined by Senator Murray, Senator Cantwell and U.S Rep. Jay Inslee. The project is rare in its bold vision and serves as a shining example of the promise embodied in the emergent green economy, to create clean energy jobs, renewable power, to lead the way for future projects, to strengthen the local community and to summon from the people of a small community the inspiration to lead a nation. To be among the pioneers who forge a new world is a rare opportunity.

In a speech delivered September 22, 2009, President Obama said "No nation, however large or small, wealthy or poor, can escape the impact of climate change." The president of the United States has committed the United States to support renewable energy as a component of an international effort to address our shared global problems. In closing he called upon the people of this nation to take action saying:

" So let us begin. For if we are flexible and pragmatic; if we can resolve to work tirelessly in common effort, then we will achieve our common purpose: a world that is safer, cleaner, and healthier than the one we found; and a future that is worthy of our children."

I urge the people of Kittitas Co to rise to the moment and approve the Teanaway Solar Reserve Conditional Use Permit Application. To carry the torch and light the way for other communities in the State of Washington, to a clean and sustainable future.

Thank you,

Terry L. Walker, AIA

## Anna Nelson

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**From:** JNHodgson@comcast.net  
**Sent:** Thursday, October 01, 2009 9:50 AM  
Anna Nelson  
**Subject:** more comment on TSR  
**Attachments:** Letter to the Editor.doc; Teanaway Solar Reserve.doc

We are dismayed by so many misrepresentations of this project being aired in local media.

Letter to the Editor Daily Record

In a Sept. 18 opinion piece in the Wall Street Journal, Senator Lamar Alexander, former governor of Tennessee and a member of the Senate Environment and Public Works Committee, stated "I fear we're about to destroy the environment in the name of saving it." This comment perfectly describes the Teanaway Solar Reserve's proposed development on Cle Elum Ridge, which is being rushed through the county's approval process with very little opportunity for public comment on an **industrial** use of land which is zoned "Forest and Range".

The conditional use permit application and related documents were published September 3 with limited notice and the public was given 15 days to read over 600 pages of material and submit comments. To further discourage comment, the county stated that, unless strong opposition was encountered, they intended to issue a Determination of Non-significance. Given the fact that all the newspaper articles on the project have made it sound as though there would be no environmental or visual impact on the community, significant opposition is unlikely. These articles were based on information provided by the developer, some of which are not accurate.

Public statements indicate that the land in question has been logged and has no useful purpose. In fact, the land has been selectively logged and still has many remaining trees. It is open pine forest and meadows that have been used through the years by many valley residents for hiking, orienteering, hunting, and horseback riding, all of which will be eliminated by restricted access.

The document states that there is no wildlife of note on the property. In fact, a large elk herd is present in the area from mid- October to May, and we have seen significant birdlife, deer, cougar, coyotes, and an occasional bear and turkey. None of this wildlife is likely to wander through a maze of concrete pillars topped with solar panels spaced about six yards apart. No fences are proposed at this time but given the value of the panels, one can not be sure that fences won't be required in the future.

The public has been led to believe that no one can see the solar area except by plane. Based on the conceptual placement of the panels outlined in the document, this is not true. There are seven or eight houses on adjoining property which will look directly onto a hillside of panels with minimal setbacks and screening. The proposed area that would include solar panels and infrastructure is over 500 acres. It's a HUGE piece of property. In addition to the visual impact on neighboring properties, it is obvious that some of this solar paneled area will be seen from the valley, I90, and from the hills across the valley.

The developers appear to be counting on substantial tax subsidies to support the project and generate profit. If this fails to materialize in the future, the neighborhood could be left with overgrown industrial blight in a once beautiful environment and it would be impossible to restore the land.

There are other issues that have not been addressed. Much of the run off that inundated Red Bridge and Wiehl Road during the "Pineapple Express" in January of 2009 came from the hillside where the panels will be placed. The proposed construction will further destabilize the hill. Depletion of soil, noise generated by stiff winds blowing through the panels, and the impact of construction on the access roads are other concerns.

We have owned adjoining property for over 30 years. Like other neighboring owners, we value the beautiful pastoral nature of this land. We recognize the value of developing alternative energy resources, but there must be much more suitable locations for this kind of industrial installation that doesn't "destroy the environment in the name of saving it."

Barbara M. Hodgson  
425-455-0455  
bmhodgson@comcast.net

Box 68, Medina, WA 98039

## To Anyone Who is Concerned about the Teanaway Solar Reserve

We are long term owners of 500 acres adjacent to the proposed Teanaway Solar Reserve and are deeply disturbed by the misinformation presented to the public in the media. We assume that most of this misinformation was generated by the developer and was reported by the media before it could be verified. Unfortunately, this picture then becomes the public's perception of the project since few people will have taken the time to read the 600+ pages contained in the official documents.

### What was reported in the press at the outset:

The project could not be seen by anyone.

The property had been logged.

The property is zoned "Resource" and no zoning change would be required to place 400,000 panels on 400 acres.

Later: The property is zoned "Commercial Forest" and there could be a conditional use variance granted.

### Information which is set forth in the Developer's formal application:

The project could be seen from homes in the area. Unfortunately, the figure depicting the number and location of these homes is virtually illegible.

The property has been selectively logged.

The property is zoned "Forest and Range", which is entirely different than "Commercial Forest".

### Comments re the above:

This is a vast tract. Using the developer's number for a four hundred acre site, there will be 40% coverage of the tract with 400,000 panels in groups of eight before making any allowance for roads or associated structures and equipment. To put this in perspective, this is the same coverage you would have if you put 95,000 Volkswagens on the hillside! The amount of acreage which will be needed for the panels is in flux and seems to be growing but my point is still valid. The math is attached as Exhibit 1.

Not only are there homes abutting the proposed site some of which are new and substantial, you can stand on the property and look across the valley and see many other homes and I90. What you can see can see you.

There has been some selective logging but numerous existing trees would have to be cut to make room for the installation of the panels. The developer's representation of the panel site shows a clear cut hillside. Removal of these trees will cause very serious runoff problems.

Upon review of the zoning ordinances, I find no zoning called "Resource". It would be a stretch to say that this project would qualify as a conditional use if it were zoned "Commercial Forest". There are no conditional uses listed for "Forest and Range" which come close to resembling the proposal.

This is an industrial use which is totally incompatible with the existing neighborhood. Let me be absolutely clear. I am not suggesting mitigation. I am recommending relocation and think there are many better and more suitable locations.

Concerning the announced intention to not require an Environmental Impact Statement:

There are a number of serious environmental and ecological concerns which others will raise. Permit me to comment on just two: The need to keep the panels clean in order for them to function and access.

The developer recognizes the need and likelihood that there may not be enough water on the property to do this. So, for purposes of the application, they assume water will be trucked to the site and the panels cleaned once a month. With eight panels per section, the 50,000 mounts (according to my math) will be 6-7 yards apart. This density would need to be diminished dramatically to get the necessary wiggle room for large trucks. How many truck loads and how many days does it take to rinse down 400,000 panels?

Forget about summer, think about the winter months. The ground is frozen or muddy depending on the time of day and the temperature. Even with paving all of the roadways, how do trucks navigate the hillside? Snow must be plowed. Where does the snow get piled? Can the panels be sprayed in freezing conditions without being harmed? What percentage of the time in winter is the temperature such that the water will evaporate rather than freeze? Where does this much water go?

There is an estimate for the cost of the panels at \$300,000,000 and a statement that access must be restricted but the area would not be fenced so the elk can move through. But how can all of this equipment be secured from man without a fence or full time guard force of considerable numbers? We are dealing with a minimum perimeter of 2.5 miles. I can't imagine elk walking through this maze of concrete and metal with or without a fence. This is not just a migratory route for elk. It is their home for most of the year excluding the summer months.

Postscripts: Has anyone verified the benefit claims? What does 75 mw really mean. They claim power for 45,000 homes. The Wall Street Journal last week sited a project which produced 1,000,000 mw per year and powers 90,000 homes. These numbers could well be apples and oranges. I don't know. Do you?

In summary, we need alternative power sources but there are many more suitable locations than this one.

Jack N. Hodgson  
PO Box 68, Medina, WA 98039

tel: 425 455-0455  
email: JNHodgson@comcast.net

## Anna Nelson

---

**From:** Anna Nelson  
**Int:** Thursday, October 01, 2009 3:35 PM  
**o:** 'Barb King'  
**Subject:** RE: Oppose TSR

Thank you for your comments. They will be added to the County's file. If you would like to receive future notices regarding County actions on this application, please respond with your mailing address.

Regards,

Anna Nelson, AICP

Contract Planner for Kittitas County

---

**From:** Barb King [mailto:dragonwood1@hotmail.com]  
**Sent:** Thursday, October 01, 2009 3:28 PM  
**To:** Anna Nelson  
**Subject:** Oppose TSR

**I strongly oppose the misuse of our land use policies. I would support a project that was properly cited, but this site is absolutely absurd for many reasons. I fully agree with the following:**

To My Neighbors in the Lower Teanaway Watershed:

(Including Weihl Road, Red Bridge Road, Lookout Mountain, and Teanaway Road)

I write this email to bring your attention to a potential gross-misuse of the land in the lower Teanaway watershed. Please take a moment to read this e-mail and submit your comments on this issue to Kittitas County planners before the deadline for public comment expires on October 5th.

The Teanaway Solar Reserve (TSR) is a corporation recently formed by Seattle-area businessmen. TSR is a spin-off business of the American Forest Land Company (AFLC), a Wyoming corporation, with offices in Bellingham. AFLC is also trying to create a large development cluster in the upper Teanaway while TSR is simultaneously trying to place the largest solar array in the United States right in our scenic valley.

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The property is zoned for use as a Commercial Forrestr. This means that if Kittitas County followed its own zoning practices, not more than 1 house could be built on 88 acres of land. However, the County is seriously considering approval of a conditional Use Permit (CUP) that would allow this use in direct contradiction of the County's current zoning. Most of us purchased our land and built our homes in this area to enjoy a rural lifestyle. We relied on the County's practice of zoning to cluster development in the cities and towns and keep the rural areas rural. Each solar panel is nearly the size of a car and the ridge will look like a parking lot for 400,000 of them. The County must not grant the CUP and this gross-misuse of our land-use policies must be stopped.

You can help be letting your voice be heard.

I believe in Solar Power and think we should invest in this important resource for our future. But the proper place for real solar power is NOT in the beautiful pine and fir forests of the Teanaway. Along with the Methow Valley, the Teanaway is one of this state's two most scenic watersheds. This Valley and watershed should be protected. The proper place for a solar array of this magnitude should be in the sage brush country toward vantage, near the wind farm or by Hanford. It's OK to be a fan of solar power but against the siting of this project. That makes sense and is not somehow "anti-environment." Don't be afraid to protest. I would be the first to support a project that was properly cited.



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As many of you know, the Teanaway is not a desert. The area receives 23 inches of rain per year. This is more than the San Juan Islands and twice as much as Hanford. The clouds that frequently hang over the Cascades make for a fair amount of cloudy days also make this site far less effective for PV cells than sunnier climates. To be sure, winter months with short cloudy days will hurt the ability of the PV cells to generate power.

So why do we care if they can't make a profit? Because if they cannot, the business will go under and we could be left with 400,000 ugly solar panels, clear cuts and ugly road systems in perpetuity on Cle Elum ridge. The CUP application has no plan for how to deconstruct this site should this occur.

AFLC and TSR are pushing this project for two reasons. The first is that they can no longer get much value for their land because the large trees have already been logged. (Many small trees exist with 12-15 inch trunks however). In short, one house per 88 acres doesn't fetch much profit for them if they were to sell it. TSR is trying to use a CUP and the promise of a renewable energy to convince the County planners to let them have a second "bite at the apple" and use their land for a quasi-industrial purpose. (That's really what it is--an industrial purpose. If this were any other business enterprise--other than "green" energy--it wouldn't even pass the laugh test. But somehow because it is Solar it seems to be nearly sacred. In the end, it's still just an industrial use and a forest area).

The second reason TSR is pushing this is that the state recently created some pretty big tax incentives for renewable energy. So the promise of cheap land and tax breaks makes it easy for TSR to make their proposal. They hope they can get the CUP from the county and then go shopping for investors world-wide to fund their project. They don't have the hundreds of millions now to pay the tab. Remember, this is essentially a timber company trying to run a solar business. If it doesn't work, the bones of their failure will remain long after they are gone for the rest of us to enjoy.

The County seems to be biting this hook, line and sinker. TSR has "promised" to establish a solar manufacturing plant in Cle Elum and the promise of hundreds of new jobs. However, as of the date of this e-mail no application for the actual plant in Cle Elum has been submitted. A source with the City Cle Elum believes that they don't ever really intend to build a plant at all and will truck PV cells and the towers from Moses Lake, a city in a different county.

So what will Kittitas County really get? Not much. At best we will get an out of town company, using the state's forests for a quick profit, creating a two mile eye sore with very little economic benefit. All of our land values will be diminished and the Teanaway will join the ranks of those many great places in the state that used to be pristine.

For those of you who live on Red Bridge Road and Wehl Road you will really suffer. You will have to endure at least three years of construction. TSR expects to bring up to 450 workers up your road system daily at the peak, with no proposals to fix the roads other than to "work with the Neighbors." They will construct a 10 acre substation and 175 foot high power lines through the area to access the BPA lines. They will add some 100 plus transformer sheds the size of large vans and a hundred miles of buried cable with an extensive network of dirt road systems also visible from all directions in the valley. Since they can't use well water they will truck in water and will set out dozens of honey bucket bathrooms all across the two mile site for their 450 employees to use. If you border the AFLC, they plan on clear-cutting a 100 foot wide fire line right to the edge of your property line and only set the solar panels back 100 feet.

Imagine what this will do to the elk, deer, cougar, bear, bobcat and other animal population? Imagine what 400,000 shiny solar panels will look like 100 feet behind your fence with a clear cut between you and them. Imagine how you will feel when your access gets cut off to the AFLC property as early as next year. They say they won't but they will need to protect their construction and solar equipment. Imagine the drainage problems that nearly 1/2 square mile of impervious solar panels will create in Wehl Road and Loping Lane. That slope is highly unstable and it failed in no less than four paces earlier this January. What will all these transformers and the 10 acre substation sound like?

Friends, tough questions need to be asked. Both of TSR and the County. The problem is the County has already issued a preliminary Designation of Non-Significance (DNS). In short this means that they don't think this will do much to the environment?? However, the Washington Department of Fish and Wildlife has directly disagreed with this ruling and has objected asking for a full Environmental Impact Study (EIS). Good for them. Of course this needs to be studied, at the very least. Why not study it? TSR doesn't want it studied, because of all of the game migration, wetland, steep slope, drainage, and ESA listed species (Steelhead and Bull Trout) issues it will trigger.

The answer is TSR doesn't want you to know until its too late and they want to start building in early Spring. That is Right away! TSR has requested a 15 day notice and comment period. This is the shortest period allowed in county code. They have done this to try and "pull a fast one" on all of us by not providing time for us to comment--and trying to get their permits before anybody of consequence really noticed. A sign was nailed to the base of a pine tree (nice touch) by TSR September 3rd off of Red Bridge Road. The same date notices were allegedly sent out to property to a handful of property owners (less than 20). What about those of us who look right across SR 970 at the site, or those that live below it? Aren't we entitled to know about something that so directly effects us? To be sure, a good neighbor would have allowed a much longer comment period an followed good process. A good neighbor would have spoken to the community before it rammed this down our throats. Is this an indication of how TSR will treat this community once it gets it permits?

So, what can you do? First, let your voice be heard. Provide written comments on what you think about the CUP and the Development Agreement application by no later than October 5, 2009. Comments can be made to Anna Nelson, Contract Planner at (206) 382-9540. Her e-mail is [anelson@GordenDerr.com](mailto:anelson@GordenDerr.com). Be kind, she works on contract for the County and doesn't work for TSR. She can be helpful if you point out obvious problems with the application. I would first recommend you read the CUP Application and the Development Agreement which can be found online at [CDS@CO.KITTITAS.WA.US](http://CDS@CO.KITTITAS.WA.US)

When you look over the application, pay attention to the section entitled Attachment F, Zone of Visual Influence Technical Memorandum. Sit down as you look at the scale of this project and how visible it will be to everyone on the Cle Elum-Teannaway area. Then go to the TSR official Website where they say that "not even the closest land owners will be able to see the solar panels." Somebody isn't telling the truth here. You can't submit an application with four CH2MHILL graphs showing everyone within 8 miles will see this and then have your website says it can't be seen. Again, this is further evidence of why TSR will not be the neighbor they say they will be.

After you make comments, I suggest you let all three county commissioners know how you feel. Call or e-mail. Urge them to require additional time for public input and comment. Public pressure will induce them to back of and maybe even run from the project.

Finally, make your voice heard before the Kittitas County Board of Adjustment. This is tentatively scheduled for Wednesday, November 18, 2009 at 7:00 pm. This time and date may change and I will attempt to update you on this meeting. And remember it is the Board of Adjustment and not the Commissioners who will grant or Deny the CUP. So for use of you who appose this project, THAT is where our energies should be focused. Denial of the CUP will effectively kill the project...at least for now. Also, if a full EIS is required, this will also delay the project allowing us to get our ducks in a row. A full EIS is also something you should ask for in your public comment.

I appreciate your willingness to listen. I hope you will look at the application and make comments. Together we an ensure that the Teanaway remains one of the most beautiful areas in the State of Washington.

Please act to save this important resource!

Respectfully submitted,

James Smith,  
Resident of Kittitas County  
e-mail: [friendsoftheteanaway@gmail.com](mailto:friendsoftheteanaway@gmail.com)

PS. Please forward this e-mail to your contact lists in the area. Urge them to act as well!

Barb King  
Dragonwood  
[dragonwood1@hotmail.com](mailto:dragonwood1@hotmail.com)  
[www.dragonwoodbreeding.com](http://www.dragonwoodbreeding.com)  
Barb King  
Dragonwood  
[dragonwood1@hotmail.com](mailto:dragonwood1@hotmail.com)  
[www.dragonwoodbreeding.com](http://www.dragonwoodbreeding.com)



AT THE CROSSROADS OF WASHINGTON STATE

221 East 4<sup>th</sup> Avenue  
P.O. Box 598  
Ellensburg, WA 98926

October 2, 2009



Ms. Anna Nelson  
Kittitas County Community Services Department  
411 N. Ruby St. Ste 2  
Ellensburg, WA 98926

RE: Teanaway Solar Reserve (CU-09-00005) and Development Agreement

Dear Ms. Nelson:

On behalf of the Economic Development Group of Kittitas County (EDGKC), I am writing to express the EDGKC's general support for the Teanaway Solar Reserve project.

The application references an *Economic Impact Analysis for the Teanaway Solar Reserve Kittitas County, Washington*, but as of the date of this letter, this analysis is not available in the public record. We kindly request that the *Economic Impact Analysis* be made available as soon as possible for review prior to the public hearing on the application.

The applicant cites economic data from the *Economic Impact Analysis* which indicates that the project will provide short and long term employment and economic benefits from construction to management of the solar reserve. While we would like to see the analysis for these conclusions, we do believe that a project of this scale will provide employment and economic benefits to the County.

In addition to the direct employment, spending, and tax revenues associated with development of the solar reserve (as indicated in the application), there are also numerous other economic benefits that will likely occur, because if approved, this project would be an implementation of planning and economic development goals and priorities identified by the EDGKC, Kittitas County, Central Washington University, and other local energy providers and stakeholders. Kittitas County is well-positioned in the State for renewable energy deployment, research and development. The State recently granted Kittitas County the designation of an Innovation Partnership Zone (IPZ) for the Central Washington Renewable Energy Collaborative; and the EDGKC's County Comprehensive Economic Development Strategy identifies renewable energy as a priority sector.

If approved, this project will certainly help to catalyze County priorities for economic development and bring related businesses and private investment to the County and the Region;

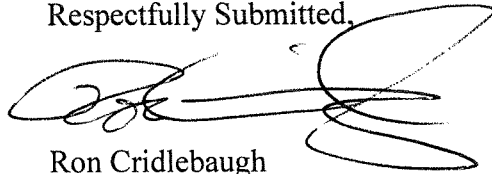
and the County is already mobilizing and planning for renewable energy projects like the Teanaway Solar Reserve.

The applicant has publicly professed its desire to establish an assembly plant in the local Cle Elum area which could be of great long term benefit if the plant remains functioning after full build out of the Teanaway Solar Reserve project. While the application does not address this aspect of the project, the EDGKC supports this local component if deemed viable.

Perhaps there are ways in the development agreement for the project to provide other local benefits such as allocating "green" energy credits or reduced rates to the County or local citizens for a portion of the solar power generated on the grid from the project; and provisions for monetary contributions to sustain renewable energy goals of the EDGKC and the IPZ. We encourage the County to consider these and other commitments to local community benefits in the development agreement.

Thank you for the opportunity to provide this letter of support. We look forward to reviewing the applicant's *Economic Impact Analysis* when available.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Ron Criddlebaugh', written over a horizontal line.

Ron Criddlebaugh  
Executive Director

October 2, 2009

Ms. Anna Nelson  
Kittitas County Community Development Services  
411 N. Ruby, Suite 2  
Ellensburg, WA 98926

RE: Teanaway Solar Reserve

**RECEIVED**

OCT 05 2009

**Kittitas County  
CDS**

We are writing to respond to the short notice afforded us regarding the proposed Solar Reserve on some of the most beautiful forested countryside in Eastern Washington. Our understanding all along has been that we bordered land zoned forest and range, not lands designed for commercial use. From all appearances this would clearly impact home and property values. We are very concerned about the location selected for a number of reasons, but at the same time support the concept of developing alternative sources of energy. **JUST NOT IN OUR BACKYARD!!** Nor would you want it in **YOURS!** A solar reserve should be located in a flat open non forested and not residential area.

Just last spring county engineers roamed the surrounding properties because of severe water runoff and damage along Loping Lane to Red Bridge Rd. after the January 09 flood. The county engineers uncovered little to point to the reason for the flood damage. We personally incurred the loss of over half of our driveway which required fourteen trucks to replace the base that washed away. We can only image the greater threats if the natural vegetation is removed and replaced with panels causing even more erosion from the snow and rain run off.

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We also question how easily the impact to the natural wildlife has been dismissed in the presentations of these plans for the solar reserve. We have the good fortune to enjoy much of the animal population, yet the removal of their natural habitat will certainly change our lives and theirs especially. To reestablish the lost vegetation as a result of the construction will take years.

Directly behind our home is a southern facing hillside which appears slated to be populated with hundreds of these panels? The articles we have read have repeatedly suggested the panels would not be visible to anyone except from the air. Yet, if the program proceeds why must it be located directly out our door? Why isn't the proposed installation located further from the residential areas and closer to the interior of the forested area if it has to be developed here at all! The idea of a fence in the area further limiting food for the wildlife and significantly changing the rural appeal just boggles our minds. What are these commissioners thinking?

Vandalism of our home and property damage are also of great concern. Also, without water access in the proposed reserve, we are extremely apprehensive about the fire danger. What assurances will we have that these panels and electrical components will not ignite a fire?

The biggest issue we do have is the way this has been rushed through with little input from the community. Sure there would be some road improvement, but we moved here to enjoy a less hectic lifestyle and rural setting. A paved road will only encourage more traffic. The construction phase would ruin entire seasons of the spring and summer months, which is unacceptable to us. The notices have allowed us little time to respond or comment because of the clandestine way the county has promoted this program to the detriment of those who live in the community. No, we are not up on all the EIS requirements or even understand why a Conditional Use Permit would be granted when the area is clearly zoned. We need time to understand what rationale the Commissioners are following. We would like the process to involve us, not skip us. We look forward to the opportunity to be heard.

A handwritten signature in cursive script that reads "Janet and Jim Brose". The signature is written in black ink and is positioned above the typed name and address.

Jim and Janet Brose  
951 Loping Lane  
Cle Elum, WA

## Anna Nelson

---

**From:** Anna Nelson  
**nt:** Monday, October 05, 2009 9:30 AM  
**ro:** 'Janet Brose'  
**Subject:** RE: Teanaway Solar Reserve

Thank you for your comments. They have been added to the County file. Your contact information has also been added to the County's "parties-of-record" list for notice on future County actions.

Regards, Anna

---

**From:** Janet Brose [mailto:jl.brose@comcast.net]  
**Sent:** Friday, October 02, 2009 5:17 PM  
**To:** Anna Nelson  
**Subject:** Teanaway Solar Reserve

October 2, 2009

Ms. Anna Nelson  
Kittitas County Community Development Services  
411 N. Ruby, Suite 2  
Ellensburg, WA 98926

RE: Teanaway Solar Reserve

we are writing to respond to the short notice afforded us regarding the proposed Solar Reserve on some of the most beautiful forested countryside in Eastern Washington. Our understanding all along has been that we bordered land zoned forest and range, not lands designed for commercial use. From all appearances this would clearly impact home and property values. We are very concerned about the location selected for a number of reasons, but at the same time support the concept of developing alternative sources of energy. **JUST NOT IN OUR BACKYARD!!** Nor would you want it in **YOURS!** A solar reserve should be located in a flat open non forested and not residential area.

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We also question how easily the impact to the natural wildlife has been dismissed in the presentations of these plans for the solar reserve. We have the good fortune to enjoy much of the animal population, yet the removal of their natural habitat will certainly change our lives and theirs especially. To reestablish the lost vegetation as a result of the construction will take years.

Directly behind our home is a southern facing hillside which appears slated to be populated with hundreds of these panels? The articles we have read have repeatedly suggested the panels would not be visible to anyone except from the air. Yet, if the program proceeds why must it be located directly out our door? Why isn't the proposed installation located further from the residential areas and closer to the interior of the forested area if it has to be developed here at all! The idea of a fence in the area further limiting food for the wildlife and significantly changing the rural appeal just boggles our minds. What are these commissioners thinking?

Vandalism of our home and property damage are also of great concern. Also, without water access in the proposed reserve, we are extremely apprehensive about the fire danger. What assurances will we have that these panels and electrical components will not ignite a fire?

The biggest issue we do have is the way this has been rushed through with little input from the community. Sure there would be some road improvement, but we moved here to enjoy a less hectic lifestyle and rural setting. A paved road will only encourage more traffic. The construction phase would ruin entire seasons of the spring and summer months, which is unacceptable to us. The notices have allowed us little time to respond or comment because of the clandestine way the county has promoted this program to the detriment of those who live in the community. No, we are not up on all the EIS requirements or even understand why a Conditional Use Permit would be granted when the area is clearly zoned. We need time to understand what rationale the Commissioners are following. We would like the process to involve us, not skip us. We look forward to the opportunity to be heard.

Jim and Janet Brose  
951 Loping Lane  
Cle Elum, WA





Mr. Lynn Hatcher  
5791 Red Bridge Road  
Cle Elum, WA 98922  
(509) 674-5645

October 5, 2009

Ms. Anna Nelson  
Kittitas County Community Services Department  
411 N. Ruby St. Ste 2  
Ellensburg, WA 98926

RE: Teanaway Solar Reserve (CU-09-00005) and Development Agreement

Dear Ms. Nelson:

Thank you for the opportunity to provide these comments on the proposed Teanaway Solar Reserve project.

While I support renewable energy opportunities and the potential economic and employment benefits they can bring to our County, I have some specific concerns about the feasibility and environmental impacts of this project in the proposed location.

Water & Stormwater: The Teanaway River is described as being a mile from the site. There will be significant clearing and grading on the 982 acres which will increase erosion and stormwater runoff which could impact the Teanaway River, on-site wetlands and streams, and compromise the integrity of land conditions on property below and around the site from runoff. The SEPA checklist states that there will be no stormwater management, but only use of the "local surface drainage system and patterns." The applicant will have to comply with DOE stormwater regulations and best management practices. There was significant erosion on the hillsides onto Red Bridge Road last January during the flood event and it's my understanding that the County has not fully assessed or implemented the geo-technical requirements to stabilize the Red Bridge Road area. This project should be reviewed for consistency with the geo-technical assessment being done by the County. Any well drilled on site to serve the property will have to meet DOE's rules and restrictions on new exempt wells. Use of toxic chemicals to control noxious weeds could harm existing small mammals and other wildlife that might come in contact with the contaminants; and contaminants could contaminate streams and wetland areas and potentially end up in the Teanaway River. The applicant indicates an intention to retain on-site vegetation but it appears (see Photo Plate #11 and #12 in the application) that significant amounts if not all vegetation will need to be removed (not just cut down to 6"-12" above ground) for the installation of the cabling to the inverters and substations. The cable trenches are described as several feet wide by 2-3 feet deep. It's not clear from the project description exactly how much earth will be disturbed for what appears to be an extensive cabling through out the project site.

Traffic: A traffic impact analysis should be done to assure impacts are properly identified and mitigated. The project anticipates 4,500 truck trips during construction, not to mention construction worker traffic and mobilizing of other equipment to the site. Access would be from Red Bridge Road which is a rural local access road and would likely need improvements to sustain the expected truck and project related trips. Weihl Road and Loping Lane would also

need upgrading. There could also be impacts to SR 970 which will be used to access Red Bridge Road. SR 970 is a heavily trafficked two lane road with no turn lane onto Masterson Road which could increase road deterioration and driver safety.

**Wildlife:** Elk, deer, coyote, and cougars move thru the area. There is a Teanaway herd of elk that moves through the area. Cougar are well documented in this immediate area. There will likely be cumulative impacts to wildlife and migration patterns due to placement of panels, vehicle access and noise disturbance and general land alterations to the 982 project site.

**Public Services:** The project estimates hundreds of workers converging on the site (and into the local area) and 4,500+ truck trips. These increases generally equate to an increased risk of accidents and other incidents requiring public service response such as traffic violations, theft, emergency medical and fire response, especially during construction. It is likely that the site could be subject to vandalism. It is likely that fire risk will increase on the site during and after construction. Adequate water for fire suppression should be on site. Access roads will need to be maintained for emergency vehicle access year round.

**Endangered Species:** The Teanaway is home to wild bull trout and steelhead listed as threatened under the Endangered Species Act (ESA). As a result of this listing, the federal government gives steelhead and bull trout a higher level of protection than species not listed under the ESA. Low flow in the Teanaway River, storm water runoff, siltation and other potential adverse impacts that may affect the survival of steelhead and bull trout as a result of your project must be mitigated prior to the initiation of projects in the Teanaway Solar Reserve impact area. I also understand that the Yakama Nation is very concerned about the potential loss of steelhead from the project and the resulting adverse impact on their treaty secured fishing rights. I request that you contact the Yakama Nation Fisheries office to discuss this issue.

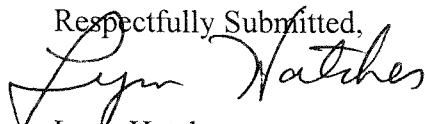
**Cultural Resources:** The Teanaway River watershed was historically used by many area tribes. There is going to be significant grading and clearing for this project which will disturb a lot of ground, increasing the risk of impacting cultural resources. The applicant needs to conduct a cultural resources survey of the property and consult with the Yakama Nation.

**Aesthetics/Light and Glare:** The site will be visible from some locations. Assurances should be made to protect air traffic using the Cle Elum airport and prevent excessive glare from the panels to the surrounding area.

**Recreation:** This area has been used by hunters and other members of the public in the past. While it is private property, these previous uses will likely be displaced because of the project.

**Project Feasibility:** It seems that there are more suitable areas in the County for a solar farm of this scale, in terms of accessibility, snow loads, and land values. It's not clear in the application that relevant feasibility studies were done for the siting of the panels. It would be prudent to know how the energy will be utilized on the grid. I also strongly suggest that the County get creative in the development agreement and include provisions for the County and its residents to get some perpetual energy cost-savings for having this solar energy generated in the county.

Respectfully Submitted,

  
Lynn Hatcher

## Anna Nelson

---

**From:** Lori Hinton [Lori@hintoncreative.com]  
**Sent:** Monday, October 05, 2009 1:43 PM  
**To:** Anna Nelson  
**Subject:** RE: Teanaway Solar Reserve: inappropriate location

Thanks, Anna.  
Lori

---

**From:** Anna Nelson [mailto:anelson@GordonDerr.com]  
**Sent:** Monday, October 05, 2009 1:39 PM  
**To:** lori@hintoncreative.com  
**Cc:** Valoff, Dan  
**Subject:** RE: Teanaway Solar Reserve: inappropriate location

Hi Lori,  
Thank you for your comments. They have been added to the County file. Your contact information has also been added to the County's "parties-of-record" list for notice on future County actions.  
Regards, Anna

---

**From:** Lori Hinton [mailto:Lori@hintoncreative.com]  
**Sent:** Monday, October 05, 2009 1:29 PM  
**To:** Anna Nelson  
**Subject:** Teanaway Solar Reserve: inappropriate location

Hi Anna~  
My name is Lori Hinton and I recently purchased property in Kittitas County in 2007 because I love the rural atmosphere and wildlife. I am in the process of building my retirement home there on this property as this is where I am choosing to live because of these things. I spent yesterday in the Teanaway Valley hiking Ingall's Way and enjoying the gorgeous drive up the valley. Then, my entire outlook came crashing to the ground as I heard word of a proposed solar project which would be sited in these very pristine areas I hold so sacred. I am 100% behind solar energy and all kinds of alternative energies, but I strongly believe the Teanaway is not the location to conduct such a project. It will forever negatively change this pristine area whether it fails or succeeds, and there are far more suitable locations further east along I-90 that are not so treasured for wildlife and views yet have less snow and great sun exposure. Please consider this a vote against the TSR by a very concerned citizen, yet a push for solar energy in a more suitable Kittitas environment.  
Thank you and let me know if I can help further at saving our beloved valley.  
Lori  
206.854.1685  
Mailing address:  
4000 SW Donovan St  
Seattle, WA 98136

STATE REPRESENTATIVE  
13<sup>th</sup> DISTRICT  
JUDITH "JUDY" WARNICK

State of  
Washington  
House of  
Representatives



CAPITAL BUDGET  
RANKING MEMBER  
RULES  
AGRICULTURE &  
NATURAL RESOURCES  
JUDICIARY  
AUDIT REVIEW &  
OVERSIGHT

October 5, 2009

Ms. Anna Nelson  
Kittitas County Community Services Department  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Dear Ms. Nelson,

I would like to add my public support to the Teanaway Solar Reserve and their request for approval of a Project Development Agreement and a Conditional Use Permit for the Teanaway Solar Reserve. I have been briefed on the project and I feel this is a great opportunity to develop renewable energy and new jobs for Kittitas County and Washington State.

The Teanaway Solar Reserve will develop a high-quality renewable energy resource while providing needed economic development and jobs to the area. At the same time, the project will maintain the nature of the Teanaway Valley, which is important to local residents and others in the state. I can see this project serving as an anchor for additional economic development and renewable energy-related jobs for our area.

I encourage you to weigh these benefits while determining appropriate conditions for the Project Development Agreement. I hope you will ultimately approve a Project Development Agreement in a timely manner.

Sincerely,

A handwritten signature in cursive script that reads "Judy Warnick".

Representative Judy Warnick  
13<sup>th</sup> Legislative District

## Anna Nelson

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**From:** Janet Brose [jl.brose@comcast.net]  
**nt:** Monday, October 05, 2009 10:13 AM  
**o:** Anna Nelson  
**Subject:** Re: Teanaway Solar Reserve

Anna, our mailing address is:

Jim & Janet Brose  
15 - 170th PL SE  
Bothell, WA 98012-9168

----- Original Message -----

**From:** Anna Nelson  
**To:** Janet Brose  
**Sent:** Monday, October 05, 2009 9:30 AM  
**Subject:** RE: Teanaway Solar Reserve

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---

**From:** Janet Brose [mailto:jl.brose@comcast.net]  
**Sent:** Friday, October 02, 2009 5:17 PM  
**To:** Anna Nelson  
**Subject:** Teanaway Solar Reserve

October 2, 2009

Ms. Anna Nelson  
Kittitas County Community Development Services  
411 N. Ruby, Suite 2  
Ellensburg, WA 98926

RE: Teanaway Solar Reserve

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Jim and Janet Brose  
51 Loping Lane  
Cle Elum, WA

## Anna Nelson

---

**From:** barbarafaulkner@comcast.net  
**nt:** Monday, October 05, 2009 1:19 PM  
**o:** Anna Nelson  
**Subject:** Re: Inquiry through County web site

Thanks ANNA...my mailing address for updates is as follows:Barbara Faulkner 32513 42nd place sw. Federal Way, Washington 98023. Phone253-404-2165

Sent from my Verizon Wireless BlackBerry

---

**From:** "Anna Nelson" <anelson@GordonDerr.com>  
**Date:** Mon, 5 Oct 2009 10:28:19 -0700  
**To:** <barbarafaulkner@comcast.net>  
**Cc:** Valoff, Dan<dan.valoff@co.kittitas.wa.us>  
**Subject:** FW: Inquiry through County web site

Hello Ms. Faulkner,  
Thank you for your email. I am a contract planner working for and on behalf of Kittitas County to review the Conditional Use Permit application and proposed Development Agreement that was submitted by the Teanaway Solar Reserve LLC. Attached is the Notice of Application.

Do you have a phone number I can contact you at to discuss where this application is in the review process? The comment period ends today (October 5<sup>th</sup>), but the County will continue to accept comments through out the entire review. If you prefer to call me, please contact me at 206-382-9540.

Regards,  
Anna Nelson

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**From:** Mandy Weed [mailto:mandy.weed@co.kittitas.wa.us] **On Behalf Of** CDS User  
**Sent:** Friday, October 02, 2009 8:48 AM  
**To:** Anna Nelson  
**Subject:** FW: Inquiry through County web site

Please see below.

Thanks,

*Mandy Weed*

---

**From:** Barbara Faulkner [mailto:barbarafaulkner@comcast.net]  
**Sent:** Thursday, October 01, 2009 5:30 PM  
**To:** CDS User  
**Subject:** Inquiry through County web site

As you can see Mark McClain has suggested that there will be plenty to comment time and I should contact you for more information on how, when and where to offer comment. Any information/direction you can provide would be greatly appreciated.

I thank you:Barbara Faulkner, Property owner

There will be plenty to comment time. Feel free to contact Community Development Services for more information about how to do that.

You should know that this is not something the Board is involved in.

---

**From:** Barbara Faulkner

**To:** Mark D. McClain

**Sent:** Thu Oct 01 17:12:36 2009

**Subject:** TSR 1000 acre solar site

Commissioner McClain, I was alarmed today to hear of the proposed TSR 1000 acre solar site project. I am a landowner off of Weihl Road and respectfully request and urge the county require additional time for public input and comment. I believe The size and scope of this proposed project would have a long lasting negative impact on The Cle Elum ridge, property owners, property values, wildlife and the natural beauty of the area for years to come. I would also like to see a full EIS required for this project.

Respectfully submitted

Barbara Faulkner

Property owner



## Anna Nelson

---

**From:** Anna Nelson  
**Sent:** Monday, October 05, 2009 10:28 AM  
**To:** 'barbarafaulkner@comcast.net'  
**Cc:** Valoff, Dan  
**Subject:** FW: Inquiry through County web site  
**Attachments:** CU-09-00005 Teanaway Solar Reserve Notice of Application Mailed.pdf

Hello Ms. Faulkner,  
Thank you for your email. I am a contract planner working for and on behalf of Kittitas County to review the Conditional Use Permit application and proposed Development Agreement that was submitted by the Teanaway Solar Reserve LLC. Attached is the Notice of Application.

Do you have a phone number I can contact you at to discuss where this application is in the review process? The comment period ends today (October 5<sup>th</sup>), but the County will continue to accept comments through out the entire review. If you prefer to call me, please contact me at 206-382-9540.  
Regards,  
Anna Nelson

---

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**Sent:** Friday, October 02, 2009 8:48 AM  
**To:** Anna Nelson  
**Subject:** FW: Inquiry through County web site

Please see below.

Thanks,

*Mandy Weed*

---

**From:** Barbara Faulkner [mailto:barbarafaulkner@comcast.net]  
**Sent:** Thursday, October 01, 2009 5:30 PM  
**To:** CDS User  
**Subject:** Inquiry through County web site

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Thank you: Barbara Faulkner, Property owner

There will be plenty to comment time. Feel free to contact Community Development Services for more information about how to do that.

You should know that this is not something the Board is involved in.

**From:** Barbara Faulkner

**To:** Mark D. McClain

**Sent:** Thu Oct 01 17:12:36 2009

**Subject:** TSR 1000 acre solar site

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Respectfully submitted

Barbara Faulkner

Property owner

## Anna Nelson

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**From:** Anna Nelson  
**nt:** Monday, October 05, 2009 9:29 AM  
**o:** 'Bill'  
**Subject:** RE: Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!

Thank you for your comments. They have been added to the County file. Your contact information has also been added to the County's "parties-of-record" list for notice on future County actions.

Regards, Anna

---

**From:** Bill [mailto:kingbros@cse-net.com]  
**Sent:** Friday, October 02, 2009 5:20 PM  
**To:** Anna Nelson  
**Subject:** FW: Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!

---

**From:** Bill [mailto:kingbros@cse-net.com]  
**Sent:** Thursday, October 01, 2009 1:41 PM  
**To:** 'anelson@GordenDerr.com'  
**Subject:** FW: Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!

**Dear Anna, Following is a letter I just received ( which you probably have already seen). My wife and I have a home straight across 970 and, if this is built, it will be ruining one of the most beautiful views of the Stewart Mountains in the area. (Although all of our neighbors would probably say theirs is the best). It would surprise me that you haven't heard from them.**

**You would be more than welcome to come to our place and sit with us in the front yard and try to picture the change to our view. This will certainly have a negative effect on the value of our home.**

**I have enclosed the letter because I don't think I could say it any better.**

**I guess I must have my head in the sand, to have this CUP get as far as it has without me getting involved. There has been a problem in the area that there doesn't seem to be much thought put into the overall effects of the different planning decisions.**

**All of the previous development of this projected area has been residential ( and pretty high end residential for the most part). It seems way off the track to put what is obviously a pretty high density commercial project into the middle of the area. It's hard for me to believe that there has not been a bunch of negative response from these neighbors.**

**I can't help but think the reason for this developement is because of the downturn in the real estate market that put a wrench in the original plan of the American Forest Land Co. which was to log and then develop this property by breaking it up into smaller residential pieces. I hate to say I envision them pulling in their 100 million dollars worth of investors, taking their share (which is probably a lot more than what they would have gotten with the original residential idea)and walking away either immediatly or at the first winter when this sight proves unfeasable. I certainly know that I won't be one of the investors.**

**Please read the following letter, it addresses a bunch of issues that should have stopped this project already and said much better than I could have presented them.**

**( I'm not very computer savy and have not a clue how I printed this in different fonts.... and certainly didn't want the dark printing above to come across like I was yelling, I just would appreciate some help to stop this CUP or at least slow it down with the requested EIS.**

Sincerely, Bill King

**From:** Barb King [mailto:dragonwood1@hotmail.com]

**Sent:** Thursday, October 01, 2009 11:44 AM

**To:** kingbros

**Subject:** Fw: Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!

**From:** Ellen Porter - W

**Sent:** Thursday, October 01, 2009 9:37 AM

**To:** dragonwood1@hotmail.com

**Subject:** FW: Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!

Barbara,

Reagan asked me to forward this to you.

Ellen Porter

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**From:** reagan.dunn@comcast.net [mailto:reagan.dunn@comcast.net]

**Sent:** Wednesday, September 30, 2009 4:08 PM

**To:** Ellen Porter

**Subject:** Fwd: Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!

Ellen,

Can you forward this e-mail to Barbara at Draganwood. She is our Horseback ridding instructor and I don't have her e-mail. I gave you her card a few days back. Thanks,

-Reagan

----- Forwarded Message -----

From: "james Smith" <friendsoftheteanaway@gmail.com>

To: friendsoftheteanaway@gmail.com

Sent: Wednesday, September 30, 2009 3:40:11 PM GMT -08:00 US/Canada Pacific

Subject: Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!

To My Neighbors in the Lower Teanaway Watershed:

(Including Weihl Road, Red Bridge Road, Lookout Mountain, and Teanaway Road)

I write this email to bring your attention to a potential gross-misuse of the land in the lower Teanaway watershed. Please take a moment to read this e-mail and submit your comments on this issue to Kittitas County planners before the deadline for public comment expires on October 5th.

The Teanaway Solar Reserve (TSR) is corporation recently formed by Seattle-area businessmen. TSR is a spin-off business of the American Forest Land Company (AFLC), a Wyoming corporation, with offices in Bellingham. AFLC is also trying to create a large development cluster in the upper Teanaway while TSR is simultaneously trying to place the largest solar array in the United States right in our scenic valley.

00,000 solar panels will be perched on top of Cle Elum Ridge directly above SR 970. The site will consist of shiny solar arrays nearly TWO MILES across. These arrays will be visible in ALL directions for up to 8 miles, including from I-90, SR 970, and even parts of CLe Elum!

The property is zoned for use as a Commercial Forrest. This means that if Kittitas County followed its own zoning practices, not more than 1 house could be built on 88 acres of land. However, the County is seriously considering approval of a conditional Use Permit (CUP) that would allow this use a direct contradiction of the County's current zoning. Most of us purchased our land and built our homes in this area to enjoy a rural lifestyle. We relied on the County's practice of zoning to cluster development in the cities and towns and keep the rural areas rural. Each solar panel is nearly the size of a car and the ridge will look like a parking lot for 400,000 of them. The County must not grant the CUP and this gross-misuse of our land-use policies must be stopped.

You can help be letting your voice be heard.

I believe in Solar Power and think we should invest in this important resource for our future. But the proper place for real solar power is NOT in the beautiful pine and fir forests of the Teanaway. Along with the Methow Valley, the Teanaway is one of this state's two most scenic watersheds. This Valley and watershed should be protected. The proper place for a solar array of this magnitude should be in the sage brush country toward vantage, near the wind farm or by Hanford. It's OK to be a fan of solar power but against the siting of this project. That makes sense and is not somehow "anti-environment." Don't be afraid to protest. I would be the first to support a project that was properly cited.

TSR's site location on the top of the Cle Elum Ridge is at approximately 2,500 feet is a poor choice for a solar array of this size. The site averages 25-30 inches of snow in mid-winter and frequently has more than 3 feet of snow. In their application materials, TSR has no serious plan to keep the panels clear of snow. With a snow load on them, the panels PV cells will generate very little energy.

As many of you know, the Teanaway is not a desert. The area receives 23 inches of rain per year. This is more than the San Juan Islands and twice as much as Hanford. The clouds that frequently hang over the Cascades make for a fair amount of cloudy days also make this site far less effective for PV cells than sunnier climates. To be sure, winter months with short cloudy days will hurt the ability of the PV cells to generate power.

So why do we care if they can't make a profit? Because if they cannot, the business will go under and we could be left with 400,000 ugly solar panels, clear cuts and ugly road systems in perpetuity on Cle Elum ridge. The CUP application has no plan for how to deconstruct this site should this occur.

AFLC and TSR are pushing this project for two reasons. The first is that they can no longer get much value for their land because the large trees have already been logged. (Many small trees exist with 12-15 inch trunks however). In short, one house per 88 acres doesn't fetch much profit for them if they were to sell it. TSR is trying to use a CUP and the promise of a renewable energy to convince the County planners to let them have a second "bite at the apple" and use their land for a quasi-industrial purpose. (That's really what it is--an industrial purpose. If this were any other business enterprise--other than "green" energy--it wouldn't even pass the laugh test. But somehow because it is Solar it seems to be nearly sacred. In the end, its stil just an industrial use and a forest area).

The second reason TSR is pushing this is that the state recently created some pretty big tax incentives for renewable energy. So the promise of cheap land and tax breaks makes it easy for TSR to make their proposal. They hope they can get the CUP from the county and then go shopping for investors world-wide to fund their project. They don't have the hundreds of millions now to pay the tab. Remember, this is essentially a timber company trying to run a solar business. If it doesn't work, the bones of their failure will remain long after they are gone for the rest of us to enjoy.

The County seems to be biting this hook, line and sinker. TSR has "promised" to establish a solar manufacturing plant in Cle Elum and the promise of hundreds of new jobs. However, as of the date of this e-mail no application for the actual plant in Cle Elum has been submitted. A source with the City of Cle Elum believes that they don't ever really intend to build a plant at all and will truck PV cells and the towers from Moses Lake, a city in a different county.

So what will Kittitas County really get? Not much. At best we will get an out of town company, using the state's forests for a quick profit, creating a two mile eye sore with very little economic benefit. All of our land values will be diminished and the Teanaway will join the ranks of those many great places in the state that used to be pristine.

For those of you who live on Red Bridge Road and Wehl Road you will really suffer. You will have to endure at least three years of construction. TSR expects to bring up to 450 workers up your road system daily at the peak, with no proposals to fix the roads other than to "work with the Neighbors." They will construct a 10 acre substation and 175 foot high power lines through the area to access the BPA lines. They will add some 100 plus transformer sheds the size of large vans and a hundred miles of buried cable with an extensive network of dirt road systems also visible from all directions in the valley. Since they can't use well water they will truck in water and will set out dozens of honey bucket bathrooms all across the two mile site for their 450 employees to use. If you border the AFLC, they plan on clear-cutting a 100 foot wide fire line right to the edge of your property line and only set the solar panels back 100 feet.

Imagine what this will do to the elk, deer, cougar, bear, bobcat and other animal population? Imagine what 400,000 shiny solar panels will look like 100 feet behind your fence with a clear cut between you and them. Imagine how you will feel when your access gets cut off to the AFLC property early as next year. They say they won't but they will need to protect their construction and solar equipment. Imagine the drainage problems that nearly 1/2 square mile of impervious solar panels will create in Wehl Road and Loping Lane. That slope is highly unstable and it failed in no less than four places earlier this January. What will all these transformers and the 10 acre substation sound like?

Friends, tough questions need to be asked. Both of TSR and the County. The problem is the County has already issued a preliminary Designation of Non-Significance (DNS). In short this means that they don't think this will do much to the environment?? However, the Washington Department of Fish and Wildlife has directly disagreed with this ruling and has objected asking for a full Environmental Impact Study (EIS). Good for them. Of course this needs to be studied, at the very least. Why not study it? TSR doesn't want it studied, because of all of the game migration, wetland, steep slope, drainage, and ESA listed species (Steelhead and Bull Trout) issues it will trigger.

The answer is TSR doesn't want you to know until it's too late and they want to start building in early Spring. That is Right away! TSR has requested a 15 day notice and comment period. This is the shortest period allowed in county code. They have done this to try and "pull a fast one" on all of us by not providing time for us to comment--and trying to get their permits before anybody of consequence really noticed. A sign was nailed to the base of a pine tree (nice touch) by TSR on September 3rd off of Red Bridge Road. The same date notices were allegedly sent out to property to a handful of property owners (less than 20). What about those of us who look right across SR 970 at the site, or those that live below it? Aren't we entitled to know about something that so directly affects us? To be a good neighbor would have allowed a much longer comment period and followed good process. A good neighbor would have spoken to the community before it rammed this down our throats. Is this an indication of how TSR will treat this community once it gets its permits?

So, what can you do? First, let your voice be heard. Provide written comments on what you think about the CUP and the Development Agreement application by no later than October 5, 2009.

Comments can be made to Anna Nelson, Contract Planner at (206) 382-9540. Her e-mail is [anelson@GordenDerr.com](mailto:anelson@GordenDerr.com). Be kind, she works on contract for the County and doesn't work for TSR. She can be helpful if you point out obvious problems with the application. I would first recommend you read the CUP Application and the Development Agreement which can be found online at [CDS@CO.KITTITAS.WA.US](mailto:CDS@CO.KITTITAS.WA.US)

When you look over the application, pay attention to the section entitled Attachment F, Zone of Visual Influence Technical Memorandum. Sit down as you look at the scale of this project and how visible it will be to everyone on the Cle Elum-Teannaway area. Then go to the TSR official Website where they say that "not even the closest land owners will be able to see the solar panels." Somebody isn't telling the truth here. You can't submit an application with four CH2MHILL graphs showing everyone within 8 miles will see this and then have your website says it can't be seen. Again, this is further evidence of why TSR will not be the neighbor they say they will be.

After you make comments, I suggest you let all three county commissioners know how you feel. Call or e-mail. Urge them to require additional time for public input and comment. Public pressure will induce them to back off and maybe even run from the project.

Finally, make your voice heard before the Kittitas County Board of Adjustment. This is tentatively scheduled for Wednesday, November 18, 2009 at 7:00 pm. This time and date may change and I will attempt to update you on this meeting. And remember it is the Board of Adjustment and not the Commissioners who will grant or Deny the CUP. So for those of you who appose this project, THAT is where our energies should be focused. Denial of the CUP will effectively kill the project...at least now. Also, if a full EIS is required, this will also delay the project allowing us to get our ducks in a row. A full EIS is also something you should ask for in your public comment.

I appreciate your willingness to listen. I hope you will look at the application and make comments. Together we can ensure that the Teanaway remains one of the most beautiful areas in the State of Washington.

Please act to save this important resource!

Respectfully submitted,

James Smith,  
Resident of Kittitas County  
e-mail: [friendsoftheteanaway@gmail.com](mailto:friendsoftheteanaway@gmail.com)

PS. Please forward this e-mail to your contact lists in the area. Urge them to act as well!

No virus found in this incoming message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 8.5.409 / Virus Database: 270.13.113/2400 - Release Date: 10/01/09 06:34:00

## Anna Nelson

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**From:** Anna Nelson  
**Date:** Monday, October 05, 2009 9:27 AM  
**Subject:** RE: Teanaway Solar Preserve

Thank you for your comments. They have been added to the County file. Your contact information has also been added to the County's "parties-of-record" list for notice on future County actions.

Regards, Anna

---

**From:** Bill Sparks [mailto:wssparks@gmail.com]  
**Sent:** Saturday, October 03, 2009 10:18 AM  
**To:** Anna Nelson  
**Subject:** Fwd: Teanaway Solar Preserve

----- Forwarded message -----

**From:** Bill Sparks <[wssparks@gmail.com](mailto:wssparks@gmail.com)>  
**Date:** Sat, Oct 3, 2009 at 9:57 AM  
**Subject:** Teanaway Solar Preserve  
**To:** Anna Nelson <[anelson@gordenderr.com](mailto:anelson@gordenderr.com)>

I would like to record my opposition to the proposed solar installation in the Teanaway Valley. I live on 40 acres of land in the Teanaway Rifer valley directly below the proposed solar installation. When I first read the article in the paper I was incredulous that the largest solar installation in the world - according to the newspaper, would be sited on a ridge in the foothills of the Cascade Mountain range. My first thought was that something other than common sense was driving this proposal. Somehow money, through tax incentives, or energy incentives, must be at the root of this misguided venture. I am all for energy production, whether by drilling for oil, natural gas, bio-fuel generators, wind, hydro, solar, etc., but to place the largest solar installation in the world in the Teanaway Valley does not compute. The only justifying reason is that there is a major power transmission line adjacent or on the property. Forty miles to the east of this location, where the present Wild Horse Wind Farm is located, the weather is dramatically different. We receive about 20-25 inches of precipitation a year, most of which is in the form of snow. I cannot imagine placing the largest solar location in the world in a location such as the Teanaway where we experience a considerable amount of inclement days as it relates to solar production. Arizona, New Mexico, Nevada, California, Texas, - I can understand siting the solar preserve in such places located where the basic necessities are present for maximum solar production, i.e. clear, sunny days. The only reason I can come up with for the siting of the solar preserve in the Teanaway is artificial financial inducement. I have seen many tax favored investments ultimately go bust and be a liability to tax payers when the basic tenet for the investment is strictly the tax incentives and not sound economic decision making. This is the wrong project in the wrong location and should not be approved. I would certainly require an EIS at the very least.

Thanks for your consideration.

Bill Sparks  
P.O. Box 490  
491 Dutil Drive  
Cle Elum, Wa. 98922  
509-674-8159



**Anna Nelson**

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**From:** Anna Nelson  
**Sent:** Monday, October 05, 2009 9:25 AM  
**To:** 'JaneMcc'  
**Cc:** Valoff, Dan  
**Subject:** RE: Teanaway Project

Thank you for your comments. They have been added to the County file. Your contact information has also been added to the County's "parties-of-record" list for notice on future County actions.

Regards, Anna

---

**From:** JaneMcc [mailto:janeMcc@fairpoint.net]  
**Sent:** Saturday, October 03, 2009 8:32 PM  
**To:** Anna Nelson  
**Subject:** Teanaway Project

**RICHARD LUCHSINGER**  
**JANE McCLENNEY**  
**9300 Brick Mill Rd.**  
**Ellensburg, WA 98926**  
**509-968-3714**

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We need to keep our forest lands AS forest land. These private timber companies have received big tax breaks to keep these lands in forest. They are always telling us on TV how they protect fish and wildlife. When are they going to do so? The Fish and Wildlife Department disagreed with the County and says that there would be a big impact if this development was allowed.

Have you ever studied forest or soils? Hard surface runoff is 100% and immediate. Grasslands, much slower, with only about a 90% total runoff. And forest land is even longer yet, with only 75-80% runoff to the rivers. This is why so many rivers on the west side of the mountains flood even with only heavy rain. It is overdeveloped with a lot of hard surface runoff area.

Deer, elk, and other wildlife would be totally displaced. Look at what's even happening with Suncadia. They are having trouble with deer and elk there, which would force even more wildlife onto I-90. We also have to remember tree, shrubs and other plants is the only true air conditioning this earth has. Their development would destroy all this. We would have to cut down even more trees as more houses were built and power lines go in. If you want to really be "green" pass laws that make all new building and remodels have solar and some type of wind power. Other countries are already doing so, and eventually we will have to get there as well.

If you are looking for jobs, enhance hunting and fishing. Last fall, Daily Record had an article that sportsmen support more jobs than Boeing and Washington State University together. And if you would like a copy of this, we will be happy to send you one.

Why not put a solar project of this magnitude in sagebrush area – where no trees need be destroyed, where sun is plentiful, snowfall is lighter? Where this is planned is in higher elevation with heavy

snowfall. The panels will be virtually useless for 3 months of the year, where in sagebrush, they would not. The lots and development are in higher elevation which also means snowfall would need to be removed for these lots. And who would pay for this?

and finally, this would be a blight on the landscape for visual reasons.

This application should be denied.

Richard Luchsinger  
Jane McClenney

## Anna Nelson

---

**From:** Anna Nelson  
**Sent:** Monday, October 05, 2009 9:08 AM  
**To:** 'Robert Hill'  
**Cc:** Valoff, Dan  
**Subject:** RE: CUP Application for Teanaway Solar Reserve

Thank you for your comments. They have been added to the County file for consideration.

---

**From:** Robert Hill [mailto:hillshill@wavecable.com]  
**Sent:** Sunday, October 04, 2009 7:41 PM  
**To:** Anna Nelson  
**Subject:** Fw: CUP Application for Teanaway Solar Reserve

----- Original Message -----

**From:** Robert Hill  
**To:** [anelson@GordenDerr.com](mailto:anelson@GordenDerr.com)  
**Sent:** Sunday, October 04, 2009 8:54 AM  
**Subject:** CUP Application for Teanaway Solar Reserve

Anna, I wanted to let you know that my Wife Diane and I do appose the process being followed to get Conditional Use approval for the Teanaway Solar Reserve. Such a major project will have very long lasting impact on the area and the approach to shorten the process from a full EIS to the DNS just offers major opportunity for error and needed broad scale evaluation. We own three Properties that Loping Lane, the project access road goes through Parcels 17792,21129 and 314136) Please clearly understand we do not support the direction being followed and asks for your consideration and advice in requesting a full Environmental Impact Statement plan.

So, clearly we feel the CUP and DNS treatment is not the proper and honest approach to follow in such a large scale project.

Thank You for your consideration,

Robert and Diane Hill  
2548 S. Camano Drive  
Camano Island, Wash. 98282  
360 387 0393

## Anna Nelson

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**From:** Anna Nelson  
**Sent:** Monday, October 05, 2009 5:12 PM  
**To:** 'reagan.dunn@comcast.net'  
**Cc:** 'Valoff, Dan'  
**Subject:** RE: Teanaway Solar Reserve CUP and Development Agreement

Hello Mr. Dunn,  
Thank you for your comments. A copy will also be added to the County file.  
Regards, Anna

---

**From:** reagan.dunn@comcast.net [mailto:reagan.dunn@comcast.net]  
**Sent:** Monday, October 05, 2009 5:06 PM  
**To:** Anna Nelson  
**Cc:** Reagan Dunn  
**Subject:** Teanaway Solar Reserve CUP and Development Agreement

Ms. Nelson,

Please find the attached public comment regarding the Teanaway Solar Reserve CUP and Development Agreement. Nothing in these comments is in any way intended to waive my right of appeal or litigation on any issue relating to this proposed CUP or Development Agreement.

While I am a big fan of solar power, I have serious concerns about the appropriateness of this project its proposed location. I think the letters From the Washington State Department of Fish and Wildlife and from Chuck Adams in the public file are both very accurate and I incorporate their content herein by this reference.

But I don't want to stand in the way of "clean energy", so if the County is serious about placing this project on the Cle Elum Ridge as proposed I hope they consider, and make the CUP conditioned on, the following mitigation efforts at a minimum. (I am the closest landowner to the site and the road will run right THROUGH my property, across a road easement. Those trucks and construction workers will pass about 150 feet from the future home site (where I have spent a ton of money trenching power and phone etc nearly a quarter mile in hopes of a pristine retirement home). So here they are:

1) ROAD and CULVERTS: The access road to the site is poor. Even in the spring I have required four wheel chains on full-size 4 wheel drive truck simply to get through the mud roads without snow. With snow I have been stuck no less than six times and required towing. The proposed access road to the site is wholly inadequate for the scale of the site and will need to be improved. Because of drainage problems, discussed later, the road should be a high quality gravel road with steps taken to keep the level of dust down. Culverts must be improved to handle the considerable drainage that runs off in many stream beds. If they are serious about getting vehicles up there from October until late April, the road improvements must be made by the applicant from Red Bridge Road all the way to the American Forrest Property Gate which sits on my property. The CUP should be conditioned on this improvement.

GATE: I built and own the gate at the bottom of lot 1, this will need to be automated to allow construction and also homeowners access. The road easement is NOT a public one. I do not allow tress passing without written permission. The gate must be closed at all times when not actually

letting vehicles in. If a passing area is required for trucks, construct it on Lot 2 under the power lines and try not to disturb the gate since it has a Ranch look to it and it was expensive. I don't believe a guard shack is necessary but if one is needed, I would place it by the lower gate (the one I built) just inside of lot two. I would prefer not to have a guard shack just behind my house and in view of

Not only would he be a very lonely guy in the middle of the night, but it wouldn't make any sense if visitors couldn't get through the lower gate. I request to have a meaningful input as the applicant designs the gate and the policy for entry into the site.

3) POWER LINES: They should be buried, regardless of the cost. If not buried, they should be as low to the ground as possible with the fewest trees cut as possible. Also, they should be required to use the brown/rusty single power polls that look like tree trunks. A 300 foot wide clear cut with huge power polls would really kill the rural feel up there and it doesn't need to if properly designed .

4) 10 ACRE SUBSTATION: This feature should be placed WELL back into the applicants property out of site from all landowners at least 1000 feet. I could handle some power lines, but an substation that is fenced in in sight of the home site is unnecessary. Applicant should bear the cost of adding a few more feet of power lines and place it well back on the American Forrest property and nowhere near lots 1, 2 and 3. Not on lot 2, where the access road exists. An appropriate fence should be as small as possible should be used to hide the station and minimize its appearance to neighboring properties.

5) DRAINAGE: Proper draining for the road and culvert system must be added. The whole hillside along loping lane is unstable. I think something like 2 million dollars in FEMA money was used to rehab the site this spring. Even during normal winter snow runoff the creeks are all full and drain into the Teanaway River in a muddy mess. In January, the floods took out HWY 970 along with Red Bridge Road in a few spots. The applicant wants to put up numerous solar panels on the site. As I had the application, there will be a bunch of access roads and lots of trenching for power lines which will require all of the trees to be cut because the roots will be compromised or the trees are simply in the way. In addition, a buffer will be created. The first problem is that the solar panels don't allow water to pass through them and will act just like a big tarp. Second, clearing this huge amount of trees and other biomass will further reduce the ability of the land to absorb this run off. Believe me, this area already floods EVERY spring. Unless extraordinary measures are taken to mitigate, the flooding will be far worse. (Again, I don't want to stand in the way of this project but it might be wise for the County to consider a full Environment Impact Study for this project--especially with all this drainage running into the Teanaway River.)

6) CLEAR CUTTING AND SETBACKS: Clear cutting to the property line with 100 foot setbacks for the solar panels is really cutting it close, not to make a pun. Setbacks should be at least 500 feet from the property lines and 1000 feet from existing structures or developed home sites like mine. I could accept less if they would work with me on site lines for the solar panels and other structures.

7) ACCESS: If all of the above is granted, my family will require written permission to access the site.

Sincerely,

Reagan Dunn  
1370 Loping Lane  
Elum, Washington  
Mail to:

Reagan Dunn  
1488 SE 179th Street  
Maple Valley, WA 98038



Subj: **Development Agreement - Teanaway Solar Reserve**  
Date: 10/5/2009 2:07:14 PM Pacific Daylight Time  
From: CFAadams2  
To: anelson@GordonDerr.com

*Copy - Delivered to  
Ms. Anna Nelson by  
e-mail on 10/5/09*

October 5, 2009

Ms. Anna Nelson  
Kittitas County Community Development Services  
411 N. Ruby, Suite 2  
Ellaensburg, WA 98926

Re: Development Agreement  
Teanaway Solar Reserve (CU-09-00005)

Dear Ms. Nelson:

I am writing concerning the proposed Development Agreement by the Teanaway Solar Reserve. We have already addressed many of the issues such as wildlife, roads, run-off, noise, fencing, etc. in our letter dated September 17, 2009 on the proposed CUP. These same issues would need to be addressed in any Development Agreement, as well. However, as stated in that letter, none of these documents should even be considered until the Applicant has conducted a broad and complete environmental impact assessment dealing with all of the issues surrounding the proposed solar development. It makes no sense to destroy the environment in the name of saving it.

One other issue should be addressed if the County proceeds with the Development Agreement. The County should require a very substantial bond to protect the County, adjacent property owners, and the residents of Kittitas County in general in case the project is abandoned, either because it is economic, its tax credits are used up, or for other reasons. Otherwise the public may be required to pick up the costs of cleaning up maintenance roads, run-off, hundreds of acres of solar panels and related infrastructure and reforestation. In this case, the underlying owner, American Forest Land Company, and Teanaway Solar Reserve appear to be inter-related, and their activities should not leave the public on the hook for their environmental damage.

Thank you for your consideration of these comments.

Respectfully submitted,

Charles Adams  
General Manager  
Pine Hills Ranch LLC