

Kittitas County
Teaway Solar Reserve

Public Comments
After October 5, 2009 to
February 22, 2010

Anna Nelson

From: Anna Nelson
nt: Tuesday, October 06, 2009 4:08 PM
o: 'CFAdams2@aol.com'
Subject: RE: Development Agreement - Teanaway Solar Reserve

Hi Chuck,
Thank you for the clarification. I will be include it in the County file.
Regards, Anna

From: CFAdams2@aol.com [mailto:CFAdams2@aol.com]
Sent: Tuesday, October 06, 2009 4:05 PM
To: Anna Nelson
Subject: Re: Development Agreement - Teanaway Solar Reserve

Dear Ms Nelson: Thank you for acknowledging the receipt of the Pine Hills Ranch comments. I want to note one correction to these comments. In paragraph 2, line 3, the word 'economic' should read 'uneconomic', which is probably obvious from the context. Thank you.

Charles Adams

Anna Nelson

From: Anna Nelson
at: Tuesday, October 06, 2009 10:30 AM
'talley.jack@gmail.com'
Cc: 'CDS User'; Dan Valoff
Subject: RE: Teanaway Solar Reserve - public input

Hello Mr. Talley,

Thank you for your comments. A copy of your email and letter attachment will be added to the County file. Your contact information has also been added to the County's "parties of record" list for notice of future County actions.

Regards,

Anna Nelson

Contract Planner for Kittitas County

anelson@GordonDerr.com

206-382-9540

From: CDS User [mailto:planning@co.kittitas.wa.us]
Sent: Tuesday, October 06, 2009 9:38 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve - public input

From the CDS user mailbox.

Laura Wilson
Commit Technician

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
laura.wilson@co.kittitas.wa.us
P: 509.962.7506
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Jack Talley [mailto:talley.jack@gmail.com]
Sent: Monday, October 05, 2009 10:50 PM
To: CDS User
Subject: Fwd: Teanaway Solar Reserve - public input

I have been trying to email this to you to get my input in on time by October 5.

Hopefully at 10:50pm PST Oct 5 this will still get considered even though it is past work hours.

Please see the attached word document or the text pasted in below. I wasn't sure who to email it to and the email address below was rejected so hopefully this [cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us) email address will work.

Thank you,

John C Talley and wife Cynthia Talley

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

From: **Jack Talley** <talley.jack@gmail.com>

Date: Mon, Oct 5, 2009 at 1:04 PM

Subject: Teanaway Solar Reserve - public input

To: anelson@gordenderr.com

here is my input on Oct 5, last day of input

To : Anna Nelson, Contract Planner, (206) 382-9540, anelson@GordenDerr.com

From: John C Talley and Sarah C Talley

Subj: Teanaway Solar Reserve (TSR) application for Conditional Use Permit

Date: Oct 5, 2009

Hello Ms Nelson,

I have a vacation home (intended retirement home in just a couple years) (parcel H) on the ridge just south of the TSR location bought in the year 2000 I believe. Our home and parcel are contiguous and south of Mike Hanson's 20 acre parcel which borders the TSR property. And my mother owns 2 parcels adjacent to our home in this nice pasture slope with views to the ridge very close by:

- Parcel # 14935 13 acres 100 Nordic Lane Cle Elum, WA 98922
Legal Desc. PTN.NW1/4 WEST OF CO.RD. (PARCEL H, SURV. B24/P98)
- Parcel # 14731 6 acres 14731 Wiehl Road, Cle Elem, WA 98922
Legal Desc. PTN.NW1/4 WEST OF CO.RD. (PARCEL F, SURV. B27/P97)
- Parcel # 14732 11.75 acres 00182 Arrowleaf Lane, Cle Elem, WA 98922
Legal Desc. PTN.NW1/4 WEST OF CO.RD. (PARCEL G, SURV. B27/P97)

In general I'm a supporter of solar and wind power and am excited that there could be some serious jobs potential for the Cle Elum area. Specifically, I could be proud of a big solar electric plant nearby, and so would my kids.

I think the company is rushing this through in order to skip a lot of environmental impact issues. Given the political climate, the economic climate, and the very high level support I see this passing inevitably. I do think the county and the state can however push back successfully in mitigating some of this rush and serious detrimental neighborhood impact and I implore you politely to consider a reasonable set of requirements on this developer. I do have some serious concerns about this particular project that I would like to see mitigated by any conditional use permit:

Visual impact: the TSR marketing pronouncements and public statements are not matching up with the details in the permit application. I specifically recall them saying that

- a. the area was already logged
- b. there were trees all around the perimeter
- c. nearby homeowners would not even see the panels

The early PR work (quoted on the company's website) gives the distinct impression that the project will be non-invasive and hardly noticeable - *"It was logged for so there's a row of trees left around it so we have a great natural buffer," said Trott. (Aug 9, 2009). Also..... "The site has been heavily logged in the past, but is surrounded by Ponderosa pine forest will screen the array from view, Trott said."*

But the application that I and others read on-line show that the company plans to clear-cut a 100 foot fire protection rim around the border and then install panels right up to that point. That will produce a starkly visible industrial plant footprint that will be glaringly visible. Speaking of glare, the permit application contains language denying that these photovoltaic panels will produce glare. That is much less than hard to believe.

My neighbors and I would greatly prefer that IF the conditional use permit is granted that some conditions be imposed on the TSR LLC – keeping a negotiated healthy size border of trees around the panels (as implied by the company originally) and somehow visually softening up any clearcutting of a 100' fire boundary. Naturally my neighbors and I are concerned about the southern border directly above the Goodwins, Hansen, and Milt Kuolt property up to the Pine Hill Ranch eastern border.

Construction impact: I'm concerned about Wiehl Road from Red Bridge Road up to Loping Lane (assuming ALL construction traffic turns left at that point). The permit application has no compelling language detailing the extent to which Wiehl Road ought to be rebuilt in order to sustain the pounding of all the heavy trucks over all the seasons. There are a few in my neighborhood who take up collections of dollars, equipment, and many labor hours to patch together and snow plow Wiehl Road simply to keep the road together under a minimal amount of traffic. We know what is needed:

- Designate Wiehl Road from Red Bridge Road to Loping Lane as officially a "county maintained road"
- Negotiate a shared cost approach between the appropriate governmental agency and TSR, LLC and rebuild Wiehl Road to meet the true standard of what is needed to withstand multiple years of very heavy construction traffic, increased employee traffic and the heavy impact of snow and snow melt on this poorly built dirt road

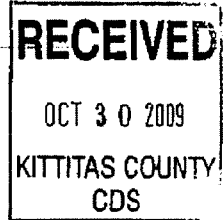
Thank you for your consideration,

John C Talley
And
Sarah C Talley

Talley.jack@gmail.com
Cell 425-233-2110
Mailing address:
108 43rd Street NE
Tacoma, WA 98422



1750 Emerick Road, Cle Elum, WA 98922 USA • +1 (509) 857 2235 • Fax:+1 (509) 857 2237



October 7, 2009

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

Re: Teanaway Solar Reserve

Dear Ms. Nelson,

I am writing this letter to support the Teanaway Solar Reserve. I have taken the time to speak with Howard Trott and tour the site and become informed regarding this project. I feel it is a great opportunity for the Upper Kittitas County area.

The power source is needed and the Teanaway Solar Reserve is taking steps to protect the natural beauty of our county. Their studies show minimal impact to our resources. The job opportunities from this project and the potential of a solar panel manufacturing facility will help the Upper County tremendously with much needed jobs.

I encourage you to approve a Conditional Use Permit for the Teanaway Solar Reserve. This project is a win-win situation for the community.

Sincerely,

Patricia D. Galloway, Ph. D., P.E.
CEO, Pegasus Global Holdings, Inc.

Anna Nelson

From: Anna Nelson
nt: Wednesday, October 14, 2009 9:45 PM
ro: 'Reagan Dunn'
Subject: RE: Last thing

Thanks Regan.

What you have sent is fine. The file has similar pictures from WDFW, and the County also has a variety of pictures.

Thanks for the offer though.

Good night!

Anna

From: Reagan Dunn [mailto:reagan.dunn@comcast.net]
Sent: Wednesday, October 14, 2009 9:40 PM
To: Anna Nelson
Subject: Last thing

Anna,

I have lots of additional pictures if you like for education or illustrative purposes. A neighbor I helped to transport to dry ground sent these to me and I saved them.

Best,

-R

Christine F. Zea

From: Anna Nelson
Sent: Wednesday, October 14, 2009 9:38 PM
To: Christine F. Zea
Subject: FW: Photos from Loping Lane, Weihl Road and Red Bridge Road #1

Pls print 2 copies in color

From: Reagan Dunn [mailto:reagan.dunn@comcast.net]
Sent: Wednesday, October 14, 2009 9:25 PM
To: Anna Nelson
Subject: Photos from Loping Lane, Weihl Road and Red Bridge Road #1

Anna,

I was cleaning out my computer and found some pictures from January. Perhaps too late but they clearly illustrate the flood potential and slope instability of the Hillside directly downstream from the Proposed site. For what they are worth:



This is Loping Lane heading East about 100 yards from Weihl Road. That is about 18 inches of water in the road.



This is Red Bridge Road, directly downhill from the Proposed site. The mud slide has crushed the Garage Door. This is part of where the FEMA money went.

Christine F. Zea

From: Anna Nelson
Sent: Wednesday, October 14, 2009 9:40 PM
To: Christine F. Zea
Subject: FW: Second set.

Pls print 2 color copies

From: Reagan Dunn [mailto:reagan.dunn@comcast.net]
Sent: Wednesday, October 14, 2009 9:31 PM
To: Anna Nelson
Subject: Second set.



A second slide on Red Bridge Road.



This is where Weihl road “flows” into Red Bridge Road



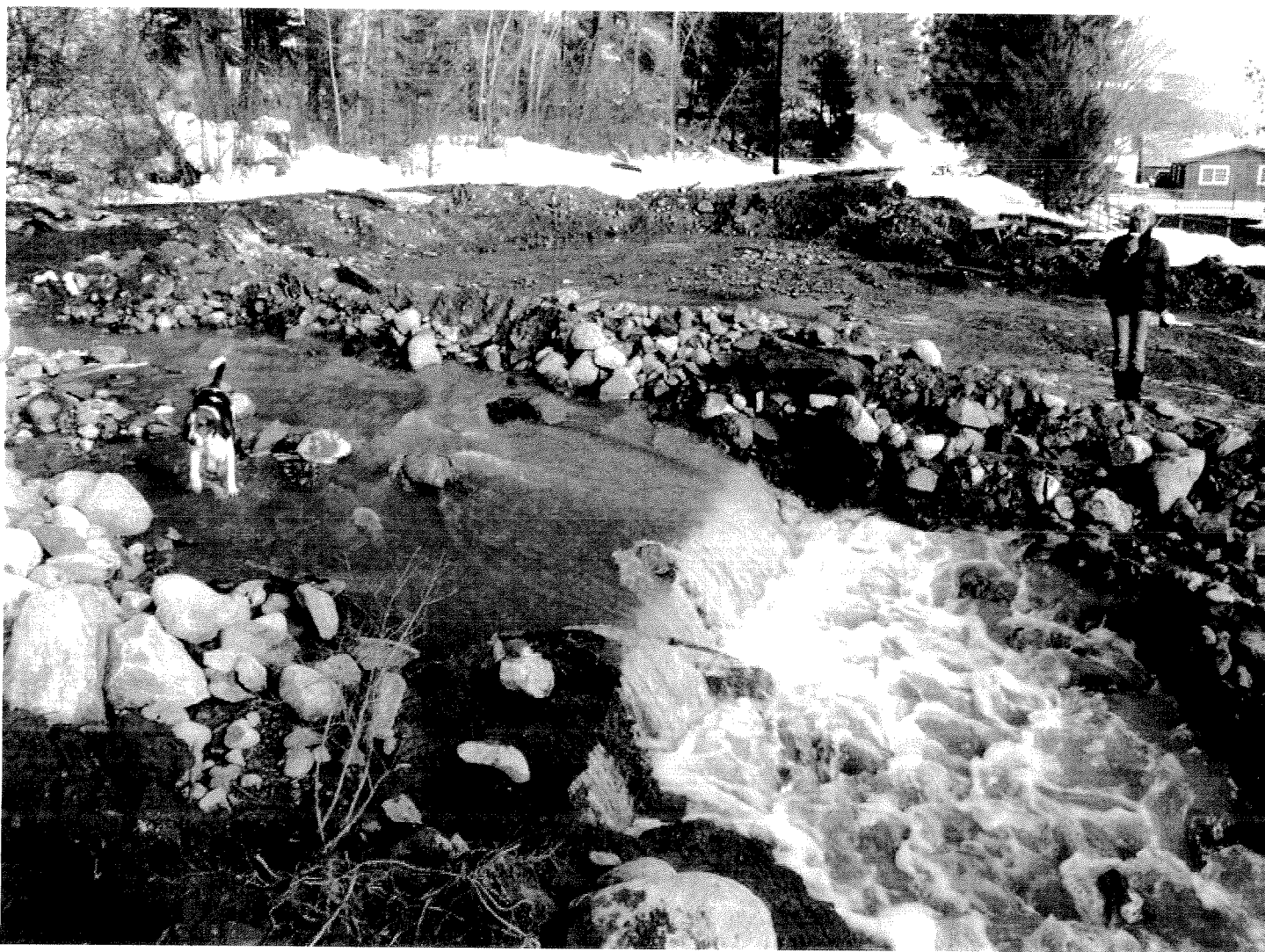
This is right past the gate entering the parcel that the Solar Reserve just purchased about 20 feet. Loping lane is a creek. I have seen it like this on other occasions.

Christine F. Zea

From: Anna Nelson
Sent: Wednesday, October 14, 2009 9:39 PM
To: Christine F. Zea
Subject: FW: #3

Pls print 2 in color

From: Reagan Dunn [mailto:reagan.dunn@comcast.net]
Sent: Wednesday, October 14, 2009 9:37 PM
To: Anna Nelson
Subject: #3



Slide on Loping lane by Flying Horseshoe Ranch



Loping exactly half way between the gate and Weihl Road.



The ridge to the left is where the site is. You can see the mud all through the valley floor.



Where HWY 970 washed out.

Anna Nelson

From: Catherine Clerf [cclerf1341@fairpoint.net]
nt: Friday, October 23, 2009 1:09 PM
o: Anna Nelson
Subject: Thank you kindly! Teanaway Solar Reserve - Economic Report

> Hi Catherine,
> Sorry I missed your call yesterday. I was actually at CDS when you
> called, getting ready for the Teanaway Subarea meeting.
>
> The report is on the website. The link is below. It is one of the
> documents under the CUP file number (09-00005). It was posted a few
> days after it was received. A hard copy is also in the County file. I
> have attached a pdf to this email.
> <<Teanaway_Economic_Impact_Analysis_10_07_09.pdf>>
>
> Let me know if you need anything further.
> Regards, Anna
>
> <http://www.co.kittitas.wa.us/cds/current/>
>
> Anna Nelson, AICP | Land Use Planner | GordonDerr LLP | 2025 First
> Avenue, Suite 500, Seattle, WA 98121-3140 anelson@GordonDerr.com
> Phone: 206-382-9540 | Fax: 206-626-0675 | www.GordonDerr.com
> <<http://www.gordonderr.com/>>
>

> This e-mail is intended only for the use of the individual or entity
> to whom it is addressed and may contain confidential, privileged
> information. If the reader of this e-mail is not the addressee, please
> be advised that any dissemination, distribution or copying of this
> e-mail is strictly prohibited. If you receive this communication in
> error, please call (206)382-9540 and return this e-mail to GordonDerr
> at the above e-mail address and delete from your files. Thank You.
>
>
>

Anna Nelson

From: Nichole.Seidell@ch2m.com
Sent: Monday, October 26, 2009 4:28 PM
To: Anna Nelson
Subject: FW: Cle Elum welcomes Teanaway Solar Reserve

FYI

From: ljones1473@aol.com [mailto:ljones1473@aol.com]
Sent: Monday, October 26, 2009 2:41 PM
To: info@teanaway-solarreserve.com; Seidell, Nichole/PDX
Subject: Cle Elum welcomes Teanaway Solar Reserve

Hello Gentlemen. Although it may be slightly premature to congratulate you on your well received and exciting project, we would like to let you know much very appreciate your interest in our area and community. We are completely looking forward to the improvements and stimulation your project will bring.

Further, please allow this email to serve as an introduction to Bull Frog Storage and Office. Robert (Bob) Sukert has owned and operated this facility since he constructed it in 2003. Bob has lived and conducted business in Cle Elum for the past 16 years and is well regarded.

Bull Frog Storage and Office/Residential Rental is centrally located at the rotary intersection of Bull Frog Road and State Rte 903. Approximately 1/4 mile west from your proposed construction site. We offer space for parking, commercial accesses with ease of ingress and egress, indoor/outdoor storage, office as well as temporary residential accomodations and high visible and well light signage for businesses.

We would welcome an opportunity to speak with you regarding any potential needs Teanaway Solar Reserve's directors, management and employees may have.

Please feel free to contact Bob Sukert directly on his cellular at (509) 304-4228. We look forward to hearing positive news regarding the project.

Thank you for your interest.

Laura Jones
Bull Frog Storage and Office

Anna Nelson

From: Anna Nelson
Sent: Monday, October 26, 2009 10:42 AM
To: 'Craig Koeppler'
Cc: Seidell, Nichole M.
Subject: RE: Teanaway Solar Reserve

Hello Craig,

The County is not holding public meetings for this project. The applications will be considered by the County in a public hearing, likely in January. I have added your name to the County's "parties-of-record" list so that you will get notice of future County actions which require notice.

The applicant has been hosting several meetings. I have cc'd the agent for the application on this email, so that she can let you know of any future meetings.

Regards,

Anna Nelson

Contract Planner for Kittitas County

From: Craig Koeppler [mailto:ckoeppler@msandorffy.com]
Sent: Friday, October 23, 2009 9:52 AM
To: Anna Nelson
Subject: Teanaway Solar Reserve

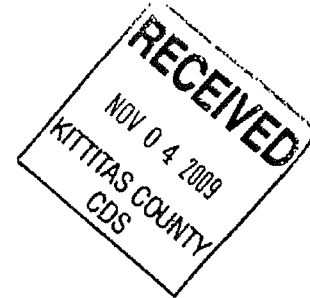
Are public meetings currently scheduled for this project, if so, when?

I would like to become more familiar with his project and take no stance positive or negative.

Craig R. Koeppler
Vice President
Parkway Capital, Inc.
520 Pike Street, Suite 1500
Seattle, Washington 98101
206.682.6868 x 14 (O)
206.683.6972 (M)

November 1, 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 submitted an earlier comment letter (dated September 17, 2009), and I would like to add two further comments.

Site Rehabilitation: I am concerned about the eventuality that the trees get removed, the solar project gets built, and then it goes bankrupt. I'd like the County to require the applicant to prepare a plan for removing all the structures and revegetating the area when the project stops producing power, or just revegetating as appropriate. I'd also like the County to require a bond that will fund the restoration plan, much as we require of mines and other industrial uses on natural resource lands.

Stormwater Analysis: I am concerned that the evaluation of stormwater runoff in the SEPA checklist was inadequate. Removal of trees will significantly alter the uptake of precipitation on the site. In addition, the impervious surface area of the solar panels will also alter the infiltration of stormwater on the site. One of the drainages that originates on the proposed site suffered a large flood event last winter, and flooded several properties and also Red Bridge Road; this was not addressed in the SEPA document.

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

Sincerely,

A handwritten signature in cursive script that reads "Catherine Conolly".

Catherine Conolly
801 Arrowleaf Road
Cle Elum, WA 98922

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

Anna Nelson

From: Anna Nelson
Sent: Thursday, November 05, 2009 10:15 AM
To: 'Janet Brose'
Cc: Holmes, Kirk; Weed, Mandy
Subject: RE: Meeting
Attachments: comments_response_matrix_cover.pdf; Press Release - Teanaway Sub-Area Plan.pdf

Hi Janet,
Thank you for coming to the subarea planning meeting last week. I'm glad I had the chance to meet you.

In regard to your meeting inquiry, you don't mention it on the RE: line, but I think you may be referring to the tentative November 18 Conditional Use Permit public hearing before the Board of Adjustment for the proposed Solar Reserve. I do not have a copy of the public disclosure documents the County provided you, but there has never been a public notice provided confirming the November 18 date. This has always been a tentative date. Currently the County is reviewing a letter from the applicant indicating how they intend to respond to the various public comments (see attached letter). Once a date is set for the hearing, notice will be provided.

In regard to the Teanaway subarea planning process, you may have seen this press release by now (see attached). A notice will be sent tomorrow cancelling that November 18 meeting that had been previously set. The schedule for future meetings is being evaluated by the County, and notice will be provided later in regard to the scheduled Dec 2 and Dec 16 meeting.

If you have any questions, you can reach my on my cell phone today (206-419-4280) as I will be over in the County office, or you can reach my in my Seattle office at 206-382-9540 at another time.

Regards,
Anna
Contract Planner

From: Janet Brose [mailto:jl.brose@comcast.net]
Sent: Wednesday, November 04, 2009 7:07 PM
To: Anna Nelson
Subject: Meeting

Hi Anna,

Is the November 18th meeting still on or is it going to be postponed? We noticed in the public disclosure information we received from the county there might be a possible delay.

Thanks, Janet

Anna Nelson

From: Anna Nelson
Sent: Monday, November 16, 2009 11:22 AM
'bricklin@bnd-law.com'
Cc: Valoff, Dan
Subject: RE: TEANAWAY - Solar Reserve application

Hi Dave,

A quick follow-up. I forgot to note that your name and contact information has been added to the County's "parties of record" list for future required mailings and notices.

Regards, Anna

From: Anna Nelson
Sent: Monday, November 16, 2009 11:13 AM
To: 'bricklin@bnd-law.com'
Cc: Holmes, Kirk; Caulkins, Neil
Subject: RE: TEANAWAY - Solar Reserve application

Hi Dave,

Thank you for your email inquiry regarding the status of this application.

The County is in the process of reviewing and responding to the attached Oct 9 letter and related information from the applicant. We anticipate responding to them later this week or next, and granting them up to 60 days to respond with the identified information. The County's response may also include the County's preliminary comments on the proposed Development Agreement.

SEPA threshold determination has not been made and can not be made until after the applicant resubmits the information they indicated they would be submitting in their letter and any other information the County identifies in it's pending response. If the applicant uses the full 60 days to respond to the pending County letter, the SEPA threshold determination could be made in January or February.

No permit hearings have been scheduled at this time, since such scheduling is dependent on receipt and review of the requested information and the eventual threshold determination (i.e. DS or MDNS).

If you have further questions, let me know.

Thanks, Anna

From: Dave Bricklin [mailto:bricklin@bnd-law.com]
Sent: Thursday, November 12, 2009 8:04 AM
To: Anna Nelson
Subject: TEANAWAY

Ana,

What is the status of the solar project in the Teanaway? Among other things, has a threshold determination been made and, if so, when and please provide me a copy. If not, when is it expected? Are there any hearings planned or scheduled? When do you expect permit hearings to be held? Thank you.

Dave Bricklin
Bricklin & Newman, LLP

1001 Fourth Avenue, Suite 3303
Seattle, WA 98154
1-206-264-8600
1-206-264-9300 (fax)
bricklin@bnd-law.com
<http://www.bnd-law.com>

Anna Nelson

From: Anna Nelson
Sent: Monday, November 23, 2009 10:56 AM
To: 'Meg Ann Myhre'
Cc: Holmes, Kirk; Ollivier, Jan; Valoff, Dan; Caulkins, Neil
Subject: Teanaway Solar Reserve - Conditional Use Permit application and Development Agreement review process
Attachments: comments_response_matrix_cover.pdf

Hello Meg,

Thank you for your email inquiry regarding the schedule for review of this application, and request for posting of schedule information on the County website.

For clarification, the Teanaway subarea planning process is a legislative process, while the proposed TSR is a permit process (quasi-judicial). There is no set schedule for the TSR review. Instead, there are various code required milestones. The first of these milestones have been completed (notice of Application, and public comment notice). The next milestone will be for the County to issue a SEPA threshold determination, as explained further below.

The County is in the process of reviewing and responding to the attached Oct 9 letter and related information on file from the applicant. We anticipate responding to them later this week or next, and granting them up to 60 days to respond with the identified information. The County's response may also include the County's preliminary comments on the proposed Development Agreement.

A SEPA threshold determination has not been made and can not be made until after the applicant resubmits the information they indicated they would be submitting in their letter and any other information the County identifies in its pending response. If the applicant uses the full 60 days to respond to the pending County letter, the SEPA threshold determination could be made in January or February.

No permit hearings have been scheduled at this time, since such scheduling is dependent on receipt and review of the requested information and the eventual threshold determination (i.e. DS or MDNS). Because the timing for the review is variable, the County can not post a specific schedule on the County website. The County does, however, anticipate sending a letter to "parties-of-record" advising them when the applicant resubmits information for continued processing. That letter will be posted on the website under the CUP file number (CU-09-00005). If you would like to be a party-of-record, please respond you're your mailing information.

If you have further questions, please let me know.

Thanks, Anna

From: Meg Ann Myhre [mailto:gomeg2000@mindspring.com]
Sent: Saturday, November 21, 2009 11:48 AM
To: teanawaysubarea@co.kittitas.wa.us
Subject: PLEASE POST THE SOLAR RESERVE PLANNING PROCESS MEETINGS ON KC WEB-SITE IMMEDIATELY !!!

I noticed there is NO SCHEDULE FOR TSR ON KC WEB-SITE ! PLEASE POST IMMEDIATELY, and an explanation !!

Thank you,

Meg Myhre

Anna Nelson

From: Anna Nelson
Sent: Monday, November 23, 2009 12:25 PM
To: 'Janet Brose'
Cc: Valoff, Dan; Holmes, Kirk
Subject: Teanaway Solar Reserve - public hearing & applicant hosted meetings
Attachments: comments_response_matrix_cover.pdf

Hi Janet,

A public hearing date has not been set. I spoke with the applicant's agent last Tuesday, and they anticipate submitting additional information mid-to late-December. Based on that timing, a January hearing date is highly unlikely.

In regard to the proposed TSR resubmittal information, the County is in the process of reviewing the attached Oct 9 letter and related information on file from the applicant. We anticipate responding to them later this week or next, and granting them up to 60 days to respond with the identified information.

A SEPA threshold determination can not be made until after the applicant resubmits the information they indicated they would be submitting in their letter and any other information the County identifies in its pending response. If the applicant uses the full 60 days to respond to the pending County letter, the SEPA threshold determination could be made in February. No permit public hearings have been scheduled at this time, since such scheduling is dependent on receipt and review of the requested information and the eventual threshold determination (i.e. DS or MDNS).

In regard to the informal meetings the applicant has been hosting, the applicant has verbally advised the County of those meetings and information regarding those meetings is available in the news media. I am not aware if any County employees have attended these meetings. The County utilizes information in the County application file for its review.

If the applicant wants information from those meetings to be considered, they must submit that information formally to the County.

Let me know if you have further questions.

Regards, Anna

From: Janet Brose [mailto:jl.brose@comcast.net]
Sent: Sunday, November 22, 2009 5:56 PM
To: Anna Nelson
Subject: Meeting

Hi Anna,

Is there any information on the next TSR hearing date? Or is January still on the horizon for the hearing date for the solar reserve.

Have you been informed of any of the informal meetings that the TSR has conducted in Cle Elum?

Thanks,
Janet

Anna Nelson

From: Anna Nelson
Sent: Monday, November 23, 2009 11:50 AM
To: 'cleelum59@gmail.com'
Cc: 'Dan Valoff'; Holmes, Kirk; 'julie.kjorsvik@co.kittitas.wa.us'
Subject: RE: Teanaway
Attachments: comments_response_matrix_cover.pdf

Hello Mr. Douglas,

Thank you for your comments regarding the Teanaway. They will be added to the file for the Teanaway Subarea Planning Process and the proposed Teanaway Solar Reserve (TSR).

For clarification, the Teanaway subarea planning process is a legislative process with potential Comprehensive Plan and Zoning amendments, while the proposed TSR is a Conditional Use Permit review process (quasi-judicial – no rezone). A programmatic EIS will be prepared for the Teanaway subarea plan, once the County determines how to proceed with that process following the current investigation (see County website for more information on the investigation).

In regard to the proposed TSR, the County is in the process of reviewing that CUP application. See attached Oct 9 letter and related information on file from the applicant. We anticipate responding to them later this week or next, and granting them up to 60 days to respond with the identified information.

A SEPA threshold determination has not been made for the TSR CUP and can not be made until after the applicant resubmits the information they indicated they would be submitting in their letter and any other information the County identifies in it's pending response. If the applicant uses the full 60 days to respond to the pending County letter, the SEPA threshold determination could be made in January or February.

If you would like to be a party-of-record for the CUP (CU-09-00005) and/or have your name added to the master mailing list for the Teanaway Subarea Planning Process, please respond with your mailing information.

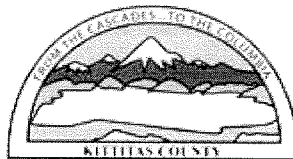
Thanks,
Anna Nelson, AICP
Lead Planner
Contract Planner for Kittitas County

From: Dan Valoff [mailto:dan.valoff@co.kittitas.wa.us]
Sent: Friday, November 20, 2009 9:04 AM
To: Anna Nelson
Subject: FW: Teanaway

For your files.

Dan Valoff
Staff Planner

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
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: Kittitas County Commissioners Office
Sent: Friday, November 20, 2009 8:53 AM
To: Kirk Holmes; Dan Valoff; Mandy Weed; Jan Ollivier
Subject: FW: Teanaway

Julie Kjorsvik

Clerk of the Board
Kittitas County Board of Commissioners
509-962-7508
509-962-7679 Fax
<http://www.co.kittitas.wa.us/>

From: Chris D. Douglas [mailto:cleelum59@gmail.com]
Sent: Thursday, November 19, 2009 1:28 PM
To: Kittitas County Commissioners Office
Subject: Teanaway

Hello,

I feel that rezoning any area of the Teanaway for development of homes or a solar plant is a mistake and should be left as forest of long term significance, as well as an EIS should be mandatory before any considerations can even be made.

Thank you,
Chris D. Douglas

Anna Nelson

From: Anna Nelson
Sent: Friday, December 11, 2009 3:33 PM
To: 'rick@bnd-law.com'
Cc: Weed, Mandy
Subject: RE: TEANAWAY - Solar Reserve application
Attachments: Ecology Comments.09-23-09.pdf; Ecology Comments.09-18-09.pdf

Hi Rick,

There is more than one Ecology letter, so I have attached both. I have also cc'd Mandy Weed, the CDS Public Disclosure Officer, since these documents are part of the information requested in the public records request from Dave that Mandy is working on.

Regards, Anna

From: rick@bnd-law.com [mailto:rick@bnd-law.com]
Sent: Thursday, December 10, 2009 4:10 PM
To: Anna Nelson
Subject: Re: TEANAWAY - Solar Reserve application

Thanks! Is there anyway to get a copy of the Ecology letter referenced in the matrix?

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

From: Anna Nelson [mailto:anelson@GordonDerr.com]
Sent: Thursday, December 10, 2009 01:34 PM
To: rick@bnd-law.com
Subject: FW: TEANAWAY - Solar Reserve application

Hi Rick,

In response to your email of today, I am forwarding you the matrix that I provided earlier to Dave. It is also now available on the County website.

Regards, Anna

From: Anna Nelson
Sent: Monday, November 16, 2009 4:04 PM
To: 'bricklin@bnd-law.com'
Cc: Weed, Mandy
Subject: RE: TEANAWAY - Solar Reserve application

Hi Dave,

I have attached the matrix, but not all of the referenced comment letters. I received those via a ftp site transfer. If you would like them, please let Mandy Weed at CDS know so that she can mail them to you.

I have also attached the Economic Analysis that was submitted the same day.

Regards, Anna

From: Dave Bricklin [mailto:bricklin@bnd-law.com]
Sent: Monday, November 16, 2009 3:19 PM
To: Anna Nelson
Subject: RE: TEANAWAY - Solar Reserve application

Anna,

Thank you for that information. Seidell's letter makes reference to an attached matrix, but it wasn't part of the pdf you sent me. Could you send that, too? Thank you.

David Bricklin
Bricklin & Newman, LLP
1001 Fourth Avenue, Suite 3303
Seattle, WA 98154
1-206-264-8600
1-206-264-9300 (fax)
bricklin@bnd-law.com
<http://www.bnd-law.com>

From: Anna Nelson [mailto:anelson@GordonDerr.com]
Sent: Monday, November 16, 2009 11:13 AM
To: bricklin@bnd-law.com
Cc: Holmes, Kirk; Caulkins, Neil
Subject: RE: TEANAWAY - Solar Reserve application

Hi Dave,
Thank you for your email inquiry regarding the status of this application.

The County is in the process of reviewing and responding to the attached Oct 9 letter and related information from the applicant. We anticipate responding to them later this week or next, and granting them up to 60 days to respond with the identified information. The County's response may also include the County's preliminary comments on the proposed Development Agreement.

A SEPA threshold determination has not been made and can not be made until after the applicant resubmits the information they indicated they would be submitting in their letter and any other information the County identifies in its pending response. If the applicant uses the full 60 days to respond to the pending County letter, the SEPA threshold determination could be made in January or February.

No permit hearings have been scheduled at this time, since such scheduling is dependent on receipt and review of the requested information and the eventual threshold determination (i.e. DS or MDNS).

If you have further questions, let me know.
Thanks, Anna

From: Dave Bricklin [mailto:bricklin@bnd-law.com]
Sent: Thursday, November 12, 2009 8:04 AM
To: Anna Nelson
Subject: TEANAWAY

Ana,

What is the status of the solar project in the Teanaway? Among other things, has a threshold determination been made and, if so, when and please provide me a copy. If not, when is it expected? Are there any hearings planned or scheduled? When do you expect permit hearings to be held? Thank you.

David Bricklin
Bricklin & Newman, LLP
1001 Fourth Avenue, Suite 3303
Seattle, WA 98154
1-206-264-8600
1-206-264-9300 (fax)

Anna Nelson

From: Anna Nelson
Sent: Thursday, December 10, 2009 10:35 AM
To: 'rick@bnd-law.com'
Subject: FW: TEANAWAY - Solar Reserve application
Attachments: Preliminary Approach to Respond to Public Comments on the Conditional Use Permit_10.09.09.pdf; Teanaway_Economic_Impact_Analysis_10_07_09.pdf

Hi Rick,

In response to your email of today, I am forwarding you the matrix that I provided earlier to Dave. It is also now available on the County website.

Regards, Anna

From: Anna Nelson
Sent: Monday, November 16, 2009 4:04 PM
To: 'bricklin@bnd-law.com'
Cc: Weed, Mandy
Subject: RE: TEANAWAY - Solar Reserve application

Hi Dave,

I have attached the matrix, but not all of the referenced comment letters. I received those via a ftp site transfer. If you would like them, please let Mandy Weed at CDS know so that she can mail them to you.

I have also attached the Economic Analysis that was submitted the same day.

Regards, Anna

From: Dave Bricklin [mailto:bricklin@bnd-law.com]
Sent: Monday, November 16, 2009 3:19 PM
To: Anna Nelson
Subject: RE: TEANAWAY - Solar Reserve application

Anna,

Thank you for that information. Seidell's letter makes reference to an attached matrix, but it wasn't part of the pdf you sent me. Could you send that, too? Thank you.

David Bricklin
Bricklin & Newman, LLP
1001 Fourth Avenue, Suite 3303
Seattle, WA 98154
1-206-264-8600
1-206-264-9300 (fax)
bricklin@bnd-law.com
<http://www.bnd-law.com>

From: Anna Nelson [mailto:anelson@GordonDerr.com]
Sent: Monday, November 16, 2009 11:13 AM
To: bricklin@bnd-law.com
Cc: Holmes, Kirk; Caulkins, Neil
Subject: RE: TEANAWAY - Solar Reserve application

Dave,

Thank you for your email inquiry regarding the status of this application.

Anna Nelson

From: The Foss Family [tfoss@inlandwireless.com]
nt: Saturday, December 12, 2009 7:07 PM
Anna Nelson
Subject: Re: Status of TSR?

Thanks, Anna. My mailing address is 481 Watson Cutoff Rd., Cle Elum, wa. 98922

Tim Foss

Anna Nelson wrote:

> Hi Tim,
> The attached letter was sent to the applicant's agent last week. A
> SEPA threshold determination will be made after the County reviews the
> resubmittal information outlined in the letter (fyi- all of the
> attachments referenced in the letter are on the County website. They
> are too large to attach to this email).
>
> No permit hearing has been scheduled at this time, since such
> scheduling is dependent on receipt and review of the requested information and the
> eventual threshold determination (i.e. DS or MDNS).
>
> In order for you to be notified, you will need to respond with your
> mailing address. If you have further questions, let me know.
> Regards, Anna

> -----Original Message-----

> From: The Foss Family [mailto:tfoss@inlandwireless.com]
> Sent: Thursday, December 10, 2009 8:48 PM
> To: teanawaysubarea@co.kittitas.wa.us
> Subject: Status of TSR?
>
> Hi, Anna. I'm sort of unclear where the approval process stands for
> Teanaway Solar Reserve. Can you give me thumbnail sketch of the
> status? Also, could you put me on the list for any further
> information,
>
> notices of public meetings, etc. regarding TSR? Thanks.
>
> Tim Foss
> Cle Elum
>
>
>

Anna Nelson

From: Anna Nelson
Sent: Friday, December 18, 2009 2:27 PM
To: 'Rick Eichstaedt'
Cc: Valoff, Dan; Wollman, Christina
Subject: RE: TSR

Hi Rick,

The CAO notes that "habitats for species" and "species of local importance" may be identified from time to time, resulting in an amendment to the CAO (KCC 17A.07.025 and .030). I am not aware of any such lists, but I have cc'd County staff so that they can confirm if there is information available in list form or mapping on the County website to respond to your question. I think that the mapping on the County website is from State databases.

The applicant also provided a Sensitive Species Report with the Checklist (Attachment A to the checklist – available on the County website with the other application materials). This report is being updated by the applicant to respond to comments received during the public comment period.

For your information, I will be out of the office for the next two weeks. If you have other questions, I will not be able to respond to them until I return.

Regards, and have a good holiday season.

Anna

From: Rick Eichstaedt [mailto:ricke@cforjustice.org]
Sent: Friday, December 18, 2009 1:42 PM
To: Anna Nelson
Subject: TSR


Anna --

Thanks for all the helpful information on the TSR. I was reviewing the Checklist and the CAO and wondering if the County has a list of species of local concern. I could not find it on the website.

Thanks!

Rick Eichstaedt
Attorney
35 West Main, Suite 330
Spokane, Washington 99201
Phone: (509) 835-5211
Fax: (509) 835-3867

This e-mail message is intended only for named recipients. It contains information that may be confidential, privileged, attorney work product, or otherwise exempt from disclosure under applicable law. If you have received this message in error, are not a named recipient, or are not the employee or agent responsible for delivering this message to a named recipient, be advised that any review, disclosure, use, dissemination, distribution, or reproduction of this message or its contents is strictly prohibited. Please notify us immediately if you have received this message in error, and delete the message. Thank you.

 Think before you print.

Anna Nelson

From: Anna Nelson
Sent: Friday, December 18, 2009 9:52 AM
To: 'Meg Ann Myhre'
Cc: Holmes, Kirk
Subject: RE: Upcoming Meetings
Attachments: I.Seidell re addtl info.120409.pdf

Hi Meg,

Thanks for checking in. As the investigation for the AFLC land segregation application binders is still on-going, there is no specific timing for making a determination as to when/if the subarea planning process will start up again.

In regard to the TSR, the applicant is working on a response to the County's request for additional information (letter attached – all referenced attachments are on the County website).

I'll be out over the next 2 weeks. If there is any news regarding updates when I return, I will let you know.

Regards, and have a great holiday season.

Anna

From: Meg Ann Myhre [mailto:gomeg2000@mindspring.com]
Sent: Friday, December 18, 2009 12:48 AM
To: teanawaysubarea@co.kittitas.wa.us
Subject: Upcoming Meetings

Hello Anna -

I am inquiring about the sub-area meetings & TSR schedule. What are the plans coming January ?

Thank you,

Meg Myhre

Anna Nelson

From: Anna Nelson
Sent: Monday, January 11, 2010 12:50 PM
To: 'James Brose'
Cc: Holmes, Kirk; Valoff, Dan
Subject: FW: Fw: Environmental review
Attachments: OpinionLtrFINAL[1].pdf

Hi James,

Thank you for the email. At your request, I am forwarding your email and attachment to Kirk Holmes, the Interim CDS Director. I have also cc:d Dan Valoff, County Staff Planner and SEPA Responsible Official.

Regards, Anna

From: James Brose [mailto:ruralteanaway@gmail.com]
Sent: Monday, January 11, 2010 10:31 AM
To: Anna Nelson
Subject: Fwd: Fw: Environmental review

Anna,

We wanted you to know that the environmental group of experts think that there should be a Determination of Significant Issue. Please forward this press release and environmental study to the director of CDS. Thanks.

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

From: James Brose
To: ruralteanaway@gmail.com
Sent: Monday, January 11, 2010 7:50 AM
Subject: Environmental review

FOR IMMEDIATE RELEASE January 11,
2010

Contact Jim Brose, Chairman

Citizens Alliance for a Rural Teanaway (CART)

509-674-6764

ruralteanaway@gmail.com

www.thecart.org

ENVIRONMENTAL FIRM CALLS ON KITTITAS COUNTY TO ISSUE A DETERMINATION OF SIGNIFICANCE FOR THE TEANAWAY SOLAR RESERVE (TSR)
The firm recommends an Environmental Impact Statement (EIS) be prepared by TSR

A leading northwest environmental consulting firm, EnCo Environmental, has called on Kittitas County to issue a "Determination of Significance" before the county is able to consider TSR's application for a Conditional Use Permit (CUP). If granted, the CUP would allow the clearing of some 600-900 acres of fir and pine forests near the top of Cle Elum Ridge for the placement of a two-mile wide solar installation.

The County had originally said that it expects to issue a Mitigated Determination of Non-significance under the State Environmental Policy Act (SEPA), signaling that the county does not believe that the clearing of these working forests above Cle Elum will have a significant adverse environmental impact. However, the study commissioned by CART finds that there are substantial areas of environmental risk that TSR has not adequately addressed in its plan to build the nation's largest solar installation in the forested Cascade Mountains above Cle Elum.

James Brose, CART's Chair said "the 120 Members of Citizen's Alliance for a Rural Teanaway have long been concerned with the minimal desktop research conducted by TSR to satisfy the low environmental bar set by the county. We believe that if TSR is really interested in protecting the environment, they will at least be willing to study the impacts that their construction will have on the forests above Cle Elum. This study confirms that our requests have not been unreasonable."

EnCo Environmental cited potential significant environmental hazards to include the following areas of concern under SEPA: Freshwater Wetlands, Riparian areas, Aspen Stands, Migration Corridors, Elk Herd Winter Range, Foraging Areas, Breeding Areas, Regularly Used Perches, Snags and Downed Logs, Waters of the State, Natural Waters, and Adjacent Riparian-Shorelines, Priority Fish in Natural Waters, and/or Adjacent Riparian-Shorelines, In stream, Western Bluebird Non-Artificial Nesting Sites, Biodiversity Areas and Corridors, Thin-Stemmed Persistent Vegetation with Seasonally Inundation, and Owl and Lizard Occurrence.

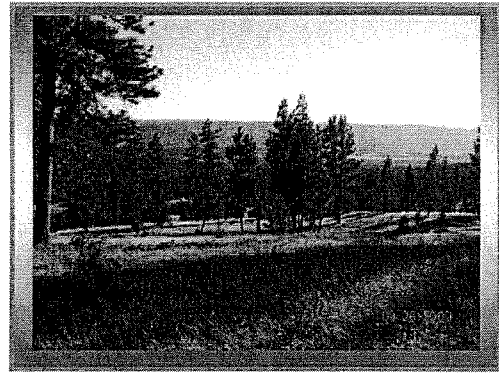
Jonathan Kemp, President of EnCo Environmental argued that "the project, as proposed, should be subject to further and extensive environmental analysis including but not limited to a complete Environmental Impact Statement (EIS) with an alternative site analysis and economic feasibility study under the State Environmental Policy Act review process. This process must allow ample opportunity for public review and comment before any determination on the CUP is made. It is also my opinion that Kittitas County issue a Determination of Significance for this proposed project until these issues can be further studied."

In late 2009, the Washington State Department of Fish and Wildlife also called on TSR to conduct a full EIS for similar reasons.

CART strongly supports solar power but believes that the proper location for a solar installation of this size should not be at an elevation of 2600 feet in the forested Cascade Mountains, but in the sage brush country near Vantage or Hanford, where it is 1000 feet lower with far less snow, rain, and cloudy days. For more information on CART please visit our website at www.thecart.org. The EnCo study is attached. #####



PO Box 1212
Puyallup WA 98371
Telephone: 253.841.9710
Fax: 253.841.0264
www.encoec.com



December 10, 2009

Mr. James Brose
Citizens Alliance for a Rural Teanaway (CART)
P.O. Box 177
Cle Elum WA 98922

**RE: Professional Opinion Statement
Proposed Teanaway Solar Reserve Project (CUP-09-00005)
Northeast of the City of Cle Elum off of Highway 970
Cle Elum, Unincorporated Kittitas County WA**

Dear Mr. Brose:

EnCo Environmental Corporation (**EnCo**) appreciates the opportunity to provide a professional opinion to the Citizens Alliance for a Rural Teanaway (CART) regarding the proposed Teanaway Solar Reserve project within the Teanaway River Watershed. The purpose of this letter is to make a professional opinion pertaining to the support documents for the proposed project and its' potential, as planned, for impacts to the environment.

Teanaway Solar Reserve, LLC has recently submitted a Conditional Use Permit (CUP) application and Development Agreement to develop a solar farm generating up to 75 megawatts of photovoltaic for distribution to utilities and communities through a substation interconnection point on the Pacific Northwest power grid. The project site is located in unincorporated Kittitas County and consists of 982 acres and the solar farm will use approximately 580 acres of the project site. The reported surface area of the solar panels would cover about 160 acres and other development disturbances would include clearing and grading, access and maintenance roadways, staging areas, utility ditches, transmission towers and poles, substation, building and panel footings, solar modules, and other infrastructure.

The site is currently zoned as Forest and Range land. Land use history included forestry, cattle grazing, ranch, open space, and recreation. Historical recreational activities have occurred on the project site, which included hiking, bird watching, native plant walks, biking, horseback riding, hunting, cross-country skiing, and orienteering.

The property consists of an open canopy Ponderosa/Douglas fir forest with intermittent meadows, seasonally flooded wetlands, a small, artificially created pond, seasonal streams, and natural drainage corridors through undulating hills and dales with outcrops of widely-scattered boulders. Several logging roads, access roads, and mammal trails

EnCo Environmental Corporation – Site Assessment ▪ Wetland ▪ Remediation ▪ Habitat

traverse the site. Much of the land appears to have been logged and thinned within the last 20 to 25 years and some thinning has reportedly occurred as recently as 2001.

The information presented in this letter was made after reviewing several readily available documents submitted with the County CUP application and Development Agreement; specifically the SEPA Environmental Checklist with supplemental environmental studies performed by an environmental engineering firm. In addition, I obtained information from local sources and interviewed several nearby and adjacent landowners who are very familiar with the natural wildlife and habitat within the project site boundary. I have personally visited the proposed project site three times since the summer of 2008, and am quite familiar with the general lay of the land, its surroundings, vegetation patterns, and wildlife habitat. EnCo's field work included performing a reconnaissance-level assessment.

PRIORITY HABITAT, PRIORITY AREAS, AND SPECIAL OR SENSITIVE AREAS

The priority habitat, priority areas, and special or sensitive areas that were observed or indicated on the project site are listed below.

Freshwater Wetlands: Transitional lands between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water were observed as evidenced by dominant hydrophytic plants and wetland hydrology indicators such as water stained leaves, surface soil cracks, sparsely vegetated concave surfaces, algae mats, and drainage patterns.

Riparian: Areas adjacent to seasonal or perennial aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other were observed contiguous to the ordinary high water mark of several on-site streams.

Aspen Stands: Mixed stands of aspen were observed contiguous to a small pond and this stand of aspen extended within the drainage corridor to the pond at a distance of several hundred feet.

Migration Corridors: Areas regularly used by animals as travel routes between seasonal ranges were observed throughout the site, especially along several mammal trails and old logging roads. The property provides excellent habitat for large mammals to meander freely while providing good shelter and a variable food source. Evidence of large mammals which frequent the site include elk, deer, cougar, coyote, and black bear (scat). It has been reported that large herds of elk and deer move onto and through the project site in early October and many stay in the area until June.

Elk Herd Winter Range: Features observed on the project site include elk footprints, droppings, bones, fur, and pathways. One remnant female elk was observed just east of the project site in September 2009.

Foraging Areas: Feeding areas that may be regularly used by individuals or groups of animals were observed near several mammal pathways located adjacent to open grass covered areas scattered with pockets of shrubs.

Breeding Areas: Features associated with producing and rearing young (i.e., nest trees, burrows, den) have been reportedly observed on the project site. A coyote den was reportedly observed on the eastern portion of the project site by a local neighbor.

Regularly Used Perches: Habitat features (dead and broken-topped trees) are regularly used by birds (i.e. eagles, hawks) for perching.

Snags and Downed Logs: Logs greater than or equal to 12 inches in diameter at the largest end and greater than or equal to 20 feet long and snags with excavated holes were observed at several locations on the project site.

Waters of the State, Natural Waters, and Adjacent Riparian-Shorelines: Shorelines of the State were not identified on the project site. Waters of the State were observed. The intermittent seasonal and/or ephemeral streams observed on the project site eventually flow into the Teanaway River and into the Yakima River.

Priority Fish in Natural Waters, and/or Adjacent Riparian-Shorelines: Fish-bearing streams were not identified on the project site. The Teanaway River (about 1 mile east) is a fish-bearing stream for bull trout and likely presence of steelhead and other resident fish. The Yakima River (several miles south) is a fish-bearing stream for bull trout and other resident fish.

Instream: The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for seasonal or perennial instream fish or wildlife resources. The streams have natural features (water, food, protection, escape, residence) that provide a good resource for wildlife.

Western Bluebird Non-Artificial Nesting Sites: Several groups of these birds were observed on the project site in September 2009.

Biodiversity Areas and Corridors: Biodiversity areas and corridors that have habitat that are relatively important to various species of native wildlife were observed throughout the project site. Corridors to other open and undisturbed lands are greater than 250 feet wide at several boundaries.

Thin-Stemmed Persistent Vegetation with Seasonally Inundation: Habitat suitable for egg-laying by amphibians may be present in several of the seasonal wetlands, pond, and in some of the natural drainage corridors. Drainage corridors and streams on the project site more than likely provide pathways for several amphibians to move freely up onto the project site from the Teanaway River and associated wetland system.

Occurrence: It has been reported that lizards (unknown species) are commonly observed on the site during the summer months. Owl hoots (unknown species) are

also commonly heard during the summer months, especially in the denser stands of evergreen trees with open understories near the eastern part of the site. Other important birds observed by others on the site include quail and wild turkey.

PREVIOUS STUDIES BY THE APPLICANT

The field studies for this planned project were performed on June 16th through June 19th and on July 9, 2009, for a total of five (5) days. The field work did not include performing seasonal assessments and inventories for wildlife, birds, and plants. This brief survey does not adequately address the seasonal variation and numbers of a given species that can occur in any given season. Additional Baseline studies need to be performed to incorporate seasonal variances. This work effort should include gathering information from local naturalists as well.

It is the opinion of this writer that the environmental-related items, surveys, and/or studies listed below were not adequately addressed in the proposed project support documents and are in need of further study and evaluation.

1. Perform a more detailed assessment of the elk populations on the project site during the months when they would be expected to be present.
2. Intuitive and complete native plant floristic surveys were not performed in the springtime when many of the wild flowering plants can be adequately observed and keyed. A more detailed sensitive/priority plant survey needs to be undertaken at the appropriate time(s) of the year. Also local plant enthusiasts, naturalists, and botanists should be consulted.
3. Perform a more detailed bird study on the project site to include the identification and mapping of owl, quail, turkey, blue bird, heron, eagle, hawks, songbirds, woodpeckers, or other sensitive birds.
4. A detailed insect survey should be undertaken and the results presented.
5. A bat habitat assessment should be undertaken and results presented.
6. The aspen stand needs to be characterized, measured, and protected or mitigated if it is determined to be a priority area. The entire drainage corridor containing the aspen stand needs to be studied in more detail to determine if it meets the criteria for being a wetland.
7. Specific details on mitigating measures were not clearly identified from the effects of the planned clearing and de-vegetation to the priority and/or sensitive native vegetation and wildlife habitat.
8. Possible negative impacts to the functions and values of the wetlands and streams from the effects of the proposed development within and extending beyond the standard buffers were incomplete and not clearly discussed.
9. Stormwater runoff **quantity** flowing off of the impervious solar modules and other constructed impervious surfaces to the Teanaway River; a Section 303(d) river and to the Yakima River needs further investigation and assessment.
10. Surface water hydrology patterns to maintain a drinking water source for animal use and to prevent documented and reported down slope flooding during the wet weather months needs further study and protection measures.

11. Stormwater runoff **quality** from washing/rinsing solar modules and the use and application of weed control measures (pesticide and herbicide use) needs further assessment and management.
12. The effects of the near surface groundwater table and quality due to increased stormwater runoff and infiltration rates needs to be addressed.
13. Determine the status of local groundwater withdrawal moratoriums and if present, prohibit the installation of any groundwater well on the project site. Determine the status of any recorded water wells on the project site using the Washington State Well Log Database. Water storage may be needed on or near the project site to contain or extinguish potential grass or forest fires. This needs to be studied further.
14. A vegetation management plan needs to be prepared to protect natural areas from over growth and spreading of nuisance, exotic, or non-indigenous native vegetation from standard seed mixtures to be planted for erosion and sediment control and beneath the solar panels. In addition, non-native vegetation growing in any fence line will need to be controlled to prevent spreading to natural areas.
15. Wildlife corridors will need protection from lighting features by installing or incorporating mitigation measures such as: installing blinds, fences, or by positioning and aligning lights so not to be directed into natural areas.
16. The effects of noise during construction, operation, and maintenance needs to be further studied and mitigating measures undertaken. Study needs to include possible noise generated from the solar panels during operation, precipitation event, re-alignment, and wind movements over and under the panels.
17. Prohibit fencing in areas frequented by migrating wildlife such as elk.
18. Estimate the extent of and mitigating measures for sediment and dust control.
19. Provide further study to determine what the setbacks will be for the project. Setbacks need to be determined by combining fire protection, preservation of habitat and wildlife, security, preserving or enhancing functions and values or critical areas, and minimizing the loss of natural views to the adjacent landowners.
20. The possible effects of burning cleared and grubbed vegetation to surrounding wildlife and humans needs to be studied and controlled in a safe manner.
21. The boundary flags associated with the twelve (12) wetland edges and the 6 stream ordinary high water marks, and the associated riparian zones to these streams were missing for field verification purposes. Boundary flags need to be placed on all critical areas and riparian zones, including those within about 300 feet from the project edge so that others can observe and verify these edges.
22. Wetland/stream/riparian/upland test plot locations were not marked in the field for verification. These need to be depicted with flags or stakes in the field.
23. Five of the six identified streams were classified by the applicant's consultant as "ephemeral" and one of the six being "intermittent". Five of these 6 streams were classified as "seasonal" by WDNR. These streams need to be further characterized (i.e. how long does water flow in the streams after precipitation events and how long do they flow in the early growing season after snow melt and spring rains) to see if they may or may not afford wider buffer protection based on their type.

24. The environmental engineering firm's Cultural Resource Report, labeled as Attachment C, was "*privileged and confidential for restricted distribution*" therefore this document was not available for review at this time. This document needs to be made available to the general public.
25. It has been reported that an adjacent landowner found a possible Native Indian artifact (arrowhead) in an area very close to the project site boundary. Due to the reported artifact that was found to be very close to the project site a detailed cultural/heritage study should be performed on the project site to determine if any archeological sites of significant importance need to be protected or mitigated.

The SEPA Environmental Checklist provides a conceptual and limited representation of the property and in my opinion did not provide adequate study to present actual site conditions over four seasons. This made it difficult if not impossible to analyze the true environmental impacts for the proposed project. The Purpose and Need statement that the project will "*avoid environmentally sensitive areas*" was not adequately demonstrated.

The magnitude of this project, loss of priority habitat, priority areas, and special or sensitive areas for wintering deer, coyote, cougar, and elk, alteration of hydrology, changes in storm water quantity and quality, and other items presented in this letter appear to be cumulatively significant. The project as proposed will more than likely significantly impact resident and migratory priority, special, and/or sensitive species and will permanently damage the Ponderosa forest and meadow communities and winter range habitat for large mammals.

It is therefore the opinion of this writer that the project, as proposed, should be subject to further and extensive environmental analysis including but not limited to a complete Environmental Impact Statement (EIS) with an alternative site analysis and economic feasibility study under the State Environmental Policy Act (SEPA) review process. This process must allow ample opportunity for public review and comment before any determination on the CUP is made. It is also my opinion that Kittitas County issue a Determination of Significance for this proposed project until these issues can be further studied.

If you have any questions concerning my opinion you can contact me by telephone (243.841.9710) or by e-mail at jkemp@encoec.com.

Sincerely,



Jonathan M. Kemp
Wildlife & Fisheries Biologist
Principal, EnCo Environmental Corporation

Anna Nelson

From: Anna Nelson
nt: Wednesday, January 13, 2010 10:07 AM
Subject: 'Reagan Dunn'
RE: Hello

Hi Regan,
And Happy New Year to you and your family.

The County is waiting for TSR to resubmit information in response to a County letter sent in early December (see attached – full letter and all referenced attachments are on the County website). I suspect, at a minimum, it will take the County about a month to evaluate the resubmittal and confer with agencies regarding any applicant proposed mitigation.

Please give me a call at 206-382-9540 if you have further questions.
Thanks, Anna



I.Seidell re addtl
info.120409...

From: Reagan Dunn [mailto:reagan.dunn@comcast.net]
Sent: Tuesday, January 12, 2010 7:58 PM
To: Anna Nelson
Subject: Hello

Hi Anna, happy new year!

I have attached an article I received today. Interesting, but not surprising, I think. Anyway, can you provide me with an update on when the country is planning to undertake a review of this project? I want to be there for the fireworks. I'm glad I don't have to make the call on this one.

Thanks,

-Reagan

<http://www.yakima-herald.com/stories/2010/01/11/neighbors-object-to-massive-solar-project-near-cle-elum>

Yakima Herald-Republic - Monday, January 11, 2010 AT 11:44PM

Neighbors object to massive solar project near Cle Elum

By LEAH BETH WARD

CLE ELUM, Wash. -- Neighborhood opposition has emerged to the giant Teanaway Solar Reserve proposed for a forested area north of Cle Elum.

Citing a report by a Puyallup, Wash.-based environmental consulting firm, Citizens Alliance for a Rural Teanaway (CART) said Monday that the project would have significant adverse environmental impacts, including the destruction of wildlife habitat.

The consulting firm, EnCo Environmental, called on Kittitas County to issue a "determination of significance" before deciding on whether to grant a conditional use permit for the two-mile-wide solar installation.

James Brose, CART's chairman, said the 120-member group of Teanaway residents opposes plans for clearing 600 to 900 acres of fir and pine forests near the top of Cle Elum Ridge.

"We believe that if TSR (Teanaway Solar Reserve) is really interested in protecting the environment, they will at least be willing to study the impacts that their construction will have on the forests above Cle Elum," Brose said in a news release. "This study confirms that our requests have not been unreasonable."

The project, proposed by Kirkland, Wash., businessman Howard Trott, is seeking approval from the county to install 400,000 photovoltaic panels in a large array that will convert sunlight into enough power for 45,000 households. Trott hopes to start construction in April.

Trott has said that for every tree that is cut, three will be planted. He also maintains that the solar panels will be minimally visible.

Teanaway's public relations firm, Strategies 360 of Seattle, has launched a blog called Under the Cle Elum Sun to try and counter arguments raised by CART and other opponents of the project.

The blog disputes opponents' contention that Teanaway Solar and American Forest Land Co., which is leasing the land to the project, are the same corporate entity controlled by a New York timber executive. Opponents suspect the land company wants to build a residential development near the solar project.

"There is no nefarious scheming here," the pro-project blog states. "Our project and public process is separate and different from anything else AFLC does with its land."

* Leah Beth Ward can be reached at 509-577-7626 or lward@yakimaherald.com.

<< OLE Object: Picture (Device Independent Bitmap) >>

TJ Mullinax

Planned solar plant

COMMENTS:

Posted by [Ericksj](#) at 01/12/10 08:02AM Post ID#: [#23267](#)

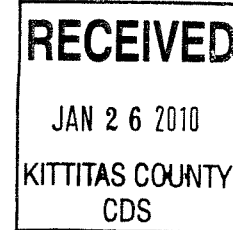
OH man, those solar panels make so much noise. I wouldn't want them in my back yard. Come on...this is about as environmentally friendly as you can get. They aren't burning gasses, making noise, poluting the rivers, killing birds (bogus reason for no wind towers), Salmon are not losing habitat or being restricted from going upstream. What could possibly be so bad? Clearing 600 acres, so. If that is the case they should bulldoze their houses and plant trees. 120 people in that area must have over 600 acres total...



120 South 3rd Street, Suite 299-A
Yakima, WA 98901
509.574.1950

January 22, 2010

Anna Nelson
Kittitas County Community Development Office
411 N Ruby Street
Suite 2
Ellensburg, WA 98926



We have been following the news of the Teanaway Solar Reserve and are writing to encourage the County Commissioners and Board of Adjustment to support to the project.

It is our understanding the Teanaway Solar Reserve will not only create 35 permanent jobs, but it will also provide work for 225 individuals during a two-three year construction phase and is making it a contractual requirement of its manufacturing partners to locate an assembly plant in Cle Elum for which workers will be hired locally and trained.

This region needs an industry to replace timber and mining. Renewable energy is perhaps our best chance at infusing the local economy with jobs and a reliable revenue stream, and to generate a product that is expected to grow in demand over the coming decades.

Private investors are presenting Kittitas County with a rare opportunity to bring an extremely promising new industry to a region that has seen a decline in businesses in recent years; to introduce a significant revenue source to the County; and to create jobs at a time in which they are desperately needed.

We have confidence that the County process will safeguard the scenic Teanaway while simultaneously allowing this much-needed project to go forward.

Sincerely,

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

Dennis Flabetich
Board Chair
South Central Workforce Council

Anna Nelson

From: Anna Nelson
Sent: Tuesday, February 02, 2010 9:29 AM
To: 'Reagan Dunn'
Cc: Valoff, Dan
Subject: RE: Teanaway Solar Reserve

Hi Regan,

All is well with me. A few quick responses. I'm in most of today and tomorrow if you would like to discuss further (Desk – 206-926-5230).

- A request for an extension was received by the applicant's agent (see attached). The County granted an extension for the resubmittal to no later than Feb 22, 2010 (also attached).
- The application was deemed complete in August (see attached).
- The timing for the SEPA threshold determination is dependant on how responsive the applicant is in addressing the issues noted in the additional information request, and timing for receipt of comments from SEPA review agencies (e.g. WDFW). At a minimum, it will be a month from when the resubmittal is received.

Hope you are doing well also.

Regards, Anna



ension_request_
to_County.pd...



I.Seidell re
Extension of Time...



Complete
application letter 08..

From: Reagan Dunn [mailto:reagan.dunn@comcast.net]
Sent: Monday, February 01, 2010 7:13 PM
To: Anna Nelson
Subject: Teanaway Solar Reserve

Hi Anna,

A couple of questions if you have a moment.

Does the county still expect to receive all of the documents by COB tomorrow? Will it then be deemed a "complete" application?

Also, when do you expect that the SEPA threshold determination will be made?

Hope all is well,

-Reagan