

Kittitas County
Teaway Solar Reserve

Public Comments
After February 22, 2010
to March 23, 2010

Part 1 of 2

Anna Nelson ✓

From: Anna Nelson
at: Monday, March 08, 2010 9:36 AM
'cowboysu@yahoo.com'
Subject: FW: Teanaway Solar Reserve

Good morning Stephanie,
Thank you for your comments on the proposed Teanaway Solar Reserve. If you would like to be added to the Parties-of-Record list to receive future public notices, please respond with your full mailing address.
Regards,
Anna Nelson, AICP
Contract Planner for Kittitas County

From: Mandy Weed [mailto:mandy.weed@co.kittitas.wa.us] **On Behalf Of** CDS User
Sent: Monday, March 08, 2010 9:05 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve

Mandy Weed

From: Stephanie Simmons [mailto:cowboysu@yahoo.com]
at: Monday, March 08, 2010 8:57 AM
CDS User
Subject: Teanaway Solar Reserve

Hello,

I am writing in support of the Teanaway Solar Reserve.
I love the idea of solar power for our area and also the fact that the owners of this project so aware of how the community is a little leery of them coming in. I like that fact that they panels are not so exposed to everyone and that it's not going to be an eye sore right next to a major roadway.
I think anything we can do in this century to produce or harness natural power is a great thing for everyone! I hope to see them producing power very soon for our community!

Thank you,
Stephanie Simmons
509-494-3335

Stephanie Simmons

Author of the Cowboysu Series

Map out your future, but do it in pencil"

Bon Jovi

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message id: 38eb45916c6dcbdac24bb8719d004a14

Anna Nelson

From: stephenswihart@aol.com
To: Monday, March 08, 2010 8:32 AM
Anna Nelson
Subject: Re: Teanaway Solar Reserve

Yes Anna,
Please add us to your list. Our complete mailing address is :
Four C's Transport & Logistics
PO Box 88026
Seattle, WA 98138
We appreciate your response.
Steve
PS-anything you send should be to the attention of Steve Swihart

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

From: Anna Nelson <anelson@GordonDerr.com>
To: stephenswihart@aol.com
Sent: Mon, Mar 8, 2010 8:22 am
Subject: FW: Teanaway Solar Reserve

Good morning Steve,
Thank you for your comments on the proposed Teanaway Solar Reserve. If you would like to be added to the Parties-of-Record list to receive future public notices, please respond with your full mailing address.
Regards,

Anna Nelson, AICP
Contract Planner for Kittitas County

From: Mandy Weed [mailto:mandy.weed@co.kittitas.wa.us] **On Behalf Of** CDS User
Sent: Monday, March 08, 2010 8:17 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve

Mandy Weed

From: stephenswihart@aol.com [mailto:stephenswihart@aol.com]
Sent: Monday, March 08, 2010 8:04 AM
To: CDS User
Subject: Teanaway Solar Reserve

Good Morning Mr. Dan Valoff.
We are contacting you to express our support for the Teanaway Solar Reserve. We are an interested business who understands that this project would benefit Kittitas County and our state because of the jobs it will create during construction through businesses like ours, and the ongoing jobs that will be created upon completion of the project. There are many solar projects going on around our nation and also Canada. This is a good idea, and a solid project.
Thanks for taking the time to read this email.
Steve Swihart
Four C's Transport & Logistics
-398-2755

Anna Nelson

From: Tracy Rooney [tracyr@msn.com]
Sent: Monday, March 08, 2010 9:03 AM
To: Anna Nelson
Cc: dan.valoff@co.kittitas.wa.us; Kirk Holmes (Kittitas County)
Subject: RE: Upper Teanaway subarea planning

"Never adopted" is a strong explanation!

Thanks for the clarifications.

Tracy

Subject: RE: Upper Teanaway subarea planning
Date: Mon, 8 Mar 2010 08:58:06 -0800
From: anelson@GordonDerr.com
To: tracyr@msn.com
CC: dan.valoff@co.kittitas.wa.us; kirk.holmes@co.kittitas.wa.us

Tracy,
The 1996 document was never adopted by the County. Once adopted, sub-area plans do become part of the Comprehensive Plan and are one of the documents that they County uses in their decision-making (in addition to codes, etc.).

If you would like to discuss this further, it would be helpful if Dan and I could call you and discuss this together with you. Emails are a difficult way to communicate all the nuances of these documents and the various decision-making processes.
Thanks, Anna

From: Tracy Rooney [mailto:tracyr@msn.com]
Sent: Monday, March 08, 2010 8:52 AM
To: Anna Nelson
Cc: dan.valoff@co.kittitas.wa.us; Kirk Holmes (Kittitas County); Tracy Rooney
Subject: RE: Upper Teanaway subarea planning

Anna,

I guess I'm confused as to the purpose of a sub-area plan if they have no official standing prior to a new sub-area plan being put in place. I understand that documents go out of date over time but ignoring a plan before a new updated one is completed and approved seems odd and just a way to ignore the prior work that doesn't suit someone's interests.

Any thoughts or clarifications that might help me better understand why the prior document can simply be ignored when new land use decisions are being made?

Thanks.

Tracy

Subject: RE: Upper Teanaway subarea planning
Date: Mon, 8 Mar 2010 08:29:51 -0800
From: anelson@GordonDerr.com

To: tracyr@msn.com
CC: dan.valoff@co.kittitas.wa.us; kirk.holmes@co.kittitas.wa.us

Hi Tracy,

Please refer to Section 2.3.4 Subarea Plans in the adopted Comprehensive Plan. That introduction text states, in part, that "These subarea comprehensive plans have no official standing in future land use decisions but may be used as evidence to support future comprehensive plan amendments." I have attached the referenced page from the Appendix C of the adopting ordinance (Ordinance No. 2009-25).

Let us know if you have further questions.

Regards, Anna

From: Tracy Rooney [mailto:tracyr@msn.com]
Sent: Saturday, March 06, 2010 9:04 AM
To: dan.valoff@co.kittitas.wa.us; Kirk Holmes (Kittitas County)
Cc: Anna Nelson; Tracy Rooney
Subject: RE: Upper Teanaway subarea planning

Dan or Kirk,

It appears the TSR area is covered or mostly covered by the Swauk-Teanaway sub-area plan from 1996. The comp plan contains the following language on page B-15: "High-voltage electrical transmission line corridors should not be allowed to expand or newly relocate within the sub-area."

Can you help me understand how the TSR proposal can move forward w/o going against the county's existing plan or at least until it is updated to accommodate for it. Or is a sub-area plan a document that can be easily over-ruled?

Thanks,

Tracy Rooney

Subject: RE: Upper Teanaway subarea planning
Date: Tue, 2 Mar 2010 17:00:33 -0800
From: anelson@GordonDerr.com
To: tracyr@msn.com
CC: kirk.holmes@co.kittitas.wa.us; dan.valoff@co.kittitas.wa.us

Hi Tracy,

Good to hear from you. Below are my quick comments. Kirk or Dan may have more to add.

Regards, Anna

1. We have had no update, as of yesterday, from the Prosecutor's office.
2. Yes, most of the Swiftwater proposed subdivision is in the subarea. The Swiftwater application is a quasi-judicial action (i.e. a permit review process separate from the planning process). This is similar to the proposed Teanaway Solar Reserve which is currently being reviewed by the County. If you have questions about the Swiftwater application, Dan is the planner.
3. I suggest you direct your question regarding these formulas and their applicability for AFLC to Ecology. All County work for AFLC as it relates to water needs and the sub-area planning process has been suspended.
4. This document is referenced in Section 2.3.4 Subarea Plans of the Dec 2009 Comprehensive Plan. I have attached the referenced document. It provides us with information on what was considered before and if/when the subarea planning process is initiated again, I anticipate we will use it to help inform the planning process.

From: Tracy Rooney [mailto:tracyr@msn.com]
Sent: Tuesday, March 02, 2010 3:27 PM
To: Anna Nelson; Kirk Holmes (Kittitas County)
Subject: Upper Teanaway subarea planning

Hi there,

I thought I'd check in as to the status of the Upper Teanaway subarea planning as well as a few related questions...

1. Is there any update as to the Upper Teanaway subarea planning process?
2. What impact does the subarea planning suspension have on the Swiftwater Ranch PBCP LP-08-00029 development application as it appears to be at least partially within the boundary and making use of water from the Teanaway River?
3. Will the same general process and usage formulas that Swiftwater used for their water needs apply to AFLC?
http://www.ecy.wa.gov/programs/wr/ywtwg/images/pdfs/2009_09.pdf
4. Would it be possible to obtain copies of the 1995 Swauk-Teanaway sub-area comprehensive planning materials for comparison purposes to what's going on today? (I only found my draft copy and not the finalized copy...) And what bearing, if any does this prior work have on what's undertaken today?

Thanks!

Tracy Rooney
13610 Teanaway Rd
Elum, WA 98922

Anna Nelson

From: Anna Nelson
Sent: Monday, March 08, 2010 8:36 AM
'mrteeleygo@yahoo.com'
Subject: Teanaway Solar Reserve Public Comments

Good morning Terry,
Thank you for your comments on the proposed Teanaway Solar Reserve. If you would like to be added to the Parties-of-Record list to receive future public notices, please respond with your full mailing address.
Regards,
Anna Nelson, AICP
Contract Planner for Kittitas County

From: Mandy Weed [mailto:mandy.weed@co.kittitas.wa.us] **On Behalf Of** CDS User
Sent: Monday, March 08, 2010 8:30 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve Public Comments

Mandy Weed

From: Terry Gonser [mailto:mrteeleygo@yahoo.com]
Sent: Saturday, March 06, 2010 10:28 AM
CDS User
Subject: Teanaway Solar Reserve Public Comments

Dan Valoff
Kittitas County
Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg WA 98926

Dear Mr Valoff,
I am writing in regards to the review process currently underway in your dept for the Teanaway Solar Reserve.

As a native of Kittitas County, it gave me great pride to visit the wind farm east of Kittitas last year, and I was excited to read the announcement that the county was chosen as a site for the largest solar power generating site of its kind.

Growing up in the Kittitas Valley I never thought the area would one day be a regional and national leader in renewable energy. We are now close to that reality.

I urge you and your colleagues to do everything you can to move the TSR project forward. Kittitas County and its residents are very fortunate to have these types of projects and the jobs they will provide.

Regards,

Terry Gonser

✓

Anna Nelson

From: Anna Nelson
Sent: Monday, March 08, 2010 8:40 AM
To: 'waterclan@gmail.com'
Subject: FW: Teanaway Solar Reserve

Good morning Maralyn,
Thank you for your comments on the proposed Teanaway Solar Reserve. If you would like to be added to the Parties-of-Record list to receive future public notices, please respond with your full mailing address.
Regards,
Anna Nelson, AICP
Contract Planner for Kittitas County

From: Mandy Weed [mailto:mandy.weed@co.kittitas.wa.us] **On Behalf Of** CDS User
Sent: Monday, March 08, 2010 8:30 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve

Mandy Weed

From: Tommy Smith [mailto:waterclan@gmail.com]
Sent: Friday, March 05, 2010 5:53 PM
To: CDS User
Subject: Teanaway Solar Reserve

I have no doubts that the Teanaway is absolutely the wrong place for this solar project. The cost to the community, the wildlife and the land is infinitely greater than the jobs you are offering. Greed comes in many forms and it is even more repellent when wrapped in a green cloak.

Maralyn Crosetto

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message id: 38eb45916c6dcbdac24bb8719d004a14



Hermanson Company LLP
1221 2nd Avenue North
Kent, WA 98032

tel 206-575-9700
fax 206-575-9800

RECEIVED

MAK 2/10

Kittitas County
CDS

March 8, 2010

Board of Adjustment
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Teanaway Solar Farm

Members of the Board:

Following my recent purchase of a home at 903 Weihl Road in Cle Elum, I have identified a significant concern regarding the proposed development of the Teanaway Solar Farm.

My property and home are part of the main drainage off of the hill where this project is proposed. I have serious concerns about how this development will impact my property in terms of drainage and the potential for flooding my dwelling. My understanding is that current development plans would result in significant deforestation of the land and that this would drastically increase the volume and speed of potential drainage flow. This drainage will also impact the creek alongside Weihl Road, which is access to mine and my neighbor's property.

At this time I would like to request that Kittitas County require a complete and full Environmental Impact Statement, including potential impacts on surrounding properties by the Teanaway Solar Farm. I believe that this is a prudent action for all concerned.

As a contractor, I fully understand the significance of development in Kittitas County. However, I also understand that any environmental impacts on current or future neighbors of the Teanaway Solar Farm must be adequately researched and addressed.

I look forward to your positive response to this request.

Sincerely,

Rick Hermanson
903 Weihl Road
Cle Elum, WA 98922

Mechanical Construction,
Engineering and Service

www.hermanson.com

From: Dan Valoff [dan.valoff@co.kittitas.wa.us]
Int: Tuesday, March 09, 2010 11:11 AM
To: Anna Nelson
Subject: TSR comment letter
Attachments: Comment lrt from Rick Hermanson 030810.pdf

Hi Anna,
Attached is a comment letter for the TSR for your files. The original is in your in-box. Hope your having a good day, see you next week.

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



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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User
[planning@co.kittitas.wa.us]
Sent: Monday, March 15, 2010 8:22 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Public Comment on Teanaway Solar Reserve

Mandy Weed

From: Anthony Novack [mailto:ajnovackrpcv@yahoo.com]
Sent: Monday, March 15, 2010 12:26 AM
To: CDS User
Subject: Public Comment on Teanaway Solar Reserve

Mr. Valoff,

Please accept by comments on the SEPA and CUP application for the Teanaway Solar Reserve.

The proposed action requires greater analysis than has been currently provided. The project will likely have significant and longterm impact to the character and aesthetics of the entire Teanaway Valley and, especially, the view towards Mt. Stewart. Consequently, the project merits a full EIS.

UPLE small comments.

Janis lupus - Gray wolf currently occurs in 2 packs in Washington state, one in the Twisp area, another in Pend O'Reille county. It is likely that wolves will recolonize the area during the lifetime of this project, although they should not be overtly effected. Document misstates the current and future status of wolves in Washington.

Mitigation for lost elk habitat by using 193 acres in the project area is inappropriate since the activity associated with maintaining the array will reduce the value of that habitat to elk. Area is used extensively as a travel corridor by elk as they migrate to winter range on the Columbia river or, to other parts of the Teanaway and Hidden valley.

Some years will have extreme snow loads that will likely overtop the solar arrays, requiring either extensive cleaning or, loss of power.

In general, the proposed solar farm is an inappropriate use of timberland contiguous to large swathes of forestland. Renewable energy should not come at the cost of our other natural resources. The number of solar arrays could readily be installed on haybarns throughout Kittitas county without impacting any forest resources.

Sincerely,

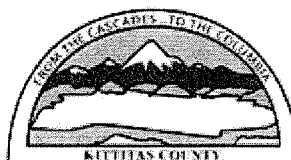
Anthony Novack
509-649-2335
Roslyn, WA

From: Dan Valoff [dan.valoff@co.kittitas.wa.us]
nt: Monday, March 15, 2010 1:25 PM
o: Anna Nelson
Subject: FW: Teanaway Solar Reserve

Hi Anna,
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



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From: Gary Hammons [mailto:gary.hammons@earthlink.net]
Sent: Monday, March 15, 2010 1:12 PM
To: Dan Valoff
cc: rob@energydetectiveagency.com; gary.hammons@earthlink.net; webwerx@cleelum.com; brooksideconsulting@gmail.com; kerry@swiftwatertractors.com; mmorton@cityofcleelum.com; craig1nevil@msn.com; curtish@inlandnet.com; GKurtz@windermere.com
Subject: Teanaway Solar Reserve

Mr. Valoff,

My wife and I have been home owners in Cle Elum for the past three years. Last June we purchased a small business in town. I was asked then why I would make such a commitment in these economic times. My response was that i believed the county would be experiencing some economic growth, and that we would be in a position to participate and grow with it. Since then, I have engaged in efforts to support and promote the right kind of development for our community.

In the course of my research effort, I have found a never-ending string of efforts aimed at bringing economic growth to the Upper Kittitas County area. Nearly all of them have been frustrated by of resistance from a few outspoken opponents, and a lack of leadership from elected officials, unwilling to make hard decisions. Many of our citizens don't engage either in favor or opposed to a given development project.

Having made the commitment to owning a business in Cle Elum, please consider us in favor of the Teanaway Solaar Reserve. It's time to demonstrate some leadership and get behind this project as a good move forwazrd for the county. Please don't stand in the way, but rather, leasd the way to a successful conclusion.

Gary J. Hammons

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User
[planning@co.kittitas.wa.us]
Sent: Tuesday, March 16, 2010 3:42 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Support of Teanaway Solar Reserve

Mandy Weed

From: Steve Locati [mailto:slocati@stewart.com]
Sent: Tuesday, March 16, 2010 3:28 PM
To: CDS User
Subject: Support of Teanaway Solar Reserve

Dear Mr. Valoff,

Please accept this correspondence as my support for the Teanaway Solar Reserve project. In my opinion this project will provide clean power with less social and environmental impact than the current and proposed wind projects and will provide much needed economic advantages to our County.

Sincerely,

Steve Locati
President
Stewart Title of Kittitas County, LLC
Direct line (509) 962-0925
Cell (509) 929-4325



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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Robert Hill [hillshill@wavecable.com]
Sent: Tuesday, March 16, 2010 12:11 PM
To: Anna Nelson
Subject: Fw: SEPA/CUP response
Attachments: SEPA response.doc

Hi again, wasn't sure if you needed our tax parcel number's P21129,P314136 and P17792. Rob Hill
----- Original Message -----

From: Robert Hill
To: anelson@GordonDerr.com
Cc: dan.valoff@co.kittitas.wa.us
Sent: Tuesday, March 16, 2010 10:27 AM
Subject: SEPA/CUP response

Hi Anna, I have attached my response to the letter of 2/23/2010 from Dan Valoff, the Kittitas Co. planner giving the opportunity to respond to the latest issues on the CUP and SEPA revisions from the Teanaway Solar Reserve. Please process this for review and response.

Thank you

Regards,
Robert and Diane Hill

From: Robert and Diane Hill

Page 1 of 2

1. **Road standards compliance and engineering.** Road access for this development on a non-residential basis does not show proper engineering with in the establish ROW to meet current road standards. The ROW goes through 3 of my properties and it is clear, on evaluation, this road as treated in the SEPA cannot be met without major engineering to address slope, drainage and surface treatment for the stated traffic volumes. Further the recorded road maintenance agreements say clearly the neighbors must participate in road upkeep. How does this work with 98% of use not being by the neighbors. Is this an issue avoided by the project team?
2. **Surface treatment and noise control.** The number of trucks traveling the road way will have a major noise impact on life style of the property owners. Undisturbed use of these adjoining properties will be affected in a very negative way, thus causing major devaluation and normal use of the lands in this location. Past logging activities clearly indicated noise is an issue and with these increased volumes we will have a very unacceptable situation.
- 3 **Water is currently affected by the moratorium on wells in this area.** How can a project be allowed to go forward when all development is current stopped because of the hold on the exempt well MOA agreement between the county and DOE? Isn't this usage significantly larger than residential and how is that BEING ALLOWED?
4. **Easement for ingress/egress** over these private roads does not include commercial non-timber activities. This needs clear interpretation. As land owners is it up to us to show deed, covenant and use restrictions? Where does the SEPA stand on these issues?
5. Isn't the **burden for environmental non-compliance** being left up to the local residence and those negatively affected by the project? That even adds to the economic hardship caused by the local property owners by this project. What is going to be the structure to mitigate these issues?
6. Where in the application and SEPA documents do we address **Deprivation of Property Rights**? Shouldn't that clearly be an issue for resolution? Clearly, land values will decrease and use of land will be adversely affected. Isn't there potential county liability?

7. Prior comments have indicated this is a habitat for **Flying Squirrels and Spotted Owls**. I know of two authorities that have witnessed these endangered species in this area. Where is this addressed?

Page 2 of 2

8. Overall the documents supplied by the project directors have covered a lot of SEPA input. I clearly question the accuracy and validation. **More statement than fact** would be a major concern for the SEPA review to address from the county agencies to address.

9. **The issue of condition use.** This seems to put the long term requirement on a rezone. With a multi-million dollar investment how can we believe it ever will have the CUP withdrawn. By nature the CUP requires an annual review for continued use under the CUP. This is an end around that clearly is not in harmony with the present zone classification and comprehensive plan for long term approval or use. Just too large to really fit into a CUP approval and it is avoiding the issues of a rezone

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

From: Robert Hill [hillshill@wavecable.com]
nt: Tuesday, March 16, 2010 12:11 PM
ro: Anna Nelson
Subject: Fw: SEPA/CUP response
Attachments: SEPA response.doc

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Robert and Diane Hill

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

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Int: Tuesday, March 16, 2010 11:28 AM
To: Anna Nelson
Cc: dan.valoff@co.kittitas.wa.us
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4. **Easement for ingress/egress** over these private roads does not include commercial non-timber activities. This needs clear interpretation. As land owners is it up to us to show deed, covenant and use restrictions? Where does the SEPA stand on these issues?

5. Isn't the **burden for environmental non-compliance** being left up to the local residence and those negatively affected by the project? That even adds to the economic hardship caused by the local property owners by this project. What is going to be the structure to mitigate these issues?

6. Where in the application and SEPA documents do we address **Deprivation of Property Rights**? Shouldn't that clearly be an issue for resolution? Clearly, land values will decrease and use of land will be adversely affected. Isn't there potential county liability?

7. Prior comments have indicated this is a habitat for **Flying Squirrels and Spotted Owls**. I know of two authorities that have witnessed these endangered species in this area. Where is this addressed?

Page 2 of 2

8. Overall the documents supplied by the project directors have covered a lot of SEPA input. I clearly question the accuracy and validation. **More statement than fact** would be a major concern for the SEPA review to address from the county agencies to address.

9. **The issue of condition use.** This seems to put the long term requirement on a rezone. With a multi-million dollar investment how can we believe it ever will have the CUP withdrawn. By nature the CUP requires an annual review for continued use under the CUP. This is an end around that clearly is not in harmony with the present zone classification and comprehensive plan for long term approval or use. Just too large to really fit into a CUP approval and it is avoiding the issues of a rezone

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

From: Dan Valoff [dan.valoff@co.kittitas.wa.us]
Sent: Tuesday, March 16, 2010 2:17 PM
To: Anna Nelson
Subject: FW: Teanaway Solar Reserve

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



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From: CDS User
Sent: Tuesday, March 16, 2010 2:16 PM
To: Dan Valoff
Subject: FW: Teanaway Solar Reserve

Laura Wilson
Permit 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: Laura Everett-Osiadacz [mailto:laura@themountainteam.com]
Sent: Tuesday, March 16, 2010 1:59 PM
To: CDS User
Cc: marlim@houseloan.com; larry@themountainteam.com
Subject: Teanaway Solar Reserve



Dan Valoff,

I completely support the Teanaway Solar Reserve coming to our area. There are so many benefits to our county. I think it would be a terrible loss not to allow the current plan for the development of the Teanaway Solar Reserve to move forward.

Kittitas County, especially the upper county, does not have much to offer its people in regards to jobs. This will bring jobs to our area, increasing the current person's quality of life, and hopefully help locals work locally and not have to drive out of area to earn a decent salary.

Not only does this project help our areas economy; it is also an environmentally friendly way to create energy, and I would find it irresponsible not to allow this type of energy to be supported.

Respectfully,

Laura Everett-Osiadacz

Resident of Roslyn, WA 98941

Phone: 509-656-2371

Toll Free: 800-356-3750

Fax: 509-656-0150

Laura@TheMountainTeam.com

Larry@TheMountainTeam.com

Tom@TheMountainTeam.com

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: James Brose [ruralteanaway@gmail.com]
nt: Tuesday, March 16, 2010 5:33 PM
o: Anna Nelson
Subject: SEPA

Thank you for your work on behalf of the community. My wife and I are in Hawaii until May and it has not been feasible for us to critique the entire new supplemental application. We submitted our comments to the County and the press based on the initial presentation last year.

Please forward this email to the appropriate authorities. We believe exactly as we did when our comments were made re the initial application and agree with you wholeheartedly that the TSR site is totally inappropriate for their intended use. And, there are many other sites at equal or less cost which would suffice just as well without significant detriment to their surrounding area.

Approval of the TSR proposal will do grave and unwarranted harm to our neighborhood and, contrary to the proposer's statements, it is not consistent with the current zoning.

Barbara and Jack Hodgson
Pine Hills Ranch



March 16, 2010

Dan Valoff
Office of Community Development Planning
cds@co.kittitas.wa.us

As a local business owner, an area resident, and a parent of children who will be educated in the Cle Elum-Roslyn public schools, I am writing to ask that Kittitas County grant permits for the Teanaway Solar Reserve.

I am also involved in many social organizations and involved in the economic development of our County. Kittitas County, as a whole, will benefit by the creation of hundreds of short-term jobs, dozens of long-term jobs, the diversification of our economic base, and the creation of a significant new revenue stream and industry. Cle Elum, in particular, will profit from having such a project in its back yard.

I have attended public meetings and have heard the arguments in opposition to the project. It is my view that Kittitas County can issue permits to allow this much needed project to go forward by continuing work with relevant state agencies and county departments to safeguard the environment.

Thank you for the opportunity to comment.

Best Regards,

Marc Kirkpatrick
Owner

Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419

From: Dan Valoff [dan.valoff@co.kittitas.wa.us]
Sent: Tuesday, March 16, 2010 2:22 PM
To: Anna Nelson
Subject: FW: teanaway Solar Reserve
Attachments: McCormick Marli (marlim@houseloan.com).vcf

FYI

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

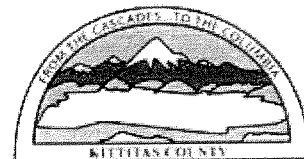


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From: CDS User
Sent: Tuesday, March 16, 2010 2:16 PM
To: Dan Valoff
Subject: FW: teanaway Solar Reserve

Laura Wilson
Permit 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

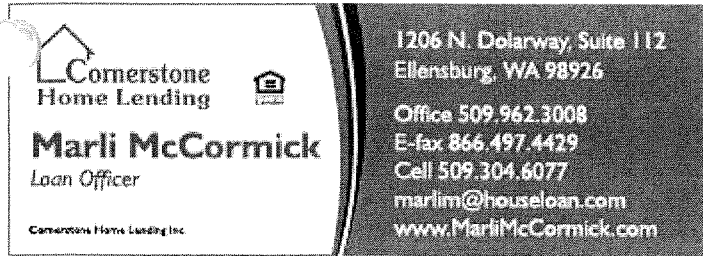


"Building Partnerships-Building Communities"

From: McCormick, Marli [mailto:marlim@houseloan.com]
Sent: Tuesday, March 16, 2010 12:38 PM
To: CDS User
Subject: teanaway Solar Reserve

Dear Mr. Valoff,
I am writing in support of the Teanaway Solar Reserve.
The community needs this economic support, especially during these hard times not to mention the water moratorium

Please consider moving forward on this project.
Thank you,



Cornerstone
Home Lending

Marli McCormick
Loan Officer

Cornerstone Home Lending Inc.

1206 N. Dolarway, Suite 112
Ellensburg, WA 98926

Office 509.962.3008
E-fax 866.497.4429
Cell 509.304.6077
marlim@houseloan.com
www.MarliMcCormick.com

Confidential & Proprietary to Cornerstone Mortgage Company.

This email and any files attached with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error delete this message and notify the sender. If you are not the named recipient you should not disseminate, distribute or copy this email or any attachment.

For further assistance contact the Cornerstone Information Technology Department at it@houseloan.com

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message id: 38eb45916c6dcbdac24bb8719d004a14

Full Name: McCormick Marli (marlim@houseloan.com)
Last Name: McCormick
First Name: Marli
Company: Cornerstone Home Lending

Business Address: 1206 Dolarway Rd, Suite 112
Ellensburg, WA 98926
United States of America

Business: 5099623008
Mobile: (509) 304-6077
Business Fax: 8664974429

E-mail: marlim@houseloan.com
E-mail Display As: marlim@houseloan.com

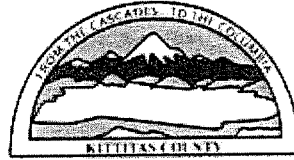
Web Page: <http://www.MarliMcCormick.com>

From: Dan Valoff [dan.valoff@co.kittitas.wa.us]
it: Wednesday, March 17, 2010 10:31 AM
: Anna Nelson
Subject: FW: Teanaway Solar Reserve

FYI

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



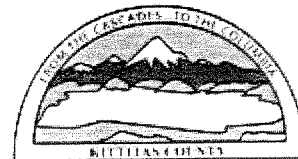
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From: CDS User
Sent: Wednesday, March 17, 2010 10:30 AM
To: Dan Valoff
Subject: FW: Teanaway Solar Reserve

From the CDS box.

Laura Wilson
Permit 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: Laura Vaughn [mailto:lauravaughn@johnniscott.com]
Sent: Wednesday, March 17, 2010 10:27 AM
To: CDS User
Subject: Teanaway Solar Reserve

March 16, 2010

John Valoff
Office of Community Development Planning
[cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

As a local business owner, an area resident, and a parent of children who will be educated in the Cle Elum-Roslyn public schools, I am writing to ask that Kittitas County grant permits for the Teanaway Solar Reserve.

I am also involved in many social organizations and support the economic development of our County. Kittitas County, as a whole, will benefit by the creation of hundreds of short-term jobs, dozens of long-term jobs, the diversification of our economic base, and the creation of a significant new revenue stream and industry. Cle Elum, in particular, will profit from having such a project in its back yard.

Our real estate sales, building/construction industry and local retail businesses have already been devastated by the water moratorium and lack of jobs and industry in our area. The public is already concerned about investing in our community in fear of what the future may hold. Vacant land prices have plummeted in the last year. We should welcome any opportunities to better our local economy. The schools are suffering from low enrollment because people are moving from Cle Elum to avoid the cost of commuting. The school's budget is based on the number of children we have enrolled. Many people relocate to areas solely based on the quality of the schools.

Thank you for the opportunity to comment.

Best Regards,

Laura Vaughn
Real Estate Agent
And Owner of JT Custom Homes, LLC

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: James Brose [ruralteanaway@gmail.com]
To: Anna Nelson
Subject: Fwd: FW: TSR Supplemental Filing

We did comment to the initial submission by the TSR regarding the proposed three year industrial project in an area zoned forest and range. We have listened to the claims of a "Green project" however our contention is without a complete EIS that this is not a green project! The removal and displacement of healthy trees, revisions to important wildlife habitat, noise during construction and the remaining question on ground drainage remain.

Sensitive Species:

The arguments of a mitigated impact to the area Elk herds appears to be the focus of the supplemental filing. There are however other species only glossed over or not mentioned. Additionally the observation period the paper was very limited and again dependent on outside sources. The variety and number of any given species can change drastically throughout the year. To view as complete this supplemental submission would be a mistake the County cannot afford.

Land Drainage:

Throughout the state of Washington there has been a rash of landslides due to the removal of natural vegetation to hillsides! The contention by TSR that all contingencies have been considered and explained in the proposed area of construction. In January of 09 we experienced considerable damage to our driveway as a result of excessive water runoff from the area proposed for the solar construction. The Kittitas County Public Works could not determine the cause of the massive damage done to Loping Lane and Red Bridge Road. What guarantees does the county submit in their approval of the site and extensive road construction? If the County engineers were unable to explain the reasons for the January event how can TSR in their submission be so certain that no repeat of these events will happen?

Noise and Rights:

As we transition to our home in Kittitas County we must express our incurable opposition to having construction traffic rumbling up and down Loping Lane and having the lot next door serving as nothing more than a corridor for carrying high levels of electricity down a hillside as opposed to a residential use and all the features that go along with residential living. Besides wanting to override the neighborhood covenants they

seem intent on stretching the road (Loping Lane easement) rights of use! Three years of construction pounding and high traffic in not acceptable for this rural and recreational setting.

Forest:

Yes the zoning is forest and range but due to the overzealous logging and poor land management it doesn't resemble a typical forest area. The Seattle Times recently ran an article on forest being our key defense against global warming The proposal to take acreage out of the forest and planting trees in a smaller more restricted area is not a solution! Deforestation is thought to account for up to 20% of CO2 released into the atmosphere! And the actual construction activity only contributes to the problem.....How is this a Green project?

This is not a Green project.....

Jim and Janet Brose

From: James Brose [ruralteanaway@gmail.com]
Date: Tuesday, March 16, 2010 5:33 PM
To: Anna Nelson
Subject: SEPA

Thank you for your work on behalf of the community. My wife and I are in Hawaii until May and it has not been feasible for us to critique the entire new supplemental application. We submitted our comments to the County and the press based on the initial presentation last year.

Please forward this email to the appropriate authorities. We believe exactly as we did when our comments were made re the initial application and agree with you wholeheartedly that the TSR site is totally inappropriate for their intended use. And, there are many other sites at equal or less cost which would suffice just as well without significant detriment to their surrounding area.

Approval of the TSR proposal will do grave and unwarranted harm to our neighborhood and, contrary to the proposer's statements, it is not consistent with the current zoning.

Barbara and Jack Hodgson
Pine Hills Ranch

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User
[planning@co.kittitas.wa.us]
Sent: Wednesday, March 17, 2010 8:53 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Solar Reserve Comment
Attachments: 2010-03-16SolarReserve.pdf

Mandy Weed

From: Marc Kirkpatrick [mailto:mkirkpatrick@encompasses.net]
Sent: Tuesday, March 16, 2010 4:42 PM
To: CDS User
Cc: Dan Valoff
Subject: Solar Reserve Comment

Hi Dan,

Attached is a letter in support of the Solar Reserve project.

Thank you!

Marc Kirkpatrick
Principal
mkirkpatrick@encompasses.net
(509) 674-7433 x224

Encompass Engineering & Surveying
Together With
Baima & Holmberg

Western Washington Division | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055

Eastern Washington Division | 108 East 2nd Street | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419

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From: Dan Valoff [dan.valoff@co.kittitas.wa.us]
Sent: Wednesday, March 17, 2010 2:39 PM
To: Anna Nelson
Subject: FW: Cle Elum / Roslyn Chamber of Commerce Board of Directors
Attachments: support letter.pdf

FYI

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



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From: CDS User
Sent: Wednesday, March 17, 2010 2:24 PM
To: Dan Valoff
Subject: FW: Cle Elum / Roslyn Chamber of Commerce Board of Directors

CDS mailbox.

Laura Wilson
Permit 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: Ryan Munsey [mailto:Ryan.Munsey@sterlingsavings.com]
Sent: Wednesday, March 17, 2010 1:48 PM
To: CDS User
Subject: Cle Elum / Roslyn Chamber of Commerce Board of Directors

an,

I wanted to take a minute and send you a copy of the letter of support that we gave to the Teanaway Solar Reserve. If you have any questions please let me know.

Thank you,

Ryan Munsey
Vice President
Cle Elum / Roslyn Chamber of Commerce Board

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Cle Elum / Roslyn Chamber of Commerce Board
PO Box 43
401 W. First Street
Cle Elum, WA 98922

February 5, 2010

Teaway Solar Reserve
Attention: Meagan Walker
218 East 1st Street
Cle Elum, WA 98922

Dear Ms. Meagan Walker:

Cle Elum/Roslyn Chamber of Commerce Board would like to thank you for addressing our monthly board meeting. We are excited about the potential job creation, tax base and economic stimulus that this project could bring to our county. Opening a downtown office and giving presentations at our local functions has sent the right message to our citizens about your consideration for their questions and concerns. We would like to pledge our support for the project as it has been presented and offer any assistance possible in seeing this project through to fruition.

Thank you again for taking time out of your schedule to update us on this vital part of our community's future.

On behalf of the Cle Elum/Roslyn Chamber of Commerce Board,

Ryan Munsey
Vice President
Cle Elum / Roslyn Chamber of Commerce

From: Dan Valoff [dan.valoff@co.kittitas.wa.us]
It: Wednesday, March 17, 2010 2:39 PM
: Anna Nelson
Subject: FW: Teanaway Solar Reserve

FYI

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

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

From: CDS User
Sent: Wednesday, March 17, 2010 2:24 PM
To: Dan Valoff
Subject: FW: Teanaway Solar Reserve

CDS user mailbox.

Laura Wilson
Permit 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"

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

From: Betty Vincent [mailto:cleelumrealestate@gmail.com]
Sent: Wednesday, March 17, 2010 12:50 PM
To: CDS User
Subject: Teanaway Solar Reserve

Dear Mr Valoff,

I am writing in Support of the Teanaway Solar Reserve. I think this would be a GREAT asset to our community. Currently there are not many job providers in our area and I'm pretty excited about the potential of the whole Solar Reserve idea and the manufacturing of them. I like what I've read in the paper about the way they are going about this so that the animals will still be able to use the area and the way they are involving the community is wonderful, I applaud them!

Please count me in for wanting them here :) Thank you, Betty Vincent
1581 Country Drive
Easton WA 98925

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Dan Valoff [dan.valoff@co.kittitas.wa.us]
nt: Wednesday, March 17, 2010 11:06 AM
o: Anna Nelson
Subject: FW: Teanaway Solar Reserve - SUPPORT EMAIL

Hi Anna,
Here's more, they just keep coming.

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



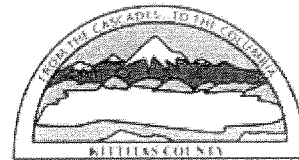
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From: CDS User
Sent: Wednesday, March 17, 2010 11:02 AM
To: Dan Valoff
Subject: FW: Teanaway Solar Reserve - SUPPORT EMAIL

In the CDS mailbox.

Laura Wilson
Permit 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: Alex Hoyt [mailto:alex@hardline-construction.com]
Sent: Wednesday, March 17, 2010 10:43 AM
To: CDS User
Subject: Teanaway Solar Reserve - SUPPORT EMAIL

Dan Valoff
Kittitas County
Community Development Services

411 N. Ruby Street, Ste 2
Ellensburg WA 98926

Mr. Valoff,

We understand that the Teanaway Solar Reserve Project is currently under consideration by the governing authorities. While I know there are many issues to consider before a final decision is made, I hope the foremost concern is for the people of this county. A project such as this one can be a tremendous opportunity for the thousands of people who are currently out of work, or underemployed in the area. As the representative of a local construction company, please consider our support for this project.

Regards,

Alex Hoyt
Hardline Construction, LLC
www.hardline-construction.com
425-212-0093 (c)
509-674-9585 (f)

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message id: 38eb45916c6dcdbdac24bb8719d004a14

From: Todd Hill [todd@earthwoodllc.com]
Sent: Wednesday, March 17, 2010 7:34 AM
To: dan.valoff@co.kittitas.wa.us
Cc: Anna Nelson
Subject: SEPA/CUP
Attachments: SEPA response Todd.doc; ATT10934988.txt

Good Morning.

From: Todd and Cheri Hill
Tax parcel # P17792

Page 1 of 2

1. **Road standards compliance and engineering.** Road access for this development on a non-residential basis does not show proper engineering with in the establish ROW to meet current road standards. The ROW goes through 3 of my properties and it is clear, on evaluation, this road as treated in the SEPA cannot be met without major engineering to address slope, drainage and surface treatment for the stated traffic volumes. Further the recorded road maintenance agreements say clearly the neighbors must participate in road upkeep. How does this work with 98% of use not being by the neighbors. Is this an issue avoided by the project team?
2. **Surface treatment and noise control.** The number of trucks traveling the road way will have a major noise impact on life style of the property owners. Undisturbed use of these adjoining properties will be affected in a very negative way, thus causing major devaluation and normal use of the lands in this location. Past logging activities clearly indicated noise is an issue and with these increased volumes we will have a very unacceptable situation.
- 3 **Water is currently affected by the moratorium on wells in this area.** How can a project be allowed to go forward when all development is current stopped because of the hold on the exempt well MOA agreement between the county and DOE? Isn't this usage significantly larger than residential and how is that BEING ALLOWED?
4. **Easement for ingress/egress** over these private roads does not include commercial non-timber activities. This needs clear interpretation. As land owners is it up to us to show deed, covenant and use restrictions? Where does the SEPA stand on these issues?
5. Isn't the **burden for environmental non-compliance** being left up to the local residence and those negatively affected by the project? That even adds to the economic hardship caused by the local property owners by this project. What is going to be the structure to mitigate these issues?
6. Where in the application and SEPA documents do we address **Deprivation of Property Rights**? Shouldn't that clearly be an issue for resolution? Clearly, land values will decrease and use of land will be adversely affected. Isn't there potential county liability?

7. Prior comments have indicated this is a habitat for **Flying Squirrels and Spotted Owls**. I know of two authorities that have witnessed these endangered species in this area. Where is this addressed?
8. Overall the documents supplied by the project directors have covered a lot of SEPA input. I clearly question the accuracy and validation. **More statement than fact** would be a major concern for the SEPA review to address from the county agencies to address.
9. **The issue of condition use.** This seems to put the long term requirement on a rezone. With a multi-million dollar investment how can we believe it ever will have the CUP withdrawn. By nature the CUP requires an annual review for continued use under the CUP. This is an end around that clearly is not in harmony with the present zone classification and comprehensive plan for long term approval or use. Just too large to really fit into a CUP approval and it is avoiding the issues of a rezone

Todd and Cheri Hill
P>O>Box 480
White Salmon, Wa. 98672
1 509 493 1794



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



March 17, 2010

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

**RE: Professional Opinion Statement after Supplemental Application
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:

The purpose of this letter is to present an updated professional opinion statement pertaining to the applicant's supplemental application materials, a revised CUP application, draft Development Agreement, and expanded SEPA checklist that were received by Kittitas County on February 22, 2010 for the above-referenced project. EnCo prepared a letter dated December 10, 2009 based on the August 2009 CUP submittal. This letter provides an updated response to the February CUP supplemental application.

RESUBMITTED DATA BY THE APPLICANT

The resubmitted data package did not include performing additional field studies and assessments. As was stated before, the field studies for this planned project were performed on June 16th through June 19th and on July 9, 2009, for a total of 5 days. The limited field work undertaken by the applicant did not include performing seasonal investigations for range wildlife, mammals, reptiles (i.e. lizards), amphibians, birds, and plants. The assessment also did not include performing evening and night time studies for sensitive or priority nocturnal animals such as owls and bats. The brief survey performed last summer does not adequately address the seasonal variation and numbers of a given species that can occur in any given season.

It is the opinion of this writer that there are still several environmental-related items, surveys, and/or studies listed below that have not been adequately studied in the proposed project support documents. Not addressing these items will significantly affect the quality of the environment on the project site.

WILDLIFE

Elk habitat does occur on the proposed site. Just because the PHS database does depict this on their map does not mean that the site does not provide habitat for these animals. Elk do use the proposed site as documented by several landowners in the area. Much of the information submitted by the applicant in February 2010 relates to the movement and habitat for elk and not the other animals that have been observed on the site and adjacent to the site, could be present on the site, and has suitable habitat for several other priority and sensitive animals.

According to the submitted documents in August by the applicant, up to 4 sensitive wildlife species (black-backed woodpecker, northern goshawk, mountain quail and elk) have the potential to occur in the vicinity of the survey area. Of equal importance is the needed study and assessment for these sensitive wildlife species. The property provides excellent habitat for these sensitive animals to meander freely while providing good shelter and a variable food source for survival. Evidence of large mammals which frequent the site include elk, deer, cougar, coyote, and black bear (scat).

The field survey identified a total of 10 bird and 2 mammal species. A white-headed woodpecker was observed on or very near the site. This bird is a state candidate species. These diverse species were identified in several habitat niches thereby providing evidence of a well connected community.

The submitted document recommends "*further protocol - level survey for individual species if suitable habitat has been identified*". Suitable habitat has been identified on the proposed site for various woodpeckers, blue birds, owls, northern goshawk, mountain quail, cougar, elk, etc. Therefore a much more intensive survey with specific requirements according to each particular individual wildlife species needs to be undertaken as was recommended.

Perform a more detailed bird study on the project site to include the possible identification and mapping of owl, mountain quail, turkey, blue bird, heron, eagle, hawks, songbirds, woodpeckers (i.e. black-backed woodpecker), or other sensitive birds. A nocturnal bird (i.e. owl) study should occur during the evening and night hours. Several groups of suspect western blue birds were observed on the project site in September 2009 and by nearby landowners over the years. Owl hoots are commonly heard by many landowners during the summer months on and near the project site. According to the applicant, northern spotted owl and mountain quail do occur within three miles of the project area. Other sensitive birds observed by others include wild turkey. The project site does provide suitable habitat for owl and mountain quail.

A bat habitat assessment and evening survey for bats and nocturnal birds was not undertaken. Bats may occur on the site and should be investigated.

NATIVE PLANTS

According to the submitted documents in August, up to 12 native plants were identified as potentially occurring in the vicinity of the survey area in late June and early July of 2009. Native plant floristic surveys were not performed in the early springtime (April and May) when many of the native plants are in full bloom and can be more easily observed and identified. A more detailed sensitive/priority plant survey needs to be undertaken in April through May.

Also it is very important to contact local plant enthusiasts, naturalists, and botanists to document the plant species they have identified over the years. Based on review of the re-submittal this task was not undertaken by the applicant. The limited field survey last summer identified a total of 81 plants. These diverse species of plants were identified in several habitat niches thereby providing evidence of a well connected and established community.

PRIORITY HABITATS IDENTIFIED BY APPLICANT SURVEY

Aspen Stand: The aspen stand needs to be better characterized, measured, and protected or mitigated. 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.

Streams and Riparian Zones: Six "ephemeral" streams were identified on the site; however, these streams and associated riparian zones were not studied in detail and were not flagged for verification purposes. GPS points on a map do not allow easy viewing of boundaries of critical areas and buffers for field verification purposes. The streams on the site appear to be intermittent streams, not ephemeral streams. Intermittent streams provide more habitat and biodiversity as compared to ephemeral streams. The riparian zones within these stream corridors were not flagged for verification purposes. GPS points on a map do not allow easy viewing of boundaries of critical areas and buffers for field verification purposes.

Freshwater Wetlands: Twelve wetlands were identified on the site however these areas were not flagged for verification purposes. GPS points on a map do not allow easy viewing of boundaries of critical areas and buffers for field verification purposes. The likely functional degradation of these wetlands after construction of the project was not discussed in sufficient detail. There is no supporting evidence that there will be "no impacts to wetlands or waters from the construction of the solar PV arrays, etc" as stated on page 45. One of the reasons that there is "no evidence of amphibians or invertebrates" in eleven of the wetlands is because the study was performed during the dry summer months, for a period of only 5 days in the field. Many of these animals have moved to upland areas in these drier months. These animals depend on and

use wet corridors during wet weather months such as late March, April and early May, which was not studied. Best professional judgment to determine wetland functions for these seasonal wetlands would be in the early spring time not the summer as was done by the applicant. The spring will provide better assessment of these seasonal wetlands for invertebrates, amphibians, aquatic birds, and aquatic mammals.

OTHER PRIORITY, SPECIAL, OR SENSITIVE AREAS IDENTIFIED

Thin-Stemmed Persistent Vegetation with Seasonally Inundation: Habitat suitable for egg-laying by amphibians may be present in several of the seasonal wetlands, man-made pond, intermittent streams, 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 systems.

Perches and Snags: 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. Broken and dead-topped trees were identified as perches. These features were not discussed in the application.

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. These features were not discussed in the application.

OTHER CONCERNS

Identified Artifacts: It has been reported that an adjacent landowner found a possible Native Indian artifact (arrowhead) in an area very close to or on the project site boundary. Due to this reported artifact that was found to be very close to or on the project site a detailed cultural/heritage study should be performed to determine if any archeological sites of significant importance are on or adjacent to the project site. The statement on page 59 that "*no landmarks or other evidence of historic, archaeological, scientific, or cultural importance are known to be on or adjacent to the site*" is incorrect.

Carbon Sequestration: The existing habitat on the proposed site provides an unknown value for carbon sequestration and one needs to consider the loss of such value if this project is built. Other sites without an established forested community and with less complex structure would offer a much better alternative for this project.

Development on a site with 5 natural, sensitive, and priority habitats which are well connected, maintain biodiversity, and provide a wealth of wildlife and plant life as well as containing sensitive and possible priority species which have not been adequately studied such as owls, blue birds, mountain quail, turkey, heron, eagle, hawks, woodpeckers, bats, and cougars) will be significantly impacted and thereby affect the quality of the environment.

Other sites should be considered for the proposed project which would include topographically flat lands, sites with less habitat features, abandoned sites, tilled or grazed agricultural sites, privately-owned degraded lands, brownfield sites, and sites closer to urban areas to minimize the loss of connected, open, and diverse habitat such as what is found on the proposed location.

The potential for significant environmental damage to habitat and species that will more than likely occur to the proposed site even with mitigating measures needs to be further studied. This decision requires a concerted effort with all stakeholders to be sure that the selected site does not cause irreparable damage to the environment, even with the proposed mitigating measures, not only for the proposed project site but for lands connected to it.

The applicant states on Page 16: "*In the event that the applicant decides to terminate operation of the project the project will be decommissioned and the site will be restored*". The discussion for the possible decommissioning of the site is mentioned in detail **17 times** in the Expanded SEPA Environmental Checklist (See Page 16, 21, 23, 28, 35, 37, 39, 42, 49, 51, 55, 56, 58, 59, 65, 66, & 67). We have learned in the past that to restore developed sites to re-create a natural environment after a project has served its' intended purpose or if it is deemed to be not economically feasible is very costly and labor intensive and many times does not succeed as designed and planned. If this project will be decommissioned in the near future, for whatever reason, than it is more imperative to develop the project in an area with fewer natural environmental features.

The SEPA Environmental Checklist provides a conceptual and limited representation of the property and in my opinion did not provide time and date studies to accurately present site conditions and species which reside and use the site. These studies need to be performed during the four seasons and in the evening and night hours to more accurately determine the species which inhabit and use the site. The supplemental submittal did not include performing any further field studies beyond the limited 5 days of work performed last summer. This makes it difficult if not impossible to analyze the true environmental impacts for the proposed project.

The loss of priority habitat, priority areas, and special or sensitive areas for the items are cumulatively significant environmental impacts. The project as proposed will more than likely significantly impact resident and migratory priority, special, and/or sensitive species, many which have not been adequately studied, and will more than likely

permanently damage the 5 natural, sensitive, and priority habitats, even by implementing the proposed mitigating measures.

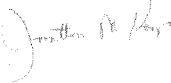
The applicant states in the Executive Summary that *"the primary reason an Environment Impact Statement (EIS) has been requested is based entirely on the size of the project"*. The primary reason for requesting that an EIS be performed is not based entirely on the size of the project. An EIS is being requested due to the more than likely negative impacts to wildlife, habitat, wetlands, streams, riparian zones, plants, biodiversity, connectiveness, open space, and identified cultural artifacts on the proposed site that will significantly affect the quality of the environment.

As stated before, the project, as proposed, needs to be subject to further and extensive environmental analysis including but not limited to a complete EIS with an alternative site analysis and economic feasibility study under the State Environmental Policy Act (SEPA) review process.

This letter should be made as a public record before the closing date of submittals so that it will be reviewed by the County's SEPA Responsible Official for the forthcoming SEPA threshold determination.

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

From: Dan Valoff [dan.valoff@co.kittitas.wa.us]
nt: Wednesday, March 17, 2010 2:13 PM
Anna Nelson
Subject: TSR comments
Attachments: TSR comments_Steve Senger 031710.pdf

Hi again Anna,
See attached that was faxed this afternoon, for your files.

Dan Valoff
Staff Planner

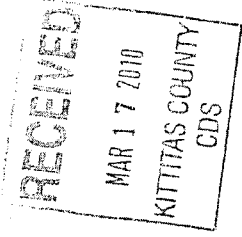
Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
dan.valoff@co.kittitas.wa.us
P: 509.962.7637
F: 509.962.7682



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PETITION
IN SUPPORT OF THE TEANAWAY SOLAR RESERVE

The Teanaway Solar Reserve is a 75-megawatt photovoltaic project proposed for the Cle Elum area. It will be located on land that has been commercially harvested for timber for more than a century. The property's sunny climate, southern exposure, and proximity to major transmission lines make it highly suitable for solar production.

Approximately 400,000 non-reflective panels mounted in weather-proof frames will be spread out across 477 acres, with grasses and shrubs left to grow underneath. A ring of ponderosa pines will surround the entire project. No wetlands will be impacted, and there are no threatened or endangered species and no areas of archeological significance. The energy generated by the project will be linked to the grid so it can be sold to electric utilities.

The Teanaway Solar Reserve will benefit the community by generating:

- a source of carbon-free, non-polluting renewable energy
• 225 family wage jobs during construction
• 35 permanent jobs
• a significant annual revenue stream to fund local schools, roads and hospitals

These economic forecasts have been validated by economists at Central Washington University's College of Business.

I call on the elected officials and appointed citizens of Kittitas County to approve permits for the Teanaway Solar Reserve in order that the community can reap the benefits of new jobs, increased revenues to support local institutions and services, and clean, green energy.

Name: Steve Senger
Signature: [Handwritten Signature]
Address: PO Box 730 Cle Elum Wa 98922
Date: 3-17-10

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User
[planning@co.kittitas.wa.us]
nt: Wednesday, March 17, 2010 8:53 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve - support

Mandy Weed

From: Accounting at Zacklift [mailto:accounting@zacklift.com]
Sent: Tuesday, March 16, 2010 5:46 PM
To: CDS User; marlim@houseloan.com; meaganw@strategies360.com
Subject: Teanaway Solar Reserve - support

I would like to offer my support for this project because this county desperately needs jobs, jobs, jobs. Our economy has been significantly impacted by this country's economic crisis and the well moratorium which has a strangle hold on our community. We should be thrilled to have a clean renewal energy company knocking on our door to find a home for one of the largest solar projects ever planned in the US. How blessed we are. And the possibility of manufacturing those solar panels here in our back yard is another blessing. I realize this area is filled with retired individuals who no longer need to work to be able to provide shelter for their families, cloth their children or feed themselves, but many of us still do! In this economic climate we cannot afford to "look a gift horse in the mouth". This project also has the added bonus of educational training in conjunction with Central Washington University. It has the potential to provide good paying jobs right here in our county. Right now that opportunity does not exist – our brightest and best young people are forced to move away to find opportunities for work and good paying jobs (what a shame and what a waste of talent and energy). We all should be counting our blessings as we consider the possibility of new industry in the upper county.

Karla Schoon
4587 Airport Road
Cle Elum, Wa 98922
509-674-9721

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From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User
[planning@co.kittitas.wa.us]
Date: Thursday, March 18, 2010 3:49 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Support of Solar project

Mandy Weed

From: vitullijoe@comcast.net [mailto:vitullijoe@comcast.net]
Sent: Thursday, March 18, 2010 3:15 PM
To: CDS User
Subject: Support of Solar project

Dear Sirs----I recently built a home in the Cle Elum area and have long term plans to retire there. I have been very excited about the quality of the potential growth projects in the upper county and in particular the Teanaway Solar reserve project and all of the benefits it brings, not just to the county but to the state.

I'm sure you have heard all of the 'positives' so I won't repeat but I would just like to voice my support for the project and hope the county sees it's way to get it moving quickly.

Thanks for your time! Joe R Vitulli

Joe R. Vitulli
President
Lease Equities NW, Inc.
17726 154th Ct. NE
Woodinville, Wa. 98072
Ph: 425-941-4740
Fax: 425-488-4108

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From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User
[planning@co.kittitas.wa.us]
Sent: Thursday, March 18, 2010 12:51 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve

Mandy Weed

From: Mitch Williams [mailto:mitch@mfwilliams.net]
Sent: Thursday, March 18, 2010 11:06 AM
To: CDS User
Subject: Teanaway Solar Reserve

Dan Valoff
Office of Community Development Planning
Kittitas County

STATEMENT IN SUPPORT OF THE TEANAWAY SOLAR RESERVE

Dear Mr. Valoff,

Please accept my communications for the public record in support of the project referred to as: Teanaway Solar Reserve.

These projects represent a substantial commitment in a positive direction by providing a direct investment in more renewable energy which further defines our county as a renewable energy 'center'. Our county is poised to make some crucial planning decisions that can steer investment toward or away from our community. The recent wind power projects along with the initial solar projects both in the City of Ellensburg and in the Puget Sound Wildhorse Windfarm facility lay the ground work for shaping an industry that can have a lasting positive effect in both our economy and the environmental needs of our society.

Kittitas County is uniquely positioned in many respects that all align to make renewable energy production and research a central expansion in our economic base. Central Washington University is making direct plans to provide academic research and education programs based on renewable energy systems. This project will further solidify the commitments and resources to help enable these academic goals to become a reality. The electrical transmission lines represent the 'hi-way' for energy transmission and having this infrastructure in place is vital to project location decisions. The weather in Kittitas County obviously provides the essential ingredient to complete the decision processes necessary to make location decisions regarding renewable energy facilities.

The final component to making this a successful environment for these types of facilities is a willing planning environment. It is essential that we due diligence with our planning processes but in the 'spirit' of providing solutions to assist in the developing of these types of industries. The private property that is subject to this application provides the necessary land mass to enable this project ample ability to co-exist within the area. We are also fortunate to have a large private land Owner that provides public access to these lands. We must also remember that these large holdings are in fact an investment. With timber prices unstable along with environmental restrictions on logging practices, these issues combine to motivate land owners to seek alternate uses. I believe this solar project provides a positive alternative to more traditional land use along with an opportunity for our community to obtain much needed jobs. We must also recognize and provide for the important renewable energy production needed to meet the demands of all consumers. I encourage approval for the Teanaway Solar Reserve.

Sincerely,

Mitch Williams

President
MF Williams Construction Co., Inc.
509-962-8558
Fax: 509-962-8559
ch@mfwilliams.net

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Sent: Thursday, March 18, 2010 12:51 PM
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Sent: Thursday, March 18, 2010 11:06 AM
To: CDS User
Subject: Teanaway Solar Reserve

Dan Valoff
Office of Community Development Planning
Kittitas County

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Sincerely,

Mitch Williams

President
MF Williams Construction Co., Inc.
509-962-8558
Fax: 509-962-8559
ch@mfwilliams.net

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From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User
[planning@co.kittitas.wa.us]
Sent: Thursday, March 18, 2010 8:21 AM
To: Dan Valoff; Anna Nelson
Subject: FW:
Attachments: personal letter of support for TSR.doc

Mandy Weed

From: DEREK VAUGHAN [mailto:derekvau@msn.com]
Sent: Wednesday, March 17, 2010 5:06 PM
To: CDS User
Subject:

Derek Vaughan
Owner/Broker
Remax Alpine
US Veteran
509 674 5522 office
509 260 0452 cell

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RCW and to archiving and review.

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March 17, 2010

Office of Community Development
Kittitas County Commissioners
Board of Adjustment
cds@co.kittitas.wa.us

As a (resident of Cle Elum/Roslyn/etc.) (parent of children who are being educated in the Cle Elum public school district) (employee of a local business) I am writing to encourage Kittitas County to support the Teanaway Solar Reserve.

During the last century, the Upper County was fueled first by the coal industry and then by timber. The renewable energy industry can carry us through the 21st century. With Teanaway Solar Reserve we have a (landmark/worldclass/groundbreaking/precedent setting) project (waiting in the wings/at our doorstep/that wants to move in to our community).

It will create hundreds of construction jobs, dozens of permanent jobs, an income stream to help fund our schools, roads and medical facilities, and opportunities for collaboration and innovation across numerous community sectors.

Derek Vaughan
PO Box 49
Roslyn, WA 98941

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User
[planning@co.kittitas.wa.us]
Sent: Thursday, March 18, 2010 8:20 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve

Mandy Weed

From: Sandy Senger [mailto:sandy@sandysenger.com]
Sent: Wednesday, March 17, 2010 5:53 PM
To: CDS User
Subject: Teanaway Solar Reserve

Dan Valoff,
Office of Community Development Planning
411 N Ruby St, Suite 2
Ellensburg, WA 98926

As business owners in Cle Elum WA, we are very supported of the solar reserve as we believe this project will be a huge boost to our energy status and financial reserves. Having new businesses in the Cle Elum area should bring new employment which will bring new home purchasers, construction, and high hopes of retail stores in our area.
Sincerely,

Sandy Senger
Steve Senger, Senger Construction LLC & SC Design 509-607-0300

Sandy Senger Real Estate 509-674-6377
P O Box 730, Cle Elum WA 98922

sandy@sandysenger.com

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From: The Foss Family [tfoss@inlandwireless.com]
nt: Thursday, March 18, 2010 9:46 AM
.s: Anna Nelson; dan.valoff@co.kittitas.wa.us
Cc: The Foss Family
Subject: TSR comments

The biggest concern I have with Teanaway Solar Reserve is whether they really and ruly are separate from American Forest Land Company (except for the acknowledged landlord-tenant relationship). Are some of the same people on the boards of directors of both companies? Are some of the same people invested in both companies? This potential connection in and of itself does not necessarily bother me. What bothers me is that TSR has repeatedly denied any connection, and it took some interested citizens digging around at the Wyoming Secretary of State's office to find that TSR was in fact organized under John Rudey's name. And the fact that they were trying to hide that connection from the citizens of this County - despite their mantra of total transparency- makes me wonder why. And what else they may be trying to hide. At the last public meeting, Howard Trott verbally assured me that there was zero overlap between the boards and investors of both companies. Unfortunately, since they refuse to disclose these names to the public, there is no way for us to verify that. So that brings me to the point of this letter: I think it's very important that the County Commissioners insist on knowing who TSR's investors and board members are, and assuring themselves that TSR has not, in fact, been trying to hide something from the citizenry. If TSR is unwilling to disclose that information to the citizens, so be it, but I think the Commissioners have got to know, in order to be sure that TSR has no hidden agenda. Thanks.

Tim Foss
481 Watson Cutoff Rd.
Cle Elum, Wa. 98922

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User
[planning@co.kittitas.wa.us]
Sent: Thursday, March 18, 2010 3:50 PM
To: Dan Valoff; Anna Nelson
Subject: FW: SOLAR FARM

Mandy Weed

From: Brian Nass [mailto:brianmnass@gmail.com]
Sent: Thursday, March 18, 2010 3:27 PM
To: CDS User
Subject: SOLAR FARM

Dan Valoff
Office of Community Development Planning
ds@co.kittitas.wa.us

To Mr. Valoff, Commissioners and Board of Adjustment,

You will, no doubt, receive many letters from individuals who support the Teanaway Solar Reserve because of the positive impact it will have on our local economy. Please add my name to the list of supporters.

After more than 20 years of full-time work as a surveyor, I find myself without a job and without any employment opportunities. This is a shame. I don't want to have to leave the area in order to find work elsewhere and I don't want to be one of the many who commute to a job on the other side of the pass because there aren't any jobs in Kittitas County. I want to stay in the Upper Valley and continue to contribute to the economy and the community.

I urge you to issue permits to the Teanaway Solar Reserve so that we can revitalize this community with an influx of jobs and a new revenue stream to sustain public services like roads and schools.

Brian Nass
Cle Elum WA

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March 18, 2010

RECEIVED

Dan Valoff
Kittitas County Community Development Office
411 N Ruby Street
Suite 2
Ellensburg, WA 98926

MAR 23 2010
Kittitas County
CDS

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. The company chosen to develop this project intends to do as much hiring on a local basis and will train the workers. The construction workers will remain employed by Potelco after the project is complete and move on to other projects.

Teanaway is making it a contractual requirement of its manufacturing partners to locate an assembly plant in Cle Elum for which those 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', is written over a large, stylized, scribbled-out signature.

Dennis Flabetich
Board Chair
South Central Workforce Council