Kittitas County
Teanaway Solar Reserve

Public Comments
On or before October 5, 2009

Anna Nelson

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

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

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

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

Regards, Anna

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

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

Chuck Adams

Dear Commissioners:

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

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

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

Lee Bates
P O Box 1666
Ellensburg WA 98926
bateslee@eburg.com
509 925 5055
9-9-09

RECEIVED
SEP 9 2009
1st ___ 2nd ___ 3rd ___
KITTITAS COUNTY BOARD OF COMMISSIONERS

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

September 14, 2009

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

Dear Ms. Nelson

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

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

Family activities
Hiking and cross country skiing
Having wild game around including a large herd of elk during the fall and winter months, deer, bears, cougars, coyotes, and one wild turkey
Orienteering
Attending work parties to repair and maintain the property and its accoutrements.

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

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

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

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

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

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

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

Thank you for the opportunity to comment.

Sincerely,

Jack and Barbara Hodgson

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

Attachment: Site Math

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

400,000 panels times 3.3' x 5.3' per panel = 6,996,000 sq.ft.
This equates to 40% site coverage assuming no new roads are required and that all of the space is usable.

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

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

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

RECEIVED
SEP 16 2009
Kittitas County
CDS

September 16, 2009

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

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

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

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

Impervious Surfaces

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

January 2009 Flooding

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

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

The Teanaway River

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

The sources are:

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

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

The solutions are:

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

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

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

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

Vegetation Management

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

Wildlife Impacts

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

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

Kittitas County's Critical Areas Ordinance (CAO)

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

Commercial Forest

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

Conclusion

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

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

Sincerely,

Mark S. Teske

Mark S. Teske, WDFW Habitat

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

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

Anna Nelson

Subject: FW: Solar Farm Written Testimony
achments: Letter_accomodations.doc; Letter_environmental.doc; Letter_objections.doc

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

I will also print this for you.

Mandy Weed

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

see attached files

thanks

Letter from Michael R. Hansen 9/17/09
Resident of land adjacent to the proposed Solar Farm
Parcel ID 14725, Tax Parcel Number 20-16-23000-0016

To whom it may concern,

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

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

Thank you,

Michael Hansen

Letter from Michael R. Hansen 9/17/09
Resident of land adjacent to the proposed Solar Farm
Parcel ID 14725, Tax Parcel Number 20-16-23000-0016

To whom it may concern,

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

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

Setbacks and Fencing

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

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

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

Vegetation

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

Thank you,

Michael Hansen

Letter from Michael R. Hansen 9/17/09
Resident of land adjacent to the proposed Solar Farm
Parcel ID 14725, Tax Parcel Number 20-16-23000-0016

To whom it may concern,

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

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

Zoning

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

Location

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

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

Destruction of a Major County Asset

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

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

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

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

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

Feasibility

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

Where are the construction and operational cost analyses?

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

Jobs

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

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

Nuisance

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

Thank you,

Michael Hansen

Anna Nelson

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

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

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

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

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

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

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

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

Thank you for understanding our concerns.

Sam and Claudette Maybo

Mandy Weed

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

Follow Up Flag: Follow up
Flag Status: Completed

Dan-

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

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

RECEIVED
SEP 17 2009
Kittitas County
CDS

September 17, 2009

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

Subject: Proposed Teanaway Solar Reserve Project – CU – O9-00005

Dear Mr. Valoff,

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

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

Elk Habitat and Elk Movement

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

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

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

Specialist, Region 3) (personal communication, September 17, 2009). Only one corridor is planned between the two main portions areas of solar panels, and it does not connect with properties to the south and east of the site, where elk movement is common. **Incorporation of additional wildlife corridors** that would allow elk to continue to move through this area would facilitate elk access Cle Elum Ridge north and west of the proposed project site and partially mitigate impacts to elk.

Weed Management

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

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

Aesthetics

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

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

Sincerely,

Catherine Conolly

Catherine Conolly
801 Arrowleaf Road
Cle Elum, WA 98922

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

Climate Solutions

RECEIVED
SEP 18 2009
Kittitas County
CDS

September 15, 2009

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

Lead Planner Anna Nelson:

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

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

Sincerely,

K.C. Golden
Policy Director
Climate Solutions

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219 Legion Way SW, Ste 201, Olympia, WA 98501
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Bonnie B. Robbins
154 Lake Washington Blvd. E.
Seattle, Washington 98112

RECEIVED
SEP 18 2009
Kittitas County
CDS

September 17, 2009

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

Dear Ms. Nelson,

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

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

Sincerely,

Bonnie Robbins

Bonnie Robbins

September 17, 2009

RECEIVED
SEP 18 2009
Kittitas County
CDS
3:20 pm

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

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

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

Dear Ms. Nelson:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

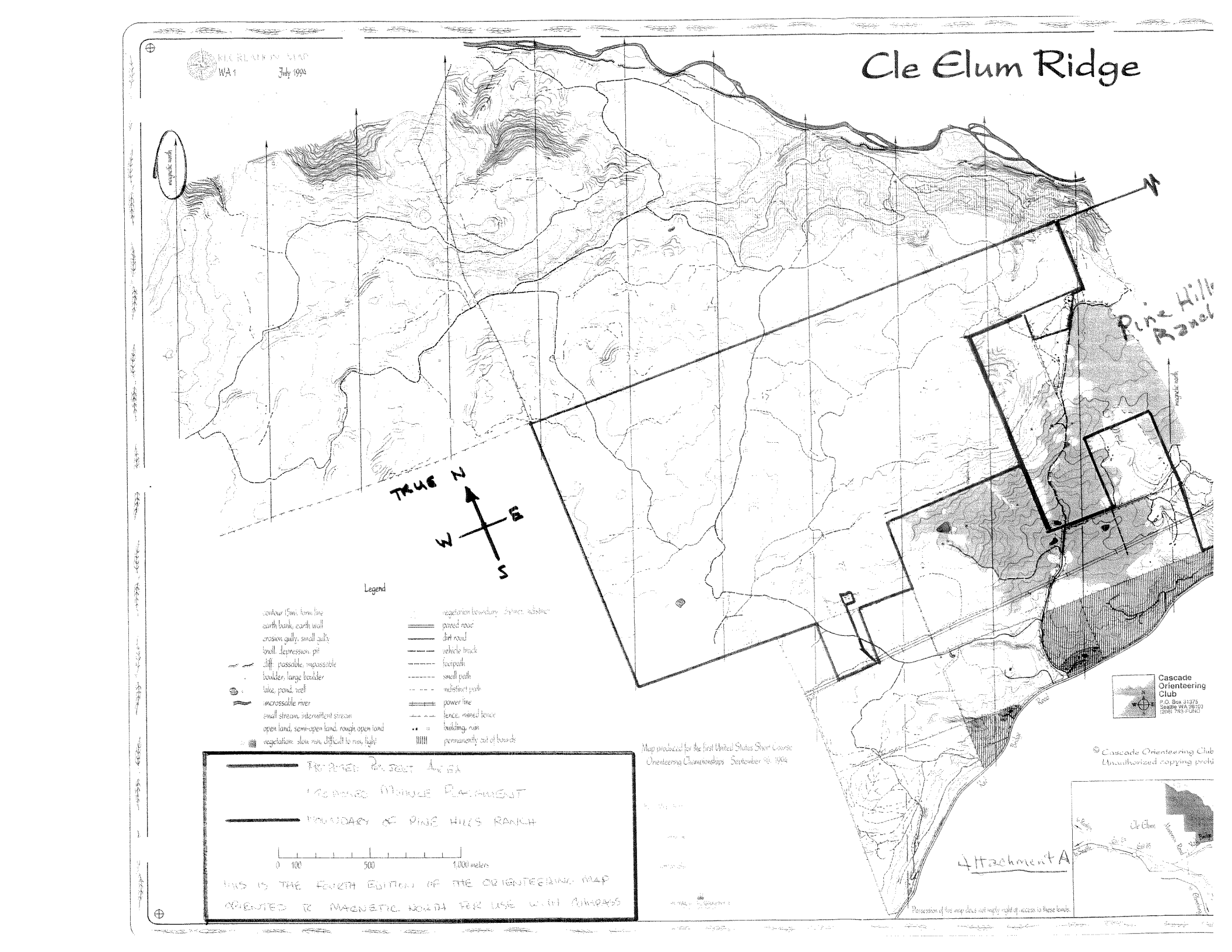
M. Fire Danger. Fire is a concern to all who live in or near the woods and grasslands in the Teanaway area, particularly with its summer hot, dry and windy conditions. Applicant will have a huge number of wires, electrical connections, transformers, electric substations, a transmission intertie and other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

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

Respectfully submitted,

Charles Adams
General Manager
Pine Hills Ranch LLC

Cle Elum Ridge



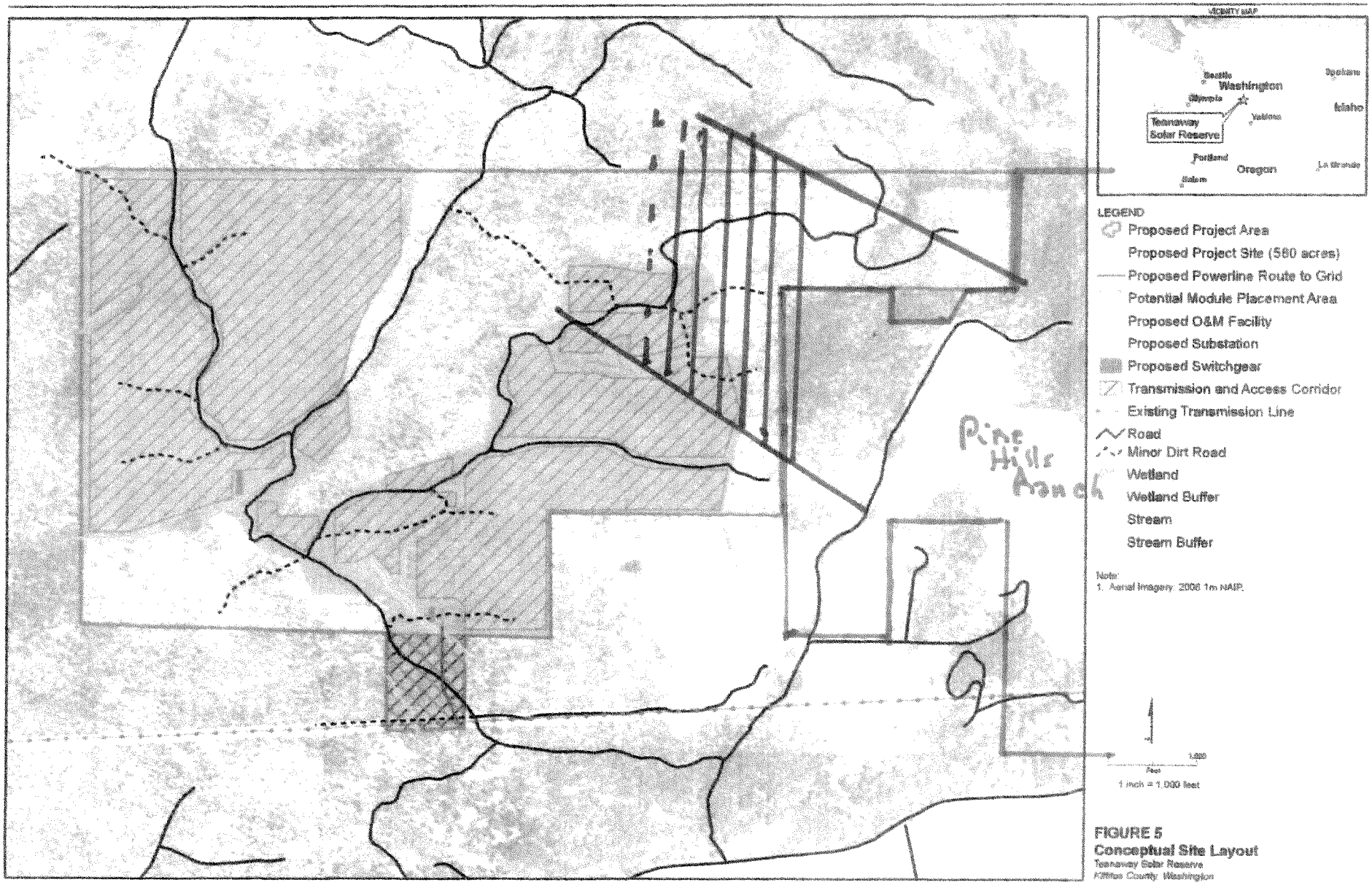


FIGURE 5
Conceptual Site Layout
Teanaway Solar Reserve
Kittitas County, Washington

CH2MHILL

Attachment B

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

Not attached.

Attachment C

Dan Valoff

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

Dear Ms. Nelson and Mr. Valoff,

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

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

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

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

1. Loss of wildlife habitat and corridors. An array of thousands of panels sitting on concrete and steel bases and requiring regular maintenance would destroy habitat and form a significant barrier to wildlife, including the elk, deer, coyote, bear, cougar, and various other small animals that frequent the area. The applicant states it will not fence the property, but this seems unlikely as the applicant would want to protect its investment – and fencing would clearly have severe impacts to wildlife corridors. Significant numbers of trees and other foliage would have to be clear cut, denuding the site area of valuable shade cover, bird and wildlife habitat, and erosion control.

2. Water runoff and erosion. Removing trees and foliage and replacing it with thousands of panels and other impervious surfaces would greatly increase the risk of severe flooding down to Red Bridge Road and the valley below. The project would also impact the percolation rate into the groundwater, a serious issue in the area. Finally, solvents, chemicals, lubricants, etc. used in the construction and maintenance of this industrial site would leach into the groundwater and Teanaway River. I understand efforts are being made to bring salmon runs to the Teanaway and any potential negative impacts to water quality attributable to the site should be fully examined.

3. Other impacts. The current character of the area is forest and range lands; a quiet, bucolic environment with significant wildlife, trees, and wildflowers. The proposed project would place a large scale industrial site squarely in the middle of this environment and be totally out of character with the surrounding area. Significant noise, dust, and pollution would be generated during construction. After construction, who can say what the environmental impacts of thousands of panels arrayed on this hillside would create. Noise, visual impacts from nearby and across the valley, and increased traffic are just a few that come to mind.

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

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

Sincerely,

Bart Fite
730 39th Ave.
Seattle, WA 98122

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

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

September 18, 2009

RECEIVED
SEP 18 2009
Kittitas County
CDS

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

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

Dear Ms. Nelson,

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

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

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

Respectfully Submitted,

Charles J. Glondo
Mayor

Anna Nelson

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

Importance: High

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

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

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

September 18, 2009

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

Dear Mr. Holmes:

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

AIR QUALITY

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

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

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

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

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

Ecology recommends mitigation measures for the above stated activities.

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

WATER RESOURCES

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

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

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

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

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

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

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

WATER QUALITY

- The size and complexity of the proposed project may require that an individual NPDES Construction Stormwater Permit be obtained. Please contact Lynda Jamison at (509) 575-2434 for further information.

- Control of vegetation by herbicides in and around water courses, including intermittent streams and wetlands may require an aquatic herbicide permit. Please contact: Jon Jennings, joje461@ecy.wa.gov or by phone at (360) 407-6283.

- Solid wastes, solvents and solutions used in cleaning the panels require proper disposal.

- The exposure of materials and processes to weather may require an NPDES Industrial Stormwater Permit. Please contact Ray Latham, (509) 575-2807 for further information.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

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

WASTE 2 RESOURCES

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

Sincerely,

Gwen Clear

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

1038

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

1/5

RECEIVED
SEP 18 2009
Kittitas County
CDS

Dear Ms Nelson

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

We have recently learned that our immediate neighbor to the North and NW, abutting directly on our boundaries will be the Teanaway Solar Reserve who have leased the land from the current owners for the

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

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

That is definitely not the case with the site on the C/e Elsm Ridge that has been chosen by the Tenaweg Solar Reserve, (the organizers).

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

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

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

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

Yours very truely,

Richard J. Robbins
154 Lake Washington Blvd. East
Seattle WA 98112
Ph - 206 - 323 - 6019
e-mail - rjr@robbinsusa.com

Partner & owner of the Pine Hills Ranch

Richard J Robbins

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

September 23, 2009

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

Dear Mr. Holmes:

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

Shorelands/Environmental Assistance

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

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

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

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

Indirect impacts/groundwater

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

Access roads

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

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

BMPs which specify use of straw bales

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

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

Sincerely,

Gwen Clear

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

1038a

KITTITAS COUNTY FIRE MARSHAL'S OFFICE
411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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

September 23, 2009

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

Re: Teanaway Solar Reserve Project

Dear Mrs. Nelson:

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

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

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

Sincerely,

Brenda Larsen
Fire Marshal

Anna Nelson

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

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

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

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

What a great opportunity for our area.

Mike Haschak
425-442-9976

Anna Nelson

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

For your file.

Dan Valoff
Staff Planner

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

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

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

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

Respectfully,
Mike and Tory Haschak
425-442-9976

Anna Nelson

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

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

Can you please send any mail to the following address

Mike Haschak
225 19th Place
Kirkland, WA. 98033

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

Thank you.
Mike

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

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

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

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

What a great opportunity for our area.

Mike Haschak
425-442-9976

Anna Nelson

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

Hi Bill,

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

Regards, Anna

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

Anna
Pls find our support for this project attached
Bill

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

CENTRAL WASHINGTON UNIVERSITY

Your future is Central.

DEPARTMENT OF INDUSTRIAL AND ENGINEERING TECHNOLOGY

September 29, 2009

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

Anna Nelson,

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

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

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

Sincerely,

W. J. Bender

W. J. Bender
Industrial and Engineering Technology Department.

State of Washington
Department of Fish and Wildlife

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

September 28, 2009

RECEIVED
SEP 30 2009
KITTITAS COUNTY
CDS

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

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

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

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

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

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

Sincerely,

Perry Harvester
Region 3, Habitat Program Manager

RECEIVED
OCT 01 2009
KITTITAS COUNTY
CDS

September 29, 2009

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

Anna Nelson,

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

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

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

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

Sincerely,
Rob Marusa
Cheri Marusa
Rob and Cheri Marusa

Box 433
So Cle Elum, WA
98943

Barb King

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

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

Reagan

Sent from my iPhone

Begin forwarded message:

> **From:** james Smith <friendsoftheteanaway@gmail.com>
> **Date:** September 30, 2009 3:40:11 PM PDT
> **To:** friendsoftheteanaway@gmail.com
> **Subject: Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!**
>
> To My Neighbors in the Lower Teanaway Watershed:
>
> (Including Weihl Road, Red Bridge Road, Lookout Mountain, and Teanaway Road)
>
> I write this email to bring your attention to a potential gross-misuse of the land in the lower Teanaway watershed. Please take a moment to read this e-mail and submit your comments on this issue to Kittitas County planners before the deadline for public comment expires on October 5th.
>
> The Teanaway Solar Reserve (TSR) is corporation recently formed by Seattle-area businessmen. TSR is a spin-off business of the American Forest Land Company (AFLC), a Wyoming corporation, with offices in Bellingham. AFLC is also trying to create a large development cluster in the upper Teanaway while TSR is simultaneously trying to place the largest solar array in the United States right in our scenic valley.
>
> 400,000 solar panels will be perched on top of Cle Elum Ridge directly above SR 970. The site will consist of shiny solar arrays nearly TWO MILES across. These arrays will be visible in ALL directions for up to 8 miles, including from I-90, SR 970, and even parts of CLe Elum!
>
> The property is zoned for use as a Commercial Forrest. This means that if Kittitas County followed its own zoning practices, not more than 1 house could be built on 88 acres of land. However, the County is seriously considering approval of a conditional Use Permit (CUP) that would allow this use in direct contradiction of the County's current zoning. Most of us purchased our land and built our homes in this

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

You can help be letting your voice be heard.

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

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

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

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

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

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

and Bull Trout) issues it will trigger.

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

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

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

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

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

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

Please act to save this important resource!

Respectfully submitted,

James Smith,
Resident of Kittitas County
e-mail: friendsoftheteanaway@gmail.com

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

Anna Nelson

From: Black,Lila A - TERR-SCHULTZ [lablack@bpa.gov]
Sent: Wednesday, September 30, 2009 1:48 PM
To: Anna Nelson
Subject: Teanaway Solar Reserve CU-09-00005
Attachments: Teanaway Solar Reserve CU_09_00005.doc

Hello Anna,

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

Thanks,

Lila Black
Field Realty Specialist

<<Teanaway Solar Reserve CU_09_00005.doc>>

Department of Energy

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

September 30, 2009

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

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

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

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

To Whom It May Concern:

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

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

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

Sincerely,

Lila Black

Lila Black
Field Realty Specialist

SOUTH CENTRAL WORKFORCE COUNCIL

120 South 3rd Street, Suite 299-A
Yakima, WA 98901
ak.wintzer@co.yakima.wa.us
509.574.1950
Cell: 509.388.4361

September 30, 2009

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

Dan,

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

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

Sincerely,

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

Anna Nelson

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

To Kittitas County, Washington,

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

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

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

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

Thank you,

Terry L. Walker, AIA

Anna Nelson

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

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

Letter to the Editor Daily Record

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

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

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

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

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

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

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

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

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

Box 68, Medina, WA 98039

To Anyone Who is Concerned about the Teanaway Solar Reserve

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

What was reported in the press at the outset:

The project could not be seen by anyone.
The property had been logged.
The property is zoned "Resource" and no zoning change would be required to place 400,000 panels on 400 acres.
Later: The property is zoned "Commercial Forest" and there could be a conditional use variance granted.

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

The project could be seen from homes in the area. Unfortunately, the figure depicting the number and location of these homes is virtually illegible.
The property has been selectively logged.
The property is zoned "Forest and Range", which is entirely different than "Commercial Forest".

Comments re the above:

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

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

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

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

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

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

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

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

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

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

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

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

Jack N. Hodgson
PO Box 68, Medina, WA 98039
tel: 425 455-0455
email: JNHodgson@comcast.net

Anna Nelson

From: Anna Nelson
Sent: Thursday, October 01, 2009 3:35 PM
To: 'Barb King'
Subject: RE: Oppose TSR

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

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

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

To My Neighbors in the Lower Teanaway Watershed:

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

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

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

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

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

You can help be letting your voice be heard.

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

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

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

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

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

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

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

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

Please act to save this important resource!

Respectfully submitted,

James Smith,
Resident of Kittitas County
e-mail: friendsoftheteanaway@gmail.com

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

Barb King
Dragonwood
dragonwood1@hotmail.com
www.dragonwoodbreeding.com
Barb King
Dragonwood
dragonwood1@hotmail.com
www.dragonwoodbreeding.com

Economic Development Group of Kittitas County
AT THE CROSSROADS OF WASHINGTON STATE

221 East 4th Avenue
P.O. Box 598
Ellensburg, WA 98926

RECEIVED
OCT 0 5 2009
KITTITAS COUNTY
CDS

October 2, 2009

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

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

Dear Ms. Nelson:

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

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

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

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

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

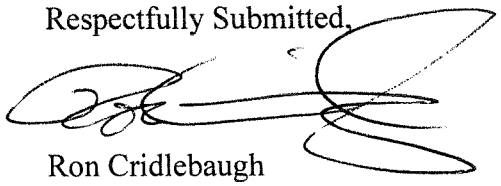
and the County is already mobilizing and planning for renewable energy projects like the Teanaway Solar Reserve.

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

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

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

Respectfully Submitted,



Ron Cridlebaugh
Executive Director

October 2, 2009

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

RECEIVED
OCT 05 2009
Kittitas County
CDS

RE: Teanaway Solar Reserve

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

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

The proposed clearing and location of the ten acres for the substation is of particular concern.

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

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

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

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

Jim and Janet Brose

Jim and Janet Brose
951 Loping Lane
Cle Elum, WA

Anna Nelson

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

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

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

October 2, 2009

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

RE: Teanaway Solar Reserve

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forested countryside in Eastern Washington. Our understanding all along has been that we bordered land zoned forest and range, not lands designed
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We would like the process to involve us, not skip us. We look forward to the opportunity to be heard.

Jim and Janet Brose
951 Loping Lane
Cle Elum, WA

RECEIVED
OCT 0 5 2009
KITTITAS COUNTY
CDS

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

October 5, 2009

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

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

Dear Ms. Nelson:

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

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

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

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

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

Wildlife: Elk, deer, coyote, and cougars move thru the area. There is a Teanaway herd of elk that moves through the area. Cougar are well documented in this immediate area. There will likely be cumulative impacts to wildlife and migration patterns due to placement of panels, vehicle access and noise disturbance and general land alterations to the 982 project site.
Public Services: The project estimates hundreds of workers converging on the site (and into the local area) and 4,500+ truck trips. These increases generally equate to an increased risk of accidents and other incidents requiring public service response such as traffic violations, theft, emergency medical and fire response, especially during construction. It is likely that the site could be subject to vandalism. It is likely that fire risk will increase on the site during and after construction. Adequate water for fire suppression should be on site. Access roads will need to be maintained for emergency vehicle access year round.

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

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

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

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

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

Respectfully Submitted,

Lynn Hatcher

Lynn Hatcher

Anna Nelson

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

Thanks, Anna.
Lori

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

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

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

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

STATE REPRESENTATIVE
13th DISTRICT
JUDITH "JUDY" WARNICK

State of
Washington
House of
Representatives

RECEIVED
OCT 0 6 2009
KITTITAS COUNTY
CDS

CAPITAL BUDGET
RANKING MEMBER

RULES

AGRICULTURE &
NATURAL RESOURCES

JUDICIARY

AUDIT REVIEW &
OVERSIGHT

October 5, 2009

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

Dear Ms. Nelson,

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

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

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

Sincerely,

Judy Warnick

Representative Judy Warnick
13th Legislative District

LEGISLATIVE OFFICE: 403 JOHN L. O'BRIEN BUILDING, PO BOX 40600, OLYMPIA, WA 98504-0600 • 360-786-7932
TOLL-FREE LEGISLATIVE HOTLINE: 1-800-562-6000 • TDD: 1-800-635-9993 **E-MAIL:** warnick.j@leg.wa.gov
DISTRICT: 326 SOUTH CEDAR STREET, MOSES LAKE, WA 98837 • 509-766-6505

Anna Nelson

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

Anna, our mailing address is:

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

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

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

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

October 2, 2009

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

RE: Teanaway Solar Reserve

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We would like the process to involve us, not skip us. We look forward to the opportunity to be heard.

Jim and Janet Brose
51 Loping Lane
Cle Elum, WA

Anna Nelson

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

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

Sent from my Verizon Wireless BlackBerry

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

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

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

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

Please see below.

Thanks,

Mandy Weed

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

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

Thank you:Barbara Faulkner, Property owner

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

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

From: Barbara Faulkner
To: Mark D. McClain
Sent: Thu Oct 01 17:12:36 2009
Subject: TSR 1000 acre solar site
Commissioner McClain, I was alarmed today to hear of the proposed TSR 1000 acre solar site project. I am a landowner off of Weihl Road and respectfully request and urge the county require additional time for public input and comment. I believe The size and scope of this proposed project would have a long lasting negative impact on The Cle Elum ridge, property owners, property values, wildlife and the natural beauty of the area for years to come. I would also like to see a full EIS required for this project.
Respectfully submitted
Barbara Faulkner
Property owner

Anna Nelson

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

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Mandy Weed

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

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

Thank you:Barbara Faulkner, Property owner

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

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

From: Barbara Faulkner
To: Mark D. McClain
Sent: Thu Oct 01 17:12:36 2009
Subject: TSR 1000 acre solar site
Commissioner McClain, I was alarmed today to hear of the proposed TSR 1000 acre solar site project. I am a landowner off of Weihl Road and respectfully request and urge the county require additional time for public input and comment. I believe The size and scope of this proposed project would have a long lasting negative impact on The Cle Elum ridge, property owners, property values, wildlife and the natural beauty of the area for years to come. I would also like to see a full EIS required for this project.
Respectfully submitted
Barbara Faulkner
Property owner

Anna Nelson

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

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

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

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

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

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

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

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

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

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

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

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

ncerely, Bill King

From: Barb King [mailto:dragonwood1@hotmail.com]
Sent: Thursday, October 01, 2009 11:44 AM
To: kingbros
Subject: Fw: Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!

From: Ellen Porter - W
Sent: Thursday, October 01, 2009 9:37 AM
To: dragonwood1@hotmail.com
Subject: FW: Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!

Barbara,

Reagan asked me to forward this to you.

Ellen Porter

From: reagan.dunn@comcast.net [mailto:reagan.dunn@comcast.net]
Sent: Wednesday, September 30, 2009 4:08 PM
To: Ellen Porter
Subject: Fwd: Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!

Ellen,

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

-Reagan
----- Forwarded Message -----
From: "james Smith" <friendsoftheteanaway@gmail.com>
To: friendsoftheteanaway@gmail.com
Sent: Wednesday, September 30, 2009 3:40:11 PM GMT -08:00 US/Canada Pacific
Subject: Tragedy in the Teanaway--say NO to the 1000 acre solar site in the middle of the Teanaway Watershed!

To My Neighbors in the Lower Teanaway Watershed:

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

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

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

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

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

You can help be letting your voice be heard.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Please act to save this important resource!

Respectfully submitted,

James Smith,
Resident of Kittitas County
e-mail: friendsoftheteanaway@gmail.com

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

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.409 / Virus Database: 270.13.113/2400 - Release Date: 10/01/09 06:34:00

Anna Nelson

From: Anna Nelson
Sent: Monday, October 05, 2009 9:27 AM
To: 'Bill Sparks'
Subject: RE: Teanaway Solar Preserve

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

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

---------- Forwarded message ----------
From: **Bill Sparks** <wssparks@gmail.com>
Date: Sat, Oct 3, 2009 at 9:57 AM
Subject: Teanaway Solar Preserve
To: Anna Nelson <anelson@gordenderr.com>

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

l Sparks
O. Box 490
401 Quail Drive
Cle Elum, Wa. 98922
509-674-8159

Anna Nelson

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

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

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

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

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

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

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

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

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

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

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

This application should be denied.

Richard Luchsinger
Jane McClenney

Anna Nelson

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

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

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

----- Original Message -----
From: Robert Hill
To: anelson@GordenDerr.com
Sent: Sunday, October 04, 2009 8:54 AM
Subject: CUP Application for Teanaway Solar Reserve

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

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

Thank You for your consideration,

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

Anna Nelson

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

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

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

Ms. Nelson,

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

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

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

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

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

letting vehicles in. If a passing area is required for trucks, construct it on Lot 2 under the power lines and try not to disturb the gate since it has a Ranch look to it and it was expensive. I don't believe a guard shack is necessary but if one is needed, I would place it by the lower gate (the one I built) just inside of lot two. I would prefer not to have a guard shack just behind my house and in view of . Not only would he be a very lonely guy in the middle of the night, but it wouldn't make any sense if visitors couldn't get through the lower gate. I request to have a meaningful input as the applicant designs the gate and the policy for entry into the site.

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

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

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

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

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

Sincerely,

Reagan Dunn
1370 Loping Lane
Cle Elum, Washington
Mail to:

Reagan Dunn
21488 SE 179th Street
Maple Valley, WA 98038

RECEIVED
OCT 0 8 2009
KITTITAS COUNTY
CDS

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

Subj: **Development Agreement - Teanaway Solar Reserve**
Date: 10/5/2009 2:07:14 PM Pacific Daylight Time
From: CFAdams2
To: anelson@GordonDerr.com

October 5, 2009

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

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

Dear Ms. Nelson:

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

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

Thank you for your consideration of these comments.

Respectfully submitted,

Charles Adams
General Manager
Pine Hills Ranch LLC

Kittitas County
Teanaway Solar Reserve

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

Anna Nelson

From: Anna Nelson
Sent: Tuesday, October 06, 2009 4:08 PM
To: '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
Sent: Tuesday, October 06, 2009 10:30 AM
To: '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.

ra Wilson
. mit 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 cds@co.kittitas.wa.us email address will work.

nk you,

John C Talley and wife Cynthia Talley

------- Forwarded message ----------
.n: **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:
)8 43rd Street NE
Tacoma, WA 98422

Pegasus
GLOBAL HOLDINGS, INC.
www.pegasus-global.com

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

RECEIVED
OCT 30 2009
KITTITAS COUNTY
CDS

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
Sent: Wednesday, October 14, 2009 9:45 PM
To: '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

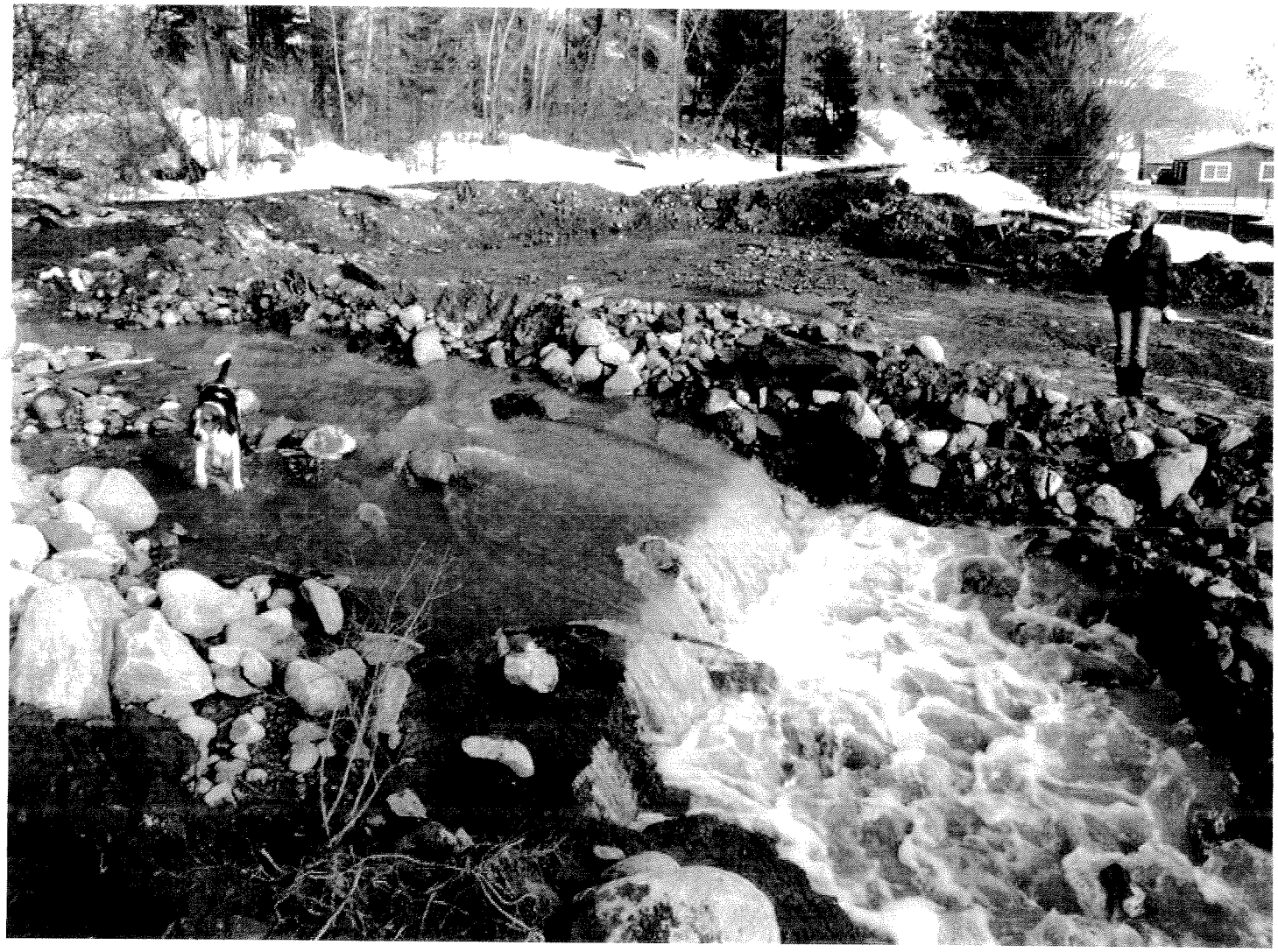
This is right past the gate entering the parcel that the Solar Reserve just purchased about 20 feet. Loping lane is a creek. I have seen it like this on other occasions.

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/>
>
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>
>
>

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,

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
To: '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 indentifies 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.

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

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 indentifies 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). 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 indentifies 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 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 it's 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 indentifies 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
509.962.7637
F: 509.962.7682

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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 known 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 indentifies 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 known 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-----
rom: 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 indentified 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 that 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 evironmental 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)
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 ther 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. ####

EnCo
Environmental Corporation

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

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 alloy 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
Sent: Wednesday, January 13, 2010 10:07 AM
To: 'Reagan Dunn'
Subject: 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 a 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...

SOUTH CENTRAL WORKFORCE COUNCIL

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

RECEIVED
JAN 26 2010
KITTITAS COUNTY
CDS

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,

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 pplication 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

Kittitas County
Teanaway Solar Reserve

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

Part 1 of 2

Anna Nelson

From: Anna Nelson
nt: 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]
nt: 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

.ap out your future, but do it in pencil"

Bon Jovi

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message id: 38eb45916c6dcbdac24bb8719d004a14

Anna Nelson

From: stephenswihart@aol.com
Sent: Monday, March 08, 2010 8:32 AM
To: 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
206-398-2755

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 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 easy 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
To: '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
To: 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

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

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

RECEIVED
MAR 2010
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 Elem, 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

From: Dan Valoff [dan.valoff@co.kittitas.wa.us]
Sent: 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. Consquently, the project merits a full EIS.

Couple small comments.
Canis 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]
Sent: Monday, March 15, 2010 1:25 PM
To: 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

Teanaway Solar Reserve SEPA response to CDS 3-16-2010
(Anna Nelson and Dan Valoff)

From: Robert and Diane Hill

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

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

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

Teanaway Solar Reserve SEPA response to CDS
(Anna Nelson and Dan Valoff)

3-16-2010

From: Robert and Diane Hill

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

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

From: Robert Hill [hillshill@wavecable.com]
Sent: Tuesday, March 16, 2010 11:28 AM
To: Anna Nelson
Cc: dan.valoff@co.kittitas.wa.us
Subject: SEPA/CUP response
Attachments: SEPA response.doc

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

Teanaway Solar Reserve SEPA response to CDS 3-16-2010
(Anna Nelson and Dan Valoff)

From: Robert and Diane Hill

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?

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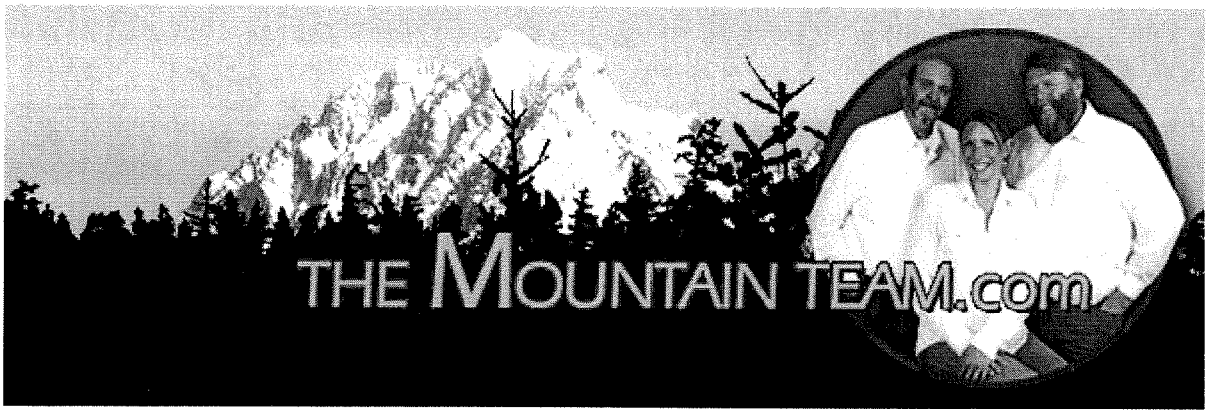
From: CDS User
Sent: Tuesday, March 16, 2010 2:16 PM
To: Dan Valoff
Subject: FW: Teanaway Solar Reserve

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 Laura@TheMountainTeam.com
Toll Free: 800-356-3750 Larry@TheMountainTeam.com
Fax: 509-656-0150 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 consistant with the current zoning.

Barbara and Jack Hodgson
Pine Hills Ranch

Encompass
ENGINEERING & SURVEYING

Together with
Baima & Holmberg

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

www.EncompassES.net

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'm 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,

Confidential & Proprietary to Cornerstone Mortgage Company.

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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]
Sent: Wednesday, March 17, 2010 10:31 AM
To: 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@johnlscott.com]
Sent: Wednesday, March 17, 2010 10:27 AM
To: CDS User
Subject: Teanaway Solar Reserve

March 16, 2010

n Valoff
.rice 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 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]
Sent: Tuesday, March 16, 2010 3:49 PM
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 for 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]
Sent: 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 consistant 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
kirkpatrick@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

Teanaway 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]
Sent: Wednesday, March 17, 2010 2:39 PM
To: 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
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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

-----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]
Sent: Wednesday, March 17, 2010 11:06 AM
To: 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: 38eb45916c6dcbdac24bb8719d004a14

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.

Teanaway Solar Reserve SEPA response to CDS 3-18-2010
(Anna Nelson and Dan Valoff)

From: Todd and Cheri Hill
Tax parcel # P17792 Page 1of 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

EnCo Environmental Corporation

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 IDENTIFED 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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RECEIVED
MAR 17 2010
KITTITAS COUNTY
CDS

Teanaway
solar reserve

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: Steve Senger

Address: PO Box 730 Cle Elum Wa 98922

Date: 3-17-10

03/17/2010 11:45 5096744815 SENGER CONSTRUCTION PAGE 01/01

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 ›od paying jobs right here in our county. Right now that opportunity does not exist – our brightest and best young ›ple 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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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Thursday, March 18, 2010 3:49 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.

.s 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.

cerely,

Mitch Williams

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

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Sent: Thursday, March 18, 2010 12:51 PM
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Subject: FW: Teanaway Solar Reserve

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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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...cerely,

Mitch Williams

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

ce: All email sent to this address will be received by the Kittitas County mail system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

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]
Sent: Thursday, March 18, 2010 9:46 AM
To: 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
ls@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

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

ssage id: 38eb45916c6dcbdac24bb8719d004a14

SOUTH CENTRAL WORKFORCE COUNCIL

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

March 18, 2010

RECEIVED
MAR 3 2010
Kittitas County
CDS

Dan Valoff
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. 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,

Dennis Flabetich
Board Chair
South Central Workforce Council

Kittitas County
Teanaway Solar Reserve

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

Part 2 of 2

From: James Brose [ruralteanaway@gmail.com]
Sent: Thursday, March 18, 2010 5:21 PM
To: Anna Nelson
Subject: Fwd: EnCo
Attachments: OpinionLtr2DRAFT.pdf

Anna, again thank you for your time today.....

The environment piece I gave you today is attached and will be used by us should the board decide the TSR has mitigated the environmental concerns. Our contention is they have not and I will use every course available to me to force a full EIS.

Jim

EnCo Environmental Corporation

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 IDENTIFED 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

Submitted 5/18/10 by Jim Brose

THE CITIZENS' ALLIANCE FOR A RURAL TEANAWAY
(509) 674-6764, P.O Box 177
Cle Elum, WA 98922
WWW.THECART.ORG

VIA CERTIFIED MAIL

February 28, 2010

Randy Roach
Senior Vice President
General Counsel
Bonneville Power Administration
905 N.E. 11th Avenue
Portland, OR 97232

Subject: Teanaway Solar Reserve, LLC— possible future condemnation action for ill-considered solar array.

Dear Mr. Roach,

The Citizens' Alliance for a Rural Teanaway (CART) is a Washington Not-for-Profit Corporation with the primary purpose of fighting the site location of the Teanaway Solar Reserve in the forested eastern slopes of the Cascade Mountains.

CART has a rapidly growing list of more than 120 members who live and play around the proposed solar installation. Many of our members are attorneys, engineers, doctors, environmentalists, and sportsmen. To be clear, CART strongly supports solar power. But we believe the proper location for a facility of this magnitude is in the lowland brush country near the Columbia River or Hanford where it is 1000 feet lower with far less snow, more sunny days and less critical habitat to be destroyed.

Under TSR's current plan, they intend to cut down roughly a square mile of working forest and install 400,000 solar panels which they claim will generate 75 Megawatts of electricity. The site location exceeds 2600 feet in elevation and regularly sees more than three feet of snow in the winter months. We believe it is a poor choice for a solar site location and is not based on best science but rather on a cheap land lease between sister companies.

TSR's application is fraught with significant problems. Just yesterday, the CUP application was deemed complete by Kittitas County and a SEPA threshold determination will be issued shortly. CART is calling for the County to issue a Determination of Significance and we hope that a full EIS will be prepared. There is a very good chance that the County will issue a determination of significance and the project could be delayed for a period of years. In addition to this problem, TSR faces other battles. For example, in order for TSR to proceed with construction, the project will require a Conditional Use Permit (CUP) from Kittitas County because this site would be placed on land zoned as Forest and Range.

Under TSR's CUP application, the solar installation would be connected to your BPA power lines by an access corridor running through private land. The CUP application and the proposed Development Agreement plan that this "transmission corridor" will carry 75 megawatts of power through a series of 345-kv power lines. The lines will cross this private land on a series of 170 foot high lattice towers (and perhaps a six acre substation), roads, gates and other structures to support this transmission.

BPA should be aware that the private land TSR has chosen for their access corridor is a rural neighborhood long subject to Protective Covenants which limit their use to "residential uses only." No commercial purposes of any kind are allowed. CART is unsure whether TSR's flawed application was a result of sloppy legal work or an effort to "pull a fast one" on the neighborhood residents. Nonetheless, landowner-members of CART have filed a law suit in Kittitas County Superior Court to enforce these Protective Covenants. Our lawyers are confident that we will prevail and prevent TSR from running their transmission corridor through our rural neighborhood. A draft copy of this Complaint is attached to this letter as Exhibit A.

Most of the other lots that reside between your BPA lines and the proposed TSR site are also encumbered with these restrictive covenants. In addition, nearly all of these property owners are CART members and have agreed to enforce their Covenant rights against TSR. So, the only way TSR will be able to connect their solar installation to your BPA lines is through a condemnation action by your agency.

We write to urge you not to take this potential future step.

We respectfully request that you avoid any condemnation action for this poorly planned solar site and force TSR to find a solution that is agreeable to the community and doesn't trample our private property rights.

But we want to put you on notice that *we will challenge any condemnation action* at every step should you choose to move forward with condemnation. We have assembled a group of attorneys--many of whom are also resident landowners--who will assist us in the various law suits. We will challenge each issue including the public necessity of the condemnation, the size and scope of the condemnation, the environmental impacts of the condemnation, and the diminution in value to the neighboring homes and lots, among other points.

We all respect the powers that the federal and state constitutions provide to your agency to further the public interest, but we also have rights of our own, which we will enforce if

necessary. We all purchased our land and homes with the expectation that we would enjoy the benefits of a residential community, and not a two mile wide quasi-industrial use among us.

We respectfully request that you fully consider the choice to condemn. Please consider the cost for BPA to create the electrical infrastructure, the poor planning of TSR, the legal and environmental costs, and the precedent you would set you to undertake such an activity.

On a related point, just last week, CART members made a comprehensive Freedom of Information Act (FOIA) request of BPA documents related to TSR. In essence, it shows that TSR has submitted an Application for Connection in July, 2009 to connect the future solar site to the BPA Rocky Reach--Maple Valley No. 1 lines in order to sell power. However, there is no mention of BPA planning or considering any condemnation action in order to connect the solar installation to your BPA lines located to the south. So they are not very far along in this process. We expect that this law suit will trigger their requests for condemnation. We urge you to resist this, and again, require that TSR work with the community to find a solution.

Thank you for considering this request. You can contact our president, James Brose, at the number listed above.

Respectfully Submitted,

James Brose, CART Chairman

Barb King, CART Vice-Chair

Chris Kempf, CART Secretary

Member at large

Member at large

Member at large

Member at large

Member at large

Member at large

Member at large

Member at large

Member at large

Member at large

Member at large

Cc:

Mark O. Gendron
Acting Senior Vice President Power Services
Bonneville Power Administration
905 N.E. 11th Avenue
Portland, OR 97232

Brian Silverstein
Senior Vice President for Transmission Services
Bonneville Power Administration
905 N.E. 11th Avenue
Portland, OR 97232

Jennifer L. O'Connor
General Counsel
Puget Sound Energy
10885 NE 4th Street
P.O. Box 97034
Bellevue WA 98009-9734

Kittitas County PUD #1; John Hansen, Commissioner
1400 Vantage Highway
Ellensburg , WA 98926

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
nt: Friday, March 19, 2010 4:07 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Letter of Support
Attachments: GOsolar.doc

Mandy Weed

From: Wendy Smith [mailto:go98922@gmail.com]
Sent: Friday, March 19, 2010 3:49 PM
To: CDS User
Subject: Letter of Support

Please see attached file.

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message id: 38eb45916c6dcbdac24bb8719d004a14

GO>98922

March 19, 2010

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

As a local 501c3 who's focus is increasing the economic vitality of Cle Elum and surrounding communities, we are writing to ask that Kittitas County grant permits for the Teanaway Solar Reserve.

We are 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.

We have attended public meetings and have heard the arguments in opposition to the project. It is our 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. If you have any question or would like to reach us, here is our contact information.

GO98922@gmail.com
509-674-6004 ph
509-674-2058 f

Best Regards,

GO98922
Marc Kirkpatrick
Tammi Kirkpatrick
Dena Schweitzer
Wendy Smith

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Friday, March 19, 2010 4:07 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Letter of Support
Attachments: Teanaway solar.doc

Mandy Weed

From: Wendy Smith [mailto:go98922@gmail.com]
Sent: Friday, March 19, 2010 2:45 PM
To: CDS User
Subject: Letter of Support

Please see attached. Thank you

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message id: 38eb45916c6dcbdac24bb8719d004a14

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 a child who attends the Cle Elum-Roslyn public schools, I am writing to ask that Kittitas County grant permits for the Teanaway Solar Reserve, and to state that I am 100% in support of it.

I am also very involved in the fabric of our community by representing the Cle Elum-Roslyn Chamber, as President of GO98922, (you will be receiving a letter from us as well) and Chair of the Vision Cle Elum Main Street Committee. 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. The fact that this project is Green, which in my opinion is our future, is absolutely incredible. It would be a tragedy if Teanaway Solar Project didn't happen.

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,

Wendy Smith

From: reagan.dunn@comcast.net
Sent: Friday, March 19, 2010 10:13 AM
To: Anna Nelson
Cc: Dan Valoff; Jim Brose
Subject: Re: TSR roads

Anna,

The chief concern is what isn't shown on the map. Where the road leaves Lot 2 of the subdivision and is 20 feet: the language I remember reading in the Development agreement seemed to suggest they had the option to repair segments of the road where needed from Red Bridge, along loping lane, until Lot 2.

With the credibility problem the applicants have developed with this neighborhood, I think it is important that the DA specify that the entirety of the road from Red Bridge through lot two meet the 20 foot standard, and be improved in its entirety by the applicant. In addition, that first up hill for 200 yards in Weihl Road might need to be a bit wider given the traffic and slope of it in winter. Lots of cars get suck on that section.

Finally, a number of the CC&Rs and Road easements require that dust be controlled for users of this road.

Thanks,

Reagan Dunn

ps. These truly insightful public comments are not meant to waive any of my rights of appeal..... ;-}

----- Original Message -----
From: "Anna Nelson" <anelson@GordonDerr.com>
To: "Reagan - P" <reagan.dunn@comcast.net>, "Jim Brose" <jim.brose@symetra.com>
Cc: "Dan Valoff" <dan.valoff@co.kittitas.wa.us>
Sent: Thursday, March 18, 2010 3:01:12 PM GMT -08:00 US/Canada Pacific
Subject: FW: TSR roads

Hi Jim and Reagan,
Attached is the information regarding on-site roads that we discussed today.
Regards, Anna

From: Christina Wollman [mailto:christina.wollman@co.kittitas.wa.us]
Sent: Thursday, March 18, 2010 10:04 AM
To: 'Nichole.Seidell@ch2m.com'; Anna Nelson
Subject: TSR roads

Nichole, I was just able to talk with Brenda. Here are the requirements for the roads within the site only:

1. The main roads through the site need to be 20' wide. We drew in black on the map the roads that seemed to be the main roads. If you have a different idea let us know and we'll discuss.

2. The remaining roads can be 16', but should have a turnout every 1000', or if the section of road is less than 2000' the turnout should be in the middle of the section.
3. The main roads need to be kept plowed for emergency access. For access on the 16' roads you will need to provide a rescue toboggan so an injured person can be pulled out along the unplowed road either by person, fire truck winch, or a snowmobile.
4. Two locations missing a cul-de-sac were identified.
5. Minimum turning radius for all corners and intersection is still being determined, but it will probably be around 30.

We're waiting to hear back from the Fire Chief about the turning radius – he needed to consult with some of his staff.

Let me know if you need more info.

Christina Wollman

Planner II
Kittitas County Department of Public Works
[P] 509.962.7051

From: BizHub_PW@co.kittitas.wa.us [mailto:BizHub_PW@co.kittitas.wa.us]
Sent: Thursday, March 18, 2010 10:47 AM
To: Christina Wollman
Subject: Message from KMBT_C550

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ail system and may be subject to public disclosure under Chapter 42.56
W and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: reagan.dunn@comcast.net
Sent: Friday, March 19, 2010 10:13 AM
To: Anna Nelson
Cc: Dan Valoff; Jim Brose
Subject: Re: TSR roads

Anna,

The chief concern is what isn't shown on the map. Where the road leaves Lot 2 of the subdivision and is 20 feet: the language I remember reading in the Development agreement seemed to suggest they had the option to repair segments of the road where needed from Red Bridge, along loping lane, until Lot 2.

With the credibility problem the applicants have developed with this neighborhood, I think it is important that the DA specify that the entirety of the road from Red Bridge through lot two meet the 20 foot standard, and be improved in its entirety by the applicant. In addition, that first up hill for 200 yards in Weihl Road might need to be a bit wider given the traffic and slope of it in winter. Lots of cars get suck on that section.

Finally, a number of the CC&Rs and Road easements require that dust be controlled for users of this road.

Thanks,

Reagan Dunn

ps. These truly insightful public comments are not meant to waive any of my rights of appeal..... ;-}

----- Original Message -----
From: "Anna Nelson" <anelson@GordonDerr.com>
To: "Reagan - P" <reagan.dunn@comcast.net>, "Jim Brose" <jim.brose@symetra.com>
Cc: "Dan Valoff" <dan.valoff@co.kittitas.wa.us>
Sent: Thursday, March 18, 2010 3:01:12 PM GMT -08:00 US/Canada Pacific
Subject: FW: TSR roads

Hi Jim and Reagan,
Attached is the information regarding on-site roads that we discussed today.
Regards, Anna

From: Christina Wollman [mailto:christina.wollman@co.kittitas.wa.us]
Sent: Thursday, March 18, 2010 10:04 AM
To: 'Nichole.Seidell@ch2m.com'; Anna Nelson
Subject: TSR roads

Nichole, I was just able to talk with Brenda. Here are the requirements for the roads within the site only:

1. The main roads through the site need to be 20' wide. We drew in black on the map the roads that seemed to be the main roads. If you have a different idea let us know and we'll discuss.

2. The remaining roads can be 16', but should have a turnout every 1000', or if the section of road is less than 2000' the turnout should be in the middle of the section.
3. The main roads need to be kept plowed for emergency access. For access on the 16' roads you will need to provide a rescue toboggan so an injured person can be pulled out along the unplowed road either by person, fire truck winch, or a snowmobile.
4. Two locations missing a cul-de-sac were identified.
5. Minimum turning radius for all corners and intersection is still being determined, but it will probably be around 30.

We're waiting to hear back from the Fire Chief about the turning radius – he needed to consult with some of his staff.

Let me know if you need more info.

Christina Wollman

Planner II
Kittitas County Department of Public Works
[P] 509.962.7051

From: BizHub_PW@co.kittitas.wa.us [mailto:BizHub_PW@co.kittitas.wa.us]
Sent: Thursday, March 18, 2010 10:47 AM
To: Christina Wollman
Subject: Message from KMBT_C550

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ail system and may be subject to public disclosure under Chapter 42.56
W and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Friday, March 19, 2010 8:22 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teannaway Solar

Mandy Weed

From: rob@energydetectiveagency.com [mailto:rob@energydetectiveagency.com]
Sent: Thursday, March 18, 2010 7:46 PM
To: CDS User
Cc: meaganw@strategies360.com
Subject: Teannaway Solar

Dear Mr. Valoff:

As a resident of Kittitas County, I wish my passion could transfer through an email regarding the Teannaway Solar Reserve. I think it would be one of the best enduring examples of a symbiotic relationship between man and nature possible.

We would not:
1. Be polluting the air
2. Stripping the earth of resources
3. Polluting the land
4. Creating traffic congestion
5. Creating noise pollution
6. Be depending on foreign oil, labor or technical assistance to accomplish a stellar task
7. Set a bad precedence of rejecting earth friendly enterprises

We would:
1. Be contributing to the welfare of our community through jobs and satellite businesses
2. Set a beautiful example for our children and our children's children on how to harness sustainable energy
3. Create a mindset to attract other green and sustainable industries
4. Have something to be very proud of in our community
5. Create a great teaching tool and environment for our local schools
6. Receive the needed contribution of additional tax monies

I am sure there is much more I could say, but I would really like to impress you with my wholehearted support of the Teannaway Solar Reserve. Do we want to be known as the community that turned away such an awesome opportunity?

Sincerely
Rob Sims
Energy Detective Agency
509-304-8055

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mail system and may be subject to public disclosure under Chapter 42.56
RCW and to archiving and review

message id: 38eb45916c6dcbdac24bb8719d004a14

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Friday, March 19, 2010 4:07 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Project Support Letter

Mandy Weed

From: Dale Loveland [mailto:DLoveland@cashmerevalleybank.com]
Sent: Friday, March 19, 2010 2:54 PM
To: CDS User
Subject: Teanaway Solar Project Support Letter

March 19, 2010

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

As a resident of Kittitas County (Ellensburg) and a business operator in the Upper County I would like to let you know that ***I am in support of the Teanaway Solar Reserve Project***.

As a long term resident who enjoys our unique living environment here, I am encouraged that we have a clean, major industry that is willing to come to our area and provide jobs to local folks like me and my family as well as provide important, desperately needed clean energy to our part of the world.

Furthermore it will provide a living wage and benefits that will be "re-used" in the county as people spend that money on food, housing, medicine, eating out, fuel, clothing, hardware etc. etc. We can't forget the benefit to the schools, government funding for county services such as law enforcement and road maintenance etc that are a necessary part of maintaining our "current" standard of living.

DO not miss this opportunity to ***do something monumental for all of those that live here*** as well as all of those people that will enjoy the benefits of clean energy!

Sincerely,
Dale Loveland
806 E 6th Avenue
Ellensburg, WA 98926
Loveland@fairpoint.net
Home Phone 509 929 4221
Work Phone 509 674 2033

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Friday, March 19, 2010 4:07 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Solar
Attachments: County Commissioners - Teanaway Solar (3-19-10-2).doc

Mandy Weed

From: Richard Low [mailto:richardlow@shoemakermfg.com]
Sent: Friday, March 19, 2010 2:31 PM
To: Meagan Walker; CDS User
Cc: John Hein; Kevin Carollo; Claire Nicholls
Subject: RE: Solar

County Commissioners:

Please see attached letter in support of the Teanaway Solar Reserve…..

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message id: 38eb45916c6dcbdac24bb8719d004a14

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Fax: (509) 674-4420
www.shoemakermfg.com

March 19th, 2010

County Commissioners
Board of Adjustment
Office of Community Development Planning

Please allow this letter to represent our support for the **Teanaway Solar Reserve.**

Our experience as a major employer in the Cle Elum area has shown us the necessity of revitalizing the economic base in the Upper County. We have been in business here since 1947. In that time, we have witnessed the closing first of the coal mines and then of the timber mills. With those industries along went a majority of the jobs that built and sustained this community. The national recession has dealt us another blow. Now Shoemaker Manufacturing has been forced to significantly reduce the number of employees working for us and cut back on the hours worked by those remaining.

We understand that the City of Cle Elum and the local Chamber of Commerce, in addition to numerous Cle Elum businesses, support the Teanaway Solar Reserve. They know how critical it is to create 225 construction and at least 35 permanent jobs in the Upper County. They also grasp the value of landing a project that will help further establish Kittitas County as a renewable energy center with the potential of bringing a host of supporting businesses to the region.

Sincerely,

Richard Low

Richard Low
President,
Shoemaker Manufacturing Co.

Anna Nelson

From: Anna Nelson
Sent: Friday, March 19, 2010 10:59 AM
To: 'reagan.dunn@comcast.net'
Cc: Dan Valoff; Jim Brose; Wollman, Christina; Caulkins, Neil
Subject: RE: TSR roads

Hi Reagan,
Thanks for the follow-up email.

Please note that the Development Standards portion of the Development Agreement (DA) is not complete and is in the process of being revised to reflect the applicants proposal as described more fully in the SEPA checklist and the related attachments (A-N). Also note that the DA is only one of the documents that the County decision makers will review and take action on (first action will be a SEPA threshold determination by the County SEPA responsible official, then the CUP decision by the Board of Adjustment, then the DA decision by Board of Commissioners).

In regard to your concerns regarding the roads and dust control:
For proposed roadway improvements, please see Attachment I, Section 2.4. The County is still in the process of reviewing the proposal, but it looks like from my quick read of this section that the road improvements you have noted are proposed.

For dust control, please see Attachment E. The County is still reviewing this document. Ecology has verbally indicated that this plan mitigates impacts for air quality.

As I mentioned to Jim yesterday, the County does not have a role in enforcement of CC&Rs and easements.

We look forward to any further supplemental comments you wish to provide by the March 23 deadline.
Regards, Anna

From: reagan.dunn@comcast.net [mailto:reagan.dunn@comcast.net]
Sent: Friday, March 19, 2010 10:13 AM
To: Anna Nelson
Cc: Dan Valoff; Jim Brose
Subject: Re: TSR roads

Anna,

The chief concern is what isn't shown on the map. Where the road leaves Lot 2 of the subdivision and is 20 feet: the language I remember reading in the Development agreement seemed to suggest they had the option to repair segments of the road where needed from Red Bridge, along loping lane, until Lot 2.

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Finally, a number of the CC&Rs and Road easements require that dust be controlled for users of this road.

Thanks,

Reagan Dunn

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----- Original Message -----
From: "Anna Nelson" <anelson@GordonDerr.com>
To: "Reagan - P" <reagan.dunn@comcast.net>, "Jim Brose" <jim.brose@symetra.com>
Cc: "Dan Valoff" <dan.valoff@co.kittitas.wa.us>
Sent: Thursday, March 18, 2010 3:01:12 PM GMT -08:00 US/Canada Pacific
Subject: FW: TSR roads

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Regards, Anna

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Sent: Thursday, March 18, 2010 10:04 AM
To: 'Nichole.Seidell@ch2m.com'; Anna Nelson
Subject: TSR roads

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4. Two locations missing a cul-de-sac were identified.
5. Minimum turning radius for all corners and intersection is still being determined, but it will probably be around 30.

We're waiting to hear back from the Fire Chief about the turning radius – he needed to consult with some of his staff.

Let me know if you need more info.

Christina Wollman

Planner II
Kittitas County Department of Public Works
[P] 509.962.7051

From: BizHub_PW@co.kittitas.wa.us [mailto:BizHub_PW@co.kittitas.wa.us]
nt: Thursday, March 18, 2010 10:47 AM
: Christina Wollman
Subject: Message from KMBT_C550

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, March 22, 2010 9:15 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve
Attachments: Business Rep letter of support for TSR.doc

Mandy Weed

From: Lois J Matthews [mailto:loisjmatthews@comcast.net]
Sent: Saturday, March 20, 2010 2:14 PM
To: CDS User
Cc: Lois J Matthews
Subject: Teanaway Solar Reserve

Letter attached

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message id: 38eb45916c6dcbdac24bb8719d004a14

Lois J Matthews
1000 N 29th ST
Renton WA 98056

3/20/10

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

As a landowner in Kittitas County I am writing to urge you to approve permits for Teanaway Solar Reserve.

I understand the importance of generating more economic opportunity in the Upper Valley. The Teanaway Solar Reserve will add hundreds of good jobs during construction, at least 35 permanent jobs once its operational, and additional jobs through the creation of an assembly plant in Cle Elum.

This is just the beginning. By bringing a 75-megawatt photovoltaic solar project into the region we will attract the interest of renewable energy companies worldwide, which will drive both tourism and new ancillary businesses.

I hope that you will act swiftly to issue the necessary permits for the project so that the region can begin to realize the benefits of this (cutting-edge project/promising new field/thriving green industry/groundbreaking project).

Lois J Matthews

From: Barb King [dragonwood1@hotmail.com]
Sent: Monday, March 22, 2010 2:04 PM
To: Anna Nelson
Subject: TSR
Attachments: MtnsCloseup.jpg

March 21, 2010

Anna Nelson

Kittitas County Community Development Services

411 N. Ruby St. Suite 2

Ellensburg, WA 98926

The mission statement of the Kittitas County Community Development Services states; among other things, is to "promote the conservation of natural resources, and **protect the enviroment**." It goes on to say they will accomplish this by: among other things, "Respecting and serving the community in a manner that involves the interests of **all citizens**, and balance environmental, ...concerns".

The size alone of the TSR project is enough to warrant an EIS. The area is home to an abundance of wildlife, large herds of elk and deer, turkey, grouse and coyotes, along with cougar and bobcat.. It is part of the eco system of the upper county and the eastern part of the state.

The attached picture was taken from our front yard. The area where the thinning trees are is where the solar panels will go, 400,000 of them. Clear cutting 600 to 900 acres of pristine forested land will not only have a huge impact on those animals, it will create a huge scar on the pastoral beauty of the upper Kittitas Valley. The cutting of that much forested land will cause 'run off' problems that go directly into the Teanaway River and disrupt the eco system. Clear cutting (green) trees, from seedlings on up, to make way for what people are calling 'green energy' doesn't make sense. Destroying natural green for artificial green!

Our County is unique. We have the forested land of the Upper County to the desert land of the Lower County and the farmland in between. The County should not approve of clear cutting forested land, when there are other appropriate areas for this industrial project. This location IS NOT proper for this project.

The area directly adjacent to the project is filled with rural homes. Those residents purchased the land and built their homes rightly assuming that they would NOT end up next to an industrial complex. This project is a commercial industrial project and has no place in the forested residential land of the Upper County.

I urge you to issue a determination of SIGNIFICANCE and require an EIS to preserve the rural integrity of the area and "**protect the environment**" as your mission statement states**, in the interest of all citizens**.

Barb King
Dragonwood
dragonwood1@hotmail.com
www.dragonwoodbreeding.com

From: Bill [kingbros@cse-net.com]
Sent: Monday, March 22, 2010 1:30 PM
To: Anna Nelson
Subject: TSR / Comments to consider

To: Anna Nelson

Kittitas County Community Development Services

Re: TSR CU-09-00005

Dear Anna,

Our home is south of this projected project and for over twenty years we have enjoyed the view north up the teanaway valley to the Stewart Mountains. If the solar reserve is allowed to proceed it will FOREVER CHANGE the nature and essence of this view. It is +/- 900 acres of industrial footprint that does not belong in this pristine setting.

We have been going to meetings with the principals of the solar reserve and they sure have a good PR front... but, I don't trust them. They tell us that for every tree they cut down, they will plant three trees. This led me to believe that they were going to plant, as much as possible, their solar panels in small groups in-between existing trees. (How naïve of me). They are actually not only going to clear cut the forests for 900 acres of solar panels, they are going to have to clear ALL vegetation in the process of installing panels side by side and connecting them somehow to transfer the power to the grid. And then there will be pretty extensive structures for power transmission.

All of the development in the upper teanaway has, so far, been residential and all of the residents that border the Solar Reserve should rightly have assumed that they were not going to end up next to such a montrous industrial complex.

I would like to reference a Kittitas County newsletter (Vol 1 Issue 1 / Oct 09) which was an update about the progress of a upper teanaway Subarea Planning Process. My understanding was that this process was an important part of Growth Management and would have considerable weight to any future decisions relative to development in this area.

This planning process was not complete but it went through quite a bit of public input and shouldn't be ignored...I quote,

"common public sentiment was that the Upper Teanaway is a uniquely beautiful place, rich in natural resources and scenic and recreational value. This valuable landscape should be protected...", and

" another common theme was the importance of environmental protection. Teanaway is home to a variety of small and large mammals and several bird and fish species, some of which are federally listed as threatened or endangered species.", and

"Overall, the comments conveyed that a top prioity of any future development is the preservation of natural areas and the rural character of the Upper Teanaway."

It was pretty obvious to me that the Solar Reserve was NOT going to fit into this criteria.

As popular and (politically correct) as green technology is, it still surprises me how quickly this project is going through the permit process.

How could one possibly consider a "Determination of NONsignificance"... 900 acres of not only clear cut but completely cleared and dozered land in the middle of the Teanaway valley sure seems significant to me.

It is obvious to me that this Solar Reserve does not belong in the teanaway valley and should be stopped...It is AT LEAST SIGNIFICANT and should require a complete "Environmental Impact Statement" and with that be shown to have the wrong impact in the area.

I have read studies that show that this project is not feasible in this area and projected to fail... If the county permits this project to proceed, it should bond it to the responsibility of returning it to its present condition if they for some reason abandon the project. (Say when they receive all of their tax credits and decide to run).

as been a pretty frustrating couple of years for some of us to watch our government not function or at least confound s with whatever actions they do take. Perhaps a little more effort towards

FIRST...DO NO HARM!!

I believe there are enough of us who are going to actually have measurable monetary damages if this project is allowed to proceed, that legal action might be our only alternative.

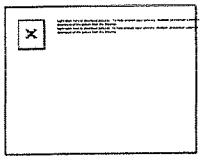
Sincerely,

William King

Sent: Friday, January 22, 2010 8:19 AM

To: 'Bill'; 'Barb King'

Subject: Picture from your lawn



ıe whole ridge line and part of the one behind it will have solar panels on it—and virtually no trees.

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, March 22, 2010 5:01 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve
Attachments: 20100322153944776.pdf

Mandy Weed

From: Jim Loen [mailto:jim@dlhenricksen.com]
Sent: Monday, March 22, 2010 3:45 PM
To: CDS User
Subject: Teanaway Solar Reserve

Please see the attached letter of support for the Teanaway Solar Reserve

Thank you
Jim Loen

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3/22/2010

Office of Community Development
Kittitas County Commissioners
Board of adjustment

Dear Sirs and or Madam

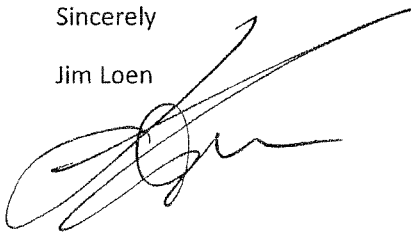
I am a concerned citizen of Kittitas County and in the wake of the recent decisions that have been made regarding our county, the residents who live here, and the harm that has been done. I am writing to encourage you to support the Teanaway Solar Reserve.

During the last century, the Upper County was fueled by the coal industry and then by timber. This renewable energy industry can carry us through the 21st century. With the Teanaway Solar Reserve we have a groundbreaking project that is looking at our county to base it's operation.

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.

Sincerely

Jim Loen



From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, March 22, 2010 9:13 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Solar Reserve
Attachments: SKMBT_60010032207560.pdf

Mandy Weed

From: Nathan.Dolejsi@homestreetcapital.com [mailto:Nathan.Dolejsi@homestreetcapital.com]
Sent: Monday, March 22, 2010 9:11 AM
To: CDS User
Subject: Solar Reserve

To Whom It May Concern:

Please find the attached letter in support of the Solar Reserve Project.

athan Dolejsi
sset Manager
phone 206-389-6310
fax 206-389-7751
nathan.dolejsi@homestreetcapital.com
- ----------

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message id: 38eb45916c6dcbdac24bb8719d004a14

HomeStreet®
CAPITAL

March 22, 2010

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

Dear Commissioners,

As a homeowner in Cle Elum, I am writing to encourage Kittitas County to support the Teanaway Solar Reserve.

During the last century, the Upper County's economy was fueled first by the coal industry and then by timber. The renewable energy industry can carry us through the 21st century. The Teanaway Solar Reserve is an incredible opportunity for 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. The project should be allowed to move forward without further delay.

Thank you.

Sincerely,

Nathan Dolejsi
203 Sagebrook Lane
Cle Elum, WA 98922

HomeStreet Capital
HOME OFFICE
2000 Two Union Square
601 Union Street
Seattle, WA 98101
OFFICE 206-389-7750
TOLL FREE 888-999-7909
www.homestreetcapital.com

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, March 22, 2010 5:00 PM
To: Dan Valoff; Anna Nelson
Subject: FW:
Attachments: Solar Reserve.doc

Mandy Weed

From: Melinda DeWalt [mailto:melinda@dewaltcommercial.com]
Sent: Monday, March 22, 2010 4:52 PM
To: CDS User
Subject:

Please accept my letter in support of the Solar Reserve project.

Thank you,
Melinda DeWalt

206-465-5846 (Cell)

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message id: 38eb45916c6dcbdac24bb8719d004a14

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Sent: Monday, March 22, 2010 5:00 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Solar reserve

Mandy Weed

From: Michael Rust [mailto:rustyrockfish@gmail.com]
Sent: Monday, March 22, 2010 4:15 PM
To: CDS User
Subject: Solar reserve

Dear Commissioners,

One of my first jobs in the 1970's was working for an architect who designed solar homes in Colorado. I worked on a crew making solar panels, windmills and heat storage masses. Later, I worked to develop solar powered cooking devices in the Phillippines, South America and Haiti. I currently work on issues related to recovery and conservation of marine resources. One current project in my lab is to investigate the impacts of acidic waters on marine fish and other organisms. This acidic water is a direct result of human burning of fossil fuels pouring CO2 in to the air which then gets absorbed in to the water. The consequences to Washington State fisheries, as well as world fisheries and the people who depend on them, may be very sever. I continue to wonder if solar power had taken off in the 1970's, when I was a kid, if the world's oceans would be facing such a crisis. Because of this, I am in the process of planning to put solar panels on my home in Roslyn, and encourage the county to examine it's own energy future.

I urge you to support the permitting for the Tenaway Solar Researve. You are in the position of deciding if we move toward a sustainable energy future or continue down a path that is putting us in danger. Don't let NIMBYism get in the way of making the best choice for the county and the future Washingtonians who will live here.

Let the sun shine where coal was king,

Michael Rust, PhD – UW Fisheries

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Curtis Headrick [curtish@inlandnet.com]
Sent: Monday, March 22, 2010 3:23 PM
To: cds@co.kittitas.wa.us; Anna Nelson
Cc: meagenw@strategies360.com
Subject: Letter of support for T.S.R.
Attachments: S35C-109092115220.pdf

Hi Every One,

I have attached tow letters in support of the Teanaway Solar Reserve. I am looking forward to the project getting started soon The County needs the jobs.

Thank You .

Curtis Headrick

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, March 22, 2010 5:01 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Letter of support for T.S.R.
Attachments: S35C-109092115220.pdf

Mandy Weed

-----Original Message-----
From: Curtis Headrick [mailto:curtish@inlandnet.com]
Sent: Monday, March 22, 2010 3:36 PM
To: CDS User; anelson@GordonDerr.com
Cc: meaganw@strategies360.com
Subject: Letter of support for T.S.R.

Hi Every One,

The attachment are letters of support of the Teanaway Solar Reserve. We need the jobs in the upper County.

Thank you .
Curtis Headrick

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message id: 38eb45916c6dcbdac24bb8719d004a14

INLAND TELEPHONE COMPANY
Customer Service

103 S. 2nd St.
P.O. Box 171
Roslyn, WA 98941

Telephone: (509) 649-2211
Fax: (509) 649-2555

INLAND TELEPHONE

March 22, 2010

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

VIA Electronic Mail
cds@co.kittitas.wa.us
anelson@GordonDerr.com

RE: Teanaway Solar Reserve (CU-09-00005

Dear Ms. Nelson:

On behalf of Inland Telephone Company, located in Roslyn, Washington, I am writing to offer our general support of the Teanaway Solar Reserve project and to recommend that the Development Agreement include specific provisions for utilizing local contractors, suppliers and workers to the greatest extent possible.

Inland Telephone supports the opportunity to have a renewable energy project of this scale proposed in our community and we believe it will likely provide an incentive and an attraction for others to move to the area.

If approved, the applicant states that the project will have some very clear economic benefits to Kittitas County and the Cle Elum-Roslyn area, such as, a reliable source of revenue to support county institutions, hundreds of construction jobs, dozens of permanent jobs, plus jobs created by the location of an assembly plant in Cle Elum.

To further ensure that the greatest short and long term economic benefits are offered to the communities impacted, we believe the Development Agreement should require that a minimum percentage of the construction work, supplies and work force (for initial construction and long term O&M) be from local contractors, suppliers and available work force. Making this an explicit condition in the Development Agreement provides assurances over time should project ownership or management change in the future.

Thank you for the opportunity to comment on this important project.

Sincerely,

James K. Brooks
Treasurer

cc: Meagan Walker, TSR

Central Cascades Land Company
103 S. 2nd St.
P.O. Box 687
Roslyn, WA 98941
Tel:(509) 649-2211
FAX: (509) 649-3300

CENTRAL CASCADES LAND COMPANY

March 22, 2010

Ms. Anna Nelson
Community Development Services
411 N. Ruby Street, Suite
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VIA Electronic Mail
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Sincerely,

Nathan R. Weis
Vice-President

cc: Meagan Walker, TSR

March 22, 2010

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

Dear Commissioners,

As a homeowner in Cle Elum, I am writing to encourage Kittitas County to support the Teanaway Solar Reserve.

During the last century, the Upper County's economy was fueled first by the coal industry and then by timber. The renewable energy industry can carry us through the 21st century. The Teanaway Solar Reserve is an incredible opportunity for 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. The project should be allowed to move forward without further delay.

Thank you.

Sincerely,

Melinda DeWalt
Sagebrook Townhomes
217 Sagebrook Lane
Cle Elum, Washington

Central Cascades Land Company
103 S. 2nd St.
P.O. Box 687
Roslyn, WA 98941
Tel:(509) 649-2211
FAX: (509) 649-3300

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March 22, 2010

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cc: Meagan Walker, TSR

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INLAND TELEPHONE

March 22, 2010

Ms. Anna Nelson
Community Development Services
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Thank you for the opportunity to comment on this important project.

Sincerely,

James K. Brooks
Treasurer

cc: Meagan Walker, TSR

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, March 22, 2010 11:18 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve
Attachments: scanned doc.pdf

Mandy Weed

From: Michelle Buhler [mailto:michelleb@dhlt.com]
Sent: Monday, March 22, 2010 10:09 AM
To: CDS User
Subject: Teanaway Solar Reserve

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message id: 38eb45916c6dcbdac24bb8719d004a14

March 22, 2010

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

Dear Commissioners,

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Thank you.

Sincerely,

Michelle Buhler
203 Sagebrook Lane
Cle Elum, WA 98922

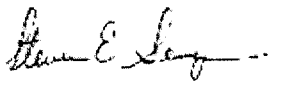
From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Tuesday, March 23, 2010 9:40 AM
To: Anna Nelson; Dan Valoff
Subject: FW:
Attachments: Teannaway Solar.pdf

Mandy Weed

From: Steve Senger [mailto:steve@stevesenger.com]
Sent: Tuesday, March 23, 2010 8:44 AM
To: CDS User
Subject:

Please review the attached letter

Have an awesome day,



Steven E. Senger, CGB, CGP

Senger Construction, LLC / **SC Design,** *Zero Energy Home Designs*

PO Box 730
Cle Elum, WA 98922
Office:509-674-7774
Cell: 509-607-0300
Fax: 509-674-4815
Steve@stevesenger.com
www.stevesenger.com

President - Central Washington Home Builders Association - Kittitas Chapter 2008, 2009
President Elect – Central Washington Home Builders Association, 2011
Past President - Central Washington Built Green Association 2008

CGB - Certified Graduate Builder
CGP – Certified Green Professional
NAHB – Certified 3rd Party Built Green Verifyer

SENGER CONSTRUCTION, LLC

"Your Personal Contractor for Life"

March 23, 2010

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

I am writing to urge you to approve permits for the Teanaway Solar Reserve.

As an owner of a Cle Elum business, I understand the importance of generating more economic opportunity in the Upper Valley. The Teanaway Solar Reserve will add hundreds of good jobs during construction, at least 35 permanent jobs once its operational, and additional jobs through the creation of an assembly plant in Cle Elum.

This is just the beginning. By bringing a 75-megawatt photovoltaic solar project into the region we will attract the interest of renewable energy companies worldwide, which will drive both tourism and new ancillary businesses.

I am sure you are aware but with the current economy, the water moratorium and the low snow winter our local businesses are hanging on by a thread just praying that they can make it until summer. Some will not. Our businesses and employees need some good news that will help them hang on.

I hope that you will act swiftly to issue the necessary permits for the project so that the region can begin to realize the benefits of this (cutting-edge project/promising new field/thriving green industry/groundbreaking project).

Sincerely,

Steven E. Senger

PO Box 730 Cle Elum, WA 98922 (509) 674-7774 (800) 820-2449
Web Site: http://www.washington-home-builder.com *E-mail:* Steve@stevesenger.com
By Referral Only™
SENGECL954CC

From: Aaron Robins [arobns@gmail.com]
nt: Tuesday, March 23, 2010 8:20 PM
: Anna Nelson; CDS@CO.KITTITAS.WA.US
Subject: Teanaway Solar Reserve CUP comments
Attachments: Teanaway CUP Sierra Club Comments.doc; ATT11166992.txt

Please find attached the Sierra Club Cascade Chapter's comments on the Teanaway Solar Reserve application for a Conditional Use Permit (CU-09-00005).

Thank you,

Aaron Robins
Energy Chair
Sierra Club Cascade Chapter

SIERRA CLUB
FOUNDED 1892

Cascade Chapter
180 Nickerson Street, Suite 202
Seattle, WA 98109
Phone: (206) 378-0114
Fax: (206) 378-0034

March 22, 2010

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

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

Thank you for the opportunity to comment on the Teanaway Solar Reserve (TSR) application for a Conditional Use Permit. The Sierra Club has been a long-standing proponent of renewable energy as a critical component of the urgent need to address global warming. The Sierra Club actively supports appropriately sited and responsibly developed solar power generation.

As the first utility-scale photovoltaic project proposed in the Northwest, TSR deserves considerable credit for pursuing such an ambitious renewable energy venture in the face of an uncertain economic and regulatory climate. But the project also requires ample scrutiny to ensure that the development is well sited and sets a positive precedent for future solar energy projects in the Northwest. Having examined the CUP and SEPA documents available to date, the Sierra Club is impressed with a number of features of the application and development agreement, but significant concerns over details of the project remain.

TSR deserves credit for many positive aspects of the proposal, including:

- Selecting a site with little or no first-growth forest and no known listed species. While it would be ideal to allow the forest to recover from the unsustainable level

of logging in its recent history, the reality is that renewable energy with appropriate mitigation is preferable to the most likely alternatives, including residential development.

- Removing the concrete footings described in the original application, thus minimizing the impervious surface impacts of the project to a bare minimum.
- Working with the Washington Department of Fish and Wildlife (WDFW) and the environmental community to select appropriate sites for wildlife mitigation.
- Current plans would allow relatively open access to the property for wildlife and recreation.

While the proposal represents a significant opportunity for renewable energy and sustainable economic development, and the applicant appears to be genuinely interested in a cooperative approach moving forward, there remain several areas of ongoing concern:

- While the studies conducted to date and included in the application provide general information about the project and its likely effects on the environment, they are not sufficient to make a Determination of Non-significance. A full Environmental Impact Statement would add only marginally to the applicant's cost and timeline while filling in several important knowledge gaps, including alternative locations, cumulative impacts in the context of existing forest conversion pressures, and net climate impacts in light of the forest clearing required.
- The TSR project represents a presumably permanent conversion of several hundred acres of forested landscape to light industrial use, requiring a minimum of 2 acres of permanent mitigation for every 1 acre of land developed. This minimum 2:1 factor should apply to all land that is developed, including land cleared for access roads, power lines, utility corridors, and other purposes of the project. A substantial mitigation factor is required to help counter the significant forest habitat fragmentation that the project would create. The CUP must be contingent on TSR successfully executing a mitigation purchase affording permanent protection of ecologically similar acreage within the Teanaway River basin, in accordance with WDFW guidelines.

- The property is within the range of the Colockum elk herd. TSR has stated its intention to leave the property unfenced for wildlife habitat and migration, and this commitment should be codified in the CUP. The permit should also specify minimum wetland buffers of 100-300 feet, limit removal of mature trees, and minimize clearing of acreage within the leased property but outside of the physical infrastructure.
- Perhaps most importantly, the long-term effects of the project on the local environment are difficult to predict, as this would be the first installation of its kind in a forested landscape. The terms of the CUP should require TSR to conduct updates of its existing studies upon completion of the construction phase of the project and at least every five years thereafter. Data should be compiled and released to the public detailing the effects of the installation on wildlife, fish, riparian areas, wetlands, soil stability, and storm water runoff. These data are certain to prove invaluable in assessing future development proposals.

Sincerely,

Aaron Robins
Energy Committee Chair
Sierra Club Cascade Chapter

Tristin Brown
Conservation Committee Chair
Sierra Club Cascade Chapter

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Tuesday, March 23, 2010 9:40 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve Support

Mandy Weed

From: Swan, Dan L -Quanta [mailto:dan.swan@pse.com]
Sent: Tuesday, March 23, 2010 8:04 AM
To: CDS User
Subject: Teanaway Solar Reserve Support

March 22, 2010

Kittitas County Commissioners
Board of Adjustment
Office of Community Development Planning

This letter indicates my strong support for Teanaway Solar Reserve.

The Teanaway Solar Reserve is exactly what we need at this time. The county, the University, and the Economic Development Group have signaled their interest in turning the region into a renewable energy center. We have a good start with utility-scale wind farms, now we have an opportunity to add photovoltaic solar.

This project will generate two-hundred construction jobs, plus jobs in the assembly plant to be located in Cle Elum, and a steady revenue stream for the county. Perhaps even more importantly, Teanaway Solar Reserve can help us to realize the potential of establishing the county's economic base in renewable energy.

Please move this through permitting process. There are a lot of talented individuals who are currently unemployed and looking for jobs to support their families.

Thank you,

Dan L Swan
Potelco, Inc.
Engineering Supervisor
Kittitas County

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Tuesday, March 23, 2010 9:40 AM
To: Dan Valoff; Anna Nelson
Subject: FW: support letter for TSR

Mandy Weed

From: Mary Hieb [mailto:maryhieb@yahoo.com]
Sent: Monday, March 22, 2010 6:03 PM
To: CDS User
Subject: support letter for TSR

22 March 2010

Mr. Dan Valoff
Office of Community Development Planning
Kittitas County, WA

I am writing to support the TSR project. I am a former resident of Cle Elum and have returned to develop a biomass/bioenergy project in the Cle Elum/Ellensburg area in collaboration with the EDG and IPZ group.
I have been told by a close friend, Craig Nevil, of the contributions TSR plans to make to the Cle Elum community. Not only do we need renewable energy, we need new life and energy in our communities to make these projects successful.
st as my firm's project will bring benefits, so to will TSR I believe.
ank you for your consideration.

Mary Hieb

President
Marina Diversified Investments, Inc.
951.852.0017

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message id: 39eb45916c6dcbdac24bb8719d004a14

From: reagan.dunn@comcast.net
Sent: Tuesday, March 23, 2010 4:40 PM
To: Anna Nelson
Cc: Reagan Dunn
Subject: Supplemental Comments

Anna, would you kindly confirm reciept. Thank you for your work on this issue. -Reagan

Supplemental Comments on TSR Conditional Use Permit and Development Agreement:

The following comments are respectfully submitted to supplement my previous response on the above subject. In general, I support the solar reserve but have serious concerns regarding the issuance of a Mitigated Determination of Significance ("MDNS") under the State Environmental Policy Act ("SEPA"). I also have some concerns with the specifics of the project. I articulate both here.

It is my understanding that the County currently intends to issue an MDNS as the lead SEPA agency. The cumulative impacts of this development, nearly a square mile of cleared Type II working forest, cannot be mitigated below a level of significance by the applicants CUP and DA.

The County should know, for planning and budget purposes, that I have retained counsel. I plan to appeal any MDNS determination through administrative exhaustion and into the court system as necessary. Experts are currently being retained. A MDNS stands out as surprising and unusual after a state-wide review of similarly sized developments seeking to clear this much working forest. The best comparison is perhaps in Black Diamond, by Yarrow Bay development, where approximately 680 acres triggered a Determination of Significance by the SEPA lead agency. I believe a reviewing court could easily find that the County has erred in its application of the SEPA standards given the facts in this case and the applicable standard of review.

It seems to me that if it is such a close call, and it is, the County would simply err on the side of caution and issue a DS. I would urge the county to reconsider its position on its threshold determination.

Of particular note, the applicant has mislead the county and the public in a variety of important areas. This is not a trivial point. The County and its elected and appointed office holders should not reward this misleading behavior by issuing an MDNS. Less than forthright behavior encourages future developers to follow suit. Importantly, public trust is eroded by such misstatements and it undermines the credibility of future clean energy projects of this kind. It also casts doubt on the reliability of the data submitted by the applicant and whether the applicant will honor its commitments in any area where the CUP or DA do not precisely spell out the project's requirements.

Without waiving any rights of appeal, I hereby incorporate the ENCO Professional Opinion Statement, and their Supplemental Statement, as well as that of Pine Hills Ranch statements. I also submit the following additional facts for incorporation into the record:

1) The wildlife mitigation planned is wholly inadequate to address the Clockum Elk Herd and the Mule Deer Population. As a frequent hiker and hunter on the Cle Elum Ridge, I can state with some authority that the WDFW data on the Elk Herd is outdated and also incomplete. (I successfully and

legally harvested by archery a record class 6 point Bull Elk from the AFLC property on December 1, 2009—just four months ago). Also, It should be stated that Migration and wintering patterns change from year to year.

Simply stated, the Cle Elum Ridge holds some of the densest populations of elk, cougar and mule deer anywhere in the state. That is why I own land there. The Ponderosa, Douglas and Grand Fir, and Aspen forests exist at the barrier of the rain shadow caused by the Cascade mountains. This climate and vegetation is unique in the state and result in a very substantial population of big game. They are, of course, a precious resource that must be preserved.

Generally, the TSR site development will act as a massive barrier to the migration route of Elk, deer and other species along the Cle Elum Ridge. The Ridge is a critical migration route for Elk between the upper Teanaway/Lake Cle Elum area and the Lookout Mountain region. The ridge acts as a "highway for game" and they use the ridge's forested cover to move from one region to the other. They cross SR 970 between the toe of the ridge and the base of Lookout in about a two mile section from Masterson Road to the Swauk Grange. They move back and forth along this corridor.

The Solar panels, inverters and fenced substation themselves will literally provide a barrier to migration and cut off 50% of the Elk herd's historical and current travel routes. The three-year construction period, with the hundreds of workers, 12 hour work days, generators, lights and the noise from the vibration drills will functionally cut off a significant **and additional** percentage of the Elk migration routes. So something like 75% of the Ridge will be impassable for literally or functionally for elk and other species. As mention by WDFW, Elk stay away from roads and human activity. They will certainly avoid this area for at least three years during the planned construction timeframe. This avoidance may become a permanent migration change once the construction stops, and the solar panels remain. This could easily injure the health of the herd and it needs to be studied.

By analogy, you might as well park a semi-truck in the middle of a narrow two lane road and ask cars to drive around it. It will cause permanent migration problems for the Elk and other species.

Contrary to the application, the ridge is a major wintering ground for these species. They only leave the ridge when the snow gets too deep in certain winters. Game cameras in my possession demonstrate the significant calf and fawn activity in the area.

The "migration corridor" proposed by the applicant is perpendicular to the actual migration travel of the elk and will be wholly ineffective. The game generally travel NW to SE and vice versa. They do not travel from the SW to NE as anticipated by the migration corridor. They are also not likely to wander in between such foreign, man-made objects. The applicant's mitigation on this point will do little good and cannot reduce this migration and wintering issue below a level of significance.

2) On the issue of public trust, TSR has repeatedly and deliberately avoided sending their marketing materials to those landowners closest to the solar site. It is a pretty clear attempt to keep local landowners in the dark on their activities and arguments in favor of development. I received only one written document from TSR during the entire process. It was a mail piece announcing a meet and greet, that was subsequently cancelled. I find it ironic that TSR's "contract with the community" takes about open and honest dialogue with the citizens and yet was deliberately not sent to the closest land owners. Again, this goes to the trust issue discussed above. TSR cannot seriously by praised for great public outreach when so much of it was deliberately misleading. It the very least, TSR's outreach efforts should be disqualified as part of the CUP application being considered.

3) The flooding potential has not been mitigated below a level of significance. The impervious surface and huge reduction in the biomass will cause flooding in an area prone to flooding already. The small wet land, known as Lamby Lake, has an earthen dyke at its outlet end that already is beginning to fail substantially. If this lake gives way, you will have a significant flood problem in the form of thousands of gallons headed downstream into Masterson's property. I see nothing in the application to remedy this problem.

4) TSR has significant legal issues that will prevent them from moving forward with this project. Importantly, I doubt they will be able to hook into the BPA power line. To the west of their access corridor they must purchase rights on three or more lots to connect—many of which have Covenants. To the east they must cross a parcel that is held in trust and requires, on information and belief, multiple parties to agree to any sale or use of that property. That landowner is also opposed to the Solar site. So, TSR is stuck with using an access corridor encumbered by Protective Covenants that prevent anything but residential use. A law suit has been started by Jim Brose, and is currently being litigated in superior court. I believe it is very likely that Brose will prevail and an injunction will bar connection.

Brose showed me the results of a FIOA request which shows that BPA has serious reservations about this project and has done nothing on the issue of condemnation. Brose and his organization have also threatened to challenge any condemnation by BPA or any unit of government attempting it. If any government agency tries to condemn, a lengthy legal process will apparently follow as well.

So, this is what happens when a developer tries to move in a less than transparent way, without working in a forthright way with the closest landowners. I have seen it time and again with poorly thought out and executed projects. That's why a significant uprising is occurring all around the site. People are upset and rightly so.

5) On the specifics of the application, I hope you add the following conditions in some form:

a. a vibration drill for 145,000 steel angle posts will disrupt wildlife and neighbors for three years. You have got to find a better solution, try treated wood for example.

b. Whatever ratio is ultimately decided for mitigation (e.g. 2 to 1), the mitigation land should be able to be transferred to third party landowners who neighbor the site, provided however, that it is placed in either a certified state forest management or open space plan as defined by the RCW's. This may provide an optional buffer between the TSR project and the neighbors which will remain principally as open space and could also count toward TSR's mitigation requirements. It also could assure local landowners that no encroachment would occur in subsequent years.

c. Artificial lighting: since there already will be guard gates. Permanent lighting on any structures should be switched on only when people are present at that facility. On the operations building, the entrance should be facing north and any lights hidden from the view to the south, including landowners, lookout mountain and the freeway. No other lights on any facility should ever be on without people present. No red beacons on any tower should be used. The fence should be green or brown and not steel or a bright color.

d. Generators should not be used. There is a power box on my land, which is 800 feet from the TSR planned substation. I may consider allowing hook up through my property if it means I don't have to listen to generators.

e. I have an active and legally operating exempt well on my property. It is 110 feet from the TSR parcel. Under certain conditions, I may allow its use within the limits of the law if it reduced the water truck delivery substantially.

f. Despite promises from TSR, the substation is directly in site of my home site (well power, water and drive way already built. The 120 foot high dead end tower, and 6 acres substation fence line will be directly visible from my home site. The panels will be visible too. To be clear, this is not the barn, this is the home site. Obviously the home site will need to be moved now.

g. Despite promises from TSR, the power lines are pushed very close to my eastern fence line. Six power 345 kv transmission lines and the "iron maiden" of all lattice towers will be just a three hundred feet of my eastern view. A 200 foot clear cut will be present too so I can get a good look at all of this. Obviously a violation of the Protective Covenants, which I may chose to enforce.

h. Absolutely no hunting should be allowed by any construction worker or operator of TSR during or after construction. The game will already be damaged enough. It would be tragic to allow shooting in addition to all the other activity during that time. Only those with permission, not employed by TSR, should be allowed to trespass around the panels to hunt, and not during construction.

i. The DA and CUP need significant "word-smithing" to ensure the applicant keeps its promises moving forward. Nothing should be left to chance or verbal promise on this.

j. The Code requires that for a CUP to be issued that the use note be "detrmental to the Character of the Sourounding Comminuty." There is a pretty good arguement that a 400,00 solar panels, 400 workers and a ton of traffic for three years through our rural neighborhhod is detrimental to the character of our rural neighborhood community.

Rerspecfully submitted,

-Reagan and Paige Dunn

1370 Loping Lane, Cle Elum

From: Catherine Clerf [cclerf1341@fairpoint.net]
Sent: Tuesday, March 23, 2010 4:41 PM
To: Anna Nelson; dan.valoff@co.kittitas.wa.us
Cc: catherine.a.clerf@hotmail.com

TUE 23 MAR 2010 @ 1640 PST

To: Anna Nelson, Gordon Derr, County Contracted Planner
Dan Valoff, Kittitas County CDS, Planner

Re: Teanaway Solar Reserve ("TSR") Project
CU-09-00005

Below are my comments regarding TSR's proposed alternative energy facility to be sited in Upper Kittitas County:

Noting TSR's review of applicable county code, specifically, "17.60A.010 Review Criteria The Board of Adjustment, upon receiving a properly filed application or petition, may permit and authorize a conditional use when the following requirements have been met:
1. The Board of Adjustment shall determine that the proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood."

The "character" of the surrounding neighborhood has sustained injury due to the fact that the Teanaway Solar Reserve has completely ignored the Covenants, Conditions, and Restrictions placed on the approximately 20-acre parcel recently purchased in June of 2009 by a John Rudey "timber" company, Morton, that provides the ONLY access of the original property owned by American Forest Land Company (AFLC) to the BPA's high-voltage transmission corridor.

Further, this very recently purchased property, though it is Forest & Range-20 (F&R-20), a land zoning type under the Rural Land Use of Kittitas County, precludes all development BUT residential development, succinctly, precluding industrial AND commercial development of any kind, which necessarily includes all types of alternative energy facility development creating energy for commercial sale.

TSR has been untruthfully deceptive in its original application from 2009 and in its revised application in February 2010 by NOT declaring that the very corridor, by project design, connects the proposed project substation to the existing BPA line via a "new electric primary transmission line" AND the necessary substation has Covenants, Conditions, and Restrictions which preclude these very accoutrements.
These CC&R's would have clearly been shown on the title report for the purchaser, Morton/Rudey, in advance of the actual purchase of these 2 land parcels, totally approximately 20 acres. TSR can neither claim to the county/other governmental entities nor to the citizens of Kittitas County nor to the public at large that their due diligence of all of the property involved in the lease with both companies under the John Rudey umbrella, AFLC and Morton, failed to uncover these Covenants, Conditions, and Restrictions.

Succinctly, TSR does NOT have access to the BPA corridor using these two recently purchased tax parcels by Morton in June 2009. TSR's CUP requires for the third time to be revised to establish LEGALLY UNRESTRICTED ACCESS to the BPA's high-voltage transmission line. These CC&R's, representing the property rights of adjacent landowners of Kittitas County, cannot be ignored by TSR nor can the county seemingly sweep them out of the way in indifference as if the CC&R's on this small grouping of F&R-20 tax parcels do not legall exist. TSR's entire CUP is predicated upon access to the BPA high-voltage transmission line.

From the perspective of all OTHER Kittitas County property owners, this scenario, the ignoring of existing CC&R's on these two (2) absolutely necessary tax parcels acting as a corridor could be subjectively construed to mean that the Kittitas County Board of Commissioners in the summer of 2009, PREAPPLICATION, determined that the goals and objectives of development as proposed by the principals of TSR et al., as well as the principals of AFLC/Morton et al., completely trumped the property rights of others who actually live IN Kittitas County.

The county's SEPA determination needs to find that TSR does NOT have a legally defensible right to develop a primary transmission, an electrical substation, or any other industrial or commercial accoutrements on these two (2) tax parcels until the issue is resolved regarding the CC&Rs. The CC&Rs can neither be ignored nor violated nor flouted by Kittitas County government at any level. If the county does so for the sole purposes of issuing TSR a conditional use permit, then all CC&Rs in the entire county are at the same risk of being ignored, violated, and flouted by the very government that created them. This is not a precedent that the legislative branch of Kittitas County can make. This is a precedent that can only be decided judicially.

Again, it was in 2009 the responsibility of Kittitas County planners to uncover through simple due diligence the existence of the CCRs and their flagrant violation in TSR's first application. This is yet again another example of the legislative branch of Kittitas County government overstepping its bounds.

Respectfully,

//ss

Catherine Anne Clerf
3 Moe Road
Ellensburg, Washington 98926

****

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Tuesday, March 23, 2010 9:40 AM
To: Dan Valoff; Anna Nelson
Subject: FW: solar farm

Mandy Weed

From: Brian Nass [mailto:brianmnass@gmail.com]
Sent: Tuesday, March 23, 2010 8:11 AM
To: CDS User
Subject: solar farm

Dan Valoff
Office of Community Development Planning

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
330 big creek rd
Cle Elum Wa 98922

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

ssage id: 38eb45916c6dcbdac24bb8719d004a14

From: Denise M. Hamel [dhamel@sociuslaw.com]
nt: Tuesday, March 23, 2010 4:43 PM
: Anna Nelson; cds@co.kittitas.wa.us
Cc: hillshill@wavecable.com; Ron Allen
Subject: Teanaway Solar Reserve Comments
Attachments: Nelson Teanaway Solar.pdf

Please see the attached letter for additional comments from my clients, Robert and Diane Hill. Please also add my contact information to the list of interested parties for this project. Thank you.

Denise M. Hamel
SOCIUSLAWGROUP PLLC
Two Union Square
601 Union Street, Suite 4950
Seattle, WA 98101.3951
Direct Dial: 206.838.9138
Direct Fax: 206.838.9139
www.sociuslaw.com

IRS rules require that certain standards be met when written tax advice is given by attorneys before a client might qualify for tax penalty protection. Any tax advice in this communication is not intended to be used, nor should you use it, for that purpose. If you wish to have an opinion that may assist you in obtaining penalty protection, please let us know. In such a case a special written engagement with our firm is required.

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206.838.9138 (direct)
206.838.9131 (facsimile)

Two Union Square
601 Union St. Suite 4950
Seattle, WA 98101

SOCIUSLAWGROUP

Denise M. Hamel
206.838.9138
dhamel@sociuslaw.com

March 23, 2010

Via Email anelson@GordonDerr.com
and cds@co.kittitas.wa.us
Ms. Nelson, Contract Planner and
Kittitas Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: Teanaway Solar Reserve CUP comments CUP 09-00005

Dear Ms. Nelson:

This office represents Robert and Diane Hill, the owners of property near the proposed project (Parcels P21129, P314136 & P17792) and over which the project will require access. In addition to those comments submitted directly by our clients on March 16, 2010, we would like to adopt by reference as comments on our clients' behalf, those comments previously provided to you by the Citizens Alliance for a Rural Teanaway dated December 10, 2009 and those of the Washington State Department of Fish and Wildlife, dated September 16, 2009. These are Attachments 39 and 2, respectively of the Public Comments and Responses document, dated February 22, 2010.

In general, my clients are opposed to this project because of its extreme potential and high likelihood to negatively impact the environment in this beautiful area of our state, which provides valuable habitat to a variety of wildlife and is extremely sensitive to surface water runoff issues as was demonstrated in dramatic fashion in 2009. While my clients support alternative energy projects, the proposed site is not appropriate. Thank you for your consideration.

Very truly yours,

Denise M. Hamel

Cc: Robert and Diane Hill

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Tuesday, March 23, 2010 2:13 PM
To: Anna Nelson; Dan Valoff
Subject: FW: TSR BOA COMMENTS
Attachments: TSR CITY COMMENTS.pdf

Mandy Weed

From: Matthew Morton [mailto:mmorton@cityofcleelum.com]
Sent: Tuesday, March 23, 2010 1:37 PM
To: CDS User
Cc: Dan Valoff
Subject: TSR BOA COMMENTS

CLE ELUM COMMENTS FOR THE BOA: RE – TSR CUP

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

Message id: 38eb45916c6dcbdac24bb8719d004a14

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

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

March 23, 2010

To Whom It May Concern:

As you are well aware the Teanaway Solar Reserve is designed to generate 75 MW of renewable energy making it the largest photovoltaic (PV) solar project ever proposed in the Pacific Northwest. This is the type of project that communities spend years trying to entice investors and operators to build within their borders, with little or no success. However, Howard Trott and the Teanaway Solar Reserve have selected Kittitas County as home to their investment because of the amenity, infrastructure and opportunity we offer them.

It is my sincere and strong opinion that this project should be supported and meet with an affirmative decision from the Kittitas County Board of Adjustment. After working closely and diligently with Kittitas County Government, various local governments, local community members, local business groups and the general citizenry, TSR has endeavored to deliver to you a complete, concise and well thought out development proposal and supporting mitigations that were aimed at satiating a broad and diverse range of concerns. Detailed and comprehensive studies and analysis were performed by world class consulting firms to provide the most objective, useful and meaningful data. Successful completion of this project would complement or outright satisfy many of the Counties own comprehensive planning goals, and is supported by the WA State Department of Commerce and the Governor's Office.

Cle Elum has worked with the project proponent (who has been very receptive) to address two minor concerns that I would like to see reflected in your record:

1. That the haul route for aggregate out of Ellensburg Cement Products Cle Elum pit would be coordinated with the Cle Elum Public Works Department to ensure maximum community safety and minimize noise and aesthetic interruption to our residents and businesses.
2. South Cle Elum Way (the only road used to enter/exit from the ECP pit) was recently reconstructed after the close of the Suncadia in/out haul operation. Cle Elum would like South Cle Elum Way and the ECP designated haul route for this project to be photo documented for pavement and roadway conditions at the start and again at the close of major construction. We would like the developer to agree to or be conditioned to repair and/or replace any facilities damaged by aggregate hauling operations.
3. The developer has verbally committed to locating the assembly facility for the TSR photovoltaic panels within the City of Cle Elum. While this cannot be conditioned, and we support this project irrespective of that happening, we would appreciate a good faith pledge or letter of intent from the developer stating such.

In closing, I am writing to voice my strong support of this project and urge you to use the process and discretion afforded to you to help move us forward by stimulating jobs, encouraging investment, education and technology in Kittitas County. I am confident that you can and will find appropriate conditions of approval to mitigate adjacent landowners concerns and achieve beneficial outcomes. I would hate for us to miss the significant and tremendous opportunity this represents for this county in terms of jobs, education, investment and the improvement in our collective our quality of life.

Very Truly Yours,

Charles J. Glondo

Hon. Charles J. Glondo
Mayor

March 23, 2010

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

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

Dear Ms. Nelson:

This letter is filed in response to the supplemental application materials filed by the applicant TSR. We originally filed comments on September 17, 2009 and those comments are incorporated by reference. In spite of the many hundreds of pages of supplemental materials, the filing is still essentially the same proposal with a few 'tweaks' to address certain agency and public concerns. It is still a proposal to build a large industrial energy facility on a special and functioning forest/meadow/wetland habitat. The project has questionable economic viability and substantial negative impacts. If this type of project is to be built, it should be sited at a lower elevation in more arid conditions, such as in the Vantage or Hanford areas, where the power generation would be somewhat higher with fewer environmental impacts. If a project of this impact is to proceed, it requires a detailed environmental impact statement to consider in depth the full impacts of the project, not just the limited studies that TSR has filed to support its request for a determination of non-significance.

As previously mentioned, this filing includes hundreds of pages of supplemental materials and discussions of 'deals' made with agencies such as the Washington Departments of Fish and Wildlife (DFW) and Ecology (DOE). We have neither been included in these discussions nor have we seen the agreements. Given the short time for review, our comments will be directed only at certain underlying and mitigation issues.

1. Alternatives. There has been virtually no examination of alternative sites or even the basic business model that supports this proposed project in the supplemental materials, other than that the project is 'solar' and 'green' and thus presumably good.. To the best of my knowledge, neither the county nor the public have even been provided with a copy of the ground lease between TSR and the related landowner, AFLC, Morton Timber, or whatever newly created company now in theory owns the underlying property.

However, even without the ground lease terms and conditions, some of the basic economic inputs of this proposal can generally be determined. First, TSR brags that their project

will provide 75 MW of green solar power to the power grid. This 75 MW is presumably the name plate or maximum rated output of the project at full power production on a clear, sunny day at noon, with no snow, dust, smoke of other factors interfering with solar electric production. This number does not factor in the many 'real world' conditions that affect energy production of an actual operating facility , such as the hours of daylight (it doesn't generate in the dark) which vary by season, the time of day (sun angle), rain, snow, clouds, fog, maintenance, etc. An optimistic estimate of the actual energy output of this proposed plant would be about 30% of nameplate output (called a capacity factor) or about 22.5 MW of output over a full year. The Northwest Power and Conservation Council uses a capacity factor of 25% for this type of plant. Coal and nuclear thermal plant capacity factors generally range between 75% and 90% on an equivalent basis. At a estimated construction cost of $300 million (and it could be much higher), TSR's plant cost alone is about $13.3 million per MW. Attachment 1 is a cost comparison conducted by the Council for different types of generating plants displayed on a cost per MWh basis which was recently adopted in the Council's 2010 plan. Note the very high cost of energy of solar on the far right, even when compared with local wind power in the center. While there are public policy reasons why solar and other alternatives such as wind and geothermal, as well as natural gas, are favored over coal plants, this cost disadvantage is huge, even with federal and state tax benefits, and presumably will be passed on to the state's electricity consumers, if there are utility buyers in the first place. This analysis does not even consider the increasing value being placed on forested sites for carbon sequestration and carbon credits.

The bottom line is that there are many unanswered questions about the economic viability of this proposal which have gone unquestioned by the county. The fact that the county has not seen, let alone demanded, a copy of the underlying land lease is astounding. If the county proceeds to approve this application, it behooves the county to protect itself and its citizens with iron-clad bond and decommissioning provisions.

2. Ecological Factors. TSR's supplemental response contained in both the Expanded SEPA checklist and Wildlife Mitigation discussion are full of contradictions. First, although TSR provides additional information based on DFW reports on elk which do not deal specifically with the TSR site (nor with our property), TSR continues to rely on the one flawed and only on-site study that it performed on several days in late June and early July of last summer. They appear to have done no follow-up studies for the October-April time period, which they agree is the over-winter season when elk are most often on the site. They then make statements such as the closest wintering habitat is across the Teanaway River, while at the same time that some of this area is typically used as a calving and fawning area during the spring and summer. They even mention that DFW even stated that this is an area that it "would submit for designation as a critical area and a habitat of local importance for wintering deer and elk". However, the problem is apparently resolved by making a mitigation deal with DFW for a 2 for 1 acquisition of an additional 761 acres of habitat.

The record reflects that elk and deer do reside on and move across the TSR site, sometime is substantial numbers, primarily during the over-winter season. Calving and fawning does occur there during the spring and they use the wetland meadows. As a result of their

presence, cougars, coyotes, black bears and other predators visit the site. All kinds of small mammals, reptiles and birds also frequent the site. Neighbors can and have attested to these facts, even in the absence of a complete biological study by TSR. Although TSR, to its credit, has apparently agreed to reserve areas in the northeast corner of the property for elk migration, we have never been contacted by a TSR biologist or DFW biologist to ask for information. A brief discussion with the DFW field office last fall revealed that they had never been to the site or our property and were unaware of the elk presence there. I invited them to visit but they did not contact me.

A 'deal' between TSR and DFW doesn't resolve the impacts of the project on the property without a more detailed study in an EIS. Copies of TSR's Proposed Site Layout (Fig 4) and Enlarged One Megawatt Field are Attachments 2 and 3. The individual panels are apparently about 3-4 feet off the ground suspended on 8000 to 145,222 posts (depending on plan). They will present a glass and metal wall to foraging elk and deer. TSR's comments indicate that elk avoid roads and would likely limit their use of riparian areas where there is narrow width between arrays or the areas are surrounded by arrays which is the case on much of TSR's project. Without reasonable access to these wetlands, calving and fawning as well as foraging by elk and deer will be substantially curtailed or eliminated. These impacts have not been studied.

3. Views. TSR has moved some of its solar arrays so that they have reduced some of the visual impacts on adjacent property owners along TSR's southern boundary. Those owners can comment on how the change affect them, but reviewers are cautioned to look at large photo simulations rather than reduced sizes, which virtually eliminate the visual impacts and can be misleading. Visual impacts from high surrounding areas such as I-90 and Lookout Mountain will continue to be substantail.

4. Drainage. TSR's discussion of drainage and water run-off issues frankly mystifies me. TSR states that it will use pole support systems instead of concrete footings to support its solar arrays, thus reducing the soil disturbance and creating only 1.17 acres of impervious surface. Presumably this impervious area would differ, depending on whether the 8000 pole plan or the 145,200 pole plan is used. However, virtually nothing is said about the effects of 400,000 solar panels (3/4 square mile of coverage), apparently because these panels are "a disconnected impervious surface". Water will sheet off these panels and land in concentrated amounts on the ground. With the tree coverage and large brush removed with their associated deep roots, the water will then sheet off the hillsides into the various drainways below. This impact will be even more pronounced when the ground is frozen or summer rock hard.

The Pineapple Express of a year ago resulted in flooding without any solar panels in place. With the addition of 3/4 of a square mile of impervious glass, it will be worse, damaging properties below and the Teanaway River. Warming climate projections suggest a simultaneous snow melt/heavy rain event is more likely in the future. It is interesting to observe that 100 year storms seem to happen more frequently these days.

5. Noise. We raise two issues relating to noise. First, TSR states that construction will be

limited to the hours of 7 am to 7 pm. That noise in those hours will be very disturbing, particularly in light of the very low noise levels currently. To reduce these impacts, all construction should be limited to weekdays only. The more long term concern is the noise that might be generated by the regular strong winds that often blow through the area. Will they generate noise or harmonics as they blow over 400,000 solar panels? We don't know the answer, and apparently TSR doesn't know either. Anyone who has heard the shrieking sound that wind makes blowing through the rigging of a sailboat or around certain buildings will be very aware of this concern. Further testing and investigation of this important issue should be conducted in the context of an EIS before considering project approval.

6. Road Access. It is our understanding that the county will require that Weihl Road up to the junction of Loping Lane be improved to 24 foot width with pavement. Such a requirement is not sufficient. If the county decides to approve this project and impose its many burdens on surrounding properties and the environment, the county should require TSR to improve this portion of Weihl Road to county paved road standards, and the county should then take over responsibility for the improved road and its maintenance. At least then the surrounding properties (taxpayers) will get some limited benefit from the added county tax base.

7. Critical Areas. It is my understanding that the county's Critical Area Ordinance (Title 17A) which is being applied in this proceeding was required by state law to be updated by December 1, 2007 and that has not been done. The current CAO lacks sufficient fish and wildlife protections, which relates directly to the DFW comment mentioned earlier that the site should be designated as a critical area and a habitat of local importance for wintering deer and elk. This is another reason that a full and complete EIS should be required for this project.

In conclusion, the TSR proposal is a project of questionable benefits and questionable economic viability with substantial adverse impacts. At the very least, an industrial project of this scale requires the preparation a full EIS, just as other large wind generation projects and the proposed Marian Meadows PUD project have been required to prepare. Although TSR wraps itself in 'green' cloth, this is not a green project. If this project is constructed, it will only produce about 22 MW of extremely expensive electricity which will raise rates to electric consumers while at the same time it destroys a special and important forest/wildlife ecosystem that additionally sequesters carbon dioxide.

Respectfully submitted,

Charles Adams
General Manager
Pine Hills Ranch LLC

Figure 6-1A: Levelized Lifecycle Electricity Cost for Generating Options Available in the Near-term (2010-14) [9]

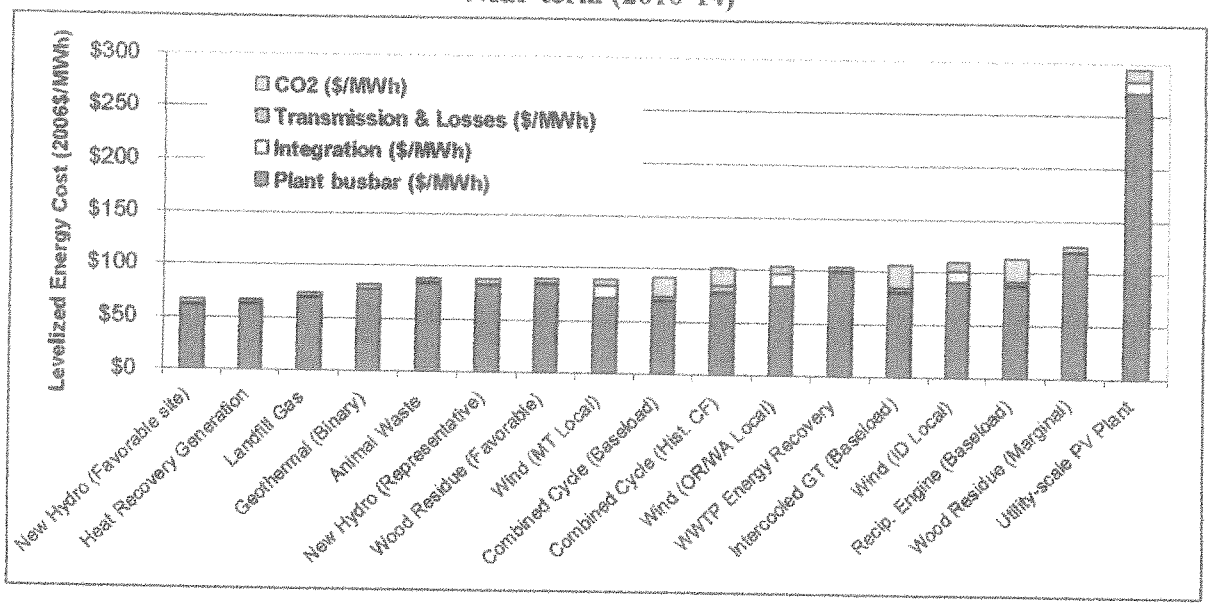
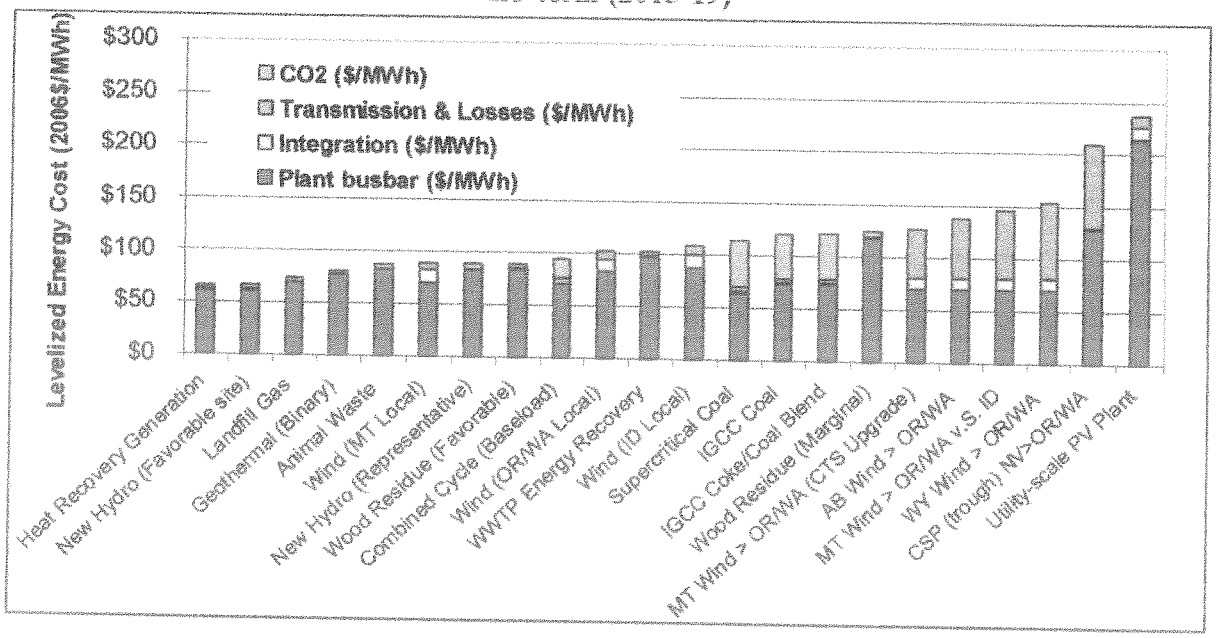


Figure 6-1B: Levelized Lifecycle Electricity Cost for Generating Options Available in the Mid-term (2015-19)[10]



[9] Assumptions: 2015 service, investor-owned utility financing, medium fuel price forecast, wholesale delivery point. CO_2 allowance costs at the mean values of the portfolio analysis. Incentives excluded, except accelerated depreciation. Actual project costs may differ because of site-specific conditions and different financing and timing.

[10] Assumptions as in Figure 6.1A except 2020 service.

6th
Attachment 1

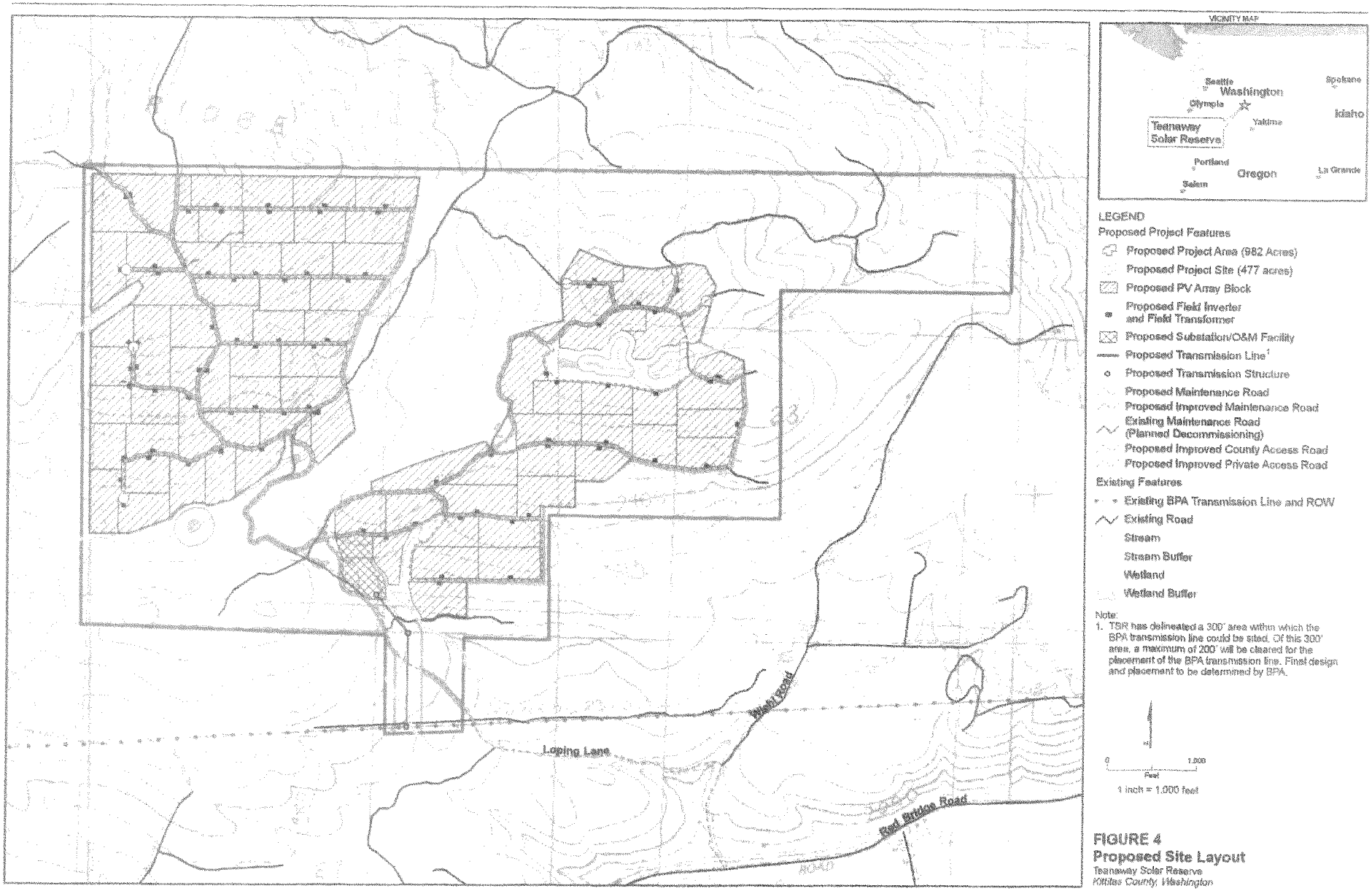
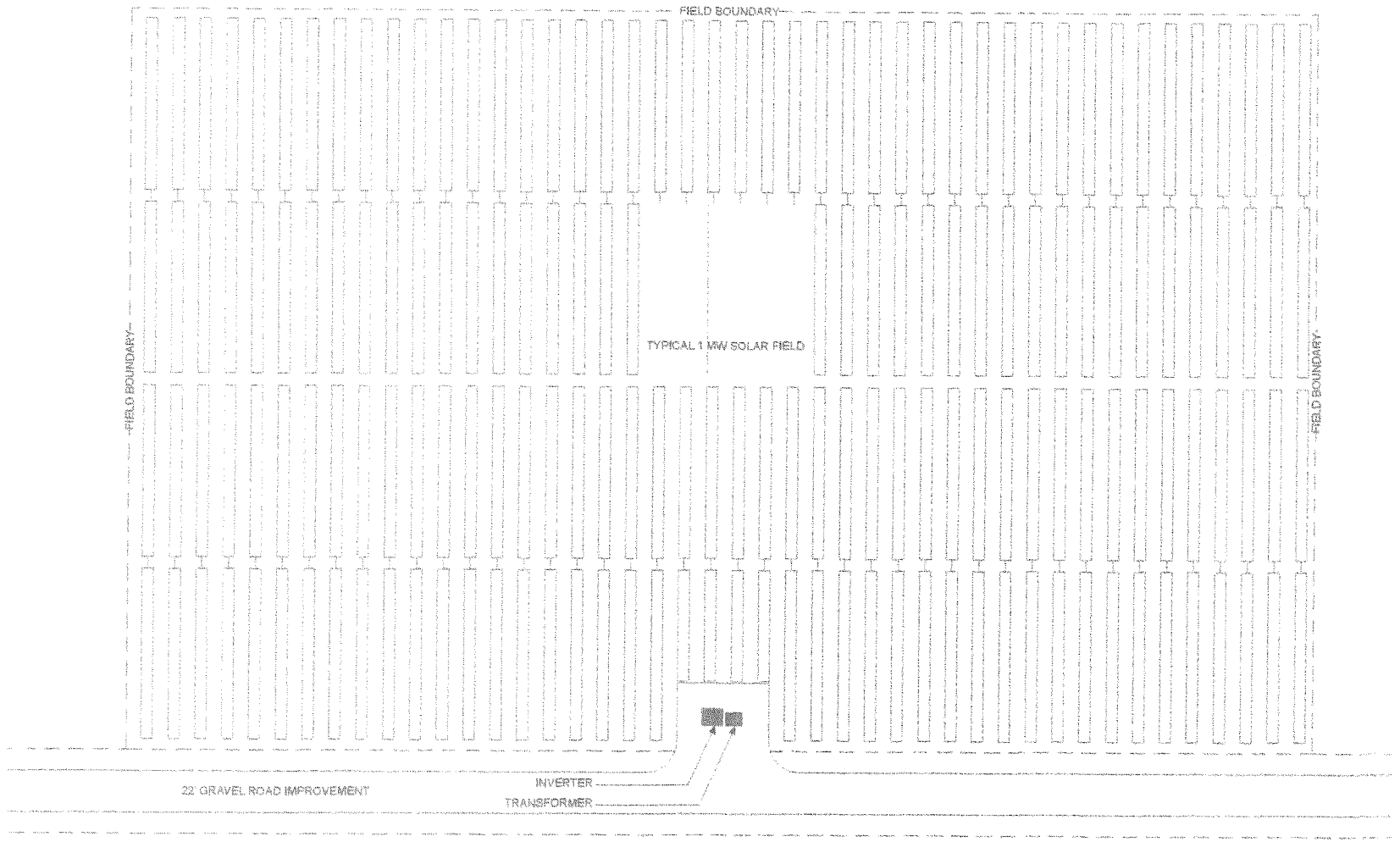


FIGURE 4
Proposed Site Layout
Teanaway Solar Reserve
Kittitas County, Washington

CH2MHILL

Attachment 2



SINGLE AXIS PANEL ARRAY

scale: 1" = 50'-0"

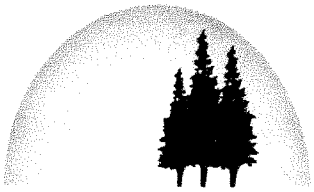
0' 30' 60'

N

FIGURE 4e
Enlarged One Megawatt Field
Teanaway Solar Reserve
Kittitas County, Washington

CH2MHILL

Attachment 3



Teanaway
solar reserve

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MAR 2 3 2010
KITTITAS COUNTY
CDS

Petitions in Support of Teanaway Solar Reserve

Collected from individuals who visited TSR's Cle Elum Office to inquire about the project and employment opportunities

PETITION IN SUPPORT OF THE TEANAWAY SOLAR RESERVE – SIGNATURE PAGE #

NAME-PRINT TOP/SIGN UNDERNEATH	EMAIL ADDRESS	CITY AND STATE
Robert Sims	rob@energydetectiveagency.com	Roslyn, WA
Myke Woodwell	Mykejw@gmail.com	Roslyn, WA
Jon Wrasse	Joswrasse@me.com	Cle Elum, WA.
FRED ALT	Joseph-21@hotmail.com	Ellensburg, WA.
Frank Lovatchice	811 West Bender Rd.	Ellensburg, wa.
Mack Altmann	YURTMANMARK@YAHOO.COM	CLE ELUM WA.
Craig Gordon	Cgordon@cleelum	Roslyn, Wa.
Steve Loranger	—	Cle Elum, Wa
Shane Sheahan	Shanedpainter@Yahoo.com	Cle Elum WA
Rand Ackerson	ceedRose@AOL.com	Cle Elum wa

PETITION IN SUPPORT OF THE TEANAWAY SOLAR RESERVE – SIGNATURE PAGE #

NAME-PRINT TOP/SIGN UNDERNEATH	EMAIL ADDRESS	CITY AND STATE
Jeffrey A. Elliott Jeffrey a Elliott		S. Cle Elum, WA

Teanaway
solar reserve

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: Nathan Leishman

Signature:

Address: 206 W 4th Lewis Kittitas Wa 98934

Date: 3/1/10

Teanaway
solar reserve

PETITION
IN SUPPORT OF THE TEANAWAY SOLAR RESERVE

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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: LeAnne Burrow-Parypa Stewart Lodge

Signature: LeAnne Burrow-Parypa

Address: 805 W 1st St. Cle Elum

Date: 3-17-10

Teanaway
solar reserve

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.

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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: Candice Dins

Signature: [signature]

Address: PO Box 347 Ronald, WA 98940

Date: 3/16/10

Teanaway
solar reserve

PETITION
IN SUPPORT OF THE TEANAWAY SOLAR RESERVE

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Name: Phil Hess, consulting forester

Signature: [signature]

Address: P.O. Box 9 Cle Elum WA 98922

Date: 3-10-10

Teanaway
solar reserve

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Name: Stefanie McCann

Signature: Stefanie McCann

Address: 1661 Airport Road CleElum WA 98922

Date: 3-9-10

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solar reserve

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Name: BEVERLY A. PROCTOR

Signature: Beverly A Proctor

Address: 406 Columbia Ave - Cle Elum

Date: 3-1-10

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Name: LeRoy W. Adams

Signature: [signature]

Address: P.O. Bx 73 Ronald WA 98940

Date: 1st Mar 1st -10

Teanaway
solar reserve

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Name: KENT McCORMACK

Signature: [signature]

Address: 302 E. 4TH CLE ELUM

Date: 2/24/10

Teanaway
solar reserve

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Name: Gary J Berg

Signature: Gary J Berg

Address: 450 Ermine Loop

Date: 3/3/2010

Teanaway
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Name: JESSE GEIGER

Signature: [signature]

Address: 1980 RED BRIDGE RD CLE ELUM WA 98922

Date: MARCH 1 2010

Teanaway
solar reserve

PETITION
IN SUPPORT OF THE TEANAWAY SOLAR RESERVE

BACKGROUND (PREAMBLE):

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 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 600 acres, with grasses and shrubs left to grow underneath. A ring of ponderosa pines will surround the entire project. Any trees that need to be removed will be replaced by planting three more trees along the perimeter. The energy generated by the project will be linked to the grid so it can be sold to electric utilities.

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As part of the permitting process, teams of biologists carefully studied the proposed site. There are no threatened or endangered species, no areas of archeological significance and nominal wetlands.

PETITION:

We, the undersigned, 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.

Teanaway
solar reserve

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Name: Allen Zaske

Company: _____

Signature: Allen Zaske

Address: 10110 Myers Way S Seattle, WA 98168

Date: 3/22/10

Teanaway
solar reserve

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Name: Forest Eckley

Company: Conservation Services Group

Signature: [signature]

Address: 1633 Bellevue Ave E Suite A, Seattle WA 98102

Date: March 20, 2010

Teanaway
solar reserve

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Name: Kevin O'Hollaren

Company: _____

Signature: Kevin M. O'Hollaren

Address: 4920 River Rd Cle Elum Wa.

Date: 3.22.10

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Name: Karin Lester

Company:

Signature: Karin E. Lester

Address: PO Box 185, Snoqualmie Pass, Wa. 98068

Date: 3/22/10

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Name: Melody Danubio

Company:

Signature: Melody Danubio

Address: 110 W. 3rd Cle Elum Wa 98922

Date: March 18th 2010

mdanubio@gmail.com

Teanaway
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Name: Ann Shasta

Company: _____

Signature: Ann E. Shasta

Address: 207 W. 4th ST Cle Elum

Date: 3-17-10

Teanaway
solar reserve

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CDS

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Name: Terri Jester

Signature: Terri A Jest

Address: PO Box 344, Ellensburg WA 98926

Date: 3/17/10

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KITTITAS COUNTY
CDS

EDITOR re Teanaway Solar Reserve Hearings

County hearings are approaching on this project. Administrators will receive a few letters of support, mostly touting economic benefits to this area. Most of the letters will be from opponents, most of who failed to follow normal procedure and buy the land they wished to control.

This paper recently ran an article about a potential future education platform (SEED) Sustainable Energy Education Development. I believe the collaborative efforts of local K-12, Vo-Tec, CWU, and the Big 5 Energy Farms here will create such an attractive educational platform that families will begin to move here just for the school systems. The CWU Education Department most likely will be producing teachers trained on site at these new facilities with part of their training teaching our school kids green initiatives. This is quantum leaps past our recent successful CAT program.

It is important to note this is just one such idea these entities may be bringing here. PSE and ENEXCO have already pledged hundreds of thousands of dollars to the IPZ project ultimately to create jobs here.

Meagan Walker, the local front for Teanaway Solar, has been integral to SEED's development. Without her these plans would probably still be in the box. She needs your support. If you believe these types of projects are important to this communities' survival, please be pro-active. Write or email by March 20th, Dan Valoff, Staff Planner, KCCDS, 411 Ruby #2, Ellensburg, WA 98926 or dan.valoff@co.kittitas.wa.us.

~~Craig Nevil~~ Cle Elum March 12, 2010

Upstart VISION committee takes helm

to plot short course toward county-based green education initiative

by Jim Fossett
jim@nkctribune.com

CLE ELUM – Spinning off the chain reaction of volunteerism ground-zeroed at VISION Cle Elum headquarters is a brand new committee, which may illuminate the horizon of this county's future with an aurora of hope, one that stakeholders say would, among other things, provide opportunities in renewable energy disciplines for school kids K-12 and above, educators, and college-level researchers.

Wednesday, March 3, Cle Elum Community Development Director and VISION mentor Matt Morton announced the formation of a committee called SEED, or Sustainable Energy Educational Development.

SEED is the brainchild of local Craig Nevil, who said he got the idea when it became apparent to him the region is ripening for an unparalleled opportunity.

"We are rapidly shaping into the renewable energy Mecca of the country, maybe even the world, with the millions invested and promised here. It makes sense, as the region grows in that regard, to engineer a collaborative network that frames educational programs around renewable energy disciplines. Those programs could umbrella K-12, a vocational-

See VISION CLE ELUM..., pg A2

VISION CLE ELUM...

CONTINUED FROM PAGE A1

technical curriculum, college level work, as well as research and development projects. I'm talking about a green program that would grow with the renewable energies initiatives in this county. It's a perfect match. Think about the internships kids could have, with real solar and wind farms located a stone's throw away.

"What's more, today, in this county, we have the kinetic energy in place to evolve productive collaborations between public and private sectors."

Tuesday, March 2, Nevil brought together stakeholders representing school districts and renewable energies firms to brainstorm.

"I'm excited. The meeting was productive. Everyone seemed excited. Our next meeting is scheduled for Wednesday, March 16, and we expect to have many more interested parties in attendance."

Morton weighed in on SEED with a measurable level of excitement.

"It's a fantastic idea," he said. "SEED will engage the Educational Service District, the Cle Elum-Roslyn School District and Education Foundation, CWU, and regional green energy partners, with the idea of developing a long-term educational and training collaborative for our kids and community. The goal is to forge new partnerships and stimulate investment in green energy education, training, and technology."

CERHS principal Kristin Blume attended SEED's first meeting. This is what she had to say.

"It's great stuff. There's a window open now for securing green dollars from a number of sources. The Green Sustainability Design and Technology program geared for high schools, and other similar programs geared for middle schools are directions we'd love to explore."

Ian Grabenhorst, also at the meeting, had something to add. Grabenhorst is the Assistant Superintendent for Educational Service District 105, in Yakima.

"Mark Flatau invited us to attend the meeting. We were impressed with the positive energy and great thinking by the education committee concerning opportunities and possibilities available. It's great when community members can come together around a common purpose and explore how to create new avenues through life for kids."

Before SEED's meeting concluded last week, Nevil said Superintendent Mark Flatau remarked, "No one sitting in this room can possibly know how far this collaboration can go. The potential is just too big."

Teanaway Solar Reserve SEPA response to CDS 3-18-2010
(Anna Nelson and Dan Valoff)

From: Erik and Laura Hanson
Parcel Numbers P 21395, P21396 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

Erik and Laura Hanson
11147 Womans Bay Drive
Kodiak, Aslaka 99615
1 907 487 2985

HopeSource

March 17, 2010

Dan Valoff
Office of Community Development Planning
411 N Ruby St. Suite 2
509-962-7506
cds@co.kittitas.wa.us

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KITTITAS COUNTY
CDS

To whom it may concern:

At HopeSource we see the results of our current economic crisis on a daily basis. The number of people we serve has more than doubled over the last year.

We have reviewed the economic study for the Teanaway Solar Reserve and understand that it is expected to provide about 225 short-term construction jobs and at lest 35 permanent jobs for the area. We also understand that it is intended to help fund our schools, roads and medical facilities.

While we cannot endorse public projects, we do recognize the potential value that the Teanaway Solar Reserve would have for the individuals we serve.

JoAnn Rushton
Upper County Office Supervisor
HopeSource

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KITTITAS COUNTY
CDS

Community Development Services Dept.

411 N. Ruby St. Suite 2

Ellensburg, WA 98926

March 21, 2010

Re: CU-09-00005 Teanaway Solar Reserve

Attn: Kirk Holmes

The county did the correct thing when it required an environmental Impact Statement (EIS) for the Marian Meadows PUD.

Now it is the time to do the correct thing for the Teanaway Solar Reserve and require an EIS for that project.

The project leaves many issues in question as it now stands. Fire control, water availability, wildlife protection and public access, among others, need to be addressed more completely.

Requiring an EIS is the right thing to do.

Sincerely,

James Boyle

James Boyle

P.O. Box 39

Ronald, WA 98940

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MAR 2 2 2010
KITTITAS COUNTY
CDS

ORIGINAL

To: Anna Nelson

Kittitas County Community Development Services

Re: TSR CU-09-00005

Dear Anna,

Our home is south of this projected project and for over twenty years we have enjoyed the view north up the teanaway valley to the Stewart Mountains. If the solar reserve is allowed to proceed it will FOREVER CHANGE the nature and essence of this view. It is +/- 900 acres of industrial footprint that does not belong in this pristine setting. Enlosed please find a picture taken from our front deck, and crosshatched area that I believe is the area of solar panels.

We have been going to meetings with the principals of the solar reserve and they sure have a good PR front... but, I don't trust them. They tell us that for every tree they cut down, they will plant three trees. This led me to believe that they were going to plant, as much as possible, their solar panels in small groups in-between existing trees. (How naïve of me). They are actually not only going to clear cut the forests for 900 acres of solar panels, they are going to have to clear ALL vegetation in the process of installing panels side by side and connecting them somehow to transfer the power to the grid. And then there will be pretty extensive structures for power transmission.

All of the development in the upper teanaway has, so far, been residential and all of the residents that border the Solar Reserve should rightly have assumed that they were not going to end up next to such a monstrous industrial complex.

I would like to reference a Kittitas County newsletter (Vol 1 Issue 1 / Oct 09) which was an update about the progress of a upper teanaway Subarea Planning Process. My understanding was that this process was an important part of Growth Management and would have considerable weight to any future decisions relative to development in this area.

This planning process was not complete but it went through quite a bit of public input and shouldn't be ignored...I quote,

"common public sentiment was that the Upper Teanaway is a uniquely beautiful place, rich in natural resources and scenic and recreational value. This valuable landscape should be protected...", and

" another common theme was the importance of environmental protection. Teanaway is home to a variety of small and large mammals and several bird and fish species, some of which are federally listed as threatened or endangered species.", and

"Overall, the comments conveyed that a top priority of any future development is the preservation of natural areas and the rural character of the Upper Teanaway."

It was pretty obvious to me that the Solar Reserve was NOT going to fit into this criteria.

As popular and (politically correct) as green technology is, it still surprises me how quickly this project is going through the permit process.

How could one possibly consider a "Determination of NONsignificance"... 900 acres of not only clear cut but completely cleared and dozered land in the middle of the Teanaway valley sure seems significant to me.

It is obvious to me that this Solar Reserve does not belong in the teanaway valley and should be stopped...It is AT LEAST SIGNIFICANT and should require a complete "Environmental Impact Statement" and with that be shown to have the wrong impact in the area.

I have read studies that show that this project is not feasible in this area and projected to fail... If the county permits this project to proceed, it should bond it to the responsibility of returning it to its present condition if they for some reason abandon the project. (Say when they receive all of their tax credits and decide to run).

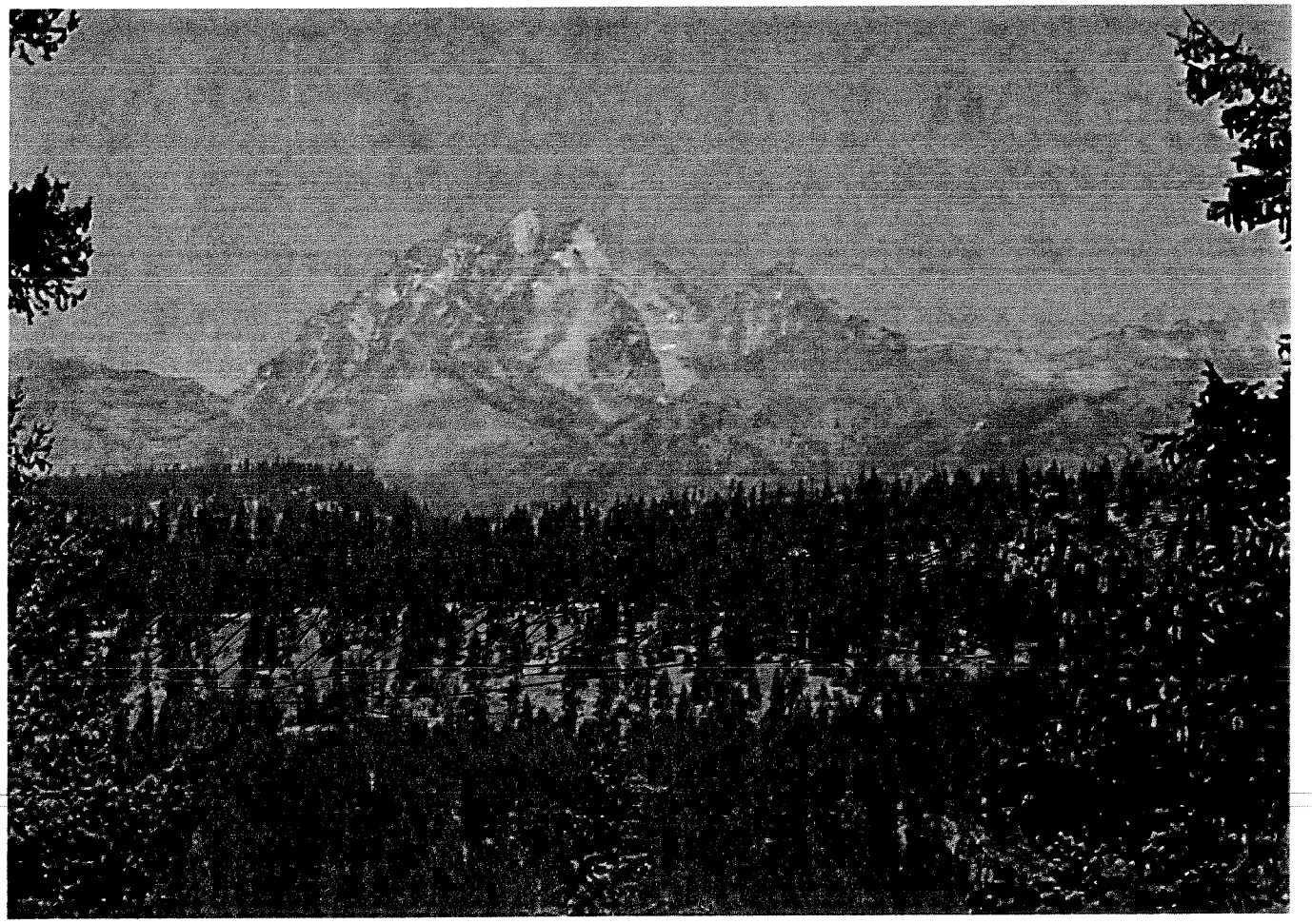
It has been a pretty frustrating couple years for some of us to watch our government not function or at least confound us with whatever actions they do take. Perhaps a little more effort towards

FIRST...DO NO HARM!!!

I believe there are enough of us who are going to actually have measurable monetary damages if this project is allowed to proceed, that legal action might be our only alternative.

Sincerely,

William King



3/23/10

RECEIVED
MAR 23 2010
Kittitas County
CDS

Kittitas County Commissioners
Board of Adjustment
office of Community Development Planning

As I live in the Kittitas Valley · and would be involved in the Construction of the Solar Reserve It would be my vision to employe as many young men from this valley, and give them a start in the Engery field, creating a better standard of Living for them and their Familys

So itis my hope that the permits be issued for the Teanaway Solar Reserve

Jack Sansaver

J E Sansaver

SUN COUNTRY
DRYWALL
Incorporated

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KITTITAS COUNTY
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March 22, 2010

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

I am writing to urge you to approve permits for Teanaway Solar Reserve.

As an Office of an Easton business, I understand the importance of generating more economic opportunity in the Upper Valley. The Teanaway Solar Reserve will add hundreds of good jobs during construction, at least 35 permanent jobs once it's operational, and additional jobs through the creation of an assembly plant in Cle Elum.

This is just the beginning. By bringing a 75-megawatt photovoltaic solar project into the region we will attract the interest of renewable energy companies worldwide, which will drive both tourism and new ancillary businesses.

I hope that you will act swiftly to issue the necessary permits for the project so that the region can begin to realize the benefits of this groundbreaking project.

Bill Cowin
Vice President

P.O. Box 750 • Easton, Washington 98925
Phone: 509.607.3105 • Fax: 425.368.2064 • www.suncountrydrywall.com

Red Hawk Horse & Hay Ranch, LLC
· 13903 Passmore Road · Ellensburg · Washington · 98296 ·

RECEIVED
MAR 2 9 2010
KITTITAS COUNTY
CDS

March 22, 2010

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

I am writing to urge you to approve permits for Teanaway Solar Reserve.

As a Member of an Ellensburg business, I understand the importance of generating more economic opportunity in the Upper Valley. The Teanaway Solar Reserve will add hundreds of good jobs during construction, at least 35 permanent jobs once it's operational, and additional jobs through the creation of an assembly plant in Cle Elum.

This is just the beginning. By bringing a 75-megawatt photovoltaic solar project into the region we will attract the interest of renewable energy companies worldwide, which will drive both tourism and new ancillary businesses.

I hope that you will act swiftly to issue the necessary permits for the project so that the region can begin to realize the benefits of this groundbreaking project.

Bill Cowin
Member

Bill Cowin & Rebecca Nyberg

· 131 Rally Way · Easton · Washington · 98295 ·

RECEIVED
MAR 2 9 2010
KITTITAS COUNTY
CDS

March 22, 2010

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

As a resident of Easton 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 groundbreaking project at our doorstep.

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

Bill Cowin

Bill Cowin

3-22-10

RECEIVED
MAR 22 2010
KITTITAS COUNTY
CDS

To - Anna Nelson

Ref. TSR Project

My brother Tom and I own 160 acres on the north side of Lookout Mt. at 4361 Lookout Rd. It has been in our family since 1913. It is at approximately the same elevation as the planned TSR project. We have an unobstructed view of the cascades and the entire TSR project.

We feel it is necessary to have an EIS completed on the proposed site due to its large footprint and the location in a prime pristine area.

We object to its location for the following reasons.

(1) It will destroy a natural green environment and replace it with dark panels.

(2) This is a natural habitat for

elk, deer, bear, coyotes, bobcats, cougar, turkey, grouse, etc.

(3) We receive snow levels as much as six feet per year.

(4) Red Bridge road is a narrow county road that is not designed to handle heavy truck traffic - it would be an extreme hazard.

(5) It just doesn't seem to make sense to destroy a beautiful site which is so visable instead of locating it in a desolate area like the area west of the Columbia River and north of the Vantage highway where there are no homes or vast array of wildlife. The area of the wind farms east of Ellensburg and up on the ridges out of sight would seem more practical because no trees would have to be removed and it is an open area with just shrub brush,

plenty of sunshine, plus easy access to power grids.

⑥ No wells can be drilled on the proposed site, however, there are no restrictions to well drilling east of Ellensburg.

⑦ Property east of Ellensburg is less expensive than in the Seonomy area.

Thank you for your consideration.

Jack W. Lambert
1125 Franklin St,
Ellensburg, Wa. 98926

Tom W. Lambert II
4361 Lambert Rd.
Cle Elum, Wa. 98922

From: James Brose [ruralteanaway@gmail.com]
Sent: Thursday, March 18, 2010 5:21 PM
To: Anna Nelson
Subject: Fwd: EnCo
Attachments: OpinionLtr2DRAFT.pdf

Anna, again thank you for your time today.....

The environment piece I gave you today is attached and will be used by us should the board decide the TSR has mitigated the environmental concerns. Our contention is they have not and I will use every course available to me to force a full EIS.

Jim

EnCo Environmental Corporation

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 IDENTIFED 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

Submitted 5/18/10 by Jim Brose

THE CITIZENS' ALLIANCE FOR A RURAL TEANAWAY
(509) 674-6764, P.O Box 177
Cle Elum, WA 98922
WWW.THECART.ORG

VIA CERTIFIED MAIL

February 28, 2010

Randy Roach
Senior Vice President
General Counsel
Bonneville Power Administration
905 N.E. 11th Avenue
Portland, OR 97232

Subject: Teanaway Solar Reserve, LLC— possible future condemnation action for ill-considered solar array.

Dear Mr. Roach,

The Citizens' Alliance for a Rural Teanaway (CART) is a Washington Not-for-Profit Corporation with the primary purpose of fighting the site location of the Teanaway Solar Reserve in the forested eastern slopes of the Cascade Mountains.

CART has a rapidly growing list of more than 120 members who live and play around the proposed solar installation. Many of our members are attorneys, engineers, doctors, environmentalists, and sportsmen. To be clear, CART strongly supports solar power. But we believe the proper location for a facility of this magnitude is in the lowland brush country near the Columbia River or Hanford where it is 1000 feet lower with far less snow, more sunny days and less critical habitat to be destroyed.

Under TSR's current plan, they intend to cut down roughly a square mile of working forest and install 400,000 solar panels which they claim will generate 75 Megawatts of electricity. The site location exceeds 2600 feet in elevation and regularly sees more than three feet of snow in the winter months. We believe it is a poor choice for a solar site location and is not based on best science but rather on a cheap land lease between sister companies.

TSR's application is fraught with significant problems. Just yesterday, the CUP application was deemed complete by Kittitas County and a SEPA threshold determination will be issued shortly. CART is calling for the County to issue a Determination of Significance and we hope that a full EIS will be prepared. There is a very good chance that the County will issue a determination of significance and the project could be delayed for a period of years. In addition to this problem, TSR faces other battles. For example, in order for TSR to proceed with construction, the project will require a Conditional Use Permit (CUP) from Kittitas County because this site would be placed on land zoned as Forest and Range.

Under TSR's CUP application, the solar installation would be connected to your BPA power lines by an access corridor running through private land. The CUP application and the proposed Development Agreement plan that this "transmission corridor" will carry 75 megawatts of power through a series of 345-kv power lines. The lines will cross this private land on a series of 170 foot high lattice towers (and perhaps a six acre substation), roads, gates and other structures to support this transmission.

BPA should be aware that the private land TSR has chosen for their access corridor is a rural neighborhood long subject to Protective Covenants which limit their use to "residential uses only." No commercial purposes of any kind are allowed. CART is unsure whether TSR's flawed application was a result of sloppy legal work or an effort to "pull a fast one" on the neighborhood residents. Nonetheless, landowner-members of CART have filed a law suit in Kittitas County Superior Court to enforce these Protective Covenants. Our lawyers are confident that we will prevail and prevent TSR from running their transmission corridor through our rural neighborhood. A draft copy of this Complaint is attached to this letter as Exhibit A.

Most of the other lots that reside between your BPA lines and the proposed TSR site are also encumbered with these restrictive covenants. In addition, nearly all of these property owners are CART members and have agreed to enforce their Covenant rights against TSR. So, the only way TSR will be able to connect their solar installation to your BPA lines is through a condemnation action by your agency.

We write to urge you not to take this potential future step.

We respectfully request that you avoid any condemnation action for this poorly planned solar site and force TSR to find a solution that is agreeable to the community and doesn't trample our private property rights.

But we want to put you on notice that *we will challenge any condemnation action* at every step should you choose to move forward with condemnation. We have assembled a group of attorneys--many of whom are also resident landowners--who will assist us in the various law suits. We will challenge each issue including the public necessity of the condemnation, the size and scope of the condemnation, the environmental impacts of the condemnation, and the diminution in value to the neighboring homes and lots, among other points.

We all respect the powers that the federal and state constitutions provide to your agency to further the public interest, but we also have rights of our own, which we will enforce if

necessary. We all purchased our land and homes with the expectation that we would enjoy the benefits of a residential community, and not a two mile wide quasi-industrial use among us.

We respectfully request that you fully consider the choice to condemn. Please consider the cost for BPA to create the electrical infrastructure, the poor planning of TSR, the legal and environmental costs, and the precedent you would set you to undertake such an activity.

On a related point, just last week, CART members made a comprehensive Freedom of Information Act (FOIA) request of BPA documents related to TSR. In essence, it shows that TSR has submitted an Application for Connection in July, 2009 to connect the future solar site to the BPA Rocky Reach--Maple Valley No. 1 lines in order to sell power. However, there is no mention of BPA planning or considering any condemnation action in order to connect the solar installation to your BPA lines located to the south. So they are not very far along in this process. We expect that this law suit will trigger their requests for condemnation. We urge you to resist this, and again, require that TSR work with the community to find a solution.

Thank you for considering this request. You can contact our president, James Brose, at the number listed above.

Respectfully Submitted,

James Brose, CART Chairman

Barb King, CART Vice-Chair

Chris Kempf, CART Secretary

Member at large

Member at large

Member at large

Member at large

Member at large

Member at large

Member at large

Member at large

Member at large

Member at large

Member at large

Cc:

Mark O. Gendron
Acting Senior Vice President Power Services
Bonneville Power Administration
905 N.E. 11th Avenue
Portland, OR 97232

Brian Silverstein
Senior Vice President for Transmission Services
Bonneville Power Administration
905 N.E. 11th Avenue
Portland, OR 97232

Jennifer L. O'Connor
General Counsel
Puget Sound Energy
10885 NE 4th Street
P.O. Box 97034
Bellevue WA 98009-9734

Kittitas County PUD #1; John Hansen, Commissioner
1400 Vantage Highway
Ellensburg , WA 98926

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
nt: Friday, March 19, 2010 4:07 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Letter of Support
Attachments: GOsolar.doc

Mandy Weed

From: Wendy Smith [mailto:go98922@gmail.com]
Sent: Friday, March 19, 2010 3:49 PM
To: CDS User
Subject: Letter of Support

Please see attached file.

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

GO>98922

March 19, 2010

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

As a local 501c3 who's focus is increasing the economic vitality of Cle Elum and surrounding communities, we are writing to ask that Kittitas County grant permits for the Teanaway Solar Reserve.

We are 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.

We have attended public meetings and have heard the arguments in opposition to the project. It is our 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. If you have any question or would like to reach us, here is our contact information.

GO98922@gmail.com
509-674-6004 ph
509-674-2058 f

Best Regards,

GO98922
Marc Kirkpatrick
Tammi Kirkpatrick
Dena Schweitzer
Wendy Smith

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Friday, March 19, 2010 4:07 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Letter of Support
Attachments: Teanaway solar.doc

Mandy Weed

From: Wendy Smith [mailto:go98922@gmail.com]
Sent: Friday, March 19, 2010 2:45 PM
To: CDS User
Subject: Letter of Support

Please see attached. Thank you

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

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 a child who attends the Cle Elum-Roslyn public schools, I am writing to ask that Kittitas County grant permits for the Teanaway Solar Reserve, and to state that I am 100% in support of it.

I am also very involved in the fabric of our community by representing the Cle Elum-Roslyn Chamber, as President of GO98922, (you will be receiving a letter from us as well) and Chair of the Vision Cle Elum Main Street Committee. 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. The fact that this project is Green, which in my opinion is our future, is absolutely incredible. It would be a tragedy if Teanaway Solar Project didn't happen.

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,

Wendy Smith

From: reagan.dunn@comcast.net
Sent: Friday, March 19, 2010 10:13 AM
To: Anna Nelson
Cc: Dan Valoff; Jim Brose
Subject: Re: TSR roads

Anna,

The chief concern is what isn't shown on the map. Where the road leaves Lot 2 of the subdivision and is 20 feet: the language I remember reading in the Development agreement seemed to suggest they had the option to repair segments of the road where needed from Red Bridge, along loping lane, until Lot 2.

With the credibility problem the applicants have developed with this neighborhood, I think it is important that the DA specify that the entirety of the road from Red Bridge through lot two meet the 20 foot standard, and be improved in its entirety by the applicant. In addition, that first up hill for 200 yards in Weihl Road might need to be a bit wider given the traffic and slope of it in winter. Lots of cars get suck on that section.

Finally, a number of the CC&Rs and Road easements require that dust be controlled for users of this road.

Thanks,

Reagan Dunn

ps. These truly insightful public comments are not meant to waive any of my rights of appeal..... ;-}

----- Original Message -----
From: "Anna Nelson" <anelson@GordonDerr.com>
To: "Reagan - P" <reagan.dunn@comcast.net>, "Jim Brose" <jim.brose@symetra.com>
Cc: "Dan Valoff" <dan.valoff@co.kittitas.wa.us>
Sent: Thursday, March 18, 2010 3:01:12 PM GMT -08:00 US/Canada Pacific
Subject: FW: TSR roads

Hi Jim and Reagan,
Attached is the information regarding on-site roads that we discussed today.
Regards, Anna

From: Christina Wollman [mailto:christina.wollman@co.kittitas.wa.us]
Sent: Thursday, March 18, 2010 10:04 AM
To: 'Nichole.Seidell@ch2m.com'; Anna Nelson
Subject: TSR roads

Nichole, I was just able to talk with Brenda. Here are the requirements for the roads within the site only:

1. The main roads through the site need to be 20' wide. We drew in black on the map the roads that seemed to be the main roads. If you have a different idea let us know and we'll discuss.

2. The remaining roads can be 16', but should have a turnout every 1000', or if the section of road is less than 2000' the turnout should be in the middle of the section.
3. The main roads need to be kept plowed for emergency access. For access on the 16' roads you will need to provide a rescue toboggan so an injured person can be pulled out along the unplowed road either by person, fire truck winch, or a snowmobile.
4. Two locations missing a cul-de-sac were identified.
5. Minimum turning radius for all corners and intersection is still being determined, but it will probably be around 30.

We're waiting to hear back from the Fire Chief about the turning radius – he needed to consult with some of his staff.

Let me know if you need more info.

Christina Wollman

Planner II
Kittitas County Department of Public Works
[P] 509.962.7051

From: BizHub_PW@co.kittitas.wa.us [mailto:BizHub_PW@co.kittitas.wa.us]
Sent: Thursday, March 18, 2010 10:47 AM
To: Christina Wollman
Subject: Message from KMBT_C550

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ail system and may be subject to public disclosure under Chapter 42.56
W and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: reagan.dunn@comcast.net
Sent: Friday, March 19, 2010 10:13 AM
To: Anna Nelson
Cc: Dan Valoff; Jim Brose
Subject: Re: TSR roads

Anna,

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Reagan Dunn

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----- Original Message -----
From: "Anna Nelson" <anelson@GordonDerr.com>
To: "Reagan - P" <reagan.dunn@comcast.net>, "Jim Brose" <jim.brose@symetra.com>
Cc: "Dan Valoff" <dan.valoff@co.kittitas.wa.us>
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Regards, Anna

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Let me know if you need more info.

Christina Wollman

Planner II
Kittitas County Department of Public Works
[P] 509.962.7051

From: BizHub_PW@co.kittitas.wa.us [mailto:BizHub_PW@co.kittitas.wa.us]
Sent: Thursday, March 18, 2010 10:47 AM
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W and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Friday, March 19, 2010 8:22 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teannaway Solar

Mandy Weed

From: rob@energydetectiveagency.com [mailto:rob@energydetectiveagency.com]
Sent: Thursday, March 18, 2010 7:46 PM
To: CDS User
Cc: meaganw@strategies360.com
Subject: Teannaway Solar

Dear Mr. Valoff:

As a resident of Kittitas County, I wish my passion could transfer through an email regarding the Teannaway Solar Reserve. I think it would be one of the best enduring examples of a symbiotic relationship between man and nature possible.

We would not:
1. Be polluting the air
2. Stripping the earth of resources
3. Polluting the land
4. Creating traffic congestion
5. Creating noise pollution
6. Be depending on foreign oil, labor or technical assistance to accomplish a stellar task
7. Set a bad precedence of rejecting earth friendly enterprises

We would:
1. Be contributing to the welfare of our community through jobs and satellite businesses
2. Set a beautiful example for our children and our children's children on how to harness sustainable energy
3. Create a mindset to attract other green and sustainable industries
4. Have something to be very proud of in our community
5. Create a great teaching tool and environment for our local schools
6. Receive the needed contribution of additional tax monies

I am sure there is much more I could say, but I would really like to impress you with my wholehearted support of the Teannaway Solar Reserve. Do we want to be known as the community that turned away such an awesome opportunity?

Sincerely
Rob Sims
Energy Detective Agency
509-304-8055

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mail system and may be subject to public disclosure under Chapter 42.56
RCW and to archiving and review

message id: 38eb45916c6dcbdac24bb8719d004a14

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Friday, March 19, 2010 4:07 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Project Support Letter

Mandy Weed

From: Dale Loveland [mailto:DLoveland@cashmerevalleybank.com]
Sent: Friday, March 19, 2010 2:54 PM
To: CDS User
Subject: Teanaway Solar Project Support Letter

March 19, 2010

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

As a resident of Kittitas County (Ellensburg) and a business operator in the Upper County I would like to let you know that ***I am in support of the Teanaway Solar Reserve Project***.

As a long term resident who enjoys our unique living environment here, I am encouraged that we have a clean, major industry that is willing to come to our area and provide jobs to local folks like me and my family as well as provide important, desperately needed clean energy to our part of the world.

Furthermore it will provide a living wage and benefits that will be "re-used" in the county as people spend that money on food, housing, medicine, eating out, fuel, clothing, hardware etc. etc. We can't forget the benefit to the schools, government funding for county services such as law enforcement and road maintenance etc that are a necessary part of maintaining our "current" standard of living.

DO not miss this opportunity to ***do something monumental for all of those that live here*** as well as all of those people that will enjoy the benefits of clean energy!

Sincerely,
Dale Loveland
806 E 6th Avenue
Ellensburg, WA 98926
Loveland@fairpoint.net
Home Phone 509 929 4221
Work Phone 509 674 2033

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Friday, March 19, 2010 4:07 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Solar
Attachments: County Commissioners - Teanaway Solar (3-19-10-2).doc

Mandy Weed

From: Richard Low [mailto:richardlow@shoemakermfg.com]
Sent: Friday, March 19, 2010 2:31 PM
To: Meagan Walker; CDS User
Cc: John Hein; Kevin Carollo; Claire Nicholls
Subject: RE: Solar

County Commissioners:

Please see attached letter in support of the Teanaway Solar Reserve…..

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Fax: (509) 674-4420
www.shoemakermfg.com

March 19th, 2010

County Commissioners
Board of Adjustment
Office of Community Development Planning

Please allow this letter to represent our support for the **Teanaway Solar Reserve.**

Our experience as a major employer in the Cle Elum area has shown us the necessity of revitalizing the economic base in the Upper County. We have been in business here since 1947. In that time, we have witnessed the closing first of the coal mines and then of the timber mills. With those industries along went a majority of the jobs that built and sustained this community. The national recession has dealt us another blow. Now Shoemaker Manufacturing has been forced to significantly reduce the number of employees working for us and cut back on the hours worked by those remaining.

We understand that the City of Cle Elum and the local Chamber of Commerce, in addition to numerous Cle Elum businesses, support the Teanaway Solar Reserve. They know how critical it is to create 225 construction and at least 35 permanent jobs in the Upper County. They also grasp the value of landing a project that will help further establish Kittitas County as a renewable energy center with the potential of bringing a host of supporting businesses to the region.

Sincerely,

Richard Low

Richard Low
President,
Shoemaker Manufacturing Co.

Anna Nelson

From: Anna Nelson
Sent: Friday, March 19, 2010 10:59 AM
To: 'reagan.dunn@comcast.net'
Cc: Dan Valoff; Jim Brose; Wollman, Christina; Caulkins, Neil
Subject: RE: TSR roads

Hi Reagan,
Thanks for the follow-up email.

Please note that the Development Standards portion of the Development Agreement (DA) is not complete and is in the process of being revised to reflect the applicants proposal as described more fully in the SEPA checklist and the related attachments (A-N). Also note that the DA is only one of the documents that the County decision makers will review and take action on (first action will be a SEPA threshold determination by the County SEPA responsible official, then the CUP decision by the Board of Adjustment, then the DA decision by Board of Commissioners).

In regard to your concerns regarding the roads and dust control:
For proposed roadway improvements, please see Attachment I, Section 2.4. The County is still in the process of reviewing the proposal, but it looks like from my quick read of this section that the road improvements you have noted are proposed.

For dust control, please see Attachment E. The County is still reviewing this document. Ecology has verbally indicated that this plan mitigates impacts for air quality.

As I mentioned to Jim yesterday, the County does not have a role in enforcement of CC&Rs and easements.

We look forward to any further supplemental comments you wish to provide by the March 23 deadline.
Regards, Anna

From: reagan.dunn@comcast.net [mailto:reagan.dunn@comcast.net]
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Cc: Dan Valoff; Jim Brose
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To: "Reagan - P" <reagan.dunn@comcast.net>, "Jim Brose" <jim.brose@symetra.com>
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We're waiting to hear back from the Fire Chief about the turning radius – he needed to consult with some of his staff.

Let me know if you need more info.

Christina Wollman

Planner II
Kittitas County Department of Public Works
[P] 509.962.7051

From: BizHub_PW@co.kittitas.wa.us [mailto:BizHub_PW@co.kittitas.wa.us]
nt: Thursday, March 18, 2010 10:47 AM
: Christina Wollman
Subject: Message from KMBT_C550

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, March 22, 2010 9:15 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve
Attachments: Business Rep letter of support for TSR.doc

Mandy Weed

From: Lois J Matthews [mailto:loisjmatthews@comcast.net]
Sent: Saturday, March 20, 2010 2:14 PM
To: CDS User
Cc: Lois J Matthews
Subject: Teanaway Solar Reserve

Letter attached

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message id: 38eb45916c6dcbdac24bb8719d004a14

Lois J Matthews
1000 N 29th ST
Renton WA 98056

3/20/10

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

As a landowner in Kittitas County I am writing to urge you to approve permits for Teanaway Solar Reserve.

I understand the importance of generating more economic opportunity in the Upper Valley. The Teanaway Solar Reserve will add hundreds of good jobs during construction, at least 35 permanent jobs once its operational, and additional jobs through the creation of an assembly plant in Cle Elum.

This is just the beginning. By bringing a 75-megawatt photovoltaic solar project into the region we will attract the interest of renewable energy companies worldwide, which will drive both tourism and new ancillary businesses.

I hope that you will act swiftly to issue the necessary permits for the project so that the region can begin to realize the benefits of this (cutting-edge project/promising new field/thriving green industry/groundbreaking project).

Lois J Matthews

From: Barb King [dragonwood1@hotmail.com]
Sent: Monday, March 22, 2010 2:04 PM
To: Anna Nelson
Subject: TSR
Attachments: MtnsCloseup.jpg

March 21, 2010

Anna Nelson

Kittitas County Community Development Services

411 N. Ruby St. Suite 2

Ellensburg, WA 98926

The mission statement of the Kittitas County Community Development Services states; among other things, is to "promote the conservation of natural resources, and **protect the enviroment**." It goes on to say they will accomplish this by: among other things, "Respecting and serving the community in a manner that involves the interests of **all citizens**, and balance environmental, ...concerns".

The size alone of the TSR project is enough to warrant an EIS. The area is home to an abundance of wildlife, large herds of elk and deer, turkey, grouse and coyotes, along with cougar and bobcat.. It is part of the eco system of the upper county and the eastern part of the state.

The attached picture was taken from our front yard. The area where the thinning trees are is where the solar panels will go, 400,000 of them. Clear cutting 600 to 900 acres of pristine forested land will not only have a huge impact on those animals, it will create a huge scar on the pastoral beauty of the upper Kittitas Valley. The cutting of that much forested land will cause 'run off' problems that go directly into the Teanaway River and disrupt the eco system. Clear cutting (green) trees, from seedlings on up, to make way for what people are calling 'green energy' doesn't make sense. Destroying natural green for artificial green!

Our County is unique. We have the forested land of the Upper County to the desert land of the Lower County and the farmland in between. The County should not approve of clear cutting forested land, when there are other appropriate areas for this industrial project. This location IS NOT proper for this project.

The area directly adjacent to the project is filled with rural homes. Those residents purchased the land and built their homes rightly assuming that they would NOT end up next to an industrial complex. This project is a commercial industrial project and has no place in the forested residential land of the Upper County.

I urge you to issue a determination of SIGNIFICANCE and require an EIS to preserve the rural integrity of the area and "**protect the environment**" as your mission statement states**, in the interest of all citizens**.

Barb King
Dragonwood
dragonwood1@hotmail.com
www.dragonwoodbreeding.com

From: Bill [kingbros@cse-net.com]
Sent: Monday, March 22, 2010 1:30 PM
To: Anna Nelson
Subject: TSR / Comments to consider

To: Anna Nelson

Kittitas County Community Development Services

Re: TSR CU-09-00005

Dear Anna,

Our home is south of this projected project and for over twenty years we have enjoyed the view north up the teanaway valley to the Stewart Mountains. If the solar reserve is allowed to proceed it will FOREVER CHANGE the nature and essence of this view. It is +/- 900 acres of industrial footprint that does not belong in this pristine setting.

We have been going to meetings with the principals of the solar reserve and they sure have a good PR front... but, I don't trust them. They tell us that for every tree they cut down, they will plant three trees. This led me to believe that they were going to plant, as much as possible, their solar panels in small groups in-between existing trees. (How naïve of me). They are actually not only going to clear cut the forests for 900 acres of solar panels, they are going to have to clear ALL vegetation in the process of installing panels side by side and connecting them somehow to transfer the power to the grid. And then there will be pretty extensive structures for power transmission.

All of the development in the upper teanaway has, so far, been residential and all of the residents that border the Solar Reserve should rightly have assumed that they were not going to end up next to such a montrous industrial complex.

I would like to reference a Kittitas County newsletter (Vol 1 Issue 1 / Oct 09) which was an update about the progress of a upper teanaway Subarea Planning Process. My understanding was that this process was an important part of Growth Management and would have considerable weight to any future decisions relative to development in this area.

This planning process was not complete but it went through quite a bit of public input and shouldn't be ignored...I quote,

"common public sentiment was that the Upper Teanaway is a uniquely beautiful place, rich in natural resources and scenic and recreational value. This valuable landscape should be protected...", and

" another common theme was the importance of environmental protection. Teanaway is home to a variety of small and large mammals and several bird and fish species, some of which are federally listed as threatened or endangered species.", and

"Overall, the comments conveyed that a top prioity of any future development is the preservation of natural areas and the rural character of the Upper Teanaway."

It was pretty obvious to me that the Solar Reserve was NOT going to fit into this criteria.

As popular and (politically correct) as green technology is, it still surprises me how quickly this project is going through the permit process.

How could one possibly consider a "Determination of NONsignificance"... 900 acres of not only clear cut but completely cleared and dozered land in the middle of the Teanaway valley sure seems significant to me.

It is obvious to me that this Solar Reserve does not belong in the teanaway valley and should be stopped...It is AT LEAST SIGNIFICANT and should require a complete "Environmental Impact Statement" and with that be shown to have the wrong impact in the area.

I have read studies that show that this project is not feasible in this area and projected to fail... If the county permits this project to proceed, it should bond it to the responsibility of returning it to its present condition if they for some reason abandon the project. (Say when they receive all of their tax credits and decide to run).

as been a pretty frustrating couple of years for some of us to watch our government not function or at least confound s with whatever actions they do take. Perhaps a little more effort towards

FIRST...DO NO HARM!!

I believe there are enough of us who are going to actually have measurable monetary damages if this project is allowed to proceed, that legal action might be our only alternative.

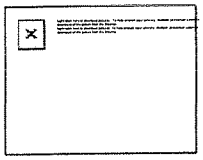
Sincerely,

William King

Sent: Friday, January 22, 2010 8:19 AM

To: 'Bill'; 'Barb King'

Subject: Picture from your lawn



ıe whole ridge line and part of the one behind it will have solar panels on it—and virtually no trees.

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, March 22, 2010 5:01 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve
Attachments: 20100322153944776.pdf

Mandy Weed

From: Jim Loen [mailto:jim@dlhenricksen.com]
Sent: Monday, March 22, 2010 3:45 PM
To: CDS User
Subject: Teanaway Solar Reserve

Please see the attached letter of support for the Teanaway Solar Reserve

Thank you
Jim Loen

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3/22/2010

Office of Community Development
Kittitas County Commissioners
Board of adjustment

Dear Sirs and or Madam

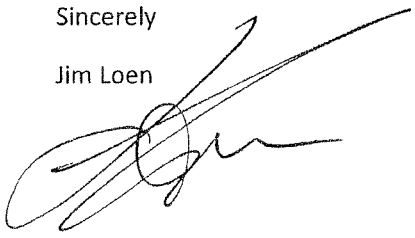
I am a concerned citizen of Kittitas County and in the wake of the recent decisions that have been made regarding our county, the residents who live here, and the harm that has been done. I am writing to encourage you to support the Teanaway Solar Reserve.

During the last century, the Upper County was fueled by the coal industry and then by timber. This renewable energy industry can carry us through the 21st century. With the Teanaway Solar Reserve we have a groundbreaking project that is looking at our county to base it's operation.

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.

Sincerely

Jim Loen



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Sent: Monday, March 22, 2010 9:13 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Solar Reserve
Attachments: SKMBT_60010032207560.pdf

Mandy Weed

From: Nathan.Dolejsi@homestreetcapital.com [mailto:Nathan.Dolejsi@homestreetcapital.com]
Sent: Monday, March 22, 2010 9:11 AM
To: CDS User
Subject: Solar Reserve

To Whom It May Concern:

Please find the attached letter in support of the Solar Reserve Project.

athan Dolejsi
sset Manager
phone 206-389-6310
fax 206-389-7751
nathan.dolejsi@homestreetcapital.com
- ----------

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March 22, 2010

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

Dear Commissioners,

As a homeowner in Cle Elum, I am writing to encourage Kittitas County to support the Teanaway Solar Reserve.

During the last century, the Upper County's economy was fueled first by the coal industry and then by timber. The renewable energy industry can carry us through the 21st century. The Teanaway Solar Reserve is an incredible opportunity for 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. The project should be allowed to move forward without further delay.

Thank you.

Sincerely,

Nathan Dolejsi
203 Sagebrook Lane
Cle Elum, WA 98922

HomeStreet Capital
HOME OFFICE
2000 Two Union Square
601 Union Street
Seattle, WA 98101
OFFICE 206-389-7750
TOLL FREE 888-999-7909
www.homestreetcapital.com

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, March 22, 2010 5:00 PM
To: Dan Valoff; Anna Nelson
Subject: FW:
Attachments: Solar Reserve.doc

Mandy Weed

From: Melinda DeWalt [mailto:melinda@dewaltcommercial.com]
Sent: Monday, March 22, 2010 4:52 PM
To: CDS User
Subject:

Please accept my letter in support of the Solar Reserve project.

Thank you,
Melinda DeWalt

206-465-5846 (Cell)

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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 22, 2010 5:00 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Solar reserve

Mandy Weed

From: Michael Rust [mailto:rustyrockfish@gmail.com]
Sent: Monday, March 22, 2010 4:15 PM
To: CDS User
Subject: Solar reserve

Dear Commissioners,

One of my first jobs in the 1970's was working for an architect who designed solar homes in Colorado. I worked on a crew making solar panels, windmills and heat storage masses. Later, I worked to develop solar powered cooking devices in the Phillippines, South America and Haiti. I currently work on issues related to recovery and conservation of marine resources. One current project in my lab is to investigate the impacts of acidic waters on marine fish and other organisms. This acidic water is a direct result of human burning of fossil fuels pouring CO2 in to the air which then gets absorbed in to the water. The consequences to Washington State fisheries, as well as world fisheries and the people who depend on them, may be very sever. I continue to wonder if solar power had taken off in the 1970's, when I was a kid, if the world's oceans would be facing such a crisis. Because of this, I am in the process of planning to put solar panels on my home in Roslyn, and encourage the county to examine it's own energy future.

I urge you to support the permitting for the Tenaway Solar Researve. You are in the position of deciding if we move toward a sustainable energy future or continue down a path that is putting us in danger. Don't let NIMBYism get in the way of making the best choice for the county and the future Washingtonians who will live here.

Let the sun shine where coal was king,

Michael Rust, PhD – UW Fisheries

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Curtis Headrick [curtish@inlandnet.com]
Sent: Monday, March 22, 2010 3:23 PM
To: cds@co.kittitas.wa.us; Anna Nelson
Cc: meagenw@strategies360.com
Subject: Letter of support for T.S.R.
Attachments: S35C-109092115220.pdf

Hi Every One,

I have attached tow letters in support of the Teanaway Solar Reserve. I am looking forward to the project getting started soon The County needs the jobs.

Thank You .

Curtis Headrick

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, March 22, 2010 5:01 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Letter of support for T.S.R.
Attachments: S35C-109092115220.pdf

Mandy Weed

-----Original Message-----
From: Curtis Headrick [mailto:curtish@inlandnet.com]
Sent: Monday, March 22, 2010 3:36 PM
To: CDS User; anelson@GordonDerr.com
Cc: meaganw@strategies360.com
Subject: Letter of support for T.S.R.

Hi Every One,

The attachment are letters of support of the Teanaway Solar Reserve. We need the jobs in the upper County.

Thank you .
Curtis Headrick

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

INLAND TELEPHONE COMPANY
Customer Service

103 S. 2nd St.
P.O. Box 171
Roslyn, WA 98941

Telephone: (509) 649-2211
Fax: (509) 649-2555

INLAND TELEPHONE

March 22, 2010

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

VIA Electronic Mail
cds@co.kittitas.wa.us
anelson@GordonDerr.com

RE: Teanaway Solar Reserve (CU-09-00005

Dear Ms. Nelson:

On behalf of Inland Telephone Company, located in Roslyn, Washington, I am writing to offer our general support of the Teanaway Solar Reserve project and to recommend that the Development Agreement include specific provisions for utilizing local contractors, suppliers and workers to the greatest extent possible.

Inland Telephone supports the opportunity to have a renewable energy project of this scale proposed in our community and we believe it will likely provide an incentive and an attraction for others to move to the area.

If approved, the applicant states that the project will have some very clear economic benefits to Kittitas County and the Cle Elum-Roslyn area, such as, a reliable source of revenue to support county institutions, hundreds of construction jobs, dozens of permanent jobs, plus jobs created by the location of an assembly plant in Cle Elum.

To further ensure that the greatest short and long term economic benefits are offered to the communities impacted, we believe the Development Agreement should require that a minimum percentage of the construction work, supplies and work force (for initial construction and long term O&M) be from local contractors, suppliers and available work force. Making this an explicit condition in the Development Agreement provides assurances over time should project ownership or management change in the future.

Thank you for the opportunity to comment on this important project.

Sincerely,

James K. Brooks
Treasurer

cc: Meagan Walker, TSR

Central Cascades Land Company
103 S. 2nd St.
P.O. Box 687
Roslyn, WA 98941
Tel:(509) 649-2211
FAX: (509) 649-3300

CENTRAL CASCADES LAND COMPANY

March 22, 2010

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

VIA Electronic Mail
cds@co.kittitas.wa.us
anelson@GordonDerr.com

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Sincerely,

Nathan R. Weis
Vice-President

cc: Meagan Walker, TSR

March 22, 2010

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

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Thank you.

Sincerely,

Melinda DeWalt
Sagebrook Townhomes
217 Sagebrook Lane
Cle Elum, Washington

Central Cascades Land Company
103 S. 2nd St.
P.O. Box 687
Roslyn, WA 98941
Tel:(509) 649-2211
FAX: (509) 649-3300

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March 22, 2010

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Vice-President

cc: Meagan Walker, TSR

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Customer Service

103 S. 2nd St.
P.O. Box 171
Roslyn, WA 98941

Telephone: (509) 649-2211
Fax: (509) 649-2555

INLAND TELEPHONE

March 22, 2010

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

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cds@co.kittitas.wa.us
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Thank you for the opportunity to comment on this important project.

Sincerely,

James K. Brooks
Treasurer

cc: Meagan Walker, TSR

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, March 22, 2010 11:18 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve
Attachments: scanned doc.pdf

Mandy Weed

From: Michelle Buhler [mailto:michelleb@dhlt.com]
Sent: Monday, March 22, 2010 10:09 AM
To: CDS User
Subject: Teanaway Solar Reserve

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message id: 38eb45916c6dcbdac24bb8719d004a14

March 22, 2010

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

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Thank you.

Sincerely,

Michelle Buhler
203 Sagebrook Lane
Cle Elum, WA 98922

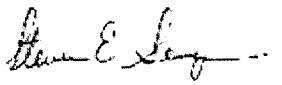
From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Tuesday, March 23, 2010 9:40 AM
To: Anna Nelson; Dan Valoff
Subject: FW:
Attachments: Teannaway Solar.pdf

Mandy Weed

From: Steve Senger [mailto:steve@stevesenger.com]
Sent: Tuesday, March 23, 2010 8:44 AM
To: CDS User
Subject:

Please review the attached letter

Have an awesome day,



Steven E. Senger, CGB, CGP

Senger Construction, LLC / **SC Design,** *Zero Energy Home Designs*

PO Box 730
Cle Elum, WA 98922
Office:509-674-7774
Cell: 509-607-0300
Fax: 509-674-4815
Steve@stevesenger.com
www.stevesenger.com

President - Central Washington Home Builders Association - Kittitas Chapter 2008, 2009
President Elect – Central Washington Home Builders Association, 2011
Past President - Central Washington Built Green Association 2008

CGB - Certified Graduate Builder
CGP – Certified Green Professional
NAHB – Certified 3rd Party Built Green Verifyer

SENGER CONSTRUCTION, LLC

"Your Personal Contractor for Life"

March 23, 2010

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

I am writing to urge you to approve permits for the Teanaway Solar Reserve.

As an owner of a Cle Elum business, I understand the importance of generating more economic opportunity in the Upper Valley. The Teanaway Solar Reserve will add hundreds of good jobs during construction, at least 35 permanent jobs once its operational, and additional jobs through the creation of an assembly plant in Cle Elum.

This is just the beginning. By bringing a 75-megawatt photovoltaic solar project into the region we will attract the interest of renewable energy companies worldwide, which will drive both tourism and new ancillary businesses.

I am sure you are aware but with the current economy, the water moratorium and the low snow winter our local businesses are hanging on by a thread just praying that they can make it until summer. Some will not. Our businesses and employees need some good news that will help them hang on.

I hope that you will act swiftly to issue the necessary permits for the project so that the region can begin to realize the benefits of this (cutting-edge project/promising new field/thriving green industry/groundbreaking project).

Sincerely,

Steven E. Senger

PO Box 730 Cle Elum, WA 98922 (509) 674-7774 (800) 820-2449
Web Site: http://www.washington-home-builder.com *E-mail:* Steve@stevesenger.com
By Referral Only™
SENGECL954CC

From: Aaron Robins [arobns@gmail.com]
nt: Tuesday, March 23, 2010 8:20 PM
: Anna Nelson; CDS@CO.KITTITAS.WA.US
Subject: Teanaway Solar Reserve CUP comments
Attachments: Teanaway CUP Sierra Club Comments.doc; ATT11166992.txt

Please find attached the Sierra Club Cascade Chapter's comments on the Teanaway Solar Reserve application for a Conditional Use Permit (CU-09-00005).

Thank you,

Aaron Robins
Energy Chair
Sierra Club Cascade Chapter

SIERRA CLUB
FOUNDED 1892

Cascade Chapter
180 Nickerson Street, Suite 202
Seattle, WA 98109
Phone: (206) 378-0114
Fax: (206) 378-0034

March 22, 2010

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

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

Thank you for the opportunity to comment on the Teanaway Solar Reserve (TSR) application for a Conditional Use Permit. The Sierra Club has been a long-standing proponent of renewable energy as a critical component of the urgent need to address global warming. The Sierra Club actively supports appropriately sited and responsibly developed solar power generation.

As the first utility-scale photovoltaic project proposed in the Northwest, TSR deserves considerable credit for pursuing such an ambitious renewable energy venture in the face of an uncertain economic and regulatory climate. But the project also requires ample scrutiny to ensure that the development is well sited and sets a positive precedent for future solar energy projects in the Northwest. Having examined the CUP and SEPA documents available to date, the Sierra Club is impressed with a number of features of the application and development agreement, but significant concerns over details of the project remain.

TSR deserves credit for many positive aspects of the proposal, including:

- Selecting a site with little or no first-growth forest and no known listed species. While it would be ideal to allow the forest to recover from the unsustainable level

of logging in its recent history, the reality is that renewable energy with appropriate mitigation is preferable to the most likely alternatives, including residential development.

- Removing the concrete footings described in the original application, thus minimizing the impervious surface impacts of the project to a bare minimum.
- Working with the Washington Department of Fish and Wildlife (WDFW) and the environmental community to select appropriate sites for wildlife mitigation.
- Current plans would allow relatively open access to the property for wildlife and recreation.

While the proposal represents a significant opportunity for renewable energy and sustainable economic development, and the applicant appears to be genuinely interested in a cooperative approach moving forward, there remain several areas of ongoing concern:

- While the studies conducted to date and included in the application provide general information about the project and its likely effects on the environment, they are not sufficient to make a Determination of Non-significance. A full Environmental Impact Statement would add only marginally to the applicant's cost and timeline while filling in several important knowledge gaps, including alternative locations, cumulative impacts in the context of existing forest conversion pressures, and net climate impacts in light of the forest clearing required.
- The TSR project represents a presumably permanent conversion of several hundred acres of forested landscape to light industrial use, requiring a minimum of 2 acres of permanent mitigation for every 1 acre of land developed. This minimum 2:1 factor should apply to all land that is developed, including land cleared for access roads, power lines, utility corridors, and other purposes of the project. A substantial mitigation factor is required to help counter the significant forest habitat fragmentation that the project would create. The CUP must be contingent on TSR successfully executing a mitigation purchase affording permanent protection of ecologically similar acreage within the Teanaway River basin, in accordance with WDFW guidelines.

- The property is within the range of the Colockum elk herd. TSR has stated its intention to leave the property unfenced for wildlife habitat and migration, and this commitment should be codified in the CUP. The permit should also specify minimum wetland buffers of 100-300 feet, limit removal of mature trees, and minimize clearing of acreage within the leased property but outside of the physical infrastructure.
- Perhaps most importantly, the long-term effects of the project on the local environment are difficult to predict, as this would be the first installation of its kind in a forested landscape. The terms of the CUP should require TSR to conduct updates of its existing studies upon completion of the construction phase of the project and at least every five years thereafter. Data should be compiled and released to the public detailing the effects of the installation on wildlife, fish, riparian areas, wetlands, soil stability, and storm water runoff. These data are certain to prove invaluable in assessing future development proposals.

Sincerely,

Aaron Robins
Energy Committee Chair
Sierra Club Cascade Chapter

Tristin Brown
Conservation Committee Chair
Sierra Club Cascade Chapter

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Tuesday, March 23, 2010 9:40 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve Support

Mandy Weed

From: Swan, Dan L -Quanta [mailto:dan.swan@pse.com]
Sent: Tuesday, March 23, 2010 8:04 AM
To: CDS User
Subject: Teanaway Solar Reserve Support

March 22, 2010

Kittitas County Commissioners
Board of Adjustment
Office of Community Development Planning

This letter indicates my strong support for Teanaway Solar Reserve.

The Teanaway Solar Reserve is exactly what we need at this time. The county, the University, and the Economic Development Group have signaled their interest in turning the region into a renewable energy center. We have a good start with utility-scale wind farms, now we have an opportunity to add photovoltaic solar.

This project will generate two-hundred construction jobs, plus jobs in the assembly plant to be located in Cle Elum, and a steady revenue stream for the county. Perhaps even more importantly, Teanaway Solar Reserve can help us to realize the potential of establishing the county's economic base in renewable energy.

Please move this through permitting process. There are a lot of talented individuals who are currently unemployed and looking for jobs to support their families.

Thank you,

Dan L Swan
Potelco, Inc.
Engineering Supervisor
Kittitas County

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Tuesday, March 23, 2010 9:40 AM
To: Dan Valoff; Anna Nelson
Subject: FW: support letter for TSR

Mandy Weed

From: Mary Hieb [mailto:maryhieb@yahoo.com]
Sent: Monday, March 22, 2010 6:03 PM
To: CDS User
Subject: support letter for TSR

22 March 2010

Mr. Dan Valoff
Office of Community Development Planning
Kittitas County, WA

I am writing to support the TSR project. I am a former resident of Cle Elum and have returned to develop a biomass/bioenergy project in the Cle Elum/Ellensburg area in collaboration with the EDG and IPZ group.
I have been told by a close friend, Craig Nevil, of the contributions TSR plans to make to the Cle Elum community. Not only do we need renewable energy, we need new life and energy in our communities to make these projects successful.
st as my firm's project will bring benefits, so to will TSR I believe.
ank you for your consideration.

Mary Hieb

President
Marina Diversified Investments, Inc.
951.852.0017

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message id: 39eb45916c6dcbdac24bb8719d004a14

From: reagan.dunn@comcast.net
Sent: Tuesday, March 23, 2010 4:40 PM
To: Anna Nelson
Cc: Reagan Dunn
Subject: Supplemental Comments

Anna, would you kindly confirm reciept. Thank you for your work on this issue. -Reagan

Supplemental Comments on TSR Conditional Use Permit and Development Agreement:

The following comments are respectfully submitted to supplement my previous response on the above subject. In general, I support the solar reserve but have serious concerns regarding the issuance of a Mitigated Determination of Significance ("MDNS") under the State Environmental Policy Act ("SEPA"). I also have some concerns with the specifics of the project. I articulate both here.

It is my understanding that the County currently intends to issue an MDNS as the lead SEPA agency. The cumulative impacts of this development, nearly a square mile of cleared Type II working forest, cannot be mitigated below a level of significance by the applicants CUP and DA.

The County should know, for planning and budget purposes, that I have retained counsel. I plan to appeal any MDNS determination through administrative exhaustion and into the court system as necessary. Experts are currently being retained. A MDNS stands out as surprising and unusual after a state-wide review of similarly sized developments seeking to clear this much working forest. The best comparison is perhaps in Black Diamond, by Yarrow Bay development, where approximately 680 acres triggered a Determination of Significance by the SEPA lead agency. I believe a reviewing court could easily find that the County has erred in its application of the SEPA standards given the facts in this case and the applicable standard of review.

It seems to me that if it is such a close call, and it is, the County would simply err on the side of caution and issue a DS. I would urge the county to reconsider its position on its threshold determination.

Of particular note, the applicant has mislead the county and the public in a variety of important areas. This is not a trivial point. The County and its elected and appointed office holders should not reward this misleading behavior by issuing an MDNS. Less than forthright behavior encourages future developers to follow suit. Importantly, public trust is eroded by such misstatements and it undermines the credibility of future clean energy projects of this kind. It also casts doubt on the reliability of the data submitted by the applicant and whether the applicant will honor its commitments in any area where the CUP or DA do not precisely spell out the project's requirements.

Without waiving any rights of appeal, I hereby incorporate the ENCO Professional Opinion Statement, and their Supplemental Statement, as well as that of Pine Hills Ranch statements. I also submit the following additional facts for incorporation into the record:

1) The wildlife mitigation planned is wholly inadequate to address the Clockum Elk Herd and the Mule Deer Population. As a frequent hiker and hunter on the Cle Elum Ridge, I can state with some authority that the WDFW data on the Elk Herd is outdated and also incomplete. (I successfully and

legally harvested by archery a record class 6 point Bull Elk from the AFLC property on December 1, 2009—just four months ago). Also, It should be stated that Migration and wintering patterns change from year to year.

Simply stated, the Cle Elum Ridge holds some of the densest populations of elk, cougar and mule deer anywhere in the state. That is why I own land there. The Ponderosa, Douglas and Grand Fir, and Aspen forests exist at the barrier of the rain shadow caused by the Cascade mountains. This climate and vegetation is unique in the state and result in a very substantial population of big game. They are, of course, a precious resource that must be preserved.

Generally, the TSR site development will act as a massive barrier to the migration route of Elk, deer and other species along the Cle Elum Ridge. The Ridge is a critical migration route for Elk between the upper Teanaway/Lake Cle Elum area and the Lookout Mountain region. The ridge acts as a "highway for game" and they use the ridge's forested cover to move from one region to the other. They cross SR 970 between the toe of the ridge and the base of Lookout in about a two mile section from Masterson Road to the Swauk Grange. They move back and forth along this corridor.

The Solar panels, inverters and fenced substation themselves will literally provide a barrier to migration and cut off 50% of the Elk herd's historical and current travel routes. The three-year construction period, with the hundreds of workers, 12 hour work days, generators, lights and the noise from the vibration drills will functionally cut off a significant **and additional** percentage of the Elk migration routes. So something like 75% of the Ridge will be impassable for literally or functionally for elk and other species. As mention by WDFW, Elk stay away from roads and human activity. They will certainly avoid this area for at least three years during the planned construction timeframe. This avoidance may become a permanent migration change once the construction stops, and the solar panels remain. This could easily injure the health of the herd and it needs to be studied.

By analogy, you might as well park a semi-truck in the middle of a narrow two lane road and ask cars to drive around it. It will cause permanent migration problems for the Elk and other species.

Contrary to the application, the ridge is a major wintering ground for these species. They only leave the ridge when the snow gets too deep in certain winters. Game cameras in my possession demonstrate the significant calf and fawn activity in the area.

The "migration corridor" proposed by the applicant is perpendicular to the actual migration travel of the elk and will be wholly ineffective. The game generally travel NW to SE and vice versa. They do not travel from the SW to NE as anticipated by the migration corridor. They are also not likely to wander in between such foreign, man-made objects. The applicant's mitigation on this point will do little good and cannot reduce this migration and wintering issue below a level of significance.

2) On the issue of public trust, TSR has repeatedly and deliberately avoided sending their marketing materials to those landowners closest to the solar site. It is a pretty clear attempt to keep local landowners in the dark on their activities and arguments in favor of development. I received only one written document from TSR during the entire process. It was a mail piece announcing a meet and greet, that was subsequently cancelled. I find it ironic that TSR's "contract with the community" takes about open and honest dialogue with the citizens and yet was deliberately not sent to the closest land owners. Again, this goes to the trust issue discussed above. TSR cannot seriously by praised for great public outreach when so much of it was deliberately misleading. It the very least, TSR's outreach efforts should be disqualified as part of the CUP application being considered.

3) The flooding potential has not been mitigated below a level of significance. The impervious surface and huge reduction in the biomass will cause flooding in an area prone to flooding already. The small wet land, known as Lamby Lake, has an earthen dyke at its outlet end that already is beginning to fail substantially. If this lake gives way, you will have a significant flood problem in the form of thousands of gallons headed downstream into Masterson's property. I see nothing in the application to remedy this problem.

4) TSR has significant legal issues that will prevent them from moving forward with this project. Importantly, I doubt they will be able to hook into the BPA power line. To the west of their access corridor they must purchase rights on three or more lots to connect—many of which have Covenants. To the east they must cross a parcel that is held in trust and requires, on information and belief, multiple parties to agree to any sale or use of that property. That landowner is also opposed to the Solar site. So, TSR is stuck with using an access corridor encumbered by Protective Covenants that prevent anything but residential use. A law suit has been started by Jim Brose, and is currently being litigated in superior court. I believe it is very likely that Brose will prevail and an injunction will bar connection.

Brose showed me the results of a FIOA request which shows that BPA has serious reservations about this project and has done nothing on the issue of condemnation. Brose and his organization have also threatened to challenge any condemnation by BPA or any unit of government attempting it. If any government agency tries to condemn, a lengthy legal process will apparently follow as well.

So, this is what happens when a developer tries to move in a less than transparent way, without working in a forthright way with the closest landowners. I have seen it time and again with poorly thought out and executed projects. That's why a significant uprising is occurring all around the site. People are upset and rightly so.

5) On the specifics of the application, I hope you add the following conditions in some form:

a. a vibration drill for 145,000 steel angle posts will disrupt wildlife and neighbors for three years. You have got to find a better solution, try treated wood for example.

b. Whatever ratio is ultimately decided for mitigation (e.g. 2 to 1), the mitigation land should be able to be transferred to third party landowners who neighbor the site, provided however, that it is placed in either a certified state forest management or open space plan as defined by the RCW's. This may provide an optional buffer between the TSR project and the neighbors which will remain principally as open space and could also count toward TSR's mitigation requirements. It also could assure local landowners that no encroachment would occur in subsequent years.

c. Artificial lighting: since there already will be guard gates. Permanent lighting on any structures should be switched on only when people are present at that facility. On the operations building, the entrance should be facing north and any lights hidden from the view to the south, including landowners, lookout mountain and the freeway. No other lights on any facility should ever be on without people present. No red beacons on any tower should be used. The fence should be green or brown and not steel or a bright color.

d. Generators should not be used. There is a power box on my land, which is 800 feet from the TSR planned substation. I may consider allowing hook up through my property if it means I don't have to listen to generators.

e. I have an active and legally operating exempt well on my property. It is 110 feet from the TSR parcel. Under certain conditions, I may allow its use within the limits of the law if it reduced the water truck delivery substantially.

f. Despite promises from TSR, the substation is directly in site of my home site (well power, water and drive way already built. The 120 foot high dead end tower, and 6 acres substation fence line will be directly visible from my home site. The panels will be visible too. To be clear, this is not the barn, this is the home site. Obviously the home site will need to be moved now.

g. Despite promises from TSR, the power lines are pushed very close to my eastern fence line. Six power 345 kv transmission lines and the "iron maiden" of all lattice towers will be just a three hundred feet of my eastern view. A 200 foot clear cut will be present too so I can get a good look at all of this. Obviously a violation of the Protective Covenants, which I may chose to enforce.

h. Absolutely no hunting should be allowed by any construction worker or operator of TSR during or after construction. The game will already be damaged enough. It would be tragic to allow shooting in addition to all the other activity during that time. Only those with permission, not employed by TSR, should be allowed to trespass around the panels to hunt, and not during construction.

i. The DA and CUP need significant "word-smithing" to ensure the applicant keeps its promises moving forward. Nothing should be left to chance or verbal promise on this.

j. The Code requires that for a CUP to be issued that the use note be "detrmental to the Character of the Sourounding Comminuty." There is a pretty good arguement that a 400,00 solar panels, 400 workers and a ton of traffic for three years through our rural neighborhhod is detrimental to the character of our rural neighborhood community.

Rerspecfully submitted,

-Reagan and Paige Dunn

1370 Loping Lane, Cle Elum

From: Catherine Clerf [cclerf1341@fairpoint.net]
Sent: Tuesday, March 23, 2010 4:41 PM
To: Anna Nelson; dan.valoff@co.kittitas.wa.us
Cc: catherine.a.clerf@hotmail.com

TUE 23 MAR 2010 @ 1640 PST

To: Anna Nelson, Gordon Derr, County Contracted Planner
Dan Valoff, Kittitas County CDS, Planner

Re: Teanaway Solar Reserve ("TSR") Project
CU-09-00005

Below are my comments regarding TSR's proposed alternative energy facility to be sited in Upper Kittitas County:

Noting TSR's review of applicable county code, specifically, "17.60A.010 Review Criteria The Board of Adjustment, upon receiving a properly filed application or petition, may permit and authorize a conditional use when the following requirements have been met:
1. The Board of Adjustment shall determine that the proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood."

The "character" of the surrounding neighborhood has sustained injury due to the fact that the Teanaway Solar Reserve has completely ignored the Covenants, Conditions, and Restrictions placed on the approximately 20-acre parcel recently purchased in June of 2009 by a John Rudey "timber" company, Morton, that provides the ONLY access of the original property owned by American Forest Land Company (AFLC) to the BPA's high-voltage transmission corridor.

Further, this very recently purchased property, though it is Forest & Range-20 (F&R-20), a land zoning type under the Rural Land Use of Kittitas County, precludes all development BUT residential development, succinctly, precluding industrial AND commercial development of any kind, which necessarily includes all types of alternative energy facility development creating energy for commercial sale.

TSR has been untruthfully deceptive in its original application from 2009 and in its revised application in February 2010 by NOT declaring that the very corridor, by project design, connects the proposed project substation to the existing BPA line via a "new electric primary transmission line" AND the necessary substation has Covenants, Conditions, and Restrictions which preclude these very accoutrements.
These CC&R's would have clearly been shown on the title report for the purchaser, Morton/Rudey, in advance of the actual purchase of these 2 land parcels, totally approximately 20 acres. TSR can neither claim to the county/other governmental entities nor to the citizens of Kittitas County nor to the public at large that their due diligence of all of the property involved in the lease with both companies under the John Rudey umbrella, AFLC and Morton, failed to uncover these Covenants, Conditions, and Restrictions.

Succinctly, TSR does NOT have access to the BPA corridor using these two recently purchased tax parcels by Morton in June 2009. TSR's CUP requires for the third time to be revised to establish LEGALLY UNRESTRICTED ACCESS to the BPA's high-voltage transmission line. These CC&R's, representing the property rights of adjacent landowners of Kittitas County, cannot be ignored by TSR nor can the county seemingly sweep them out of the way in indifference as if the CC&R's on this small grouping of F&R-20 tax parcels do not legall exist. TSR's entire CUP is predicated upon access to the BPA high-voltage transmission line.

From the perspective of all OTHER Kittitas County property owners, this scenario, the ignoring of existing CC&R's on these two (2) absolutely necessary tax parcels acting as a corridor could be subjectively construed to mean that the Kittitas County Board of Commissioners in the summer of 2009, PREAPPLICATION, determined that the goals and objectives of development as proposed by the principals of TSR et al., as well as the principals of AFLC/Morton et al., completely trumped the property rights of others who actually live IN Kittitas County.

The county's SEPA determination needs to find that TSR does NOT have a legally defensible right to develop a primary transmission, an electrical substation, or any other industrial or commercial accoutrements on these two (2) tax parcels until the issue is resolved regarding the CC&Rs. The CC&Rs can neither be ignored nor violated nor flouted by Kittitas County government at any level. If the county does so for the sole purposes of issuing TSR a conditional use permit, then all CC&Rs in the entire county are at the same risk of being ignored, violated, and flouted by the very government that created them. This is not a precedent that the legislative branch of Kittitas County can make. This is a precedent that can only be decided judicially.

Again, it was in 2009 the responsibility of Kittitas County planners to uncover through simple due diligence the existence of the CCRs and their flagrant violation in TSR's first application. This is yet again another example of the legislative branch of Kittitas County government overstepping its bounds.

Respectfully,

//ss

Catherine Anne Clerf
3 Moe Road
Ellensburg, Washington 98926

****

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Tuesday, March 23, 2010 9:40 AM
To: Dan Valoff; Anna Nelson
Subject: FW: solar farm

Mandy Weed

From: Brian Nass [mailto:brianmnass@gmail.com]
Sent: Tuesday, March 23, 2010 8:11 AM
To: CDS User
Subject: solar farm

Dan Valoff
Office of Community Development Planning

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
330 big creek rd
Cle Elum Wa 98922

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ssage id: 38eb45916c6dcbdac24bb8719d004a14

From: Denise M. Hamel [dhamel@sociuslaw.com]
nt: Tuesday, March 23, 2010 4:43 PM
: Anna Nelson; cds@co.kittitas.wa.us
Cc: hillshill@wavecable.com; Ron Allen
Subject: Teanaway Solar Reserve Comments
Attachments: Nelson Teanaway Solar.pdf

Please see the attached letter for additional comments from my clients, Robert and Diane Hill. Please also add my contact information to the list of interested parties for this project. Thank you.

Denise M. Hamel
SOCIUSLAWGROUP PLLC
Two Union Square
601 Union Street, Suite 4950
Seattle, WA 98101.3951
Direct Dial: 206.838.9138
Direct Fax: 206.838.9139
www.sociuslaw.com

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206.838.9138 (direct)
206.838.9131 (facsimile)

Two Union Square
601 Union St. Suite 4950
Seattle, WA 98101

SOCIUSLAWGROUP

Denise M. Hamel
206.838.9138
dhamel@sociuslaw.com

March 23, 2010

Via Email anelson@GordonDerr.com
and cds@co.kittitas.wa.us
Ms. Nelson, Contract Planner and
Kittitas Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: Teanaway Solar Reserve CUP comments CUP 09-00005

Dear Ms. Nelson:

This office represents Robert and Diane Hill, the owners of property near the proposed project (Parcels P21129, P314136 & P17792) and over which the project will require access. In addition to those comments submitted directly by our clients on March 16, 2010, we would like to adopt by reference as comments on our clients' behalf, those comments previously provided to you by the Citizens Alliance for a Rural Teanaway dated December 10, 2009 and those of the Washington State Department of Fish and Wildlife, dated September 16, 2009. These are Attachments 39 and 2, respectively of the Public Comments and Responses document, dated February 22, 2010.

In general, my clients are opposed to this project because of its extreme potential and high likelihood to negatively impact the environment in this beautiful area of our state, which provides valuable habitat to a variety of wildlife and is extremely sensitive to surface water runoff issues as was demonstrated in dramatic fashion in 2009. While my clients support alternative energy projects, the proposed site is not appropriate. Thank you for your consideration.

Very truly yours,

Denise M. Hamel

Cc: Robert and Diane Hill

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Tuesday, March 23, 2010 2:13 PM
To: Anna Nelson; Dan Valoff
Subject: FW: TSR BOA COMMENTS
Attachments: TSR CITY COMMENTS.pdf

Mandy Weed

From: Matthew Morton [mailto:mmorton@cityofcleelum.com]
Sent: Tuesday, March 23, 2010 1:37 PM
To: CDS User
Cc: Dan Valoff
Subject: TSR BOA COMMENTS

CLE ELUM COMMENTS FOR THE BOA: RE – TSR CUP

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

Message id: 38eb45916c6dcbdac24bb8719d004a14

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

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

March 23, 2010

To Whom It May Concern:

As you are well aware the Teanaway Solar Reserve is designed to generate 75 MW of renewable energy making it the largest photovoltaic (PV) solar project ever proposed in the Pacific Northwest. This is the type of project that communities spend years trying to entice investors and operators to build within their borders, with little or no success. However, Howard Trott and the Teanaway Solar Reserve have selected Kittitas County as home to their investment because of the amenity, infrastructure and opportunity we offer them.

It is my sincere and strong opinion that this project should be supported and meet with an affirmative decision from the Kittitas County Board of Adjustment. After working closely and diligently with Kittitas County Government, various local governments, local community members, local business groups and the general citizenry, TSR has endeavored to deliver to you a complete, concise and well thought out development proposal and supporting mitigations that were aimed at satiating a broad and diverse range of concerns. Detailed and comprehensive studies and analysis were performed by world class consulting firms to provide the most objective, useful and meaningful data. Successful completion of this project would complement or outright satisfy many of the Counties own comprehensive planning goals, and is supported by the WA State Department of Commerce and the Governor's Office.

Cle Elum has worked with the project proponent (who has been very receptive) to address two minor concerns that I would like to see reflected in your record:

1. That the haul route for aggregate out of Ellensburg Cement Products Cle Elum pit would be coordinated with the Cle Elum Public Works Department to ensure maximum community safety and minimize noise and aesthetic interruption to our residents and businesses.
2. South Cle Elum Way (the only road used to enter/exit from the ECP pit) was recently reconstructed after the close of the Suncadia in/out haul operation. Cle Elum would like South Cle Elum Way and the ECP designated haul route for this project to be photo documented for pavement and roadway conditions at the start and again at the close of major construction. We would like the developer to agree to or be conditioned to repair and/or replace any facilities damaged by aggregate hauling operations.
3. The developer has verbally committed to locating the assembly facility for the TSR photovoltaic panels within the City of Cle Elum. While this cannot be conditioned, and we support this project irrespective of that happening, we would appreciate a good faith pledge or letter of intent from the developer stating such.

In closing, I am writing to voice my strong support of this project and urge you to use the process and discretion afforded to you to help move us forward by stimulating jobs, encouraging investment, education and technology in Kittitas County. I am confident that you can and will find appropriate conditions of approval to mitigate adjacent landowners concerns and achieve beneficial outcomes. I would hate for us to miss the significant and tremendous opportunity this represents for this county in terms of jobs, education, investment and the improvement in our collective our quality of life.

Very Truly Yours,

Charles J. Glondo

Hon. Charles J. Glondo
Mayor

March 23, 2010

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

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

Dear Ms. Nelson:

This letter is filed in response to the supplemental application materials filed by the applicant TSR. We originally filed comments on September 17, 2009 and those comments are incorporated by reference. In spite of the many hundreds of pages of supplemental materials, the filing is still essentially the same proposal with a few 'tweaks' to address certain agency and public concerns. It is still a proposal to build a large industrial energy facility on a special and functioning forest/meadow/wetland habitat. The project has questionable economic viability and substantial negative impacts. If this type of project is to be built, it should be sited at a lower elevation in more arid conditions, such as in the Vantage or Hanford areas, where the power generation would be somewhat higher with fewer environmental impacts. If a project of this impact is to proceed, it requires a detailed environmental impact statement to consider in depth the full impacts of the project, not just the limited studies that TSR has filed to support its request for a determination of non-significance.

As previously mentioned, this filing includes hundreds of pages of supplemental materials and discussions of 'deals' made with agencies such as the Washington Departments of Fish and Wildlife (DFW) and Ecology (DOE). We have neither been included in these discussions nor have we seen the agreements. Given the short time for review, our comments will be directed only at certain underlying and mitigation issues.

1. Alternatives. There has been virtually no examination of alternative sites or even the basic business model that supports this proposed project in the supplemental materials, other than that the project is 'solar' and 'green' and thus presumably good.. To the best of my knowledge, neither the county nor the public have even been provided with a copy of the ground lease between TSR and the related landowner, AFLC, Morton Timber, or whatever newly created company now in theory owns the underlying property.

However, even without the ground lease terms and conditions, some of the basic economic inputs of this proposal can generally be determined. First, TSR brags that their project

will provide 75 MW of green solar power to the power grid. This 75 MW is presumably the name plate or maximum rated output of the project at full power production on a clear, sunny day at noon, with no snow, dust, smoke of other factors interfering with solar electric production. This number does not factor in the many 'real world' conditions that affect energy production of an actual operating facility , such as the hours of daylight (it doesn't generate in the dark) which vary by season, the time of day (sun angle), rain, snow, clouds, fog, maintenance, etc. An optimistic estimate of the actual energy output of this proposed plant would be about 30% of nameplate output (called a capacity factor) or about 22.5 MW of output over a full year. The Northwest Power and Conservation Council uses a capacity factor of 25% for this type of plant. Coal and nuclear thermal plant capacity factors generally range between 75% and 90% on an equivalent basis. At a estimated construction cost of $300 million (and it could be much higher), TSR's plant cost alone is about $13.3 million per MW. Attachment 1 is a cost comparison conducted by the Council for different types of generating plants displayed on a cost per MWh basis which was recently adopted in the Council's 2010 plan. Note the very high cost of energy of solar on the far right, even when compared with local wind power in the center. While there are public policy reasons why solar and other alternatives such as wind and geothermal, as well as natural gas, are favored over coal plants, this cost disadvantage is huge, even with federal and state tax benefits, and presumably will be passed on to the state's electricity consumers, if there are utility buyers in the first place. This analysis does not even consider the increasing value being placed on forested sites for carbon sequestration and carbon credits.

The bottom line is that there are many unanswered questions about the economic viability of this proposal which have gone unquestioned by the county. The fact that the county has not seen, let alone demanded, a copy of the underlying land lease is astounding. If the county proceeds to approve this application, it behooves the county to protect itself and its citizens with iron-clad bond and decommissioning provisions.

2. Ecological Factors. TSR's supplemental response contained in both the Expanded SEPA checklist and Wildlife Mitigation discussion are full of contradictions. First, although TSR provides additional information based on DFW reports on elk which do not deal specifically with the TSR site (nor with our property), TSR continues to rely on the one flawed and only on-site study that it performed on several days in late June and early July of last summer. They appear to have done no follow-up studies for the October-April time period, which they agree is the over-winter season when elk are most often on the site. They then make statements such as the closest wintering habitat is across the Teanaway River, while at the same time that some of this area is typically used as a calving and fawning area during the spring and summer. They even mention that DFW even stated that this is an area that it "would submit for designation as a critical area and a habitat of local importance for wintering deer and elk". However, the problem is apparently resolved by making a mitigation deal with DFW for a 2 for 1 acquisition of an additional 761 acres of habitat.

The record reflects that elk and deer do reside on and move across the TSR site, sometime is substantial numbers, primarily during the over-winter season. Calving and fawning does occur there during the spring and they use the wetland meadows. As a result of their

presence, cougars, coyotes, black bears and other predators visit the site. All kinds of small mammals, reptiles and birds also frequent the site. Neighbors can and have attested to these facts, even in the absence of a complete biological study by TSR. Although TSR, to its credit, has apparently agreed to reserve areas in the northeast corner of the property for elk migration, we have never been contacted by a TSR biologist or DFW biologist to ask for information. A brief discussion with the DFW field office last fall revealed that they had never been to the site or our property and were unaware of the elk presence there. I invited them to visit but they did not contact me.

A 'deal' between TSR and DFW doesn't resolve the impacts of the project on the property without a more detailed study in an EIS. Copies of TSR's Proposed Site Layout (Fig 4) and Enlarged One Megawatt Field are Attachments 2 and 3. The individual panels are apparently about 3-4 feet off the ground suspended on 8000 to 145,222 posts (depending on plan). They will present a glass and metal wall to foraging elk and deer. TSR's comments indicate that elk avoid roads and would likely limit their use of riparian areas where there is narrow width between arrays or the areas are surrounded by arrays which is the case on much of TSR's project. Without reasonable access to these wetlands, calving and fawning as well as foraging by elk and deer will be substantially curtailed or eliminated. These impacts have not been studied.

3. Views. TSR has moved some of its solar arrays so that they have reduced some of the visual impacts on adjacent property owners along TSR's southern boundary. Those owners can comment on how the change affect them, but reviewers are cautioned to look at large photo simulations rather than reduced sizes, which virtually eliminate the visual impacts and can be misleading. Visual impacts from high surrounding areas such as I-90 and Lookout Mountain will continue to be substantail.

4. Drainage. TSR's discussion of drainage and water run-off issues frankly mystifies me. TSR states that it will use pole support systems instead of concrete footings to support its solar arrays, thus reducing the soil disturbance and creating only 1.17 acres of impervious surface. Presumably this impervious area would differ, depending on whether the 8000 pole plan or the 145,200 pole plan is used. However, virtually nothing is said about the effects of 400,000 solar panels (3/4 square mile of coverage), apparently because these panels are "a disconnected impervious surface". Water will sheet off these panels and land in concentrated amounts on the ground. With the tree coverage and large brush removed with their associated deep roots, the water will then sheet off the hillsides into the various drainways below. This impact will be even more pronounced when the ground is frozen or summer rock hard.

The Pineapple Express of a year ago resulted in flooding without any solar panels in place. With the addition of 3/4 of a square mile of impervious glass, it will be worse, damaging properties below and the Teanaway River. Warming climate projections suggest a simultaneous snow melt/heavy rain event is more likely in the future. It is interesting to observe that 100 year storms seem to happen more frequently these days.

5. Noise. We raise two issues relating to noise. First, TSR states that construction will be

limited to the hours of 7 am to 7 pm. That noise in those hours will be very disturbing, particularly in light of the very low noise levels currently. To reduce these impacts, all construction should be limited to weekdays only. The more long term concern is the noise that might be generated by the regular strong winds that often blow through the area. Will they generate noise or harmonics as they blow over 400,000 solar panels? We don't know the answer, and apparently TSR doesn't know either. Anyone who has heard the shrieking sound that wind makes blowing through the rigging of a sailboat or around certain buildings will be very aware of this concern. Further testing and investigation of this important issue should be conducted in the context of an EIS before considering project approval.

6. Road Access. It is our understanding that the county will require that Weihl Road up to the junction of Loping Lane be improved to 24 foot width with pavement. Such a requirement is not sufficient. If the county decides to approve this project and impose its many burdens on surrounding properties and the environment, the county should require TSR to improve this portion of Weihl Road to county paved road standards, and the county should then take over responsibility for the improved road and its maintenance. At least then the surrounding properties (taxpayers) will get some limited benefit from the added county tax base.

7. Critical Areas. It is my understanding that the county's Critical Area Ordinance (Title 17A) which is being applied in this proceeding was required by state law to be updated by December 1, 2007 and that has not been done. The current CAO lacks sufficient fish and wildlife protections, which relates directly to the DFW comment mentioned earlier that the site should be designated as a critical area and a habitat of local importance for wintering deer and elk. This is another reason that a full and complete EIS should be required for this project.

In conclusion, the TSR proposal is a project of questionable benefits and questionable economic viability with substantial adverse impacts. At the very least, an industrial project of this scale requires the preparation a full EIS, just as other large wind generation projects and the proposed Marian Meadows PUD project have been required to prepare. Although TSR wraps itself in 'green' cloth, this is not a green project. If this project is constructed, it will only produce about 22 MW of extremely expensive electricity which will raise rates to electric consumers while at the same time it destroys a special and important forest/wildlife ecosystem that additionally sequesters carbon dioxide.

Respectfully submitted,

Charles Adams
General Manager
Pine Hills Ranch LLC

Figure 6-1A: Levelized Lifecycle Electricity Cost for Generating Options Available in the Near-term (2010-14) [9]

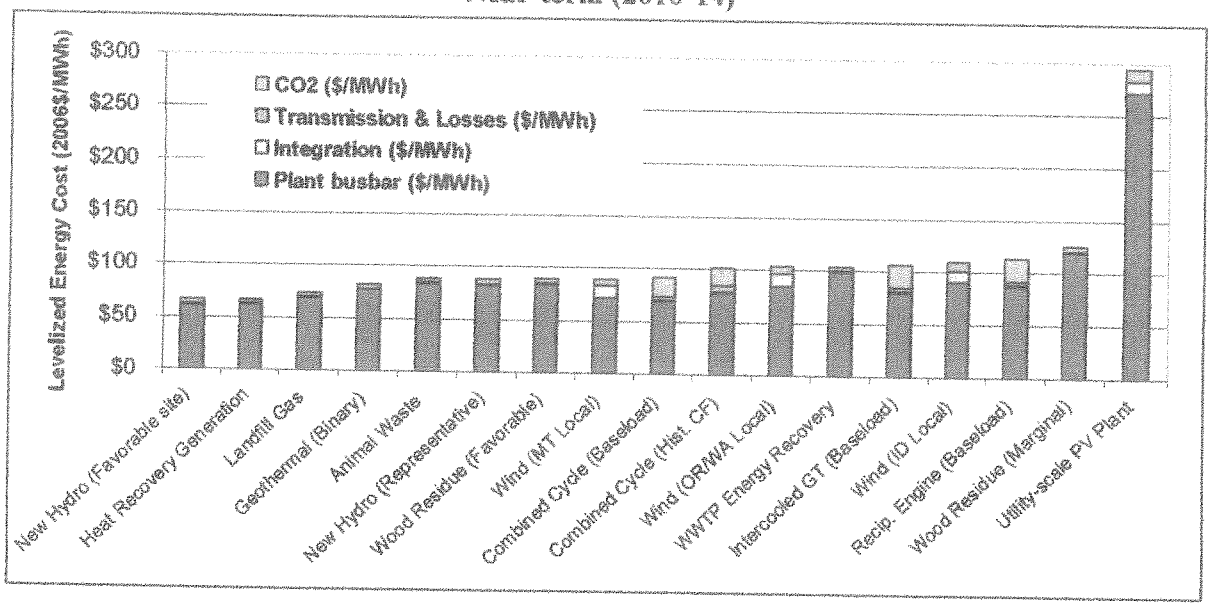
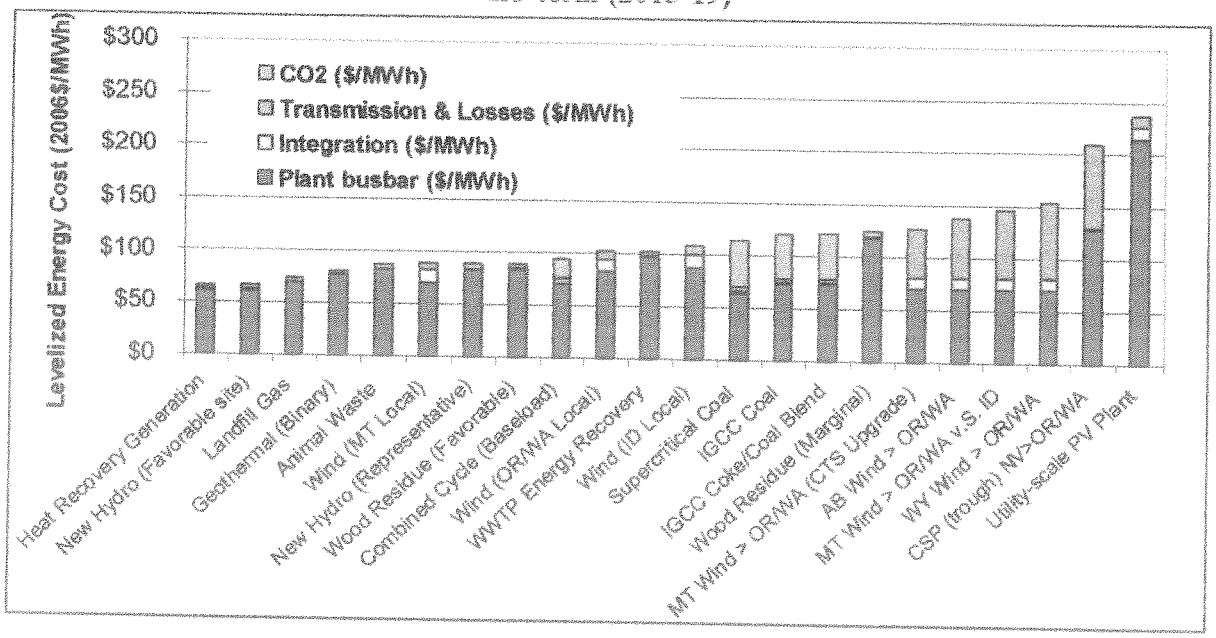


Figure 6-1B: Levelized Lifecycle Electricity Cost for Generating Options Available in the Mid-term (2015-19)[10]



[9] Assumptions: 2015 service, investor-owned utility financing, medium fuel price forecast, wholesale delivery point. CO_2 allowance costs at the mean values of the portfolio analysis. Incentives excluded, except accelerated depreciation. Actual project costs may differ because of site-specific conditions and different financing and timing.

[10] Assumptions as in Figure 6.1A except 2020 service.

6th
Attachment 1

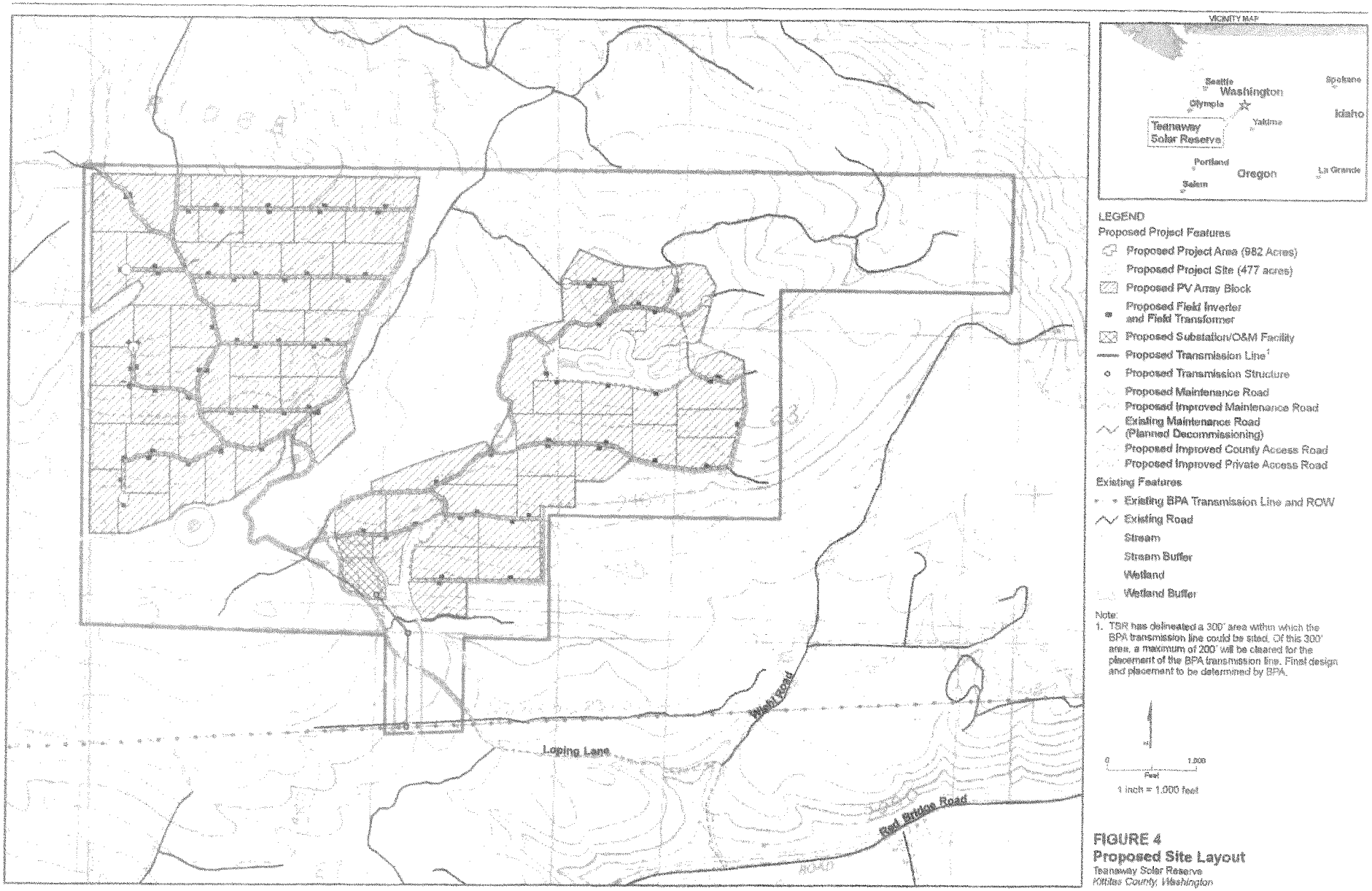
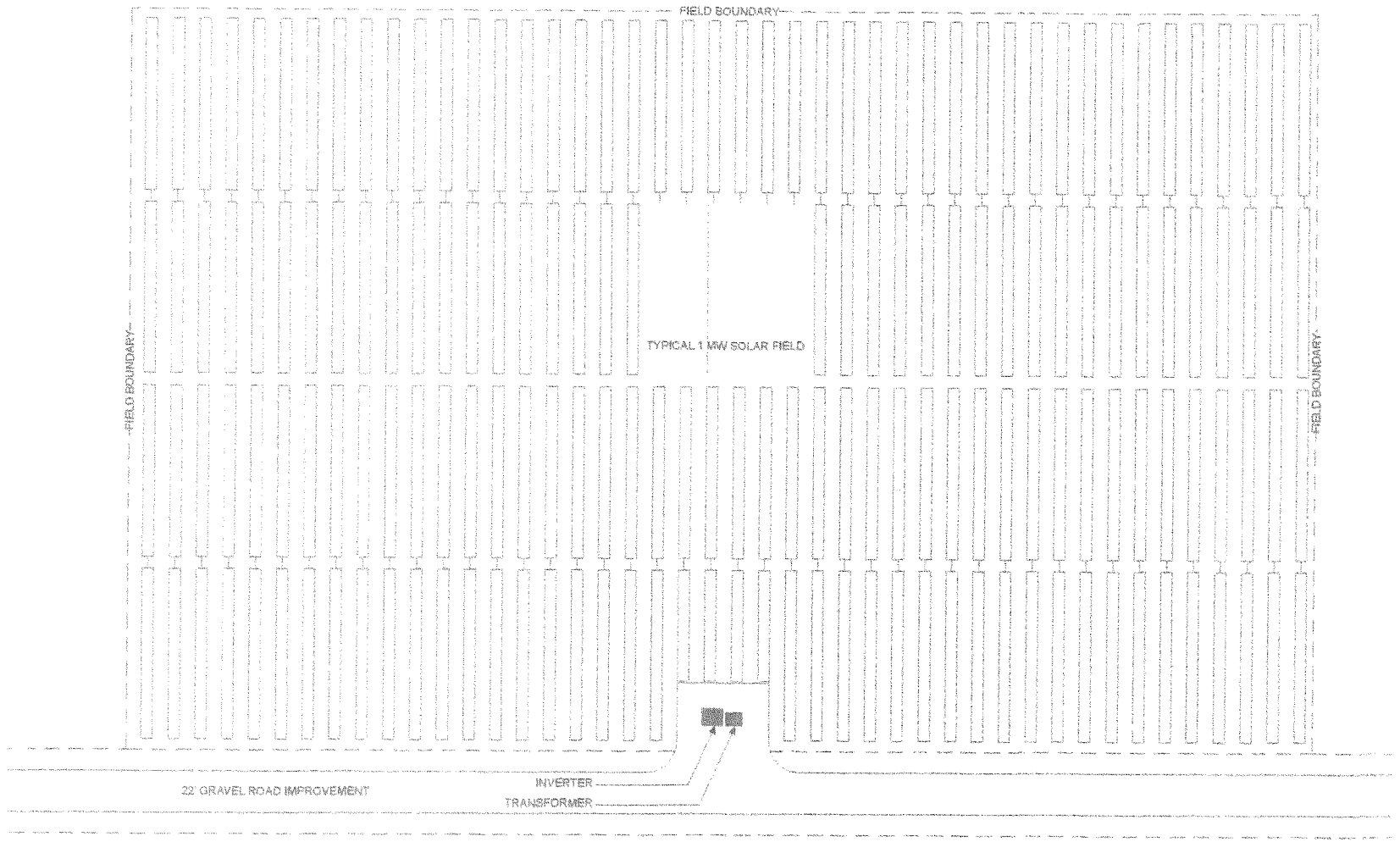


FIGURE 4
Proposed Site Layout
Teanaway Solar Reserve
Kittitas County, Washington

CH2MHILL

Attachment 2



SINGLE AXIS PANEL ARRAY

scale: 1" = 50'-0"

0' 30' 60'

N

FIGURE 4e
Enlarged One Megawatt Field
Teanaway Solar Reserve
Kittitas County, Washington

CH2MHILL

Attachment 3

Kittitas County
Teanaway Solar Reserve

Public Comments
After March 23, 2010

From: Dan Valoff [dan.valoff@co.kittitas.wa.us]
Sent: Wednesday, March 24, 2010 8:09 AM
To: Anna Nelson
Subject: FW: Teanaway Solar Reserve Project Mitigation Proposal

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

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: Michelle Connor [mailto:michellec@cascadeland.org]
Sent: Tuesday, March 23, 2010 5:04 PM
To: Dan Valoff
Cc: Jill Arango; Charlie Raines; Michelle Connor
Subject: Teanaway Solar Reserve Project Mitigation Proposal

March 23, 2010

Dan Valoff
Kittitas County Community Development Services Office
411 Ruby St N Suite 2
Ellensburg WA 98926

Dear Mr. Valoff,

Cascade Land Conservancy (CLC) is not involved in the Teanaway Solar Reserve project, but we recognize that solar energy is a critical element in addressing climate change and providing our communities with electrical power.

CLC seeks to protect working landscapes and has been particularly concerned with Washington's forest lands, which continue to remain at risk from fragmentation and conversion. This project will permanently remove several hundred acres of productive forest land, with resulting impacts on both habitat and working timberlands. Although this might not seem like a large amount of forest land, we must consider it in context of other recent and projected losses of forest land in the county, and especially in the Teanaway River watershed. Thus, such a project must provide adequate mitigation.

We understand the applicants are proposing to establish a positive precedent for large scale solar projects by meeting and exceeding the Washington Department of Fish and Wildlife's guidelines for wind power development. Specifically, the project will mitigate its impacts on the landscape by protecting twice as much land, of a similar character and in proximity to the project, as is disturbed. We urge you to consult with WDFW to insure any mitigation package provides sufficient quality habitat to offset the proposed losses.

We urge you to carefully consider this application and recognize both its benefits and impacts to the county. Thank you for your consideration.

Sincerely,

Michelle Conner
Senor Vice President
Cascade Land Conservancy

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
nt: Wednesday, March 24, 2010 8:13 AM
To: Dan Valoff; Anna Nelson
Subject: FW: solar reserve letter
Attachments: solar reserve.doc; ATT00001.htm

Mandy Weed

From: Eliza Stephenson [mailto:elizasells@yahoo.com]
Sent: Tuesday, March 23, 2010 4:13 PM
To: CDS User
Subject: solar reserve letter

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message id: 38eb45916c6dcbdac24bb8719d004a14

RE/MAX Alpine Realty

March 23, 2010
Office of Community Development
Kittitas County Commissioners
Board of Adjustment
cds@co.kittitas.wa.us

Hello,

I am writing to urge you to approve permits for Teanaway Solar Reserve.

As owner of the Parlour Car, an Event and Rental Venue in Cle Elum, and as a full time Realtor, I understand the importance of generating more economic opportunity in the Upper Valley. The Teanaway Solar Reserve will add hundreds of good jobs during construction, at least 35 permanent jobs once its operational, and additional jobs through the creation of an assembly plant in Cle Elum.

This is just the beginning. By bringing a 75-megawatt photovoltaic solar project into the region we will attract the interest of renewable energy companies worldwide, which will drive both tourism and new ancillary businesses.

I hope that you will act swiftly to issue the necessary permits for the project so that the region can begin to realize the benefits of this promising, innovative, 'green', industry.

This may well lead to even more innovative business opportunities for the whole county and bring back the badly needed economic boost that we all have been lacking recently. I believe this is a opportunity that we can't afford to turn our backs on.

Thank you,

Eliza Stephenson

Realtor, GRI, RSPS, ASP
REMAX Alpine Realty
206-979-8216
elizasells@yahoo.com
Kittitas County's Resort, 1st & 2nd Home,
Property Investment, and Staging Professional

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Wednesday, March 24, 2010 8:13 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve Comments
Attachments: Nelson Teanaway Solar.pdf

Mandy Weed

From: Denise M. Hamel [mailto:dhamel@sociuslaw.com]
Sent: Tuesday, March 23, 2010 4:43 PM
To: anelson@GordonDerr.com; CDS User
Cc: hillshill@wavecable.com; Ron Allen
Subject: Teanaway Solar Reserve Comments

Please see the attached letter for additional comments from my clients, Robert and Diane Hill. Please also add my contact information to the list of interested parties for this project. Thank you.

Denise M. Hamel
SOCIUSLAWGROUP PLLC
Two Union Square
601 Union Street, Suite 4950
Seattle, WA 98101.3951
Direct Dial: 206.838.9138
Direct Fax: 206.838.9139
www.sociuslaw.com

IRS rules require that certain standards be met when written tax advice is given by attorneys before a client might qualify for tax penalty protection. Any tax advice in this communication is not intended to be used, nor should you use it, for that purpose. If you wish to have an opinion that may assist you in obtaining penalty protection, please let us know. In such a case a special written engagement with our firm is required.

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message id: 38eb45916c6dcbdac24bb8719d004a14

206.838.9130 (fax)
206.826.9131 (fax)

SOCIUSLAWGROUP

Two Union Square
601 Union St Suite 4950
Seattle, WA 98101

Denise M. Hamel
206.838.9138
dhamel@sociuslaw.com

March 23, 2010

Via Email anelson@GordonDerr.com
and cds@co.kittitas.wa.us
Ms. Nelson, Contract Planner and
Kittitas Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: Teanaway Solar Reserve CUP comments CUP 09-00005

Dear Ms. Nelson:

This office represents Robert and Diane Hill, the owners of property near the proposed project (Parcels P21129, P314136 & P17792) and over which the project will require access. In addition to those comments submitted directly by our clients on March 16, 2010, we would like to adopt by reference as comments on our clients' behalf, those comments previously provided to you by the Citizens Alliance for a Rural Teanaway dated December 10, 2009 and those of the Washington State Department of Fish and Wildlife, dated September 16, 2009. These are Attachments 39 and 2, respectively of the Public Comments and Responses document, dated February 22, 2010.

In general, my clients are opposed to this project because of its extreme potential and high likelihood to negatively impact the environment in this beautiful area of our state, which provides valuable habitat to a variety of wildlife and is extremely sensitive to surface water runoff issues as was demonstrated in dramatic fashion in 2009. While my clients support alternative energy projects, the proposed site is not appropriate. Thank you for your consideration.

Very truly yours,

Denise M. Hamel

Cc: Robert and Diane Hill

From: Anna Nelson
Sent: Friday, March 26, 2010 7:24 AM
To: Linda Brown
Subject: FW: comments for CU 09-00005
Attachments: 205 Teanaway Solar Reserve.pdf

Importance: High

This one came in late, but we gave them an extension. Add, but pls add to the others. Also, in addition to the list of letter, I do need a printed copy of all the email transmittals w/ letters in a binder for me, and a copy of County (no binder).

From: Clear, Gwen (ECY) [mailto:GCLE461@ECY.WA.GOV] **On Behalf Of** ECY RE CRO SEPA COORDINATOR
Sent: Thursday, March 25, 2010 5:39 PM
To: Anna Nelson; Valoff, Dan
Subject: comments for CU 09-00005
Importance: High

Please see the attached comment letter for the Teanaway Solar Project, proposed by Teanaway Solar Reserve. The original letter is in the mail.
Thank you,

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

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

March 25, 2010

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

Re: CU 09-00005

Dear Ms. Nelson:

Thank you for the opportunity to comment on the pre-threshold determination for the Teanaway Solar Project, proposed by Teanaway Solar Reserve (TSR). We have reviewed the supplemental application documents, as well as, the expanded environmental checklist and have the following comments.

Ecology reserves any and all rights to comment further or modify its positions on the TSR Project until all known design, scale and impact parameters are provided through permitting and as may be necessary additional environmental review. Proposed mitigation or preventative actions to prevent pollution or run-off may need to have an adaptive management strategy or component to insure their success at full build out and to perform as originally designed or planned.

AIR QUALITY

Ecology is not aware of any remaining air quality concerns that would drive the threshold determination. All air quality issues that we are aware of have been addressed in the revised documents. If the project is constructed and operated as described in these documents, it will easily be in compliance with state air quality regulations.

The current air quality considerations from this project are dust and smoke, mainly during construction, but also during ongoing operation and maintenance. A potential future consideration would be if manufacturing or assembly becomes part of the plan.

Dust:
The fugitive dust control plan looks good. Success will depend on contractor diligence.

Smoke:
The vegetation management plan has options for burn and no burn. The no-burn option would be Ecology's preference, but the burn option is also potentially legal. The burn option carries several restrictions that may affect construction scheduling.

Assembly/Manufacturing:
Ecology wishes to clarify our understanding that this proposal does not contain assembly or manufacturing components. If/when it does, we will work with you to look at emissions and permit requirements. Please realize that air quality permits are pre-construction by law, such that sufficient lead time will be crucial if/when assembly/manufacturing becomes part of the plan.

Beyond Compliance - What else can TSR do to minimize adverse air quality impacts?

To set the best possible environmental example from clean air perspective there are a couple of things TSR could set their sights on.

1. Fully implement the no-burn option
   - make beneficial use of all organic matter being displaced
   - no waste disposed of to the atmosphere and breathing air

2. Seek and employ the cleanest possible mobile source technology
   - especially for construction vehicles
   - low emission vehicles
   - tuned up and running really well
   - use the lowest sulfur fuel that is available
   - eliminate unnecessary idling

If you have any questions concerning the Air Quality comments, please contact Susan Billings at (509) 575-2486.

WATER QUALITY

First to put the project location in a watershed context: the Teanaway River runs near the proposed project site, on the north, east, and south sides of the project. The Teanaway is listed as an impaired water body for water temperature and turbidity. As a result, the water quality of the Teanaway River is protected by two Total Maximum Daily Load (TMDL) projects, or water quality improvement projects, as required by the Federal Clean Water Act. These TMDLs are the *Teanaway Temperature TMDL* and the *Upper Yakima Suspended Sediment, Turbidity and Organochlorine Pesticide TMDL*. Both of the TMDL plans clearly state that sediment inputs to the Teanaway River system must be reduced from existing levels. The temperature TMDL also states that one remedy to current water quality problems is to "Reduce sediment-laden flows from other sources (construction, etc.)." Many individuals and organizations (state, federal, and

private) have invested millions of dollars and years of effort to improve the water quality of the Teanaway River.

Additionally, the temperature TMDL specifies that stream flows during the critical (low flow) period should be increased wherever possible to help reduce stream temperatures. In the Teanaway watershed, any increased runoff during the wet season is water that is not available to enter subsurface and hyporheic zones for later recharge of the river. A project in the watershed must demonstrate that it will not cause decreases in critical flows during the low flow period, typically July, August and September. The Teanaway River is also home to two species of salmonids that are identified as threatened under the Endangered Species Act: the bull trout and steelhead. Actions taken that result in harm to these species can be subject to enforcement by state and federal fish and wildlife agencies.

Changes to the long-term hydrology of the watershed should be evaluated and remedied using Best Management Practices (BMPs) suited to protecting the site's natural hydrology. Long-term solutions are necessary to ensure that area hydrology is not adversely affected by the proposed TSR project. Additional comments are provided below:

1. After site construction is completed, about half of the project site will become significantly and permanently less pervious to stormwater, resulting in long term changes to the site's overall hydrology. Long-term changes to site hydrology are a particular concern in the Teanaway. The Teanaway has long been known as a particularly "flashy" watershed, which means that after a rain event, water moves quickly off the landscape and into nearby rivers or creeks. Flashy watersheds are typically very sensitive to changes in site hydrology.

   The TSR's most recent hydrology report shows that runoff from the site could increase significantly under some circumstances. This report also states that most (or all) of the runoff from the site will enter the Teanaway River, either directly or indirectly. Finally, the hydrology report notes that during a big rain event, the contribution from the site will be only a small portion of the flow in the river. While the latter statement may be true, it ignores the fact that the excess runoff would be focused into several small streams. Significantly increasing flow in these small streams will cause excessive erosion, likely initiating down-cutting and causing riparian damage. These changes may also trigger other problems that occur when a sensitive hydrologic condition is destabilized. The long-term effect would likely be reduced water quality in the Teanaway River, in direct conflict with the goals of the referenced TMDLs that protect this important waterbody. Additionally, excess flows can cause erosion, water pollution, and property damage to downslope neighbors.

2. The current site hydrology report indicates that there are two main runoff areas, one to the north and one to the south. However, during development of the NPDES stormwater permits, TSR should identify the minor sub-basins in the project area. CH2M Hill personnel have estimated that there may be ten or more minor sub-basins on the project site.

Identifying all minor sub-basins will allow project designers to correctly size the BMPs to meet the actual expected excess runoff at all locations.

3. Ecology has concerns about (a) what BMPs will actually be used to protect water quality at this project site, and (b) how these BMPs will be managed in both the short- and long-term. While the current environmental contractor (CH2M Hill) appears to have a good understanding of the BMPs necessary to prevent water pollution, we are unsure what Quanta Potelco, the likely project designer, will propose, install, and maintain. Because the actual plan for BMP design and installation is still conceptual and vague, this plan is difficult to evaluate in full detail. Ecology expects to see more specific BMP details during development of the NPDES permits (individual construction and industrial stormwater permits).

4. As discussed during the recent agency field tour and subsequent meeting, good management of the project site will be critical to long-term environmental compliance. The plan should provide a more specific description of future site management, especially during the operation and maintenance phase. For example: What schedule will be used to inspect and maintain stormwater BMPs? If sediment collection ponds are installed, what equipment will be used to clean out the ponds and where will this equipment access the ponds in order to reduce or eliminate any potential pollution?

5. Hydrologic function of the completed project should not be substantially altered. In other words, there should be little difference between pre-development and post-development hydrology at the project site.
   Runoff leaving the project site should not increase in either volume or flow level, during both normal ("average") and less common precipitation events. No additional runoff caused by project development should leave the project site. All "new" stormwater, caused by the increase in impervious surfaces (solar panels) of project area, should be retained and infiltrated on site. Similarly, existing runoff should be allowed to take its natural path.

6. The Teanaway watershed is also protected by the state's anti-degradation laws (WAC 173-201A-300), which require that "Existing and designated uses [of the water body] must be maintained and protected. No degradation may be allowed that would interfere with, or become injurious to, existing or designated uses, except as provided for in this chapter." This law also notes "Whenever the natural conditions of a water body are of a lower quality than the assigned criteria, the natural conditions constitute the water quality criteria. Where water quality criteria are not met because of natural conditions, human actions are not allowed to further lower the water quality, except where explicitly allowed in this chapter." In other words, even when the waters of the Teanaway are high and filled with sediment during a runoff event, a project cannot add additional sediment.

   The state's anti-degradation laws will also apply to any other waters of the state (whether located on or off the project site) that are damaged by excess runoff from the project site.

7. Using low impact development and construction techniques during project design, wherever possible, will decrease project impacts to water quality.

8. During the field tour, we noticed that an area in the lower southeast corner of the project (see yellow circle on map, to right) was wet with standing/flowing water and some indication of wetland vegetation. This area is marked on topographic maps as a stream, and it appears to be "Stream S2" in the TSR's wetland delineation report. However, the project site map shows that the current plan is to completely cover this area with solar arrays.
This corner of the project also has a setback of only 100' from the neighboring (downhill) property, which may restrict installation of successful long-term stormwater management BMPs at this location. Because this area could become a runoff and erosion problem in the future, Ecology recommends that this portion of the site be re-evaluated before final site design is completed.

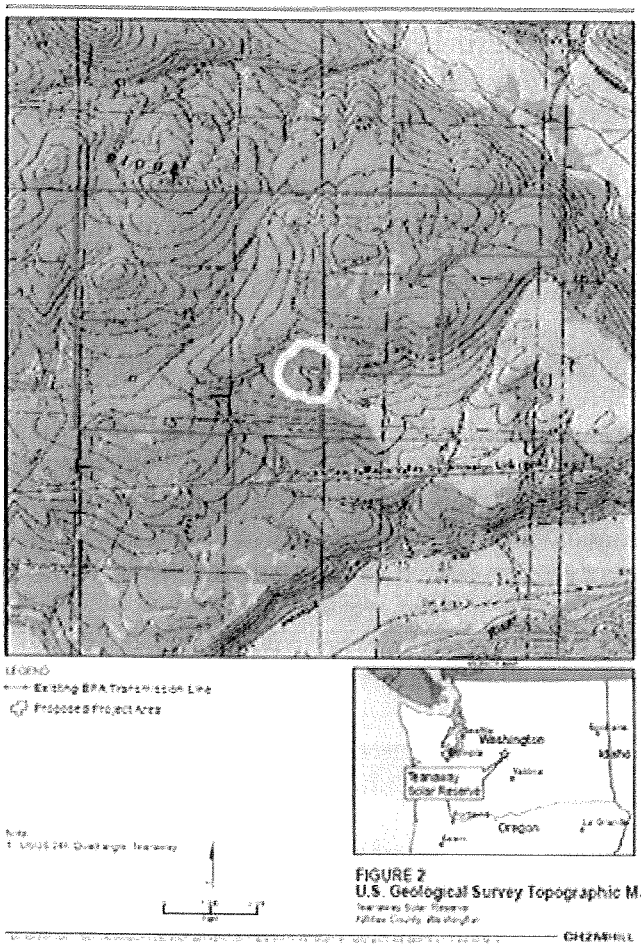

FIGURE 2
U.S. Geological Survey Topographic Map

Conclusion

We have identified a number of potential impacts to water quality from this project that are likely to occur if mitigation is not carefully and correctly implemented. These potential impacts result primarily from the potential for increased runoff and sedimentation from increased erosion during part of the year, and decreased base flows at another time of year. The lack of specific plans and locations for BMP implementation adds to the uncertainty. Many of the short-term stormwater concerns at this site, mainly resulting from project construction, might be met by thoughtful compliance with a NPDES Construction

Stormwater Permit. However, long-term changes to site hydrology resulting from project construction cannot be remedied solely by compliance with a short-term Construction Stormwater Permit.

For these reasons, and because of the project's proximity to a TMDL-protected river system, Ecology will require individual NPDES permits (Construction Stormwater and Industrial Stormwater permits) for this project. This will provide the flexibility and adaptability needed to assure that sufficient measures are put in place at each phase of the project to prevent water quality impacts.

If you have any questions concerning the Water Quality comments, please contact Charlie McKinney at (509) 457-7107.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

The wetland delineation needs field verification with flagging of representative wetland edges.

The site visit on March 15, 2010 revealed lots of water in the stream and wetland areas. There appeared to be more than one acre of total wetland area on the site. The current delineation report states that there are 0.97 acres of wetlands on site. The potential for more than one acre of wetland on site is based on an assumption that all the wet areas not located on the roadways that were seen on March 15 are associated with a wetland area. It was impossible to determine whether the extent of the wet areas viewed on March 15 coincide with the previously mapped wetland boundaries as there were no field markers which showed the delineated wetland edge. A difference of 5 feet might not matter, but a difference of 30 feet would be substantial.

Ecology would like to meet on site in about three weeks with the wetland delineator and verify the wetland boundary locations for representative portions of site wetlands.

Representative portions of the wetland edges should be flagged prior to the site visit. Of particular interest will be the largest wetland complex on the site and the stream area just inside the southeast project boundary that is located upstream of an off-site stream impoundment.

Also, the wetland boundary/delineation maps in the report should be larger. Typically, wetlands are shown on a site map which has two-foot contours. Semi-permanent markers(stakes with flagging) should be placed in the field to mark wetland boundaries, and markers which show the 150-foot buffer edge, where future project boundary fencing or no-entry tape will be placed should be installed. The wetland delineator should be present on site to supervise placement of the buffer edge markers before construction begins if all of the wetland boundaries are not flagged.

The Vegetation Management Plan (02/22/2010) states in section 3.3 that Herbaceous wetlands will not be impacted by project activities. However, there is potential for both direct impacts

(due to recent observations of stream flow in the vicinity of at least one roadway through a wetland) and indirect impacts (most likely a change in subsurface water flow) from surrounding vegetation removal activities.

Information on how the wetlands will be managed (buffer size, buffer vegetation management, etc.) should be included in the delineation/wetland report.

Anticipated buffer size should be specified in the text as well as shown on the map. This information may be available in other reports, but it also should be put in the wetland report. More text describing the results or implications of the function assessment forms should be included in the main body of the report or in the appendix where the forms are located. Presumably, higher numbers mean more function. However, comparing the rating form function numbers with function assessment forms showed a few inconsistencies, especially in the water quality improvement function. An explanation in the text about what method was used or what the numbers mean would be useful. Focus should be on how potential changes in wetland water levels and hydrologic regime would affect wildlife use. A monitoring plan for wetland condition and function should be included as part of the project, especially in the first five years after project installation.

Noxious Weed Plan: One of the grasses which is most commonly listed as a dominant plant in site wetlands includes Ventenata dubia. This grass was listed in the non-native plant list/table generated for the site. The management tool listed for this plant in the table was called "control". What does the term "control" mean; will any control activities happen within the wetlands, just in the buffers or does "control" mean that the plant will not be allowed to increase in number or spread from currently occupied areas on site?

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

WATER RESOURCES

This proposed project is located in the Teanaway River basin, which is within the boundary of Ecology's emergency rule chapter 173-539A WAC. This rule, which withdraws all unappropriated groundwater from further appropriation, was adopted to protect senior surface water rights in the Yakima River basin from impairment. Flows in the Teanaway River frequently are less than 20 cfs during the latter part of the irrigation season, which is well below the amount of water necessary to satisfy confirmed water rights.

According to the hydrologic analysis included in the expanded SEPA checklist, the project, if approved, will result in increased rainfall runoff rates and volumes. The analysis characterizes this as an insignificant increase in runoff. However, this will likely result in a diminishment of recharge and a decrease in baseflow in the Teanaway River. There is no de minimis threshold on impairment. Any decrease in baseflow would be to the detriment of existing water users.

The hydrologic analysis goes on to state different methods that can be implemented to manage the increase in rainfall runoff rates, such as flow spreaders beneath the solar array, infiltration ponds, infiltration trenches, infiltration swales, and extended-detention wet ponds and wetlands. Some combination of these management techniques should be a requirement of land use permits issued for the project and/or using SEPA substantive authority such that there should be little difference between pre-development and post-development hydrology at the project site.

Information for the applicant:
If you plan to use water for dust suppression at your site, be sure that you have a legal water right. A water right permit is required for *all* surface water diversions and for any water from a well that will exceed 5,000 gallons per day. (Chapter 90.03 RCW Surface Water Code and Chapter 90.44 RCW Regulation of Public Ground Waters) If in doubt, check with the Department of Ecology, Water Resources Program. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Sincerely,

Gwen Clear

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

205

Confederated Tribes and Bands
of the Yakama Nation

April 5, 2010

Established by the
Treaty of June 9, 1855

Dan Valoff, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Subject: Teanaway Solar Reserve (File No. CU-09-00005)

Dear Mr. Valoff:

Please find enclosed a report to me from David W. Powell of our TFW staff regarding the proposed Teanaway Solar Reserve project in Kittitas County. The proposed project is located in sections 22, 23, and 27, of T 20 N, R 16 E. I concur with the findings of his report for archaeological and cultural protection. To insure that archaeological resources are not disturbed by the proposed project additional sub-surface sampling should be conducted of the proposed project area and monitors should be employed during ground disturbing activites. Archaeological resources are important to the Yakama Nation.

Thank you for your time and cooperation. If you have any questions regarding the comments, please do not hesitate to call Mr. Powell at (509) 865-5121, ext. 6312.

Sincerely,

Andrea J Spencer

for Philip Rigdon, Deputy Director
Natural Resources Division

cc: Dawn Vyvyan, OLC
Gretchen Kaehler, DAHP
YN TFW files

Enclosure

Confederated Tribes and Bands
of the Yakama Nation

MEMORANDUM

Established by the
Treaty of June 9, 1855

TO: Philip Rigdon, Deputy Director
Division of Natural Resources

THROUGH: Jim Matthews, Acting Program Manager

FROM: David W. Powell, TFW Archaeologist

DATE: April 5, 2010

SUBJECT: Teanaway Solar Reserve (File No. CU-09-00005)

I have reviewed the Cultural Resources Report for the Teanaway Solar Reserve in Kittitas County prepared by CH2MHILL. An archaeological pedestrian survey of 580 acres of the 982 project acres was conducted. The 580 acres are those proposed for development. No archaeological resources were discovered as a result of the field investigation. The archaeological survey did not include any sub-surface sampling even though most of the project area was covered by dense vegetation.

A winter village site is reported in ethnographic literature only 2.5 miles from the site and there is a high probability that the area would have been used to gather roots in the early spring as well as other resources throughout the year. It is likely that archaeological material is present that may be impacted by development of the solar reserve. The archaeological report recommended that about 85 acres of the highest probability for archaeological resources have sub-surface sampling to compensate for the dense ground cover.

The recommendations to conduct sub-surface sampling should be required to insure that no archaeological resources are impacted by the proposed project. Additionally, the ground disturbing portions of the project should be monitored with the ability to stop disturbance in the immediate vicinity if archaeological material is encountered.

cc: Dawn Vyvyan, OLC
Johnson Meninick, Cultural Program
Kate Valdez, THPO
Kristina Proszek, Environmental Coordinator
TFW files

Climate Solutions
PRACTICAL SOLUTIONS TO GLOBAL WARMING

RECEIVED
MAR 26 2010
Kittitas County
CDS

Dan Valoff
Kittitas County Community Development Services Office
411 Ruby St N Suite 2
Ellensburg WA 98926

Dear Mr. Valoff

I write in support of the Teanaway Solar Reserve (TSR) and ask that you move forward by approving the conditional use permit for the project.

Climate Solutions seeks positive and profitable solutions to addressing the challenges of climate change. A utility-scale solar project like TSR is precisely the kind of project that is urgently needed. It will provide 75 MW of clean and renewable energy to the grid, produce no greenhouse gases, and create jobs in Washington State. Moreover, it will demonstrate that solar power, at the scale we need it, is a viable resource for our communities in the Pacific Northwest.

I urge you to move forward with the project. Thank you for your consideration.

Sincerely,

KC Golden
Policy Director
Climate Solutions

ClimateSolutions.org

Olympia
219 Legion Way SW, Ste 201
Olympia, WA 98501
360.352.1763
360.943.4977

Seattle
1601 2nd Ave Ste 615
Seattle, WA 98101
206.443.9570
206.728.0552

Portland
721 NW Ninth Avenue, Ste 236
Portland, OR 97209
503.227.8928

Missoula
406.239.8358

Printed on recycled paper

Dan Valoff

From: Teri Dantzler [teridantzler@hotmail.com]
Sent: Wednesday, March 24, 2010 10:18 AM
To: Dan Valoff
Subject: Teanaway Solar Reserve

Dear Mr Valoff,

I wanted to express my support for the Teanaway Solar Reserve project. I believe this is a wonderful opportunity to create jobs for adults today and for our Cle Elum Roslyn students in the future. The are so many students, our children, who would like to stay in the local area but there are not enough good paying jobs to keep them here. My daughters both went to college. My older daughter is living in Issaquah working at Microsoft. My younger daughter will graduate with a degree in Engineering this spring from the UW. She would love the opportunity to return back home, as she doesn't like the weather , traffic congestion, etc., the big cities have to offer.

Sincerely,

Teri Lou Dantzler

Vacation on the Big Island, Hawaii - Waikoloa Beach Resort http://www.vrbo.com/196528

Kittitas County
Teanaway Solar Reserve

Public Comments
After April 5, 2010 – August 3, 2010

KITTITAS COUNTY FIRE MARSHAL'S OFFICE
411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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

June 14, 2010

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

Re: Teanaway Solar Reserve Project

Dear Mrs. Nelson:

After conducting the final review of the above named project, I have the following comments/conditions:

- The minimum road width shall not be less than 20' in width. The spur roads may have a road width of 16' with 4' turn-outs placed approximately every 1000 feet.
- All cul-de-sacs must have a minimum turning radius of no less than 50'.
- A rescue toboggan with all required accessories, i.e., tow bar w/ spray guard, stretcher, etc., shall be made available to emergency services and stored in a readily accessible area in the operations and maintenance facility on site.
- A Knox box shall be posted on the buildings. Please contact the Fire Marshal's Office for more information.
- A gated entry shall have a Knox box located at the gate, and the gate must meet minimum county standards. Please contact the Fire Marshal's Office for more information.
- A 50' cleared area shall be maintained around the panels, with an additional 50' of area with reduced natural vegetation. Trees greater than 4" in diameter are to be limbed up, ladder fuels are to be removed, dead fall is to be removed, etc.
- Any contract with a local fire district, or annexation paperwork shall be submitted prior to any building construction.
- In the event that sprinkler suppression systems and/or alarm systems are to be installed within the buildings, each system requires a separate permit from the Fire Marshal's Office.
- Review of the final project submittals may include further requirements.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office. 509-962-7000.

Sincerely,

Brenda Larsen

Brenda Larsen
Fire Marshal

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS
Kirk Holmes, Director

MEMORANDUM

TO: Anna Nelson
FROM: Christina Wollman, Planner II
DATE: June 22, 2010
SUBJECT: Teanaway Solar Reserve SEPA Comments

1. Loping Lane and Wiehl Road shall be constructed to meet the minimum requirements of the IFC as adopted by the County, prior to receiving permit approval. A bond shall also be submitted which covers 135% of the full costs of final road construction requirements and repairs and follows all requirements of KCC 12.01.150. Final road construction requirements are as follows.

   After construction is completed, Loping Lane shall be constructed or repaired to meet the requirements of a low-density private road, as detailed in KCC 12.12 Figure 12-1. The road must be certified by an engineer licensed in the state of Washington prior to release of the bond.

   Wiehl Road is located within a county right-of-way and shall be constructed to public road standards from the intersection at Red Bridge Road to the intersection with Loping Lane. All requirements of KCC 12.04 County Road Design Criteria, 12.06 Stomwater, 12.08 Submittal Requirements for Construction Plans, and 12.09 Public Road Construction Control and Inspection shall be followed. The County shall be included in all phases of design, construction and inspection. A cul-de-sac shall be constructed at the intersection with Loping lane. The road must be approved by the County Engineer prior to release of the bond.

2. Within the project boundaries, the primary access roads shall be constructed with an all-weather surface and be a minimum of 20-feet wide. Secondary roads shall be a minimum of 16-feet wide, and a turnout provided every 1000-feet, or if the section of roads is less than 2000-feet the turnout shall be in the middle of the section. Turnouts shall be an additional 5-feet of driving surface for a length of 50-feet. Primary and secondary roads are those defined in Attachment F of the Development Agreement. Changes to the layout must be approved by County staff.

3. The turning radius at all corners shall be a minimum of 28-feet. Cul-de-sacs shall have a minimum driving surface radius of 50-feet.

4. Primary access roads throughout the site shall be kept clear of snow for emergency access.

5. Construction traffic shall access Red Bridge Road from the southwest entrance, directly from SR 970. If road closures along this access route occur, Public Works shall be consulted for a temporary detour route.

411 North Ruby Street, Suite 1
Ellensburg, WA 98926
TEL (509) 962-7523
FAX (509) 962-7663

6. The applicant shall prepare a Traffic Management Plan with the construction contractor outlining steps for minimizing construction traffic impacts. The Traffic Management Plan shall be submitted to the Department of Public Works and WSDOT prior to construction for review.

7. The applicant shall prepare a construction road signage plan for Red Bridge Road and Wiehl Road that conforms to the most recent edition of the Manual on Uniform Traffic Control Devices. The construction road signage plan shall be submitted to the Department of Public Works prior to construction for review.

8. The applicant shall provide notice by mail five days in advance to adjacent landowners when road construction takes place to help minimize access disruptions.

9. When slow or oversized wide loads are being hauled, appropriate vehicle and roadside signing and warning devices shall be deployed per the Traffic Management Plan. Pilot cars shall be used as WSDOT dictates, depending on load size and weight. WSDOT requirements shall also apply to county roads.

10. The applicant shall encourage carpooling for the construction workforce to reduce traffic volume.

11. The applicant shall provide detour and warning sign plans to the Department of Public Works in advance of any traffic disturbances. When temporary road closures cannot be avoided the applicant shall post "To Be Closed" signs and place a legal notice in the newspaper a minimum of five working days prior to the closing. The types and locations of the signs shall be shown on a detour plan. A detour plan must be prepared and submitted to the Department of Public Works at least ten working days in advance of the proposed closure, and approved prior to closing any County roadway. In addition, the contractor must notify, in writing, local fire, school, law enforcement authorities, postal service and any other affected persons as directed by the Department of Public Works at least five working days prior to the closing.

12. The applicant shall maintain one travel lane at all times when construction occurs or Loping Lane or Wiehl Road. A flagger shall be employed at all times when only one travel lane is open.

13. The applicant shall employ flaggers as necessary to direct traffic when large equipment is exiting or entering public roads to minimize risk of accidents.

14. The applicant shall provide a roadway pavement analysis and visually inspect the condition of pavement and the quantity and severity of pavement distresses utilizing a county approved rating system and a video, prior to and immediately after each phase of construction, including substation construction. The analysis shall document roadway and shoulder conditions before and after construction and shall include Red Bridge Road east of Wiehl Road and Teanaway Road north of Red Bridge Road. The applicant shall be responsible for restorative work made necessary by the project.

15. On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this

development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and approved by the County Engineer prior to permit issuance. The stormwater system construction shall be certified by a licensed engineer and is required prior to issuance of a building permit. Stormwater plans shall be submitted in accordance with KCC 12.06 and 12.08.

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

Anna Nelson

From: James Rivard [james.rivard@co.kittitas.wa.us]
Sent: Wednesday, June 23, 2010 1:57 PM
To: Anna Nelson
Subject: Teanaway Solar Reserve CUP

Hi Anna,

During construction the site must have adequate means to address the needs of the workforce bathroom facilities in the form of at least a sanitary porti-pody that is serviced by a septic pumper approved by the Kittitas county public health department and hand-washing facilities must be present and available for use, if these two items are not addressed State Labor and Industries Officials may be notified and applicable fines may be issued.

Post construction, if the applicant does not intend to have employees onsite then at this time the health department can only recommend that a water source and septic be available.

James Rivard
Environmental Health Supervisor
Kittitas County Public Health Department
507 N. Nanum St., Suite 102
Ellensburg, WA 98926
(509) 962-7005

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message id: 38eb45916c6dcbdac24bb8719d004a14

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

July 1, 2010

Brittany Garton and Nichole Seidell
CH2M Hill
2020 Southwest 4th Avenue, 3rd Floor
Portland, OR 97201-4958

Dear Brittany and Nichole,

Thank you for giving the Washington State Department of Ecology (Ecology) the opportunity to review and comment on the Additional Information Submittal materials, which are added to the application for a Conditional Use Permit for the Teanaway Solar Reserve (TSR).

Doug Howie, Ecology stormwater engineer, prepared comments on the hydrologic analysis portion of the submittal, with accompanying spreadsheets (see attachments).

As you know, the *Teanaway Temperature TMDL* protects hyporheic recharge to the river in order to ensure adequate flows during the late summer/early fall low-flow period. We note that you intend to design and install best management practices (BMPs) that will "collect runoff from a developed area and release it at a slower rate than it would typically run off the site." What does "typically" mean here? Please be more specific in your description of BMPs to ensure that post-construction site hydrology will remain virtually unchanged from pre-construction site hydrology, which includes appropriate absorption of water into hillside soils during the wet times of the year.

Additionally, the October 5, 2009 letter from GeoEngineers states that the flows from the project site likely provided little of the water in the hyporheic zone, and that most of the water in the hyporheic zone comes from runoff captured from the proposed project site and used for agricultural purposes. We do not completely agree with this analysis, especially regarding the north basin. Saturated soils on hillslopes also have a substantial influence on hyporheic recharge.

Please respond to these comments through a letter addressing each comment, rather than producing another hydrologic analysis. Because a new report will be needed during the project design phase, it is not necessary to develop a new report at this time.

Feel free to contact me with any questions at 509-457-7107 or cmck461@ecy.wa.gov, or you can contact Jane Creech at 509-925-2557 or jton461@ecy.wa.gov.

Sincerely,

Charles McKinney

Charles McKinney
Section Manager
Water Quality Program

Attachments

cc: Dan Valoff, Kittitas County Community Development Services
Doug D'Hondt, Kittitas County Public Works
Jon Merz, WA Dept of Ecology
Lynda Jamison, WA Dept of Ecology
Doug Howie, WA Dept of Ecology
Jane Creech, WA Dept of Ecology

ATTACHMENT #1

Comments from Doug Howie (WA Dept of Ecology) on Teanaway Solar Reserve Hydrologic Analysis Kittitas County, Washington, June 2010, prepared by CH2M-Hill.

1. The proper name for the Department of Ecology (Ecology) stormwater manual is "Stormwater Management Manual for Eastern Washington (SWMMEW)" not "Eastern Washington Stormwater Management Manual". Please reference the correct name.
2. Please show the two basin boundaries on the Figure that shows the project boundary. It is difficult to see what part of drainage basin is the project site and what part is outside the project site.
3. I had difficulty confirming the developed CN from the tables you provided. Please show how the CNs of 73 and 76 were calculated.
4. The 3-hour storm should not use the "NRCS storm distribution Type IA" as stated in the second paragraph of section 5.0. Ecology developed and presented the 3-hour storm hyetograph in the SWMMEW. I ran the simulations using the correct 3-hour storm hyetograph and obtained higher peak flows than those shown in the report (see Attachment #2, *3-hour storm.pdf)*. The peak flows for the 3-hour storm are lower than those obtained in the longer rainfall simulations. Please use the correct hyetograph during the design process.
5. There is confusion with the 24-hour storm. The report references the NRCS Type IA storm and the "Regional Storm" as if they are the same thing. The NRCS Type IA storm is a 24-hour storm that has been developed for the western portion of Washington and Oregon. Rainfall amounts used in simulations of the Type IA storm are selected directly from precipitation maps. The "Regional Storm" for the Cle Elum area is a 36-hour storm and the hyetograph for the storm is shown in Table 4.2.5 of the SWMMEW. To use this storm you need to multiply the 24-hour rainfall by 1.16 to get the 36-hour rainfall.
6. As a result of the confusion, a simulation with the Type IA storm was run with a rainfall that is 16% higher than required. Thus, there appears to be a composite simulation of the rainfall for the 36-hour "Regional Storm" and the hyetograph for the NRCS Type IA storm. I ran an analysis with the Type IA storm with the increased rainfall and matched the numbers in the report (see Attachment #3, *Type IA CH_Ecol mult.pdf*).
7. If you run the analysis with either the Type IA storm and the correct 24-hour rainfall (see Attachment #4, *Type 1A CH mult_Ecol act.pdf*) or the Region 1 storm with the increased rainfall (see Attachment #5, *CH Type IA mult_Ecol regional mult.pdf*), the resulting peak flow rates are lower than the values in the report. Therefore, it appears the numbers in the report, while not strictly accurate, are conservative and indicate a larger impact than would be seen with either of the Type IA or Region 1 storm using the correct rainfall amount. Rainfall volumes are based on the amount of rainfall, and by using the increased rainfall for the analysis in the report shows a higher volume than would be seen when using the correct rainfall.

8. In various locations, text in the report shows the return event information (i.e. 10-year) for a storm but doesn't identify the length of the rainfall. Please use the full identification of the storm i.e. 10-year, 24-hour storm.
9. When the analysis is run during the design phase of the project, please use the NRCS Type IA storm with the correct rainfall amount.
10. In section 5.1, a reference is made to development of the "Stormwater Pollution Prevention Plan". In accordance with the SWMMEW, you are required to develop a "Stormwater Site Plan (SSP)" which includes analysis of both Construction and Permanent BMPs for the site. The SSP lists eight Core Elements that must be addressed and submitted to the local jurisdiction.
11. Please identify the units for the variables in the rain on snow equation on page 12.
12. In the Summary section the statement "stormwater BMPs will be implemented if necessary" appears. Stormwater BMPs of some type must be implemented on this project to provide water quality treatment and control runoff.
13. I did not find any problem with the analysis done by CH2M-Hill for rain on snow.

ATTACHMENT #2

3-hour storm.pdf

Peak Discharge calculated by Ecology (DCH) using HEC-HMS

Basin	2yr-3hr			10yr-3hr			100yr-3hr		
	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ
Existing									
North	-	-	#DIV/0!	2.04	0.72	183.3%	33.60	24.71	36.0%
South	-	-	#DIV/0!	4.48	1.92	133.3%	82.41	58.90	39.9%
Proposed									
North	0.02	0.05	-60.0%	3.40	1.01	236.6%	37.44	29.40	27.3%
South	0.22	0.53	-58.5%	21.08	10.36	103.5%	125.33	109.23	14.7%
Increase									
North	0.02	0.05	-60.0%	1.36	0.29	369.0%	3.84	4.69	-18.1%
South	0.22	0.53	-58.5%	16.60	8.44	96.7%	42.92	50.33	-14.7%
Percent Increase									
North	#DIV/0!	#DIV/0!	#DIV/0!	66.7%	40.3%	65.5%	11.4%	19.0%	-39.8%
South	#DIV/0!	#DIV/0!	#DIV/0!	370.5%	439.6%	-15.7%	52.1%	85.4%	-39.1%

% Difference is based on (Ecology-CH2M-Hill)/CH2M-Hill

ATTACHMENT #3

Type IA CH_Ecol mult.pdf

Peak Discharge calculated by Ecology (DCH) using HEC-HMS
Ecology Uses Type IA storm with Regional Rainfall (1.16 multiplier)

Basin	10 yr Storm			25 yr Storm			100 yr Storm		
	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ
Existing									
North	21.77	21.77	0.0%	39.85	39.85	0.0%	71.52	71.54	0.0%
South	55.98	55.96	0.0%	102.02	102.01	0.0%	183.87	183.89	0.0%
Proposed									
North	24.77	24.78	0.0%	43.75	43.77	0.0%	76.49	76.53	-0.1%
South	89.52	89.52	0.0%	144.33	144.34	0.0%	237.34	237.38	0.0%

% Difference is based on (Ecology-CH2M-Hill)/CH2M-Hill

CH2M-Hill used 1.16 times 24-hour storm rainfall and the Type 1A storm
Ecology used 1.16 times 24-hour storm rainfall and the Type 1A storm

ATTACHMENT #4

Type 1A CH mult_Ecol act.pdf

Peak Discharge calculated by Ecology (DCH) using HEC-HMS
Ecology Uses Type IA Storm

Basin	10 yr Storm			25 yr Storm			100 yr Storm		
	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ
Existing									
North	11.62	21.77	-46.6%	24.58	39.85	-38.3%	49.19	71.54	-31.2%
South	30.43	55.96	-45.6%	63.16	102.01	-38.1%	125.76	183.89	-31.6%
Proposed									
North	13.89	24.78	-43.9%	27.85	43.77	-36.4%	53.41	76.53	-30.2%
South	56.43	89.52	-37.0%	98.36	144.34	-31.9%	170.07	237.38	-28.4%

% Difference is based on (Ecology-CH2M-Hill)/CH2M-Hill

CH2M-Hill used 1.16 times 24-hour storm rainfall with the Type 1A storm
Ecology used actual 24-hour rainfall (CH2M value/1.16)

ATTACHMENT #5

CH Type IA mult_Ecol regional mult.pdf

Peak Discharge calculated by Ecology (DCH) using HEC-HMS
Ecology Uses 36-hr Regional Storm

Basin	10 yr Storm			25 yr Storm			100 yr Storm		
	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ
Existing									
North	15.27	21.77	-29.9%	25.19	39.85	-36.8%	41.96	71.54	-41.3%
South	40.32	55.96	-27.9%	66.66	102.01	-34.7%	111.50	183.89	-39.4%
Proposed									
North	16.84	24.78	-32.0%	27.09	43.77	-38.1%	44.29	76.53	-42.1%
South	57.86	89.52	-35.4%	87.84	144.34	-39.1%	137.11	237.38	-42.2%

% Difference is based on (Ecology-CH2M-Hill)/CH2M-Hill

CH2M-Hill used 1.16 times 24-hour storm rainfall with the Type 1A storm
Ecology used CH2M rainfall value and the Regional Storm hyetograph

Linda Brown

From: Anna Nelson
Sent: Thursday, July 08, 2010 7:26 AM
To: Linda Brown
Subject: FW: Teanaway Solar Reserve (TSR) Tecnnical Advisory Committee (TAC) Tree Count
Attachments: TsrTacTreecount.pdf

Pls print

From: Teske, Mark S (DFW) [mailto:Mark.Teske@dfw.wa.gov]
Sent: Wednesday, July 07, 2010 6:11 PM
To: Nichole.Seidell@ch2m.com; Anna Nelson; Larsen, Brenda (DOHi); kirk.holmes@co.kittitas.wa.us; howard@sawtoothdg.com; jjones@forestllc.com; Jay.Lorenz@ch2m.com; marc.eylar@co.kittitas.wa.us; MattS@strategies360.com; MAUNEY, MARTY (DNR); Meyer, William R (DFW); Nelson, Travis W (DFW)
Subject: Teanaway Solar Reserve (TSR) Tecnnical Advisory Committee (TAC) Tree Count

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

July 7, 2010

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

Dear Ms. Nelson:

At the most recent Teanaway Solar Reserve (TSR) Technical Advisory Committee (TAC) meeting, Jeff Jones provided a breakdown of the number of trees, by diameter class, that currently grow in the areas that will be occupied by the TSR infrastructure.

WDFW's understanding of the role of the TAC was that the group was to develop a credible tree planting plan that would replace trees removed by the development at a 3 to 1 ratio. The TAC had been operating with the number 13,000 as the number of trees that would be removed by the development. Those 13,000 trees multiplied by 3 came to 39,000 trees. The TAC was to develop a re-vegetation plan (techniques and locations) for that number of trees.

However, in the diameter class breakdown that resulted from the vegetation plots that counted the trees, the 0 to 3 inch tree diameter category was not included when the 13,000 tree number was generated. This was new information. Failing to include the 0 to 3 inch tree size category ignores a significant number of trees. This size class is the exact same size category that will be planted to replace the trees removed by development of the TSR. No satisfactory explanation was offered as to why that tree diameter category would not be considered a tree when counting trees, but would be considered a tree when replanting trees. Remember, numerous large diameter trees will be removed for this development. Replacing one 16" inch diameter tree with three (3) seedlings that are not even an inch in diameter is not remotely proportional. To then undercount the total number of trees to this degree or to declassify as trees whole diameter classes appears arbitrary. This issue needs to be resolved prior to the completion of the re-vegetation plan.

Sincerely,

Mark S. Teske

Mark S. Teske, WDFW Habitat

cc: Perry Harvester, WDFW Region 3 Habitat Program Manager

Anna Nelson

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, July 19, 2010 2:53 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve

Mandy Weed

-----Original Message-----
From: lee bates [mailto:bateslee@eburg.com]
Sent: Monday, July 19, 2010 2:34 PM
To: CDS User
Subject: Teanaway Solar Reserve

I recommend you disapprove the Conditional Use permit for the Teanaway Solar reserve for environmental reasons. The location is not suitable.
It should be located in a non used area like Whiskey Dick where people do not have to look at it every day. It is out of place. The amount of electricity generated is miniscue. The payback period is too great.
People are trying to get rich on going green on taxpayer subsidies. It is a waste of taxpayer money.

Lee Bates
PO Box 1666
Ellensburg WA 98926
509 925 5055
bateslee@eburg.com
7-18-10

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Anna Nelson

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, July 26, 2010 8:34 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway

Mandy Weed

-----Original Message-----
From: barry leaf [mailto:barryleaf@gmail.com]
Sent: Sunday, July 25, 2010 2:46 PM
To: CDS User
Subject: Teanaway

Save our teanaway.

Sent from my iPhone

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message id: 38eb45916c6dcbdac24bb8719d004a14

Anna Nelson

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, July 26, 2010 8:34 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Help
Attachments: photo.JPG; ATT00001.txt

Mandy Weed

-----Original Message-----
From: barry leaf [mailto:barryleaf@gmail.com]
Sent: Sunday, July 25, 2010 2:47 PM
To: CDS User
Subject: Help

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Say No to the Teanaway Solar Reserve

Anna Nelson

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Wednesday, July 28, 2010 8:15 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve

Mandy Weed

From: Mike Zahajko [mailto:mzahajko@alliancemarketing.net]
Sent: Tuesday, July 27, 2010 5:14 PM
To: CDS User
Cc: 'Mike Zahajko'
Subject: Teanaway Solar Reserve

My name is Mike Zahajko, I am a ***homeowner*** at 760 Weihl Rd, Cle Elum, WA 98922 and directly adjacent to the proposed Teanaway Solar Reserve (TSR).

I am writing this plea as a ***home owner*** and ***concerned citizen*** for the pending violation to allow TSR to complete the proposed solar installation project on the Cle Elum Ridge.

I emphatically disagree with this site selection on the following bases:

(1) this Cle Elum Ridge area is beautiful forest area, that would be desecrated by the proposed solar installations.

(2) I'm a supporter of alternative even specifically -- solar energy. However, I fell there is better suited vacant and dessert landscape acreage (without greenery) in other parts of eastern Kittitas County; with lower environmental and (residential) neighborhood impact.

(3) this project cannot be completed without compromising SAFETY to people and property: This Cle Elum Ridge is a high fire danger area; with only one (Weihl Rd) evacuation route. Weihl Rd is not suitable for heavy-equipment and machinery traffic TSR will bring to the area and additional transportation concerns therein.

(4) the current proposed TSR is positioned to be an eye-sore to immediate adjacent neighbors; as well a vastly more significant population with visible of TSR areas.

(5) the TSR will bring unwanted "industry" to this Cle Elum Ridge (forest) area. I am told that there will be up to 400,000 solar panels, 75 inverter buildings and hundreds if not thousands of workers required to construct and service TSR operations.

(6) the County is errant in the necessary (and required) due diligence to access the immediate and long-term environmental impact of the TSR.

(7) I moved to 760 Weihl Rd for the rural beauty and large open spaces – I personally take frequent walks in the exact area of the proposed TSR.

(8) I cannot imagine that this Cle Elum Ridge area is the "best use" for a ""SOLAR INSTALLATION"" perhaps if the out-of-state (East Coast) investors lived here they too would agree...

(9) I fully support **Citizens Alliance for a Rural Teanaway** opposing any current or future development by TSR in the Cle Elum Ridge area.

As our County representatives – please DO NOT ALLOW TSR to rollover Kittitas County with the prospect of a few new jobs while we sacrifice our natural resources right here in Cle Elum off Weihl Rd!

This is crazy – please help…

Regards,
Mike Zahajko

(206) 660-4715 | (206) 374-8209 f
mzahajko@alliancemarketing.net

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message id: 38eb45916c6dcbdac24bb8719d004a14

Anna Nelson

From: Nichole.Seidell@ch2m.com
Sent: Friday, July 30, 2010 3:46 PM
To: Anna Nelson
Subject: FW: Teanaway Solar Reserve- Phone Call on July 29, 2010

From: Howie, Douglas (ECY) [mailto:doho461@ECY.WA.GOV]
Sent: Friday, July 30, 2010 7:56 AM
To: Seidell, Nichole/PDX
Cc: Creech, Jane T. (ECY); McKinney, Charlie (ECY)
Subject: RE: Teanaway Solar Reserve- Phone Call on July 29, 2010

Nicole:

I agree with the description of what is needed for the final design for the Teanaway Project stormwater treatment and control facilities that you provide in the text below. Please work with your client to ensure that this requirement is presented to the people who are doing the final design and that the final design must be in compliance with the Stormwater Management Manual of Eastern Washington.

Thank you for making time available to discuss this issue.

Douglas C. Howie, P.E.
Stormwater Engineer
Department of Ecology, Water Quality Section
300 Desmond Dr. SE; PO Box 47600
Olympia, WA 98504-7600
(360) 407-6444 (voice)
douglas.howie@ecy.wa.gov

From: Nichole.Seidell@ch2m.com [mailto:Nichole.Seidell@ch2m.com]
Sent: Thursday, July 29, 2010 4:47 PM
To: Howie, Douglas (ECY)
Cc: Creech, Jane T. (ECY); McKinney, Charlie (ECY)
Subject: Teanaway Solar Reserve- Phone Call on July 29, 2010

Hi Doug,

Thanks for taking the time to talk with us today regarding the Teanaway Project.

Per our discussion today, we concur that design of any facilities to manage water quantity or quality on the site must accommodate all drainage from the contributing basin, including those areas not within the project site, either by appropriately sized facilities onsite or conveyance around the project.

Again, we appreciate you taking the time to provide such a thorough review.

Please give me a call if you have any questions!

Nichole Seidell
CH2M HILL
2020 SW Fourth Ave
Portland, OR 97201
503.329.2543 (cell)
503.872.4803 (office)
503.736.2000 (fax)
nseidell@ch2m.com

Anna Nelson

From: Anna Nelson
Sent: Monday, July 26, 2010 1:22 PM
To: Valoff, Dan; D'Hondt, Douglas P.; Wollman, Christina; Holmes, Kirk
Subject: FW: e-Copy: Correspondence sent on behalf of WA State Dept. of Ecology
Attachments: TSR_Comment_Response_Letter_07_26_10_final.pdf

From: Nichole.Seidell@ch2m.com [mailto:Nichole.Seidell@ch2m.com]
Sent: Monday, July 26, 2010 1:19 PM
To: Anna Nelson
Subject: FW: e-Copy: Correspondence sent on behalf of WA State Dept. of Ecology

For your files.

From: Seidell, Nichole/PDX
Sent: Monday, July 26, 2010 1:18 PM
To: 'Creech, Jane T. (ECY)'
Cc: McKinney, Charlie (ECY); Jamison, Lynda (ECY); Merz, Jonathan (ECY); Howie, Douglas (ECY); Espinoza, Joy (ECY); Garton, Brittany/PDX; Anderson, Mark/PDX
Subject: RE: e-Copy: Correspondence sent on behalf of WA State Dept. of Ecology

Hi Jane,

Thanks for taking the time to provide these comments. Attached please find the responses on behalf of TSR.

Please call me if you have any questions.

Nichole Seidell
CH2M HILL
2020 SW Fourth Ave
Portland, OR 97201
503.329.2543 (cell)
503.872.4803 (office)
503.736.2000 (fax)
nseidell@ch2m.com

From: Creech, Jane T. (ECY) [mailto:JTON461@ECY.WA.GOV]
Sent: Thursday, July 01, 2010 2:46 PM
To: Seidell, Nichole/PDX
Cc: McKinney, Charlie (ECY); Jamison, Lynda (ECY); Merz, Jonathan (ECY); Howie, Douglas (ECY); Espinoza, Joy (ECY); Garton, Brittany/PDX
Subject: RE: e-Copy: Correspondence sent on behalf of WA State Dept. of Ecology

Hi Nichole,

Thanks for the note. I added answers within your note below.

Please contact me if I can help with anything.

Have a great day,
Jane

Jane Creech
WA Dept of Ecology
Water Quality/Central Region
509-925-2557
jane.creech@ecy.wa.gov

From: Nichole.Seidell@ch2m.com [mailto:Nichole.Seidell@ch2m.com]
Sent: Thursday, July 01, 2010 2:31 PM
To: Espinoza, Joy (ECY); Brittany.Garton@CH2M.com
Cc: Creech, Jane T. (ECY); McKinney, Charlie (ECY); Jamison, Lynda (ECY); Merz, Jonathan (ECY); Howie, Douglas (ECY)
Subject: RE: e-Copy: Correspondence sent on behalf of WA State Dept. of Ecology

Thank you all for taking the time to provide us with this input. For clarification, do you want us to respond to the items detailed in the letter and the 13 items outlined in the attachment? Yes, please.

Can we respond to all items via a brief letter? Sure, as long as (1) you do respond to all comments and (2) the responses fully address the items (especially Doug's questions, where he requests a couple of additional calculations).

Just wanted to be sure expectations are clear and we are getting you what you find most useful.

Thanks!

From: Espinoza, Joy (ECY) [mailto:jesp461@ECY.WA.GOV]
Sent: Thursday, July 01, 2010 1:39 PM
To: Garton, Brittany/PDX; Seidell, Nichole/PDX
Cc: Creech, Jane T. (ECY); McKinney, Charlie (ECY); Jamison, Lynda (ECY); Merz, Jonathan (ECY); Howie, Douglas (ECY)
Subject: e-Copy: Correspondence sent on behalf of WA State Dept. of Ecology

Good afternoon,

Attached please find your electronic copy of correspondence sent on behalf of WA State Department of Ecology, Water Quality Program. Should you have any questions, please feel free to contact either Charles McKinney, Section Manager at 509/457-7107 or Jane Creech, TMDL Coordinator at 509/925-2557.

Thank you,

Joy Espinoza
Secretary for the Water Quality Program
Department of Ecology - Central
509-454-7888

CH2MHILL

July 26, 2010

Charles McKinney
15 W Yakima Ave, Ste 200
Yakima, WA 98902-3452

Subject: Response to Department of Ecology Comments Provided on the Additional Submittal Materials Teanaway Solar Project Hydrologic Analysis

Dear Charlie,

Thank you for giving CH2M HILL the opportunity to respond to the comments the Department of Ecology (Ecology) provided on July 1, 2010 regarding the Additional Information Submittal materials, which supplemented the application for a Conditional Use Permit for the Teanaway Solar Reserve (TSR) (Attachment 1). As requested, responses are provided below to each individual comment that was provided by Ecology. Comments are numbered, with responses written in italics following each comment.

1. The proper name for the Department of Ecology (Ecology) stormwater manual is "Stormwater Management Manual for Eastern Washington (SWMMEW)" not "Eastern Washington Stormwater Management Manual." Please reference the correct name.

All references made to the "Eastern Washington Stormwater Management Manual" in the Teanaway Solar Reserve Hydrologic Analysis from June 2010 are meant to reference the Stormwater Management Manual for Eastern Washington. In future reports and analyses, the proper name for the document will be used.

2. Please show the two basin boundaries on the Figure that shows the project boundary. It is difficult to see what part of drainage basin is the project site and what part is outside the project site.

The proposed project site is defined at 477 acres, and the project area is 982 acres. The North drainage basin encompasses 259 acres, of the project area and the South drainage basin encompasses the remaining 723 acres. The basins within the project area are illustrated in purple and blue on Figure 3 (see attached).

3. I had difficulty confirming the developed CN from the tables you provided. Please show how the CNs of 73 and 76 were calculated.

The CNs developed for the project were based on hydrologic soil group and vegetative cover type from Technical Release 55: Urban Hydrology for Small Watersheds (NRCS,1986). All soils within the project area are in hydrologic soil group C. The woods-grass combination was used to determine the

existing curve number for the site. The existing site's CN of 72 was computed for an area with 50 percent woods and 50 percent grass (pasture) cover in good condition. Tables 1 and 2 tables included below show the numbers used as a basis for calculating the composite CN for existing and proposed conditions.

Table 1: Curve Number Calculations for Existing Conditions

Drainage Basin	Vegetated Cover Classification	Area (ac)	Curve Number Used
North Drainage Basin			
	Herbaceous Wetlands	0.59	100
	Open Water	0.03	100
	Ponderosa Pine Forest and Woodlands	258.39	72
	Composite Curve Number		**72**
South Drainage Basin			
	Herbaceous Wetlands	0.07	100
	Open Water	0.78	100
	Ponderosa Pine Forest and Woodlands	707.72	72
	Riparian	13.00	74
	Upland Aspen	1.42	41
	Composite Curve Number		**72**

Table 2: Curve Number Calculations for Proposed Conditions

Drainage Basin	Vegetated Cover Classification	Area (ac)	Curve Number Used
North Drainage Basin			
	Natural Site Conditions (50% woods, 50% grass)	212.16	72
	Roads (Gravel)	2.55	89
	Impervious Area	0.06	98
	Grassland in Fair Condition (Array Field)	44.23	79
	Composite Curve Number		**73**
South Drainage Basin			
	Natural Site Conditions (50% woods, 50% grass)	347.88	72
	Roads and Substation Area (Gravel)	19.54	89
	Impervious Area	0.81	98
	Grassland in Fair Condition (Array Field)	354.77	79
	Composite Curve Number		**76**

4. The 3-hour storm should not use the "NRCS storm distribution Type IA" as stated in the second paragraph of section 5.0. Ecology developed and presented the 3-hour storm hyetograph in the SWMMEW. I ran the simulations using the correct 3-hour storm

hyetograph and obtained higher peak flows than those shown in the report (see Attachment 2, 3-hour storm.pdf). The peak flows for the 3-hour storm are lower than those obtained in the longer rainfall simulations. Please use the correct hyetograph during the design process.

CH2M HILL received guidance on the 3-hour storm calculations from Ecology during the period between the first submittal of the Hydrologic Report (February 2010) and the updated submittal of the Hydrologic Report (June 2010). The Hydrologic Report (June 2010) misstates the storm distribution used. The design storm distribution that was used was the 3-hour short duration storm distribution as shown in the Stormwater Management Manual for Eastern Washington. The correct hyetograph, as referenced in the SWMMEW, will be applied during the design process.

5. There is confusion with the 24-hour storm. The report references the NRCS Type IA storm and the "Regional Storm" as if they are the same thing. The NRCS Type IA storm is a 24-hour storm that has been developed for the western portion of Washington and Oregon. Rainfall amounts used in simulations of the Type IA storm are selected directly from precipitation maps. The "Regional Storm" for the Cle Elum area is a 36-hour storm and the hyetograph for the storm is shown in Table 4.2.5 of the SWMMEW. To use this storm you need to multiply the 24-hour rainfall by 1.16 to get the 36-hour rainfall.

CH2M HILL discussed this issue with Doug Howie at Ecology on June 18th, 2010. What is referred to as the regional storm event in the Hydrologic Analysis (June 2010) is in fact an NRCS Type 1A storm with precipitation depths 16% higher than required. CH2M HILL agrees with Doug that by utilizing the methodology presented in the report, the numbers presented in the report, are more conservative than they would have been if either the NRCS Type 1A or Regional Storm methods were used. CH2M HILL notes that in future analyses and reports, the NRCS Type 1A storm will be used with the required precipitation depths from the isopluvial maps (not increased by 16%), and the correct storm name will be referenced.

6. As a result of the confusion, a simulation with the Type IA storm was run with a rainfall that is 16% higher than required. Thus, there appears to be a composite simulation of the rainfall for the 36-hour "Regional Storm" and the hyetograph for the NRCS Type IA storm. I ran an analysis with the Type IA storm with the increased rainfall and matched the numbers in the report (see Attachment 3, Type IA CH_Ecol mult.pdf).

See response to comment #5.

7. If you run the analysis with either the Type IA storm and the correct 24-hour rainfall (see Attachment 4, Type 1A CH mult_Ecol act.pdf) or the Region 1 storm with the increased rainfall (see Attachment 5, CH Type IA mult_Ecol regional mult.pdf), the resulting peak flow rates are lower than the values in the report. Therefore, it appears the numbers in the report, while not strictly accurate, are conservative and indicate a larger impact than would be seen with either of the Type IA or Region 1 storm using the correct rainfall amount.

Rainfall volumes are based on the amount of rainfall, and by using the increased rainfall for the analysis in the report shows a higher volume than would be seen when using the correct rainfall.

See response to comment #5.

8. In various locations, text in the report shows the return event information (i.e. 10-year) for a storm but doesn't identify the length of the rainfall. Please use the full identification of the storm i.e. 10-year, 24-hour storm.

In future reports and analyses, the full identification of the storm (i.e. 10-year, 24-hour storm) will be used.

9. When the analysis is run during the design phase of the project, please use the NRCS Type IA storm with the correct rainfall amount.

See response to comment #5.

10. In section 5.1, a reference is made to development of the "Stormwater Pollution Prevention Plan". In accordance with the SWMMEW, you are required to develop a "Stormwater Site Plan (SSP)" which includes analysis of both Construction and Permanent BMPs for the site. The SSP lists eight Core Elements that must be addressed and submitted to the local jurisdiction.

CH2M HILL notes that a Stormwater Site Plan will need to be developed and submitted to Ecology for approval prior to development and as a part of the permitting process for the project. The Stormwater Site Plan will be used to demonstrate compliance with the applicable core elements and developed as outlined in the Stormwater Management Manual for Eastern Washington.

11. Please identify the units for the variables in the rain on snow equation on page 12.

The units are as follows:

P = Precipitation (measured in inches)
I= Impervious Fraction
R= Runoff (measured in inches)

12. In the Summary section the statement "stormwater BMPs will be implemented if necessary" appears. Stormwater BMPs of some type must be implemented on this project to provide water quality treatment and control runoff.

BMPs will be implemented on this project to control runoff as stipulated by the local and state regulatory authorities. Specific stormwater BMPs will be chosen based on site-specific conditions during design and on their ability to function with and protect the natural watershed. Specific BMPs will be outlined in the National Pollutant Discharge Elimination System (NPDES) permit and the Stormwater Pollution PreventionSite Plan (SWPPP) also referred to as a Stormwater Site Plan that will be submitted for approval to the Washington State Department of Ecology prior to construction of the project.

13. I did not find any problem with the analysis done by CH2M-Hill for rain on snow.

Noted.

14. As you know, the Teanaway Temperature TMDL protects hyporheic recharge to the river in order to ensure adequate flows during the late summer/early fall low-flow period. We note that you intend to design and install best management practices (BMPs) that will "collect runoff from a developed area and release it at a slower rate than it would typically run off the site". What does "typically" mean here?

The intent of the statement was to establish the preference of infiltration and retention BMPs rather than a "typical" detention-style system that may match pre-project peak release rates but provide limited protection of hyporheic discharge. Infiltration and retention BMPs may also alleviate existing flood risks to downbasin landowners.

15. Please be more specific in your description of BMPs to ensure that post-construction site hydrology will remain virtually unchanged from per-construction site hydrology, which includes appropriate absorption of water into hillside soils during wet times of the year.

See response to comment #12.

16. Additionally, the October 5th, 2009 letter from GeoEngineers states that the flows from the project site likely provided little of the water in the hyporheic zone, and that most of the water in the hyporheic zone comes from runoff captured from the proposed project site and is used for agricultural purposes. We do not completely agree with this analysis, especially regarding the north basin. Saturated soils on hillslopes also have a substantial influence on hyporheic recharge.

Comment noted. Please note that the GeoEngineers letter was referenced only for purposes of interviews conducted regarding the January 2009 flood event. No part of the GeoEngineers letter was used to develop the hydrologic analysis presented in the CH2M HILL June 2, 2010 report.

Feel free to contact me with any questions at 503-872-4803 or nichole.seidell@ch2m.com. Thanks again for the opportunity to provide responses to comment

Sincerely,

CH2M HILL

N Seidell

Nichole Seidell
Project Manager

c: Jane Creech
Douglas Howie

ATTACHMENT #1

Comments from Doug Howie (WA Dept of Ecology) on Teanaway Solar Reserve Hydrologic Analysis Kittitas County, Washington, June 2010, prepared by CH2M-Hill.

1. The proper name for the Department of Ecology (Ecology) stormwater manual is "Stormwater Management Manual for Eastern Washington (SWMMEW)" not "Eastern Washington Stormwater Management Manual". Please reference the correct name.
2. Please show the two basin boundaries on the Figure that shows the project boundary. It is difficult to see what part of drainage basin is the project site and what part is outside the project site.
3. I had difficulty confirming the developed CN from the tables you provided. Please show how the CNs of 73 and 76 were calculated.
4. The 3-hour storm should not use the "NRCS storm distribution Type IA" as stated in the second paragraph of section 5.0. Ecology developed and presented the 3-hour storm hyetograph in the SWMMEW. I ran the simulations using the correct 3-hour storm hyetograph and obtained higher peak flows than those shown in the report (see Attachment #2, *3-hour storm.pdf)*. The peak flows for the 3-hour storm are lower than those obtained in the longer rainfall simulations. Please use the correct hyetograph during the design process.
5. There is confusion with the 24-hour storm. The report references the NRCS Type IA storm and the "Regional Storm" as if they are the same thing. The NRCS Type IA storm is a 24-hour storm that has been developed for the western portion of Washington and Oregon. Rainfall amounts used in simulations of the Type IA storm are selected directly from precipitation maps. The "Regional Storm" for the Cle Elum area is a 36-hour storm and the hyetograph for the storm is shown in Table 4.2.5 of the SWMMEW. To use this storm you need to multiply the 24-hour rainfall by 1.16 to get the 36-hour rainfall.
6. As a result of the confusion, a simulation with the Type IA storm was run with a rainfall that is 16% higher than required. Thus, there appears to be a composite simulation of the rainfall for the 36-hour "Regional Storm" and the hyetograph for the NRCS Type IA storm. I ran an analysis with the Type IA storm with the increased rainfall and matched the numbers in the report (see Attachment #3, *Type IA CH_Ecol mult.pdf*).
7. If you run the analysis with either the Type IA storm and the correct 24-hour rainfall (see Attachment #4, *Type 1A CH mult_Ecol act.pdf*) or the Region 1 storm with the increased rainfall (see Attachment #5, *CH Type IA mult_Ecol regional mult.pdf*), the resulting peak flow rates are lower than the values in the report. Therefore, it appears the numbers in the report, while not strictly accurate, are conservative and indicate a larger impact than would be seen with either of the Type IA or Region 1 storm using the correct rainfall amount. Rainfall volumes are based on the amount of rainfall, and by using the increased rainfall for the analysis in the report shows a higher volume than would be seen when using the correct rainfall.

8. In various locations, text in the report shows the return event information (i.e. 10-year) for a storm but doesn't identify the length of the rainfall. Please use the full identification of the storm i.e. 10-year, 24-hour storm.
9. When the analysis is run during the design phase of the project, please use the NRCS Type IA storm with the correct rainfall amount.
10. In section 5.1, a reference is made to development of the "Stormwater Pollution Prevention Plan". In accordance with the SWMMEW, you are required to develop a "Stormwater Site Plan (SSP)" which includes analysis of both Construction and Permanent BMPs for the site. The SSP lists eight Core Elements that must be addressed and submitted to the local jurisdiction.
11. Please identify the units for the variables in the rain on snow equation on page 12.
12. In the Summary section the statement "stormwater BMPs will be implemented if necessary" appears. Stormwater BMPs of some type must be implemented on this project to provide water quality treatment and control runoff.
13. I did not find any problem with the analysis done by CH2M-Hill for rain on snow.

ATTACHMENT #2

3-hour storm.pdf

Peak Discharge calculated by Ecology (DCH) using HEC-HMS

Basin	2yr-3hr			10yr-3hr			100yr-3hr		
	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ
Existing									
North	-	-	#DIV/0!	2.04	0.72	183.3%	33.60	24.71	36.0%
South	-	-	#DIV/0!	4.48	1.92	133.3%	82.41	58.90	39.9%
Proposed									
North	0.02	0.05	-60.0%	3.40	1.01	236.6%	37.44	29.40	27.3%
South	0.22	0.53	-58.5%	21.08	10.36	103.5%	125.33	109.23	14.7%
Increase									
North	0.02	0.05	-60.0%	1.36	0.29	369.0%	3.84	4.69	-18.1%
South	0.22	0.53	-58.5%	16.60	8.44	96.7%	42.92	50.33	-14.7%
Percent Increase									
North	#DIV/0!	#DIV/0!	#DIV/0!	66.7%	40.3%	65.5%	11.4%	19.0%	-39.8%
South	#DIV/0!	#DIV/0!	#DIV/0!	370.5%	439.6%	-15.7%	52.1%	85.4%	-39.1%

% Difference is based on (Ecology-CH2M-Hill)/CH2M-Hill

ATTACHMENT #3

Type IA CH_Ecol mult.pdf

Peak Discharge calculated by Ecology (DCH) using HEC-HMS
Ecology Uses Type IA storm with Regional Rainfall (1.16 multiplier)

Basin	10 yr Storm			25 yr Storm			100 yr Storm		
	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ
Existing									
North	21.77	21.77	0.0%	39.85	39.85	0.0%	71.52	71.54	0.0%
South	55.98	55.96	0.0%	102.02	102.01	0.0%	183.87	183.89	0.0%
Proposed									
North	24.77	24.78	0.0%	43.75	43.77	0.0%	76.49	76.53	-0.1%
South	89.52	89.52	0.0%	144.33	144.34	0.0%	237.34	237.38	0.0%

% Difference is based on (Ecology-CH2M-Hill)/CH2M-Hill

CH2M-Hill used 1.16 times 24-hour storm rainfall and the Type 1A storm
Ecology used 1.16 times 24-hour storm rainfall and the Type 1A storm

ATTACHMENT #4

Type 1A CH mult_Ecol act.pdf

Peak Discharge calculated by Ecology (DCH) using HEC-HMS
Ecology Uses Type IA Storm

Basin	10 yr Storm			25 yr Storm			100 yr Storm		
	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ
Existing									
North	11.62	21.77	-46.6%	24.58	39.85	-38.3%	49.19	71.54	-31.2%
South	30.43	55.96	-45.6%	63.16	102.01	-38.1%	125.76	183.89	-31.6%
Proposed									
North	13.89	24.78	-43.9%	27.85	43.77	-36.4%	53.41	76.53	-30.2%
South	56.43	89.52	-37.0%	98.36	144.34	-31.9%	170.07	237.38	-28.4%

% Difference is based on (Ecology-CH2M-Hill)/CH2M-Hill

CH2M-Hill used 1.16 times 24-hour storm rainfall with the Type 1A storm
Ecology used actual 24-hour rainfall (CH2M value/1.16)

ATTACHMENT #5

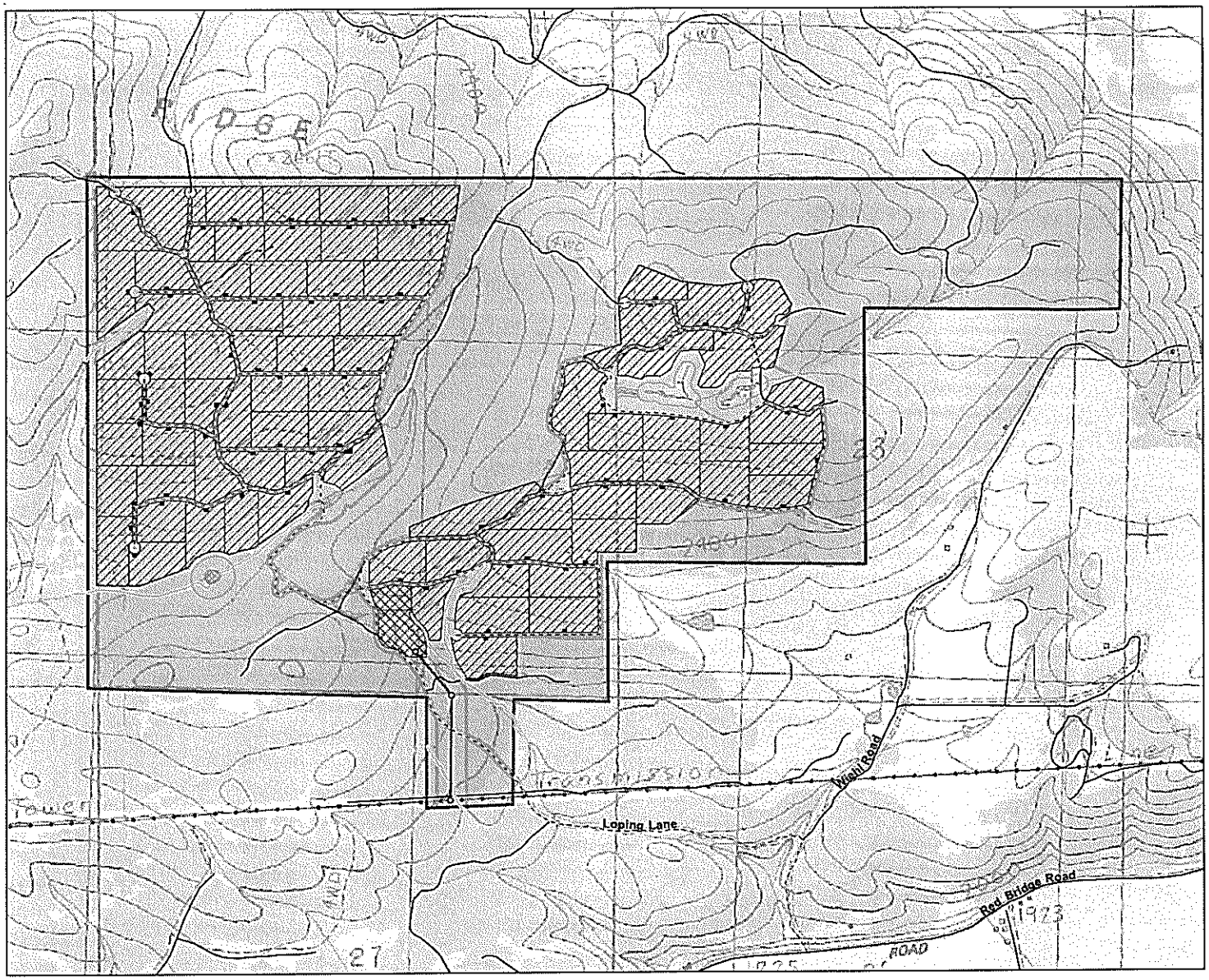
CH Type IA mult_Ecol regional mult.pdf

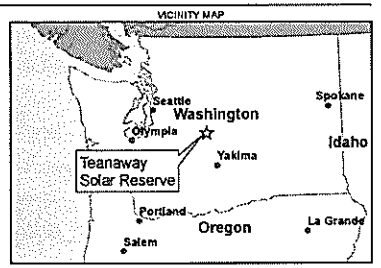
Peak Discharge calculated by Ecology (DCH) using HEC-HMS
Ecology Uses 36-hr Regional Storm

Basin	10 yr Storm			25 yr Storm			100 yr Storm		
	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ	Ecology Regional	CH2M	% Differ
Existing									
North	15.27	21.77	-29.9%	25.19	39.85	-36.8%	41.96	71.54	-41.3%
South	40.32	55.96	-27.9%	66.66	102.01	-34.7%	111.50	183.89	-39.4%
Proposed									
North	16.84	24.78	-32.0%	27.09	43.77	-38.1%	44.29	76.53	-42.1%
South	57.86	89.52	-35.4%	87.84	144.34	-39.1%	137.11	237.38	-42.2%

% Difference is based on (Ecology-CH2M-Hill)/CH2M-Hill

CH2M-Hill used 1.16 times 24-hour storm rainfall with the Type 1A storm
Ecology used CH2M rainfall value and the Regional Storm hyetograph





LEGEND

Proposed Project Features

- Proposed Project Area (982 Acres)
- Proposed Project Site (477 acres)
- Proposed PV Array Block
- Proposed Field Inverter and Field Transformer
- Proposed Substation/O&M Facility
- Proposed Transmission Line
- Proposed Transmission Structure
- Primary Access Road
- Secondary Access Road
- Proposed Improved Existing County Access Road
- Proposed Improved Existing Private Access Road
- Existing Maintenance Road (Planned Decommissioning)

Existing Features

- Existing BPA Transmission Line and ROW
- Existing Road
- Stream
- Stream Buffer
- Wetland
- Wetland Buffer
- South Drainage Basin
- North Drainage Basin

N

0 1,000 Feet

1 inch = 1,000 feet

FIGURE 3
Proposed Site Layout with Drainage Basins
Hydrologic Analysis
Teanaway Solar Reserve
Kittitas County, Washington

CH2MHILL

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

July 1, 2010

Brittany Garton and Nichole Seidell
CH2M Hill
2020 Southwest 4th Avenue, 3rd Floor
Portland, OR 97201-4958

Dear Brittany and Nichole,

Thank you for giving the Washington State Department of Ecology (Ecology) the opportunity to review and comment on the Additional Information Submittal materials, which are added to the application for a Conditional Use Permit for the Teanaway Solar Reserve (TSR).

Doug Howie, Ecology stormwater engineer, prepared comments on the hydrologic analysis portion of the submittal, with accompanying spreadsheets (see attachments).

As you know, the *Teanaway Temperature TMDL* protects hyporheic recharge to the river in order to ensure adequate flows during the late summer/early fall low-flow period. We note that you intend to design and install best management practices (BMPs) that will "collect runoff from a developed area and release it at a slower rate than it would typically run off the site." What does "typically" mean here? Please be more specific in your description of BMPs to ensure that post-construction site hydrology will remain virtually unchanged from pre-construction site hydrology, which includes appropriate absorption of water into hillside soils during the wet times of the year.

Additionally, the October 5, 2009 letter from GeoEngineers states that the flows from the project site likely provided little of the water in the hyporheic zone, and that most of the water in the hyporheic zone comes from runoff captured from the proposed project site and used for agricultural purposes. We do not completely agree with this analysis, especially regarding the north basin. Saturated soils on hillslopes also have a substantial influence on hyporheic recharge.

Please respond to these comments through a letter addressing each comment, rather than producing another hydrologic analysis. Because a new report will be needed during the project design phase, it is not necessary to develop a new report at this time.

Feel free to contact me with any questions at 509-457-7107 or cmck461@ecy.wa.gov, or you can contact Jane Creech at 509-925-2557 or jton461@ecy.wa.gov.

Sincerely,

Charles McKinney
Section Manager
Water Quality Program

Attachments

cc: Dan Valoff, Kittitas County Community Development Services
Doug D'Hondt, Kittitas County Public Works
Jon Merz, WA Dept of Ecology
Lynda Jamison, WA Dept of Ecology
Doug Howie, WA Dept of Ecology
Jane Creech, WA Dept of Ecology

Anna Nelson

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Monday, August 02, 2010 3:50 PM
To: Dan Valoff; Anna Nelson
Subject: FW: Teanaway Solar Reserve

Mandy Weed

From: Mike and Tory Haschak [mailto:mikeandtory@hotmail.com]
Sent: Monday, August 02, 2010 11:19 AM
To: CDS User
Subject: Teanaway Solar Reserve

Dear Sirs, please add these comments to the record on the August 11th meeting which I am unable to attend.

I am 100% behind the project known as the Teanaway Solar Reserve. This project is part of what we need to bring our country to energy independence and work towards a renewable clean energy future.

We have an opportunity to show America and the world that this technology can work and work well. It will not only be clean and quiet but bring stable jobs to this area. I see this as a win, win, win.

Please support this project.

Thank You,
Mike Haschak

Mike Haschak
51 Homestead Lane
Easton, WA. 98925
Cell 425-442-9976
mikeandtory@hotmail.com

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message id: 38eb45916c6dcbdac24bb8719d004a14

Anna Nelson

From: Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User [planning@co.kittitas.wa.us]
Sent: Tuesday, August 03, 2010 9:02 AM
To: Dan Valoff; Anna Nelson
Subject: FW: Appeal on TSR- DNS Ruling
Attachments: SEPA Objection TSR.doc

Mandy Weed

From: Robert Hill [mailto:hillshill@wavecable.com]
Sent: Tuesday, August 03, 2010 8:34 AM
To: CDS User
Subject: Appeal on TSR- DNS Ruling

Attached is my appeal to reconsider the approach to rule this project as a Determination of Non-significance. Please require a full SEPA/EIS review. Thank You, Thr Hill and Hanson families.

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

July 30, 2010

To: Kittitas County Board of Adjusters

RE: Cup application (CU-09-00005)
Open Record on SEPA Appeal

From Robert and Diane Hill
2548 S. Camano Drive
Camano Island, Wash. 98282
Tax Parcels P314134,, P17792, P211129

Todd and Cheri Hill
P.O. Box 480
White Salmon, Wash. 98672
Parcel # P17792

Erik and Laura Hanson
11147 Womans Bay Road
Kodiak, Alaska 99615
Parcel #'s P21395, P21396

The approach being followed to allow this project impact to be ruled as a Determination of Non-Significance and not require the complete SEPA study and EIS, for such a large signature on the landscape, seems totally in-appropriate. We all oppose the Determination of Non-significance and request this be reconsidered.
I will offer a few of our major concerns.

1. **Aquifer recharge issue.** Downstream from this project are a significant number of properties that use, or will require, wells for water. This project has stated it will install nearly 400,000 panels in this 900 plus acre project. Each panel being about the size of a pick up truck. Rain and snow water are presently being evenly absorbed into the soil that supports a recharge of this aquifer, this clearly will be impacted.

It is obvious there has been no scientific data mitigating this impact. A SEPA review should require this be studied and addressed

2. Currently there is a moratorium on water extraction on all exempt wells in this area until a study is done to determine the flow of the aquifer and the impact of planned extractions will have on Senior Water Rights. If, in fact, this study shows limited water availability any reduction or impact to this flow can clearly make some properties unbuildable.. This was not considered in the EIS report submitted for the project. Who will pay for the 100's of properties this project could greatly impact and de-valve?

I think this is a major concern and needs to be included in this report

3. Water runoff from the non permeable surfaces will clearly be of a much larger volume for the remaining small ground sufaces surrounding the panels to absorb. This exposes a larger risk of floods than presently exist.

Again these issues need further evaluation and in the Determination of Non-significance hasn't properly been addressed.

4. I have opposed this project for many reasons, as addressed in my letter of 3-16-2010. I have had no response to that letter and feel that the project efforts for approval are much larger than to address the concerns of the neighbors and what a SEPA and EIS process will review. Yes, not a words of recognition on points in my letter have been received.....Going forward, there will be issues and this is not the way to be proactive.

5. Somewhere in the future their must be accountability. Obviously, with more facts and evaluation the information improves and the risk is reduced. Isn't that the prudent approach? Let's not rush with a Determination of Non-significance, I would think that is not the right thing to do.

Thank you for you consideration and we look forward to a thorough evaluation

The Hill's and Hanson's