

**Kittitas County  
Teanaway Solar Reserve**

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

**Part 2 of 2**

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**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*



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

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

## WILDLIFE

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

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

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

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

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

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

## NATIVE PLANTS

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

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

## PRIORITY HABITATS IDENTIFIED BY APPLICANT SURVEY

**Aspen Stand:** The aspen stand needs to be better characterized, measured, and protected or mitigated. The entire drainage corridor containing the aspen stand needs to be studied in more detail to determine if it meets the criteria for being a wetland.

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

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

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

## **OTHER PRIORITY, SPECIAL, OR SENSITIVE AREAS IDENTIFIED**

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

**Perches and Snags:** Logs greater than or equal to 12 inches in diameter at the largest end and greater than or equal to 20 feet long and snags with excavated holes were observed at several locations on the project site. Broken and dead-topped trees were identified as perches. These features were not discussed in the application.

**Biodiversity Areas and Corridors:** Biodiversity areas and corridors that have habitat that are relatively important to various species of native wildlife were observed throughout the project site. Corridors to other open and undisturbed lands are greater than 250 feet wide at several boundaries. These features were not discussed in the application.

## **OTHER CONCERNS**

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

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

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

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

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

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

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

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

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

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

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

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

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

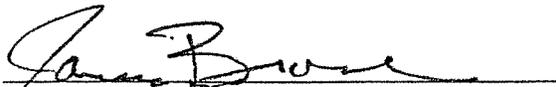
necessary. We all purchased our land and homes with the expectation that we would enjoy the benefits of a residential community, and not a two mile wide quasi-industrial use among us.

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.

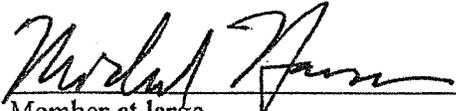
Respectfully Submitted,

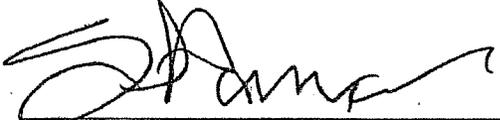
  
James Brose, CART Chairman.

  
Barb King, CART Vice-Chair

  
Chris Kempf, CART Secretary

  
Member at large

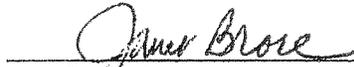
  
Member at large

  
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Member at large

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Member at large

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Member at large

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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

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**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*

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**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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# GO>98922

March 19, 2010

Dan Valoff  
Office of Community Development Planning  
[cds@co.kittitas.wa.us](mailto: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](mailto:GO98922@gmail.com)  
509-674-6004 ph  
509-674-2058 f

Best Regards,

GO98922  
Marc Kirkpatrick  
Tammi Kirkpatrick  
Dena Schweitzer  
Wendy Smith

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**From:** Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User  
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**nt:** 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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March 16, 2010

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

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**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 Wehl 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

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

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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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message id: 38eb45916c6dcbdac24bb8719d004a14

---

**From:** Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User  
[planning@co.kittitas.wa.us]  
**nt:** 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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message id: 38eb45916c6dcbdac245b8719d004a14

---

**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](mailto: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 6<sup>th</sup> Avenue  
Ellensburg, WA 98926  
[Loveland@fairpoint.net](mailto: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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104 Montgomery Avenue  
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Tel: (509) 674-4414  
Fax: (509) 674-4420  
[www.shoemakermfg.com](http://www.shoemakermfg.com)

March 19<sup>th</sup>, 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,

A handwritten signature in cursive script that reads 'Richard Low'.

Richard Low  
President,  
Shoemaker Manufacturing Co.

## Anna Nelson

---

**From:** Anna Nelson  
**Sent:** Friday, March 19, 2010 10:59 AM  
'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.

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 Wehl Road might need to be a bit wider given the traffic and slope of it in winter. Lots of cars get stuck 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

hole, 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]  
**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 29<sup>th</sup> ST  
Renton WA 98056

3/20/10

Office of Community Development  
Kittitas County Commissioners  
Board of Adjustment  
[cds@co.kittitas.wa.us](mailto: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]  
**nt:** Monday, March 22, 2010 2:04 PM  
**Subject:** Anna Nelson  
**Attachments:** TSR  
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 be, 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](mailto:dragonwood1@hotmail.com)  
[www.dragonwoodbreeding.com](http://www.dragonwoodbreeding.com)

---

**From:** Bill [kingbros@cse-net.com]  
**nt:** Monday, March 22, 2010 1:30 PM  
**o:** 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 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 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.

...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 of 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,

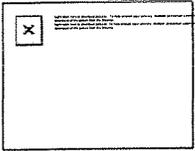
William King

---

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

**To:** 'Bill'; 'Barb King'

**Subject:** Picture from your lawn



The 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

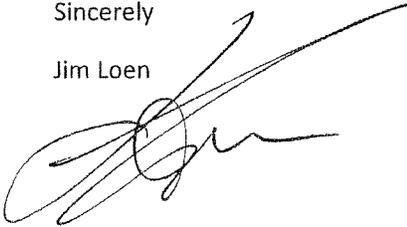
I am a concerned citizen of Kittitas County and in the wake of the recent decisions that have been made regarding our county, the residents who live here, and the harm that has been done. I am writing to encourage you to support the Teanaway Solar Reserve.

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 21<sup>st</sup> 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

A handwritten signature in black ink, appearing to read 'Jim Loen', with a long, sweeping horizontal stroke extending to the right.

---

**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.

Nathan Dolejsi  
Asset Manager  
phone 206-389-6310  
fax 206-389-7751  
[nathan.dolejsi@homestreetcapital.com](mailto: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](mailto: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 21<sup>st</sup> 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

---

**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 Phillipines, 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 child, 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]  
**nt:** Monday, March 22, 2010 3:23 PM  
**o:** 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

INLAND  
TELEPHONE

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

March 22, 2010

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

VIA Electronic Mail  
[cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)  
[anelson@GordonDerr.com](mailto: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.

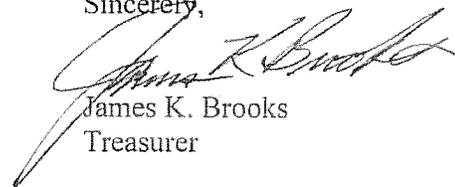
Inland Telephone supports the opportunity to have a renewable energy project of this scale proposed in our community and we believe it will likely provide an incentive and an attraction for others to move to the area.

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. 2<sup>nd</sup> 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](mailto:cds@co.kittitas.wa.us)  
[anelson@GordonDerr.com](mailto: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](mailto: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 21<sup>st</sup> 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. 2<sup>nd</sup> St.  
P.O. Box 687  
Roslyn, WA 98941  
Tel: (509) 649-2211  
FAX: (509) 649-3300

**CENTRAL CASCADES  
LAND COMPANY**

March 22, 2010

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March 22, 2010

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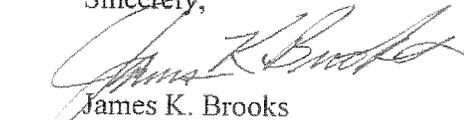
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Thank you for the opportunity to comment on this important project.

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*

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

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message id: 38eb45916c6dcdbdac24bb8719d004a14

March 22, 2010

Office of Community Development  
Kittitas County Commissioners  
Board of Adjustment  
[cds@co.kittitas.wa.us](mailto: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 21<sup>st</sup> 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,



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]  
**nt:** 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](mailto:Steve@stevesenger.com)  
[www.stevesenger.com](http://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 3<sup>rd</sup> Party Built Green Verifier**



"Your Personal Contractor for Life"

March 23, 2010

Office of Community Development  
Kittitas County Commissioners  
Board of Adjustment  
[cds@co.kittitas.wa.us](mailto: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](mailto:Steve@stevesenger.com)

By Referral Only™  
SENGECL954CC

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**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]  
**it:** Tuesday, March 23, 2010 9:40 AM  
**o:** 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

is 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:maryhieband@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. Just as my firm's project will bring benefits, so will TSR I believe.  
Thank you for your consideration.

Mary Hieb

President  
Marina Diversified Investments, Inc.  
951.852.0017

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message id: 39eb45916c6dcbdac24bb8719d004a14

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

Anna, would you kindly confirm receipt. 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 misled 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 be 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 neighborhood is detrimental to the character of our rural neighborhood community.

Rerspefully submitted,

-Reagan and Paige Dunn

1370 Loping Lane, Cle Elum

---

**From:** Catherine Clerf [cclerf1341@fairpoint.net]  
**Int:** Tuesday, March 23, 2010 4:41 PM  
**Subject:** 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 legally 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

therine Anne Clerf  
3 Moe Road  
Ellensburg, Washington 98926

\*\*\*\*\*

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**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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Message id: 38eb45916c6dcbdac24bb8719d004a14

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**From:** Denise M. Hamel [dhamel@sociuslaw.com]  
**nt:** Tuesday, March 23, 2010 4:43 PM  
**nt:** Anna Nelson; cds@co.kittitas.wa.us  
**nt:** 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](http://www.sociuslaw.com)

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---

**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

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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.

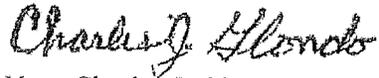
It is my sincere and strong opinion that this project should be supported and meet with an affirmative decision from the Kittitas County Board of Adjustment. After working closely and diligently with Kittitas County Government, various local governments, local community members, local business groups 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,

A handwritten signature in cursive script that reads "Charles J. Glondo".

Hon. Charles J. Glondo  
Mayor

March 23, 2010

MAR 23 2010

3:01 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)

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 or 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 an 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 in 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 substantial.

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.

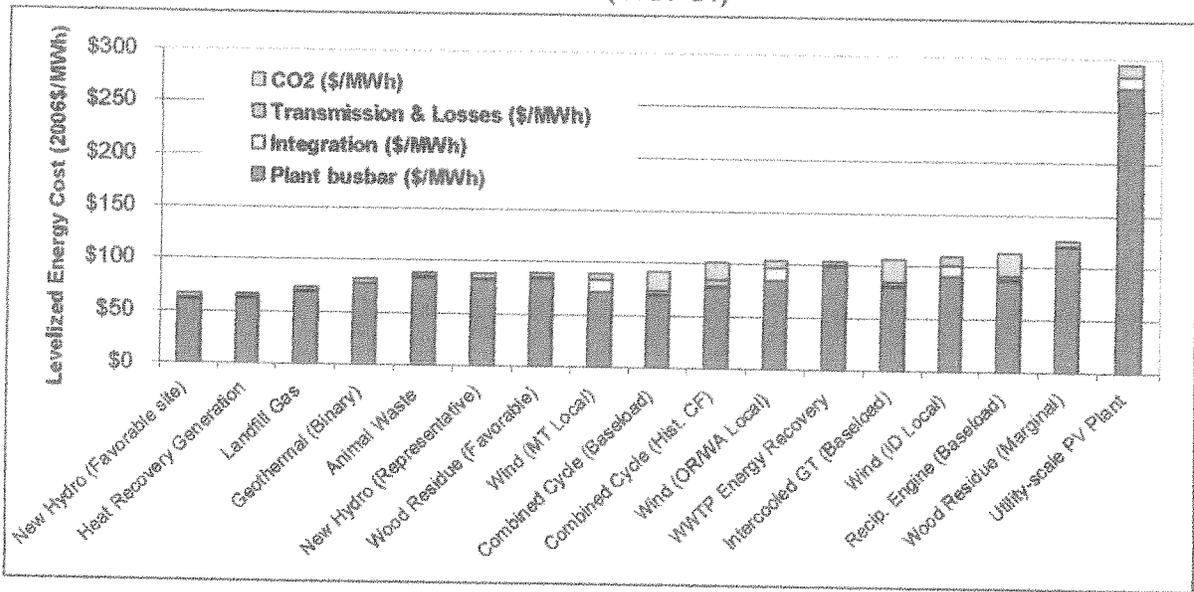
In conclusion, the TSR proposal is a project of questionable benefits and questionable economic viability with substantial adverse impacts. At the very least, an industrial project of this scale requires the preparation a full EIS, just as other large wind generation projects and the proposed Marian 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,

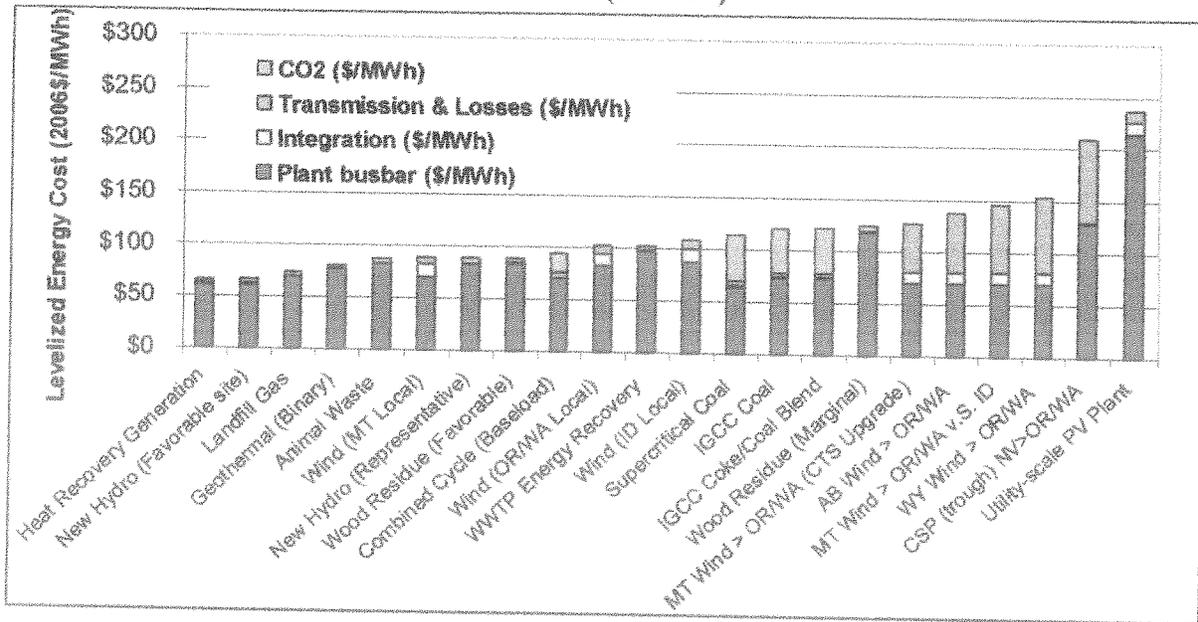


Charles Adams  
General Manager  
Pine Hills Ranch LLC

**Figure 6-1A: Levelized Lifecycle Electricity Cost for Generating Options Available in the Near-term (2010-14)<sup>9</sup>**

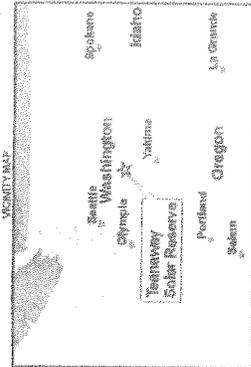
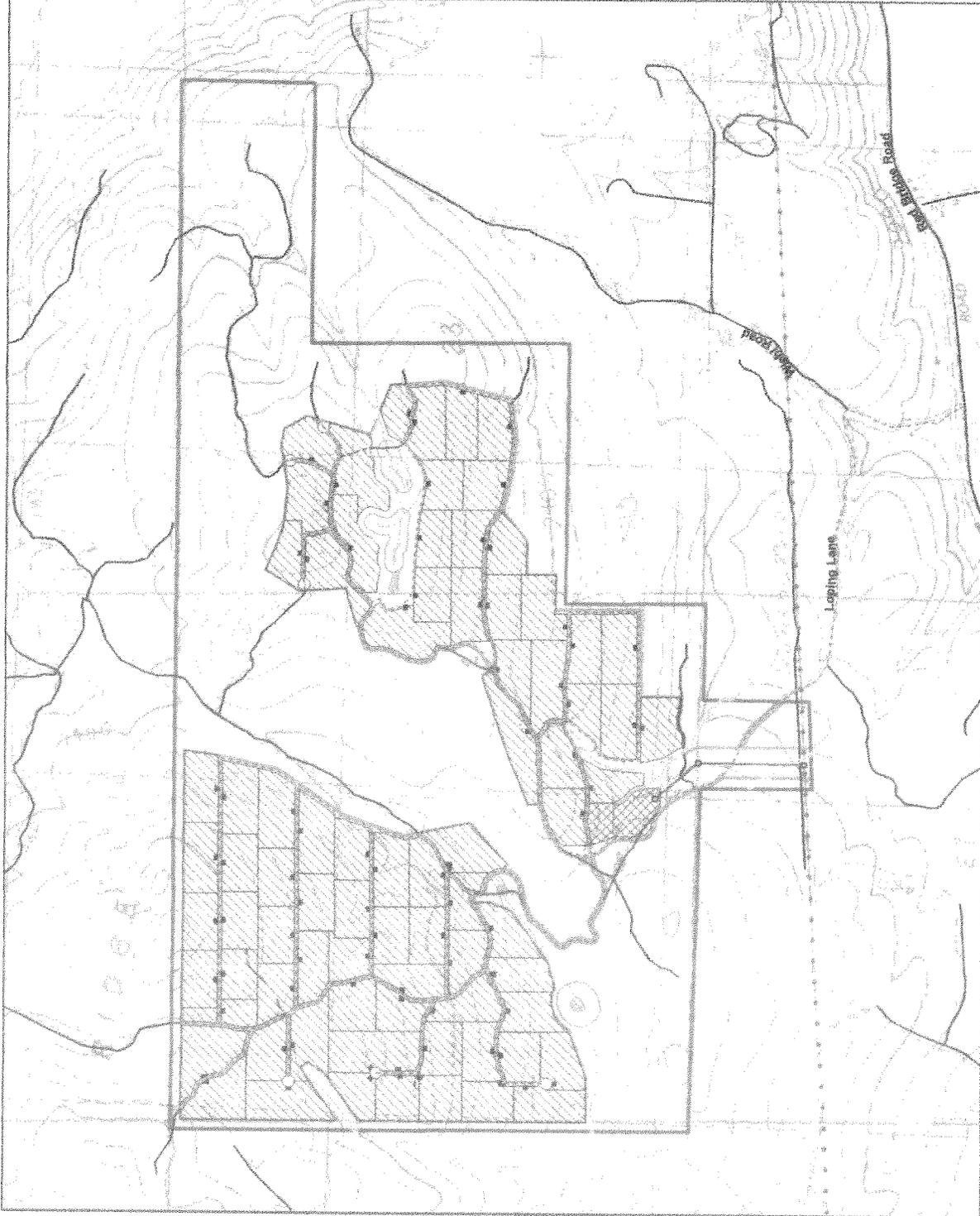


**Figure 6-1B: Levelized Lifecycle Electricity Cost for Generating Options Available in the Mid-term (2015-19)<sup>10</sup>**



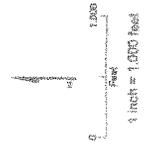
<sup>9</sup> Assumptions: 2015 service, investor-owned utility financing, medium fuel price forecast, wholesale delivery point. CO<sub>2</sub> allowance costs at the mean values of the portfolio analysis. Incentives excluded, except accelerated depreciation. Actual project costs may differ because of site-specific conditions and different financing and timing.

<sup>10</sup> Assumptions as in Figure 6.1A except 2020 service.

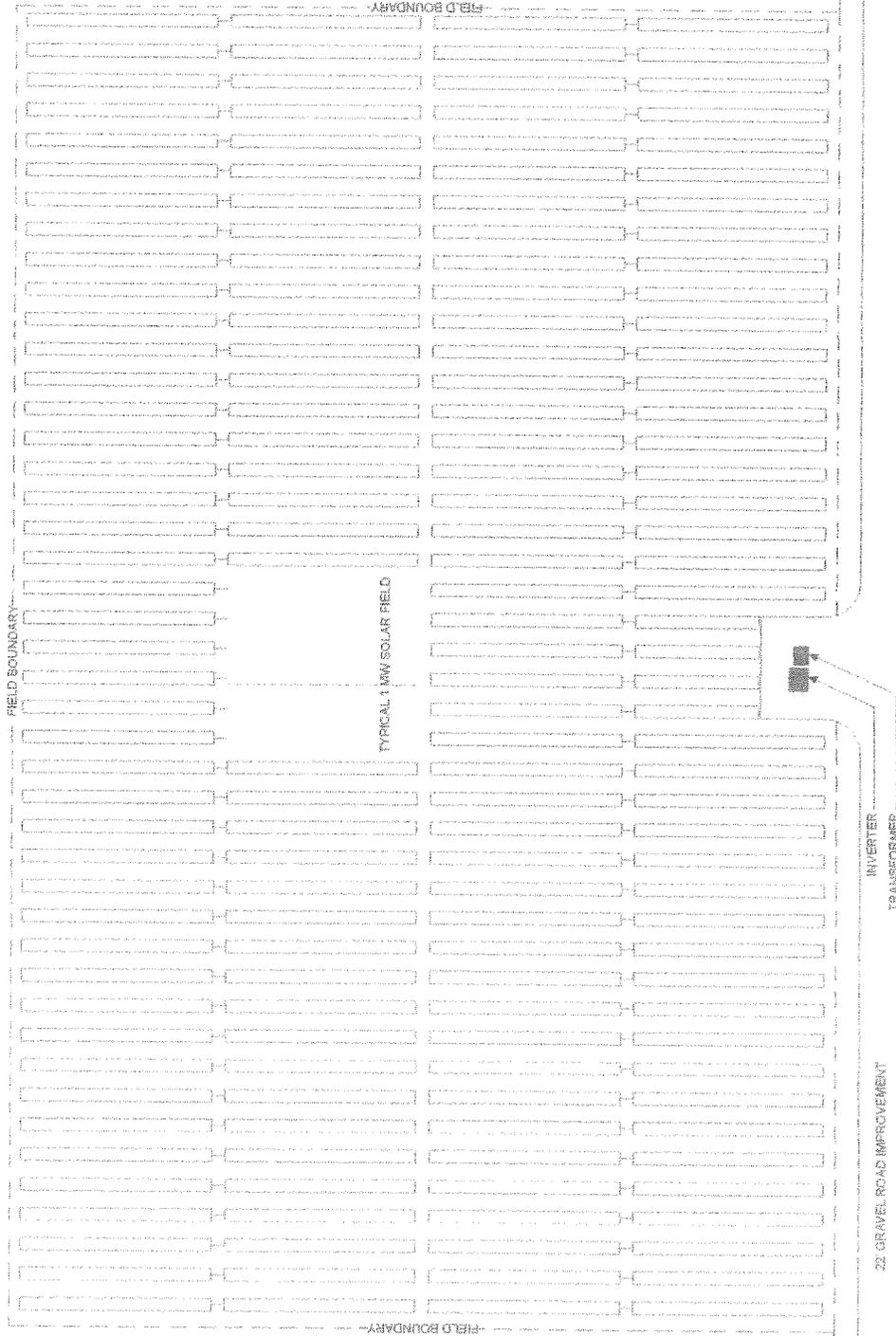


- LEGEND**
- Proposed Project Area (982 Acres)
  - Proposed Project Site (477 acres)
  - Proposed PV Array Block
  - Proposed Field Inverter and Field Transformer
  - Proposed Substation/O&M Facility
  - Proposed Transmission Line<sup>1</sup>
  - Proposed Transmission Structure
  - Proposed Maintenance Road
  - Proposed Improved Maintenance Road
  - Existing Maintenance Road (Planned Decommissioning)
  - Proposed Improved County Access Road
  - Proposed Improved Private Access Road
- Existing Features**
- Existing BPA Transmission Line and ROW
  - Existing Road
  - Stream
  - Stream Buffer
  - Wetland
  - Wetland Buffer

Note:  
 1. TSB has delineated a 300' area within which the BPA transmission line could be sited. Of this 300' area, a maximum of 200' will be cleared for the placement of the BPA transmission line. Final design and placement to be determined by BPA.



**FIGURE 4**  
**Proposed Site Layout**  
 Teanaway Solar Reserve  
 Pacific County, Washington



SINGLE AXIS PANEL ARRAY

scale: 1" = 50'-0"

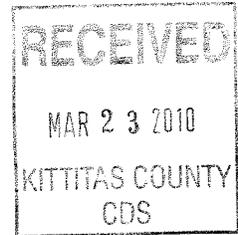
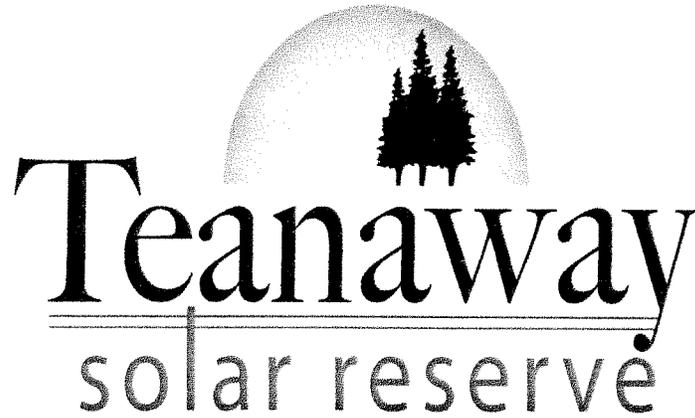


**FIGURE 4a**

Enlarged One Megawatt Field  
 Tearaway Solar Reserve  
 Kittitas County, Washington

CH2M HILL

Attachment 3



# Petitions in Support of Teaaway 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 <i>Robert Sims</i>	robdenerydetectiveagency.com	Roslyn, WA
Myke Woodweg <i>Myke Woodweg</i>	mykejw@gmail.com	Roslyn, WA
Don Wrasse <i>Don Wrasse</i>	donwrasse@me.com	Cle Elum, WA.
FRED ALT <i>FRED ALT</i>	Joseph-21@hotmail.com	Ellensburg, WA.
Frank Louatchie <i>Frank Louatchie</i>	811 West Boulder Rd.	Ellensburg, wa.
Mack Altman <i>Mack Altman</i>	YURTMANMARK@YAHOO.COM	CLE ELUM WA.
Craig Gordon <i>Craig Gordon</i>	Cgordon@cleelum	Roslyn, WA.
Steve Loranger <i>Steve Loranger</i>	_____	Cle Elum, WA
Shane Sheahan <i>Shane Sheahan</i>	Shanedpainter@yahoo.com	Cle Elum WA
Rand Ackerson <i>Rand Ackerson</i>	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 <i>Jeffrey A. Elliott</i>		S. Cle Elum, WA



**PETITION  
IN SUPPORT OF THE TEAWAY SOLAR RESERVE**

The Teaway 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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- 35 permanent jobs
- a significant annual revenue stream to fund local schools, roads and hospitals

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I call on the elected officials and appointed citizens of Kittitas County to approve permits for the Teaway 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: [Handwritten Signature]  
Address: 204 Wth Lewis Kittitas Wa 98934  
Date: 3 / 1 / 10



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Name: LeAnne Burrows-Parypa Stewart Lodge  
Signature: *LeAnne Burrows-Parypa*  
Address: 805 W 1st St SE Cle Elum  
Date: 3-17-10



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Name: Candice Dills  
Signature: [Handwritten Signature]  
Address: PO Box 347 Ronald, WA 98940  
Date: 3/16/10



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Name:

Phil Hess, consulting forester

Signature:

[Handwritten Signature]

Address:

P.O. Box 9 Cle Elum, WA 98922

Date:

3-10-10



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Name: Stefanie McCann

Signature: Stefanie McCann

Address: 461 Airport Road Cle Elum WA 98922

Date: 3-9-10



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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: LeRock W. Adams

Signature: [Handwritten Signature]

Address: P.O. Bx 73 Ronald wa 98840

Date: Mar 1st -10



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Name: KENTY MCCORMACK  
Signature: [Handwritten Signature]  
Address: 302 E. 4<sup>TH</sup> CLE ELUM  
Date: 2/24/10



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Name: Gary J Berg  
Signature: Gary J Berg  
Address: 450 Ermine Loop  
Date: 3/3/2010



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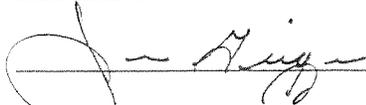
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Name: JESSE GEIGER

Signature: 

Address: 2480 RED BRIDGE RD CLEELUM WA 98922

Date: MARCH 1 2010



**PETITION  
IN SUPPORT OF THE TEANAWAY SOLAR RESERVE**

**BACKGROUND (PREAMBLE):**

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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.



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Name: Allen Zaske

Company: \_\_\_\_\_

Signature: Allen Zaske

Address: 10110 Myers Way S Seattle, WA 98168

Date: 3/22/10



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Name: Forest Eckley  
Company: Conservation Services Group  
Signature: F. Eckley  
Address: 1633 Bellevue Ave E Suite A, Seattle WA 98102  
Date: March 20, 2010



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Name: Kevin O'Hollahan  
Company: \_\_\_\_\_  
Signature: Kevin M. O'Hollahan  
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 18<sup>th</sup> 2010  
mdanubio@gmail.com



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Name:

Ann Shusta

Company:

\_\_\_\_\_

Signature:

Ann G. Shusta

Address:

207 W. 4th St Cle Elum

Date:

3-17-10



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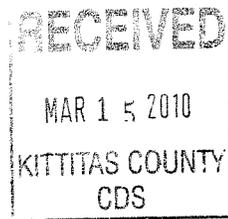
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Name: Terri Jester  
Signature: Terri Jester  
Address: PO Box 344, Ellensburg WA 98926  
Date: 3/17/10



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 20<sup>th</sup>, Dan Valoff, Staff Planner, KCCDS, 411 Ruby #2, Ellensburg, WA 98926 or [dan.valoff@co.kittitas.wa.us](mailto: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 aura 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 energy 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."

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

March 17, 2010

Dan Valoff  
Office of Community Development Planning  
411 N Ruby St. Suite 2  
509-962-7506  
[cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)



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 least 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.

A handwritten signature in cursive script that reads "JoAnn Rushton".

JoAnn Rushton  
Upper County Office Supervisor  
HopeSource



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,

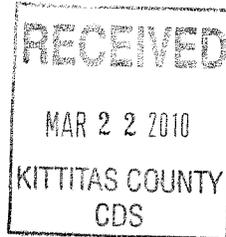
A handwritten signature in cursive script that reads "James Boyle".

James Boyle

P.O. Box 39

Ronald, WA 98940

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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. Enclosed 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).

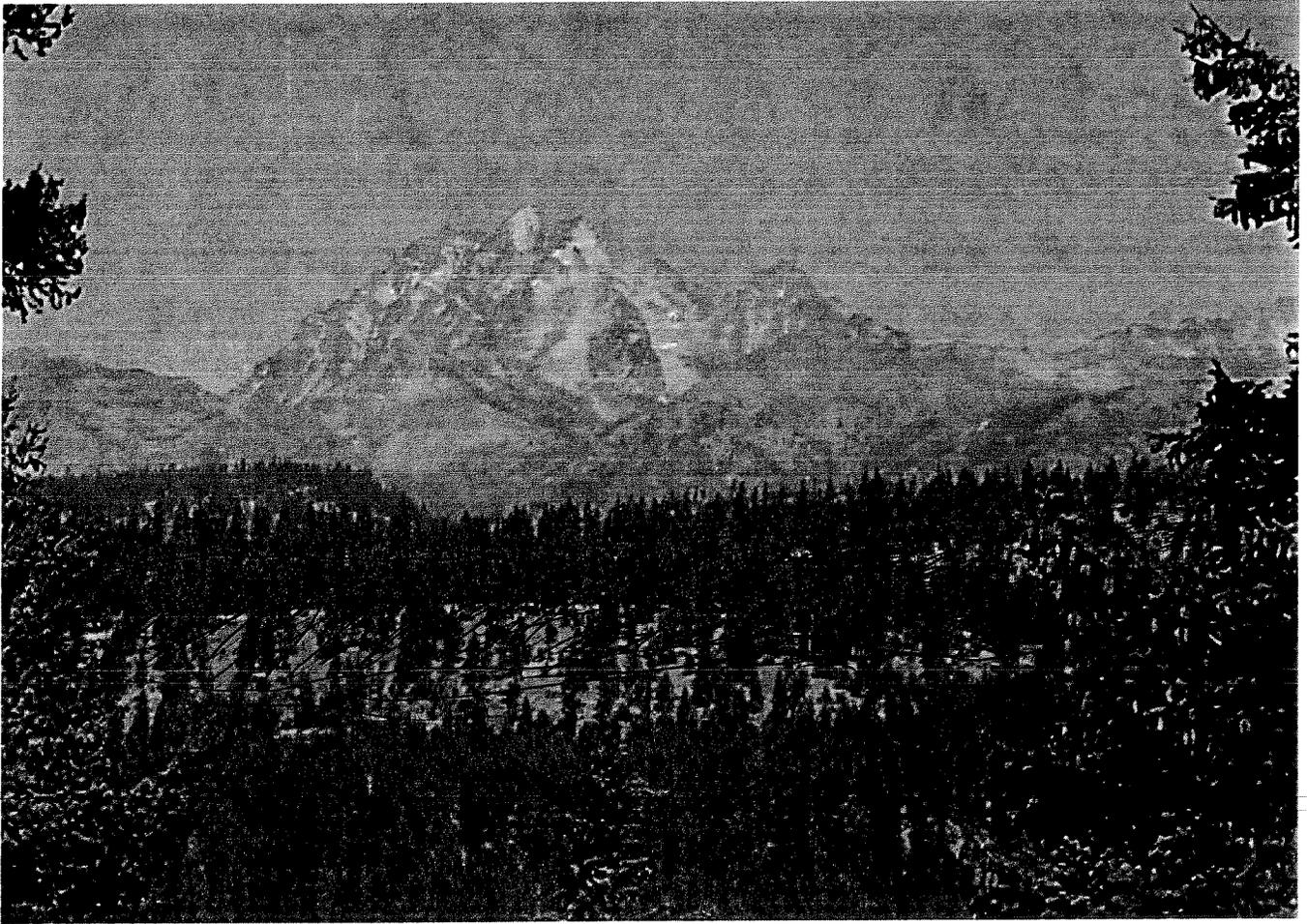
It has been a pretty frustrating couple years for some of us to watch our government not function or at least confound us with whatever actions they do take. Perhaps a little more effort towards

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

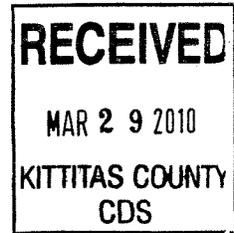
AS I live in the Kittitas Valley - AND  
would be INVOLVED in the Construction of the  
Solar Reserve IT would be my vision  
to employ AS MANY young men from this  
valley, AND give them A start IN the  
Energy field, CREATING A better STANDARD of  
Living for them AND their Families

So it is my hope that the permits be  
issued for the TEANAWAY Solar Reserve

JACK SANSAVER  
J E Sansaver



SUN COUNTRY  
DRYWALL  
Incorporated



March 22, 2010

Office of Community Development  
Kittitas County Commissioners  
Board of Adjustment  
[cds@co.kittitas.wa.us](mailto: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

# Red Hawk Horse & Hay Ranch, LLC

· 13903 Passmore Road · Ellensburg · Washington · 98296 ·



March 22, 2010

Office of Community Development  
Kittitas County Commissioners  
Board of Adjustment  
[cgs@co.kittitas.wa.us](mailto: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.

A handwritten signature in black ink, appearing to read "Bill Cowin".

Bill Cowin  
Member

# Bill Cowin & Rebecca Nyberg

· 131 Rally Way · Easton · Washington · 98295 ·



March 22, 2010

Office of Community Development  
Kittitas County Commissioners  
Board of Adjustment  
[cds@co.kittitas.wa.us](mailto: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 21<sup>st</sup> 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.

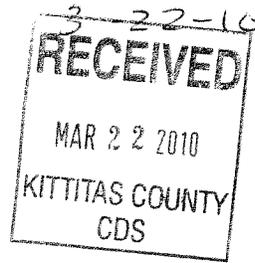
Bill Cowin

A handwritten signature in cursive script that reads "Bill Cowin". The signature is written in dark ink and is positioned below the printed name.

1

To - Anna Nelson

Ref. TSR Project



My brother Tom, and I own 160 acres on the north side of Lookout Mt. at 4361 Lambert 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 ponds.
- ② This is a natural habitat for

2

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  
on extreme hazard.

⑤ It just doesn't seem to make  
sense to destroy a beautiful site  
which is so visible 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 wild life.

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 on 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 Jeonoway area.

Thank you for your consideration.

Jack W. Lambert  
1125 Franklin St.,  
Ellensburg, Wn. 98926

---

Tom W. Lambert #  
4361 Lambert Rd  
Cle Elum, Wn. 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*



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

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

## WILDLIFE

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

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

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

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

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

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

## NATIVE PLANTS

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

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

## PRIORITY HABITATS IDENTIFIED BY APPLICANT SURVEY

**Aspen Stand:** The aspen stand needs to be better characterized, measured, and protected or mitigated. The entire drainage corridor containing the aspen stand needs to be studied in more detail to determine if it meets the criteria for being a wetland.

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

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

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

## **OTHER PRIORITY, SPECIAL, OR SENSITIVE AREAS IDENTIFIED**

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

**Perches and Snags:** Logs greater than or equal to 12 inches in diameter at the largest end and greater than or equal to 20 feet long and snags with excavated holes were observed at several locations on the project site. Broken and dead-topped trees were identified as perches. These features were not discussed in the application.

**Biodiversity Areas and Corridors:** Biodiversity areas and corridors that have habitat that are relatively important to various species of native wildlife were observed throughout the project site. Corridors to other open and undisturbed lands are greater than 250 feet wide at several boundaries. These features were not discussed in the application.

## **OTHER CONCERNS**

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

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

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

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

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

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

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

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

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

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

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

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

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

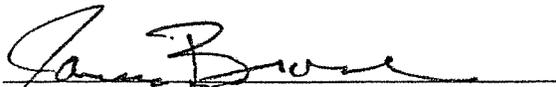
necessary. We all purchased our land and homes with the expectation that we would enjoy the benefits of a residential community, and not a two mile wide quasi-industrial use among us.

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.

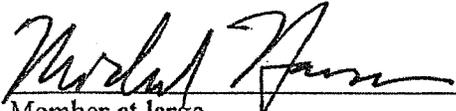
Respectfully Submitted,

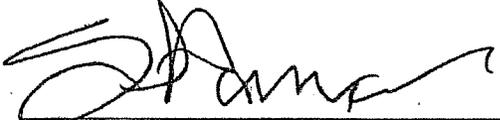
  
James Brose, CART Chairman.

  
Barb King, CART Vice-Chair

  
Chris Kempf, CART Secretary

  
Member at large

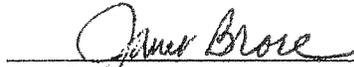
  
Member at large

  
Member at large

  
Member at large

  
Member at large

  
Member at large

  
Member at large

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Member at large

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Member at large

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Member at large

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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](mailto: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](mailto: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]  
**nt:** 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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March 16, 2010

Dan Valoff  
Office of Community Development Planning  
[cds@co.kittitas.wa.us](mailto: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 Wehl Road might need to be a bit wider given the traffic and slope of it in winter. Lots of cars get stuck 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.
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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]  
**Sent:** Thursday, March 18, 2010 10:47 AM  
**To:** Christina Wollman  
**Subject:** Message from KMBT\_C550

---

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message id: 38eb45916c6dcbdac24bb8719d004a14

---

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**nt:** Friday, March 19, 2010 10:13 AM  
**o:** Anna Nelson  
**Cc:** Dan Valoff; Jim Brose  
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Reagan Dunn

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**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  
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Regards, Anna

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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

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message id: 38eb45916c6dcbdac24bb8719d004a14

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**From:** Mandy Weed [mandy.weed@co.kittitas.wa.us] on behalf of CDS User  
[planning@co.kittitas.wa.us]  
**nt:** 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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and to archiving and review

message id: 38eb45916c6dcbdac245b8719d004a14

---

**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](mailto: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 6<sup>th</sup> Avenue  
Ellensburg, WA 98926  
[Loveland@fairpoint.net](mailto: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](http://www.shoemakermfg.com)

March 19<sup>th</sup>, 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,

A handwritten signature in cursive script that reads 'Richard Low'.

Richard Low  
President,  
Shoemaker Manufacturing Co.

## Anna Nelson

---

**From:** Anna Nelson  
**Sent:** Friday, March 19, 2010 10:59 AM  
'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,

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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 Wehl Road might need to be a bit wider given the traffic and slope of it in winter. Lots of cars get stuck 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  
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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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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 29<sup>th</sup> ST  
Renton WA 98056

3/20/10

Office of Community Development  
Kittitas County Commissioners  
Board of Adjustment  
[cds@co.kittitas.wa.us](mailto: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]  
**nt:** Monday, March 22, 2010 2:04 PM  
**Subject:** Anna Nelson  
**Attachments:** TSR  
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 be, 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](mailto:dragonwood1@hotmail.com)  
[www.dragonwoodbreeding.com](http://www.dragonwoodbreeding.com)

---

**From:** Bill [kingbros@cse-net.com]  
**nt:** Monday, March 22, 2010 1:30 PM  
**o:** 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 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 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.

...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 of 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,

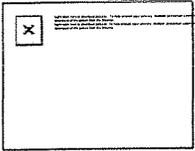
William King

---

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

**To:** 'Bill'; 'Barb King'

**Subject:** Picture from your lawn



The 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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RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

3/22/2010

Office of Community Development  
Kittitas County Commissioners  
Board of adjustment

Dear Sirs and or Madam

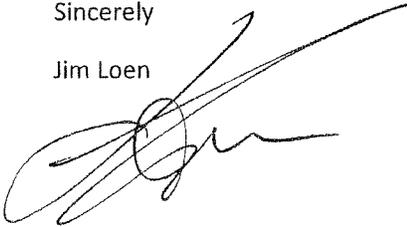
I am a concerned citizen of Kittitas County and in the wake of the recent decisions that have been made regarding our county, the residents who live here, and the harm that has been done. I am writing to encourage you to support the Teanaway Solar Reserve.

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 21<sup>st</sup> 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

A handwritten signature in black ink, appearing to read 'Jim Loen', with a long, sweeping horizontal stroke extending to the right.

---

**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.

Nathan Dolejsi  
Asset Manager  
phone 206-389-6310  
fax 206-389-7751  
[nathan.dolejsi@homestreetcapital.com](mailto:nathan.dolejsi@homestreetcapital.com)  
-----

CONFIDENTIALITY NOTICE: The information in this message may be proprietary and/or confidential, and is intended only for the use of the individual(s) to whom this email is addressed. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this email and deleting this email from your computer. Nothing contained in this email or any attachment shall satisfy the requirements for contract formation or constitute an electronic signature.

---

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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](mailto: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 21<sup>st</sup> 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

---

**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 Phillipines, 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 child, 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]  
**nt:** Monday, March 22, 2010 3:23 PM  
**o:** 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

**INLAND  
TELEPHONE**

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

March 22, 2010

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

VIA Electronic Mail  
[cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)  
[anelson@GordonDerr.com](mailto: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.

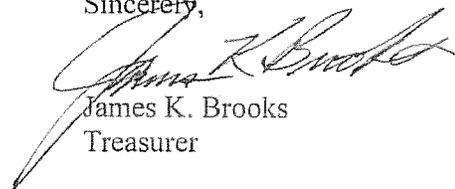
Inland Telephone supports the opportunity to have a renewable energy project of this scale proposed in our community and we believe it will likely provide an incentive and an attraction for others to move to the area.

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. 2<sup>nd</sup> 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](mailto:cds@co.kittitas.wa.us)  
[anelson@GordonDerr.com](mailto:anelson@GordonDerr.com)

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

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](mailto:cds@co.kittitas.wa.us)

Dear Commissioners,

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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 21<sup>st</sup> 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. 2<sup>nd</sup> 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  
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[anelson@GordonDerr.com](mailto:anelson@GordonDerr.com)

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Sincerely,



Nathan R. Weis  
Vice-President

cc: Meagan Walker, TSR

INLAND TELEPHONE COMPANY  
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103 S. 2nd St.  
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Telephone: (509) 649-2211  
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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](mailto:cds@co.kittitas.wa.us)  
[anelson@GordonDerr.com](mailto:anelson@GordonDerr.com)

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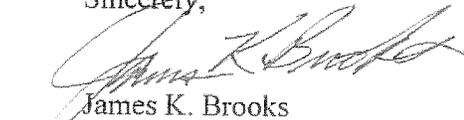
Inland Telephone supports the opportunity to have a renewable energy project of this scale proposed in our community and we believe it will likely provide an incentive and an attraction for others to move to the area.

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.

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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@dhl.com]  
**Sent:** Monday, March 22, 2010 10:09 AM  
**To:** CDS User  
**Subject:** Teanaway Solar Reserve

---

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March 22, 2010

Office of Community Development  
Kittitas County Commissioners  
Board of Adjustment  
[cds@co.kittitas.wa.us](mailto: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 21<sup>st</sup> 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,



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]  
**nt:** 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](mailto:Steve@stevesenger.com)  
[www.stevesenger.com](http://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 3<sup>rd</sup> Party Built Green Verifier**



"Your Personal Contractor for Life"

March 23, 2010

Office of Community Development  
Kittitas County Commissioners  
Board of Adjustment  
[cgs@co.kittitas.wa.us](mailto: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](mailto: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



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

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

*Mandy Weed*

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**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

is 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

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**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*

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**From:** Mary Hieb [mailto:maryhie@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. Just as my firm's project will bring benefits, so will TSR I believe.  
Thank you for your consideration.

Mary Hieb

President  
Marina Diversified Investments, Inc.  
951.852.0017

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

Anna, would you kindly confirm receipt. 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 misled 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 be 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 neighborhood is detrimental to the character of our rural neighborhood community.

Rerspefully submitted,

-Reagan and Paige Dunn

1370 Loping Lane, Cle Elum

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**From:** Catherine Clerf [cclerf1341@fairpoint.net]  
**Int:** Tuesday, March 23, 2010 4:41 PM  
**Subject:** 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 legally 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

therine Anne Clerf  
3 Moe Road  
Ellensburg, Washington 98926

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**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*

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**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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**From:** Denise M. Hamel [dhamel@sociuslaw.com]  
**nt:** Tuesday, March 23, 2010 4:43 PM  
**nt:** Anna Nelson; cds@co.kittitas.wa.us  
**nt:** 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](http://www.sociuslaw.com)

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**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*

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**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

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



Telephone: (509) 674-2262  
Fax: (509) 674-4097  
[www.cityofcleelum.com](http://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.

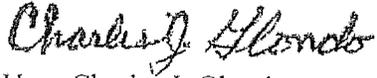
It is my sincere and strong opinion that this project should be supported and meet with an affirmative decision from the Kittitas County Board of Adjustment. After working closely and diligently with Kittitas County Government, various local governments, local community members, local business groups 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,

A handwritten signature in cursive script that reads "Charles J. Glondo".

Hon. Charles J. Glondo  
Mayor

March 23, 2010

MAR 23 2010

3:01 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)

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 or 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 an 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 in 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 substantial.

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.

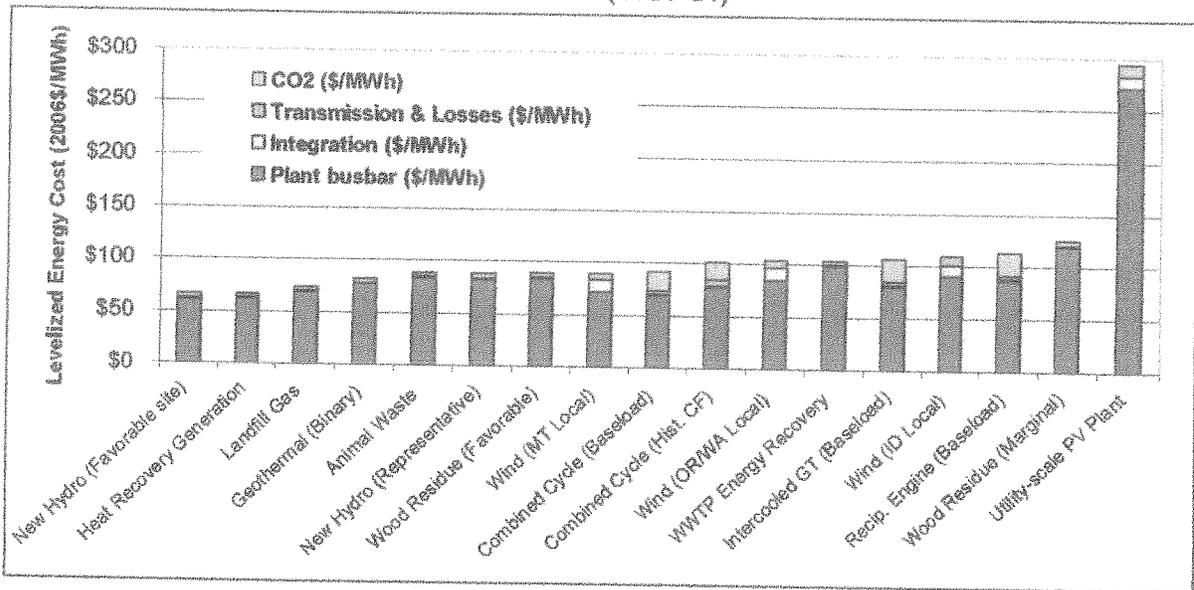
In conclusion, the TSR proposal is a project of questionable benefits and questionable economic viability with substantial adverse impacts. At the very least, an industrial project of this scale requires the preparation a full EIS, just as other large wind generation projects and the proposed Marian 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,

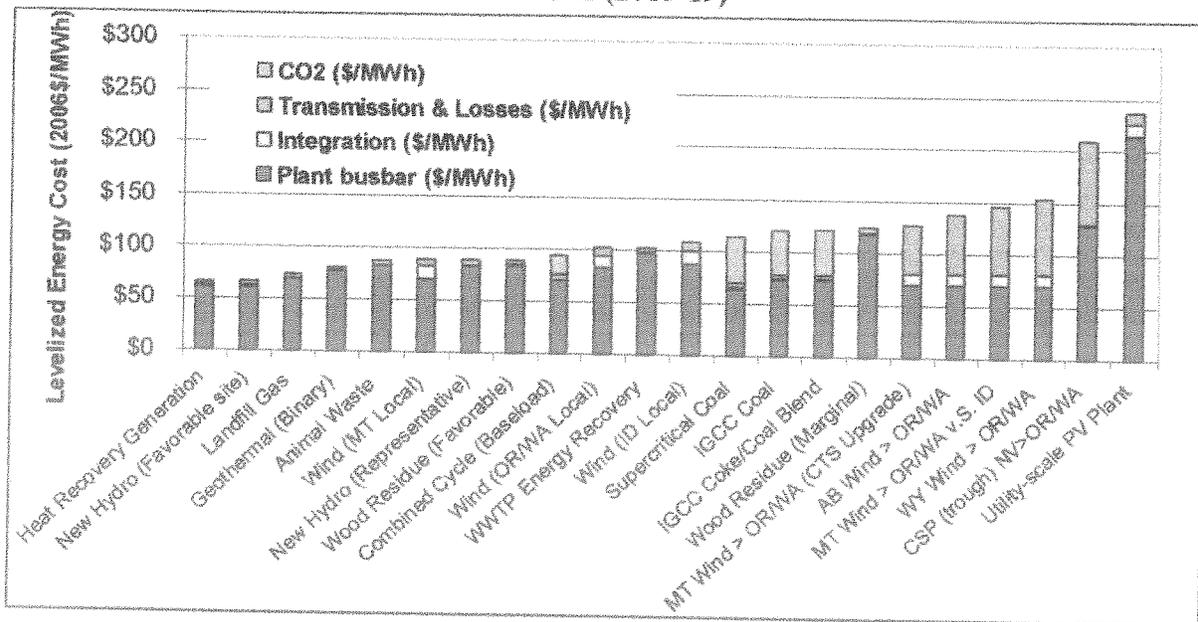


Charles Adams  
General Manager  
Pine Hills Ranch LLC

**Figure 6-1A: Levelized Lifecycle Electricity Cost for Generating Options Available in the Near-term (2010-14)<sup>9</sup>**

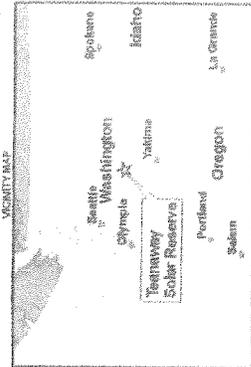
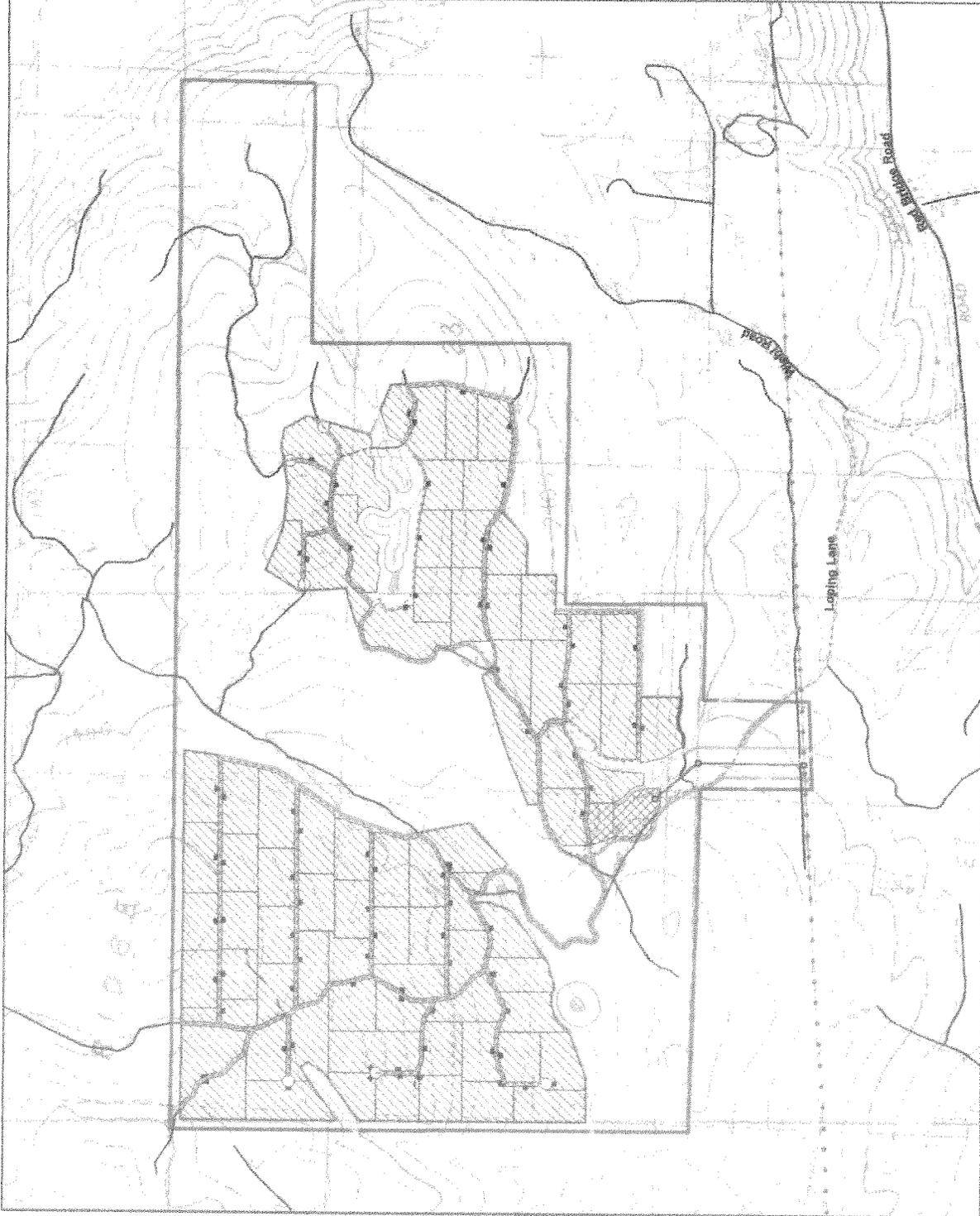


**Figure 6-1B: Levelized Lifecycle Electricity Cost for Generating Options Available in the Mid-term (2015-19)<sup>10</sup>**



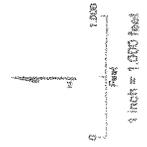
<sup>9</sup> Assumptions: 2015 service, investor-owned utility financing, medium fuel price forecast, wholesale delivery point. CO<sub>2</sub> allowance costs at the mean values of the portfolio analysis. Incentives excluded, except accelerated depreciation. Actual project costs may differ because of site-specific conditions and different financing and timing.

<sup>10</sup> Assumptions as in Figure 6.1A except 2020 service.

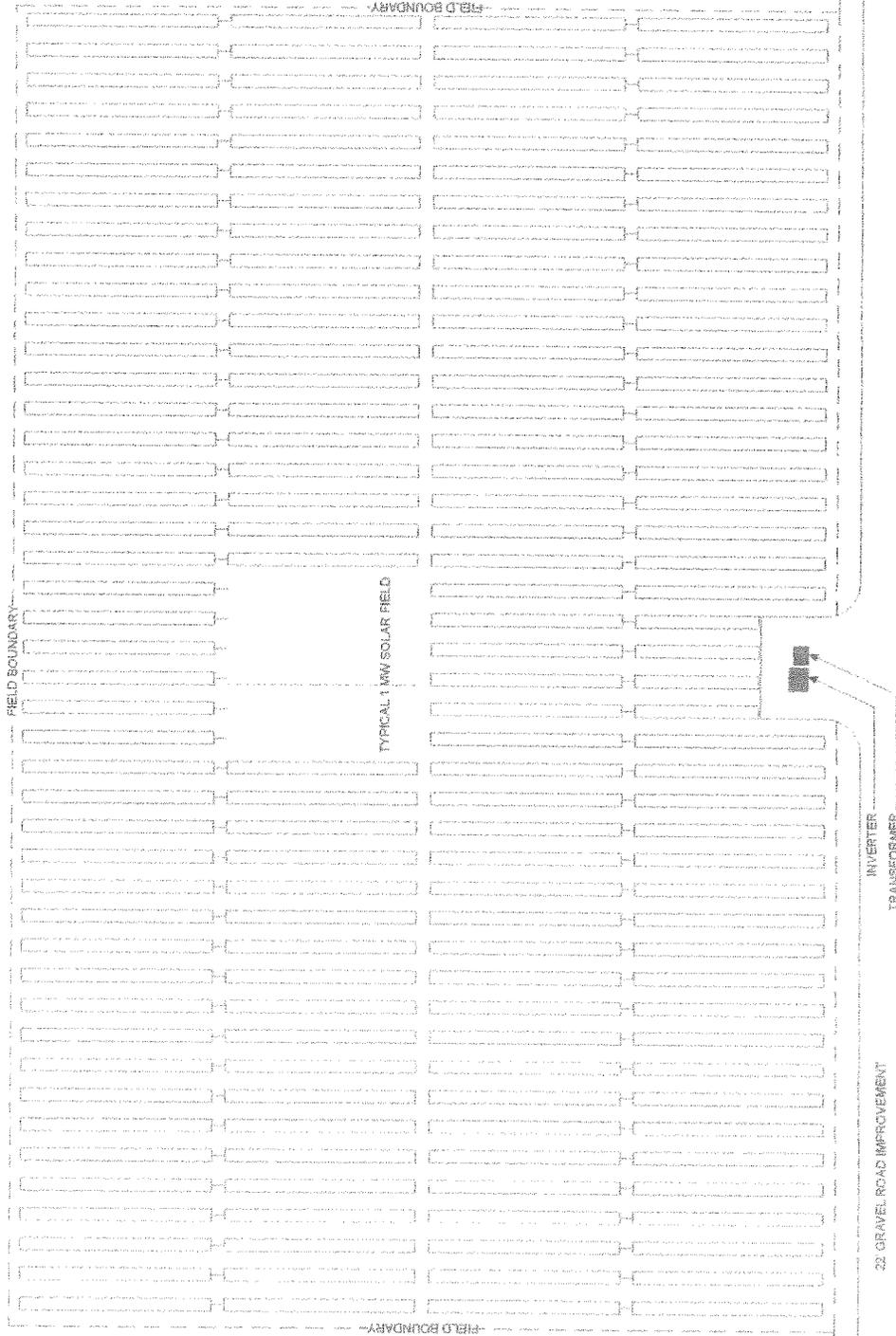


- LEGEND**
- Proposed Project Features
  - Proposed Project Area (982 Acres)
  - Proposed Project Site (477 acres)
  - Proposed PV Array Block
  - Proposed Field Inverter and Field Transformer
  - Proposed Substation/O&M Facility
  - Proposed Transmission Line<sup>1</sup>
  - Proposed Transmission Structure
  - Proposed Maintenance Road
  - Proposed Improved Maintenance Road
  - Existing Maintenance Road (Planned Decommissioning)
  - Proposed Improved County Access Road
  - Proposed Improved Private Access Road
  - Existing Features
  - Existing BPA Transmission Line and ROW
  - Existing Road
  - Stream
  - Stream Buffer
  - Wetland
  - Wetland Buffer

Note:  
 1. TSB has delineated a 300' area within which the BPA transmission line could be sited. Of this 300' area, a maximum of 200' will be cleared for the placement of the BPA transmission line. Final design and placement to be determined by BPA.



**FIGURE 4**  
**Proposed Site Layout**  
 Teanaway Solar Reserve  
 Pacific County, Washington



SINGLE AXIS PANEL ARRAY

scale: 1" = 50'-0"



**FIGURE 4a**

Enlarged One Megawatt Field  
 Tearaway Solar Reserve  
 Kittitas County, Washington

CH2M HILL

Attachment 3