

From: [Adam Osbekoff](#)
To: [Chace Pedersen](#)
Subject: RE: CU-24-00003 Schnebly Coulee Solar Farm - Re-Notice of Application
Date: Tuesday, August 6, 2024 2:45:59 PM

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Hello Chase

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve the right to modify our current position.

Thank you

Adam Osbekoff

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Tuesday, August 6, 2024 1:50 PM
To: DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; Casey Barney <Casey_Barney@Yakama.com>; noah_oliver@yakama.com; Guy Moura <guy.moura@colvilletribes.com>; sam.rushing@colvilletribes.com; Connor Armi <connor.armi.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Steven Moses <steve@snoqualmietribe.us>; DAHP <dahp@snoqualmietribe.us>; Adam Osbekoff <adam@snoqualmietribe.us>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>

From: [Ken Edwards](#)
To: [Chace Pedersen](#)
Subject: RE: CU-24-00003 Schnebly Coulee Solar Farm - Re-Notice of Application
Date: Tuesday, August 6, 2024 3:38:14 PM
Attachments: [image001.png](#)

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Chace,

Kittitas PUD does have facilities in the area, however I do not see any conflict. The applicant can contact Kittitas PUD for any power needs.

Thanks,

Ken Edwards
Engineering Manager
PUD #1 of Kittitas County
1400 Vantage Highway
Ellensburg, WA 98926
Phone: 509-260-2300 Ext 818
Ken.Edwards@KittitasPUD.com



From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Tuesday, August 6, 2024 1:34 PM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; Ken Edwards <Ken.Edwards@kittitaspud.com>; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>;

From: [Jen Beaulieu](#)
To: [Chace Pedersen](#)
Subject: Re: CU-24-00003 Schnebly Coulee Solar Farm - Re-Notice of Application
Date: Wednesday, August 7, 2024 1:14:03 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Dear Chace and Kittitas Co,

To add to our previous comment regarding the proposed solar farm, we will state only this: late July the proposal for an 8,000 acre solar farm to be located at the Hanford Nuclear Waste Site in WA was announced. This farm is estimated to produce 1 GW of power, which is approximately 11 times more power than this Schnebly project and will cover over 6 times the land area. Hanford is a logical and appropriate location for a solar farm. Unspoiled wildlife habitat bordered by family homes is NOT an appropriate location for this project. A nuclear waste site, huge asphalt parking lots, land already disturbed for wind mills farms, those are appropriate locations for a solar farm, NOT in local families backyards and wildlife habitat. We urge Kittitas Co to deny this project in the proposed location.

Regards,
Beaulieu Family
2280 Sage Hills Dr
(Where our family home is located 500 feet from the proposed solar farm)

On Tue, Aug 6, 2024, 1:34 PM Chace Pedersen <chace.pedersen@co.kittitas.wa.us> wrote:

Good morning,

CDS is requesting comment on the following conditional use application: CU-24-00003 Schnebly Coulee Solar Farm. This project is being re-noticed due to updated project materials. Links to the file materials can be found below. The comment period will end **August 21, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: CU-24-00003 Schnebly Coulee Solar Farm

External Link: [CU-24-00003 Schnebly Coulee Solar Farm](#)

From: [Jen Beaulieu](#)
To: [Chace Pedersen](#)
Subject: Re: CU-24-00003 Schnebly Coulee Solar Farm - Re-Notice of Application
Date: Thursday, August 8, 2024 10:23:33 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

* please replace the comment received yesterday with this one, which has been updated to correct typos*

Dear Chace and Kittitas Co,

To add to our previous comment regarding the proposed solar farm, we will state only this: late July the proposal for an 8,000 acre solar farm to be located at the Handford Nuclear Waste Site in WA was announced. This farm is estimated to produce 1 GW of power, which is approximately 11 times more power than this Schnebly project and will cover over 6 times the land area. Handford is a logical and appropriate location for a solar farm. Unspoiled wildlife habitat bordered by family homes is NOT an appropriate location for this project. A nuclear waste site, huge asphalt parking lots, land already disturbed for wind mill farms, those are appropriate locations for a solar farm, NOT in local families backyards and wildlife habitat. We urge Kittitas Co to deny this project in the proposed location.

Regards,

Beaulieu Family

2280 Sage Hills Dr

(Where our family home is located 500 feet from the proposed solar farm)

On Wed, Aug 7, 2024, 1:28 PM Chace Pedersen <chace.pedersen@co.kittitas.wa.us> wrote:

Your comment has been received.

Thank you,

Chace Pedersen

Planner I

Kittitas County Community Development Services

[411 N. Ruby Street, Ste 2](#)

[Ellensburg, WA 98926](#)

Office: (509) 962-7637



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657



Date 08/12/2024

Fire Marshal comments

Project Name Schnebly Coulee Solar Farm

Case Number CU-24-00003

Chace Pedersen, Project Planner

This application was reviewed by Marvin Douvier in the Fire Marshal's Office. Marvin can be reached at (509) 962-7657 or e-mail at marvin.douvier.sh@co.Kittitas.wa.us. Where there are difficulties in meeting these conditions or if additional information is required, contact Marvin in the Fire Marshal's office immediately.

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

Fire apparatus access is required for this application. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building. Roads constructed in grades steeper than fifteen percent (15%) shall be constructed with Portland cement concrete with grooved surfacing.

Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are adequate.

No gate may be installed across a required fire department access road or driveway without first obtaining a permit from the fire marshal's office. Inspection and testing of the gate will be required.

All commercial properties within Kittitas County are required to have a Knoxbox access system for emergency services access.

If a generator or any LPG tanks are installed, a separate review and application are required through the fire marshal's office and a final inspection will be required.

New and existing buildings must have approved radio coverage for emergency responders as outlined by Section 510 of the fire code and may require the installation of an Emergency Responder Radio Coverage System (ERRCS). Proof of adequate radio coverage will be required. A separate permit is required to install or modify an ERRCS and related equipment. For more information, contact KITTCOM at (509)925-8537.

Marvin Douvier
Deputy Fire Marshal

These comments are based on the information provided with the pre-application materials. Any revision to the proposal may change the Fire Marshal comments.

Stephanie Stump
1560 Sage Hills Drive
Ellensburg, WA 98926
sbuss77@hotmail.com

June 6, 2024

Chase Pederson
Kittitas County
Chase.pedersen@co.kittitas.wa.us

Dear Chase,

My Citizen Comments regarding CU-24-00003 Schnebly Coulee Solar Farm:

My partner and I purchased a Sage Hills Residence in August of last year to make a lifestyle change and realize a dream of living in the country. My Brother, Mother, and Father recently passed away and prompted the needed change, so we sold our city home and spent thousands relocating 20 minutes outside of Ellensburg to live in a rural environment. We happily agreed to the requirement to leave-untouched 17 of our newly purchased 20 acres to preserve the critical shrub steppe and wildlife habitat in the area. A week after moving into our new home our neighbors told us about the Poison Springs property being leased to a power company with the intention of installing a massive solar farm. I cried when I found out and have been worried sick about losing my lifestyle, investment, and health due to potentially living so close to a massive solar farm.

I understand that I do not own or control all the property around my new home, but I don't think anyone would reasonably expect that this rural property would be surrounded by a solar mega-farm on the West, South, and North sides of the home. I certainly did not move here to live in an industrial setting. This is such a horrible thing to do to someone.

All my money is invested in this home. I read conflicting studies on how much solar farms decrease the value of the surrounding properties, but I haven't met anyone who is happy for me at the prospect of living so close to a solar farm. None of my neighbors are happy to live next to a solar farm. My friends shake their heads in disbelief at my predicament and tell me they are sorry. Common sense tells me that people don't want to live next to solar farms so how can that not affect the value of my property? It certainly will.

A further concern stems from my research on how safe it is to live next to a solar farm. It seems that there are no agreed upon distances and worldwide the standard varies from 3 kilometers (1.8 miles according to the World Health Organization: WHO) to 500M (546 yards / .3 miles). My home will now sit 400 yards from the proposed site. I don't feel safe living here if this farm is approved. If I try to sell the home any prospective buyer will do the same research and not want to buy the home. What buyer would want to purchase the home through the disruption, dust, and noise of construction alone? I am now stuck here through no fault of my own.

As I look out across thousands upon thousands of acres of land in Kittitas County where a solar farm would not impact any homes, I can't understand why a mega-farm would need to be shoehorned into the area directly adjacent to me and my neighbors' homes. I support alternative energy but thought needs to be put into the siting so not to unfairly impact unsuspecting residents. I pray that the County protects us from this atrocity. Please deny.

Stephanie Stump



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

August 20, 2024

Chace Pedersen
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: 202403392; CU-24-00003

Chace Pedersen:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Schnebly Coulee Solar Farm. We have reviewed the application and have the following comments.

Water Resources Program

Surface and groundwater availability varies by watershed and the sub-basins within those watersheds. Water availability also depends on the water rights held by others in each area. Additionally, climate change is increasing the uncertainty of Washington's water supplies. Just this year on April 16, 2024, Ecology declared a drought emergency for most of Washington. It is important and vital to plan early for a project's water needs. In order for Department of Ecology's Water Resources Program to meaningfully evaluate this project, we will need additional information on water source and water use needs including quantity.

A water right permit is required for all surface water diversions and for any groundwater withdrawals that will exceed 5,000 gallons per day for domestic supply, exceed 5,000 gallons per day for industrial purpose, or for the irrigation of more than one-half acre of non-commercial lawn or garden (Chapter 90.03 RCW Surface Water Code and Chapter 90.44 RCW Regulation of Public Ground Waters). Groundwater withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Alternatively, a

temporary water right permit may be an option, or water may need to be obtained from a different area and hauled in from an existing water right holder.

For additional information and/or questions please contact Breean Zimmerman at breean.zimmerman@ecy.wa.gov or at (509) 406-5130

Water Quality Program

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, (509) 571-6733. or wendy.neet@ecy.wa.gov with questions about this permit.

Sincerely,



Amber Johnson

SEPA Coordinator, Central Region Office

509-723-5677 | crosepacoordinator@ecy.wa.gov



Attention: Kittitas County CDS

RE: CU-24-00003 Schnebly Coulee Solar Farm

In response to the conditional use permit re-notice we have reviewed the proposed documents as well as initial projects representatives' outreach and have a few additional comments for consideration. Besides the initial comments regarding impacts from this project to wildlife, wildfire, reflective glare, etc. we have additional comments specifically concerning obscured view from the array and degradation of property values.

Utilizing a 14' pole to represent the approximate 15' apex of the solar array, we walked our property line along its western edge that abuts the C-502 section of the proposed solar project. As the property line was walked, we took photos from both the yard and the living room viewing windows from a standing position. The outcome as represented in the attached sketch indicates a significant reduction of the Western Kittitas County valley and surrounding scenery for which this property was chosen, and its residence design and construction was oriented around.

The impacted Westerly view from and the presence of the industrial installation will have deleterious effects to the value of the property, its future marketability and its current appreciation and enjoyment for which it was sought after and designed for.

In conclusion the proposed solar farm provides greatly negative aspects to the wildlife community and severe impacts to the immediately adjacent residential community with financial, safety and living condition detriment.

We desire considerations to the impacts this facility will pose to the surrounding community and the financial strife it will pose to its adjacent rural residences.

Regards,

Nathan & Jennifer Beaulieu

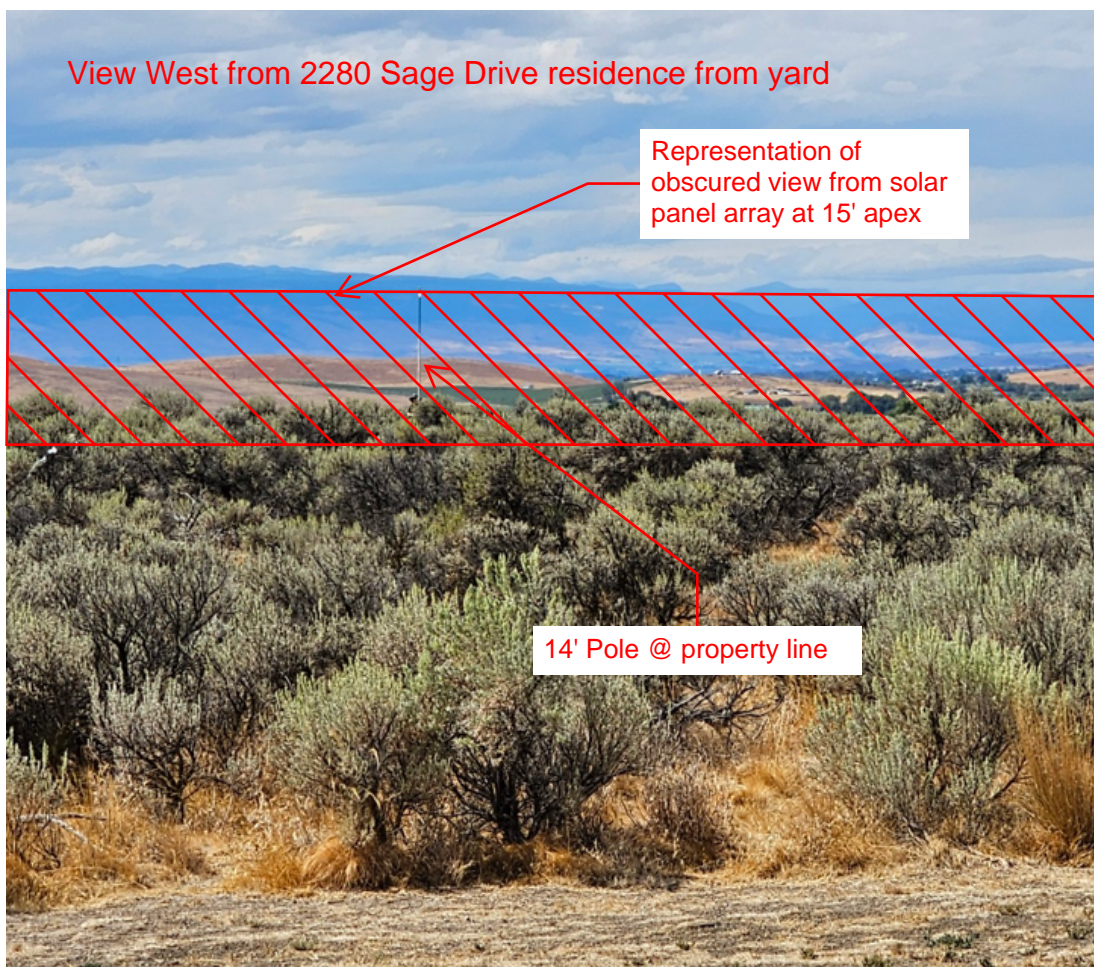
2280 Sage Hills Drive

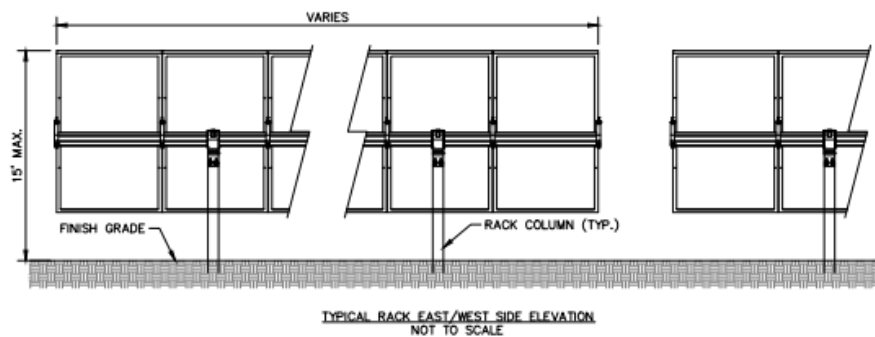
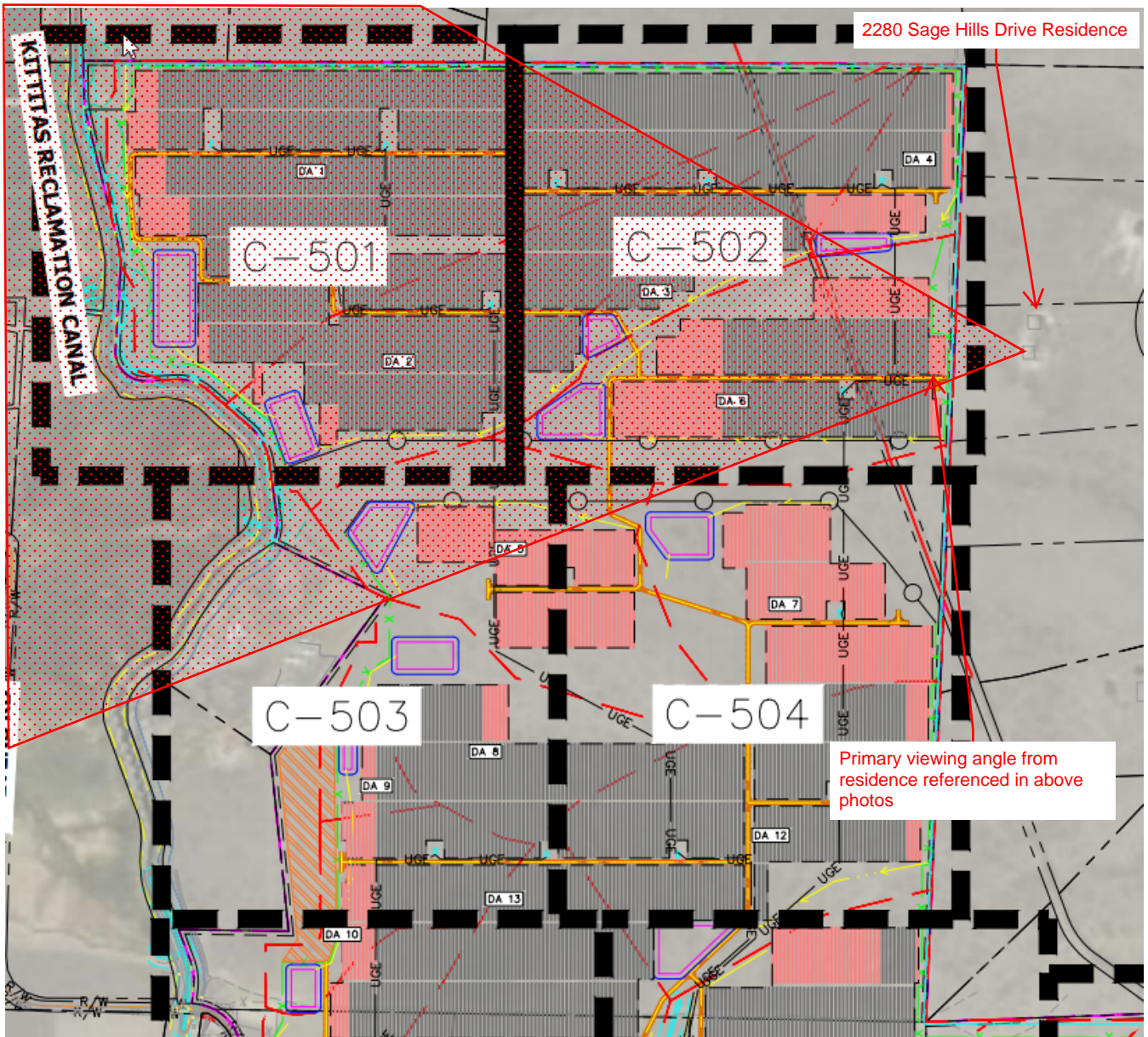
Ellensburg, WA 98926

View WNW from 2280 Sage Drive residence through viewing window

Representation of obscured view from solar panel array at 15' apex

14' Pole @ property line





TYPICAL TRACKER RACK VIEW – EAST/WEST DETAIL

N.T.S. || PRELIMINARY, SUBJECT TO CHANGE DURING FINAL ENGINEERING

From: sara@krdistrict.org
To: [Chace Pedersen](#)
Cc: ["kevin eslinger"](#)
Subject: RE: CU-24-00003 Schnebly Coulee Solar Farm - Re-Notice of Application
Date: Tuesday, August 20, 2024 12:49:31 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi Chace,

Thank you for the opportunity to comment on the Schnebly Coulee Solar Farm's updated application. The Kittitas Reclamation District (KRD) has concerns regarding the applicant's response to SEPA questions, specifically comment (c. Water Runoff (including stormwater), #1 (bottom of page 7)) *"Runoff onsite primarily occurs from the precipitation and snow melt. Natural drainage features found on-site typically run from the northeast to the southwest and connect with the unnamed Kittitas Reclamation District (KRD) irrigation canal located west and adjacent to the project. These drainage features with transport runoff into the KRD irrigation canal."*

The canal mentioned is the North Branch Canal infrastructure which is moving irrigation water throughout the lower valley making agriculture possible. The solar project adjacent to the canal could affect delivery, quality and quantity of irrigation water making it a concern to KRD.

The natural runoff flows from Schnebly Coulee currently present no issues within the existing natural drainage systems. Water runoff is directed under the North Branch canal, not into the canal itself. Any modification to the natural drainage system could alter the ability of the existing North Branch canal infrastructure, an undershot beneath the canal, to handle an increase in runoff. It is unacceptable to direct runoff directly into the canal for several reasons.

- **Water Quality.** Potential contamination from solar panels, solvents and/or construction of the solar farm could impact the quality of the runoff water in the natural drainages. Poor water quality being directed into the canal infrastructure can cause downstream impacts to the Kittitas Valley agriculture.
- **Overflow and flooding.** Excess water in the canal can cause overtopping of water, damage to lands adjacent to the canal and damage to infrastructure. Excess water can cause damage to the existing infrastructure in place to manage the water runoff.

The Schnebly Coulee Solar Energy Project will need to work with the KRD to understand the impacts of the solar panels on the irrigation system and have plans to mitigate any future

potential issues caused by the project. The KRD needs to reiterate that it will not allow any water runoff from the project site to enter the canal system. Additionally, the North Branch is owned in fee by US Bureau of Reclamation and as a result a modification to the undershot necessary to handle increased flows will require a license from USBR.

Thank you,

Sara Vickers
Lands Clerk/RRA Specialist
509-925-6158
www.kittitasreclamationdistrict.org

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Tuesday, August 6, 2024 1:34 PM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; noah_oliver@yakama.com; Casey Barney <Casey_Barney@Yakama.com>; kozj@yakamafish-nsn.gov; Guy Moura <guy.moura@colvilletribes.com>; sam.rushing@colvilletribes.com; Connor Armi <connor.armi.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; Adam Osbekoff <adam@snoqualmietribe.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; rand461@ecy.wa.gov; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; cassandra.weekes@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; amanda.moody@dnr.wa.gov; Hendrix, Leah D <lhendrix@usbr.gov>; ken.graham@parks.wa.gov; Larned, Kimberly - FS, WA <kimberly.larned@usda.gov>; Deborah.j.knaub@usace.army.mil; jena.e.n.churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>; rightofway@pse.com; dylan.marcus@pse.com; jorgenja@cwu.edu;



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: June 12, 2024
SUBJECT: CU-24-00003 Schnebly Coulee Solar Farm-Updated

| | |
|-----------------------------------|--|
| ACCESS | <ol style="list-style-type: none">1. An approved access permit for commercial access shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.2. Driveways and Roads greater than 150' in length are required to provide a fire apparatus turnaround that is in compliance with Appendix D of the International Fire Code.3. Per Kittitas County Code, only one access is permitted. A Road Variance application will need to be applied for if 2 accesses are built. Road Variance does not guarantee second access.4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply. <p>UPDATED 8/19/24:</p> <ol style="list-style-type: none">1. No additional access comments. Address permit may be required. (JS) |
| ENGINEERING | Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). (CP) |
| SURVEY | Survey Monuments (section corners, property corners, and NGS Monuments "SB0232"&"SB0233"), shall be protected and preserved, or witness corners be established by a land surveyor licensed in the state of Washington. Any destruction or removal of Section Corners shall be coordinated with the Department of Natural Resources. Any destruction or removal of NGS benchmarks, shall be coordinated with the National Geodetic Survey. (JT) |
| TRANSPORTATION CONCURRENCY | <p>UPDATED 8/20/24: Please submit a haul route application. (KAH)</p> <p>The proposed project may require a Transportation Impact Analysis. Please provide preliminary scoping letter documenting the trip generation, distribution, and assignment for the proposed development application per KCC 12.04.02.040 (KAH)</p> |

| | |
|---|--|
| FLOOD | The proposed project is not located in the FEMA identified special flood hazard area (100-year floodplain). (SC) |
| WATER MITIGATION/ METERING | No comments. (SC) |
| AIRPORT | No comments. (JS) |

Please contact Kittitas County Public Works (509) 962-7523 with any questions.

Kittitas County Community Development Services
411 Ruby St., Suite. 2
Ellensburg WA 98926

Attn: Chase Pedersen Chace.pedersen@co.kittitas.wa.us
Attn: Cory Wright Cory.wright@co.kittitas.wa.us



Kittitas County CDS

CU-24-00003 Schnebly Coulee Solar Farm

Sage Hills Lot #5

1. As far as dust suppression, I only see a one-liner addressing the issue. Considering the fact that the Ellensburg winds are notorious, and coming from a construction background, I have a very real concern about the contractor's ability to maintain the air quality that the residents of Sage Hills and surrounding residents are accustomed to. The area has a several inch layer of volcanic ash from Mount St. Helens' volcanic eruptions. St Helens ash was subjected to mineralogical, analytical, and hemolytic studies to evaluate their potential for cytotoxicity and fibrogenicity. Plagioclase minerals constitute the major component of the ash with free crystalline silica concentrations. The *in vitro* hemolytic activity of the volcanic ash was compared to similar concentrations of cytotoxic and inert minerals. The ash was markedly hemolytic, exhibiting an activity like chrysotile asbestos, a known fibro genic agent. The hemolysis of the different ash samples varied with particle size but not with crystalline silica concentration. The results of these studies taken in conjunction with the results of animal studies indicate a fibro genic potential of volcanic ash in exposed humans. I foresee an issue with keeping the ground wet enough that it will not be a problem. Also of concern is the firebreak surrounding the site, unless it is covered with a layer of gravel. My concern is that outdoor use and enjoyment of our property will be greatly impacted, and I envision a layer of dust covering everything. With my diagnosed lung disease, I believe it will be a danger to my health and may very well confine me to an indoor only enjoyment of my home.
2. In the site plan, I see that solar panels will be right up against our property line. This will put us directly adjacent to an industrial site, which I am convinced will directly impact the real value of our property, along with an adverse aesthetic impact on the enjoyment of our home. Considering the area that the solar facility has to work with I am strongly advocating for a setback of at least 5000 feet from our property line, which is less than the minimum recommended by the World Health Organization.
3. Concerning solar glare, the panels track east to west, but are in a fixed north to south axis. As the sun moves in the seasonal southern alignment, the chance for glare increases, even with reduced glare surface. Although reduced, depending on the elevation of the home above the panels, and the season, there will still be a reflective amount of "glare".
4. Concerning noise, many of the residents in the Sage Hills community are retired, so noise would detract from the peace and quiet that we are accustomed to. My wife and I bought property here for that and other reasons. We don't start work at 7:00 a.m. and don't work until dark anymore.
5. Another issue is site night lighting. We now enjoy the ability to sit out at night and enjoy the quiet solitude of our surroundings, and gaze at the wonders of the night sky. I am concerned that the addition of light sources in the area will introduce light pollution into our area, thus reducing our ability to enjoy the night.
6. My wife and I, and everyone else in the Sage Hills community, I am sure, bought and moved here for the rural quiet and beauty of the environment. I know that had we known that we were going to be living next to an industrial site, we would not have purchased this property to build our retirement home on. I guess I have turned into one of those "NOT IN MY BACK YARD" people, and I do know that the only constant in life is

change, but I also think that as people move into more rural settings in order to regain the sanity that we have left, there are better places to build an industrial complex. I am sure that there are areas that do not yet have residential areas next door. If you build before people, come to the area. It is a win-win for everyone concerned.

7. This Solar Industrial Site on the Poison Springs Land neighboring Sage Hills residential area should be denied a Conditional Use Permit.
8. Thank you for your consideration.

Sincerely,

Randy & Darlene Grant
791 Ringer Loop
Ellensburg WA 98926-8481
dtroop717@outlook.com
yakimarvpark@yahoo.com

June 7, 2024

Chace Pedersen

Cory Wright

Chace.pedersen@co.kittitas.wa.us

Cory.wright@co.kittitas.wa.us

CU-24-00003 SCHNEELY COULEE
SOLAR FARM

RECEIVED
AUG 21 2024

Re: Poison Springs Land and Solar Industrial Site proposed

Kittitas County CDS

After developing, working, managing, owning and operating our business, Yakima River RV Park, for twenty-six years on Ringer Loop Road, just off Canyon Road in Ellensburg, we decided it was time to sell and move on.

We are currently building a million-dollar home and shop in the beautiful neighborhood of Sage Hills, off Vantage Highway. Our plan is to retire and spend the remainder of our lives in the rural area enjoying the 360-degree view of rolling hills, Mount Rainier, Mount Adams, and the beautiful green Kittitas Valley with all its largely unspoiled natural resources.

Recently we were made aware of a Conditional Use Permit Application with Kittitas County for an exceptionally large Solar Industrial Site to be built on our doorstep. This Industrial Project immediately borders thirteen of the 24 Sage Hills landowners' properties. It appears the Industrial Project will cover more than double the size of the whole Sage Hills Neighborhood.

This is extremely disappointing, and we have questions and comments we would like considered in your decision:

1. Is the land zoned Ag 20 or Industrial. If the land is zoned Industrial, when was it rezoned Industrial?
2. Who owns the land where the Solar Industrial Site is proposed?
3. Is the land leased to the Solar Company or are they purchasing the land and if purchasing, are they a foreign company.
4. There will be dirt erosion and the dirt will become "Dead Dirt", unsuitable for crop production. What measures will be taken during construction and the life of the project to mitigate dust and dirt. There will be destruction of the underlying farm acreage because the site is typically cleared of much of its topsoil, compacted, and chemically treated to control plant growth. Chemicals & herbicides are used to eliminate plant growth where large numbers of solar panels will be clustered. If used, these chemicals will affect our water sources.
5. Land disturbance is not confined to the footprint of the operating site, but also includes the associated construction of access roads, right of ways, and the upgrading or construction of transmission lines.
6. Herbicides and chemicals used for ground clearance and maintenance should be identified and records should be maintained and available for inspection to show the volume and frequency of

their use as well as location where they are stored and whether they are slow-time release or not. All toxic metals contained in solar panels should be identified.

7. What will the air quality be? Our air quality is extremely important to us.
8. While some local employees may be used as part of the construction crew that clear and level the site, their jobs are temporary and end when the site preparation work is completed.
9. Storms can damage solar panels containing highly toxic metals known to be carcinogens. Cleaning up of toxic waste material is difficult and very costly, and there is no certified regional means of solar panel toxic waste treatment, recycling or decommissioning. The LLC Corporations who install Solar Industrial Sites take no responsibility for future damage if they are only leasing the land rather than owning the land. Some of these companies have left broken glass, damaged, twisted racks, crushed solar panels and damaged wiring, and no bond to back up the mess caused. They leave town and it is left up to the landowner to clean up, which could take millions of dollars and be an eyesore for eternity. High wind conditions could potentially damage and dislodge the solar panels, with glass and toxic materials strewn over a wide area far beyond the footprint of the solar site. Federal, State and County regulatory authorities need to address the disposing of solar panels in regular landfills, with toxic materials leaching into the soil and water supply. The cost of disposal or recycling must be built into the business model of those operating Solar Sites as well as financial security and secured bonds to cover the anticipated cost of cleaning up solar waste and decommissioning.
10. What is the impact on the local environment if land is converted from its existing farm or natural state to a solar power generation station? This is a question that requires a thorough environmental assessment because the potential for substantial environmental damage can be significant, long lasting, impacting neighboring properties and be very costly to remediate.
11. None of the power generated by a Solar Site is channeled to a local resident, local business or directly to any local consumer. It is sold to public utilities or electric power contractors who purchase it for sale to a grid.
12. Will this Solar Site be exempt from property tax revenue in Kittitas County?
13. What is the total acreage planned to be used?
14. The proposed land is a critical habitat for wildlife, namely elk and deer and smaller animal populations. Farmland and natural sagebrush land not only absorb carbon, but they also absorb water which helps to avoid erosion and runoff and they provide critical habitat for countless numbers of species, plants and insects. The US Fish and Wildlife Service has referred to Solar Industrial Sites as "mega-traps" for wildlife when the high temperature solar beams ignite insects and birds.
15. This proposed Solar Industrial Site will ruin the whole rural atmosphere of the area.
16. Kittitas County and the Ellensburg Valley are aesthetically pleasing and are marketed to attract families, retirees and tourism to the area and to reaffirm the conservation goals and values of local government to existing residents. A City of Ellensburg ad states unique environment and quality of life.
17. The value of homes in the Sage Hills neighborhood will drastically decrease in value.
18. What about glass reflection and glare? All lighting in our neighborhood must be pointed in a downward direction.

19. Sage Hills homeowners and landowners will be at risk of a much higher fire danger due to solar panel sites posing the risk of electrical fires caused by arc flashes and power surges which could require County services by fire and rescue squads.
20. A Solar Industrial Site has nothing to do with farming or activities related to agriculture.
21. The Solar Industrial Site is a disruption of the local ecosystem.
22. Solar Industrial Sites contain highly toxic materials.
23. Solar Farms pose a direct and very real threat to scenic beauty, and unspoiled natural resources.
24. The production of Solar Panels as one means of helping to reduce our reliance on fossil fuels was never intended to be a license for the solar industry to destroy productive farmland, forests and unspoiled natural resources, which are the cornerstone of most rural communities. Solar panel business entities are usually non-resident corporations who view our open space lands as assets to be exploited, not assets to be preserved.

Because Solar Industrial Sites are industrial properties that are by design destructive of farmland, they should not be approved as a "Conditional" or "Permitted" use in an area designated by the County as "Agricultural District", or near residential areas. Nor should they be approved in an environmentally sensitive area where they would pose a threat to wildlife. If approved at all, solar farms should be sited in an industrial district where other industrial activities are authorized or located far enough away from residential areas to prevent them from affecting the scenic beauty that we purchased our property for.

According to the **World Health Organization**, Solar Farms are required to be built at least 3 km (1.86 miles) from residential areas (July 26, 2023).

This Solar Industrial Site on the Poison Springs Land neighboring Sage Hills residential area should be denied a Conditional Use Permit.

Thank you for your consideration.

Sincerely,

Randy and Darlene Grant

791 Ringer Loop Rd.

Ellensburg WA 98926-8481

509 899-7714

503 572-0930

yakimarvpark@yahoo.com

dtroop717@outlook.com



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

Mailing Address: PO Box 43200, Olympia, WA 98504-3200 · 360 902-2200 · TDD 360 902-2207

Main Office Location: Natural Resources Building, 1111 Washington Street, Olympia, WA

August 21, 2024

Chace Pederson
Staff Planner
Kittitas County Community Development Services
411 N. Ruby St. Suite 2
Ellensburg, WA 98926

SUBJECT: RE: CU-24-00003 Schnebly Coulee Solar Farm - Re-Notice of Application

Dear Mr. Pederson,

The Washington Department of Fish and Wildlife (WDFW) is committed to working with renewable energy projects to ensure that these projects are sited in a manner that aligns with our agency's mandate to perpetuate fish, wildlife, and their habitat (Regulatory Code of Washington (RCW) 77.04.012) and that fully support goals for decarbonization in Washington State.

Schnebly Coulee Solar Energy LLC (applicant) has continued coordination with WDFW regarding the updated Habitat Management Plan, which includes mitigation ratios and other mitigation ratios that take all aspects of the project into consideration, including the recent addition of specific transmission line details.

The applicant reached out to WDFW to specify details regarding the transmission line location, proposed acres of impact, and update of tables 7.1 and 7.2 in the Habitat Management Plan Updated 7-26-2024 that includes transmission line mitigation ratios and acreage. WDFW agrees that the information outlined in the updated Habitat Management Plan aligns with prior mitigation discussions with the applicant.

One potential discrepancy noted by WDFW was the inclusion of contingency panels in a portion of the proposed conservation easement (CE) highlighted in red from Figure 7.1 of the Habitat Management Plan below. The contingency panels in question are in C-503 and C-504 in the "Overall Proposed Conditions" in pink below. The applicant clarified that this is correct, and the area has been identified in the contingency plan but will only be fenced if the contingency plan is adopted. WDFW acknowledge these changes and requests that a final discussion about the Habitat Management Plan occur once the final site layout is confirmed.

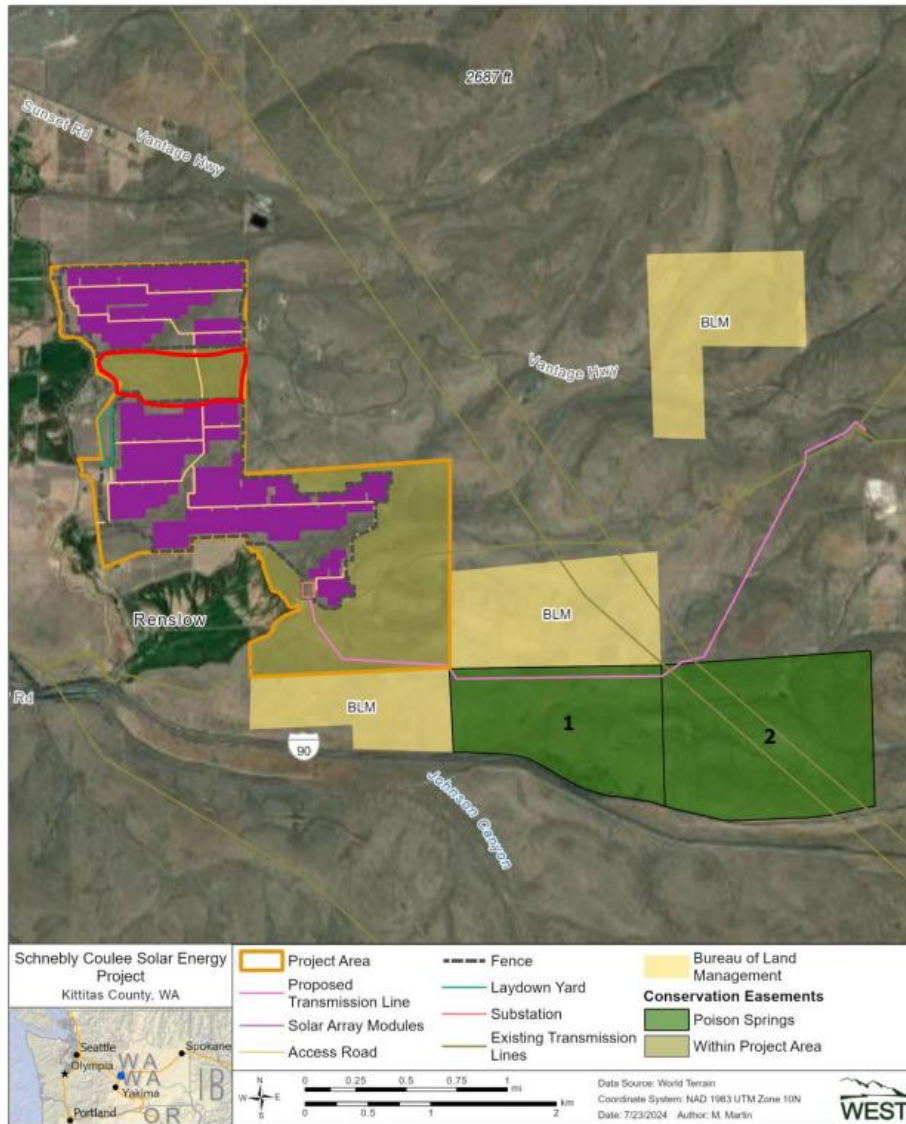
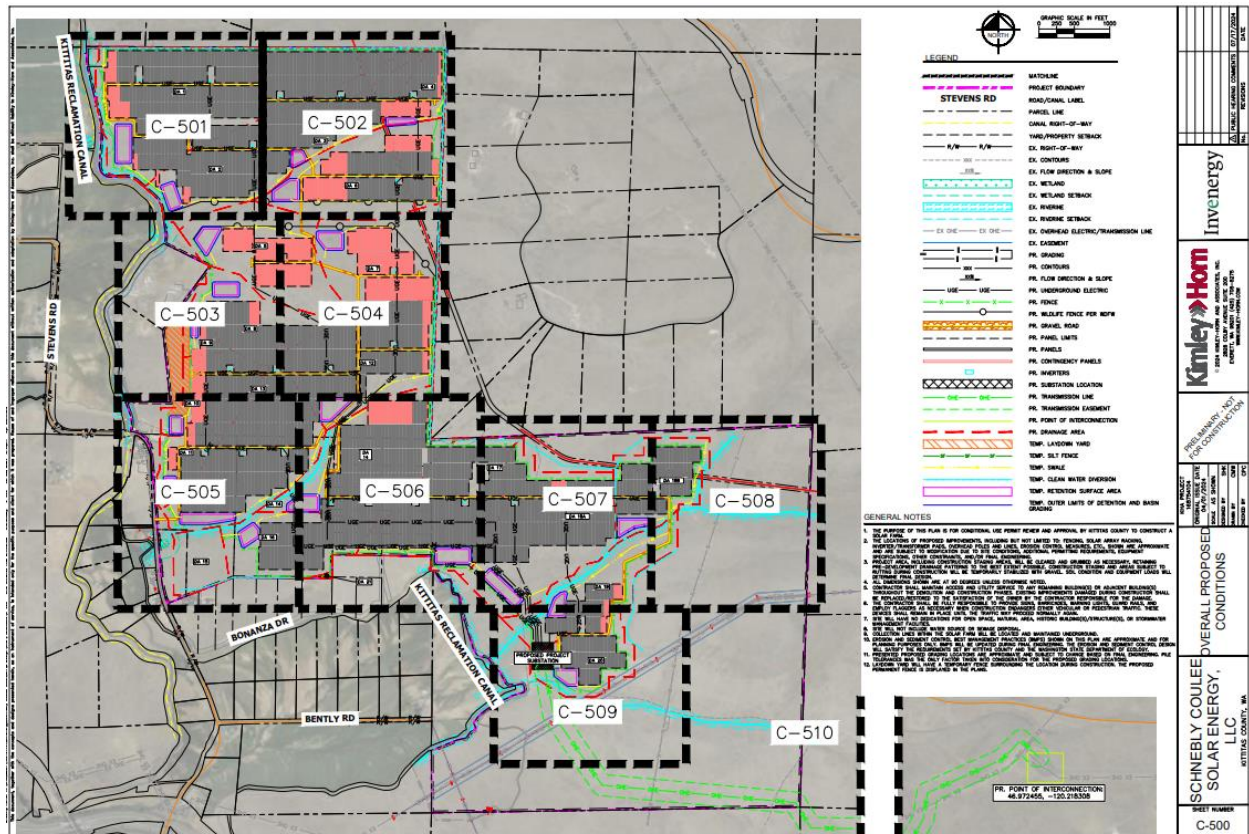


Figure 7.1. Conservation easements adjacent to, and within, the Project Area at the Schnebly Coulee Solar Energy Project, Kittitas County, Washington.

Figure 7.1 from the Habitat Management Plan Updated 7-26-2024 with the on-site CE highlighted in red.



“Overall Proposed Conditions” figure from the Site Plan Updated 7-22-2024 showing contingency panels in pink, specifically in sections C-503 and C-504.

WDFW looks forward to continuing coordination with the applicant as this permit is finalized.

Thank you for the opportunity to comment. Please contact me at 509-699-9859 or Emily.Grabowsky@dfw.wa.gov with any questions.

Sincerely,

Emily Grabowsky
Solar and Wind Energy Biologist

cc:

Michael Ritter, WDFW Lead Planner Solar & Wind Energy Development
Michelle Huppert, WDFW Solar and Wind Energy Biologist
Scott Downes, WDFW Fish and Wildlife Habitat Regional Land Use Planner
Elizabeth Torrey, WDFW Region 3 Habitat Program Assistant Manager
Sanjay Barik, WDFW Region 3 Habitat Program Manager

From: [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Chace Pedersen](#)
Cc: [Connell, Valorie L \(BPA\) - TERR-PASCO](#)
Subject: CU-24-00003 Schnebly Coulee Solar Farm - Re-Notice of Application
Date: Friday, August 23, 2024 1:12:24 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Chase,

I am requesting to be added to your mailing list to receive notices from your office, I am the realty technician for this area and am tasked with ensuring these responses are reviewed within the time constraints listed by your agency.

In reference to the Schnebly Coulee Solar Farm, In order to maintain operation and safety criteria, all activities planned within BPA right-of-way need to be approved by BPA prior to their occurrence. Activities that block maintenance crews (such as the installation of fences) or safety concerns (such as buildings, driveways, utilities, or small structures) need to be addressed prior to construction in order to avoid later modification, at the landowner's or developers expense.

In addition, BPA needs the opportunity to review the location of proposed roads to ascertain whether or not the clearance allows for safe passage of vehicles (per National Electric Safety Code). This process takes up to 9 weeks to complete and is typically initiated by a land use application that the developer or landowner submits to BPA. The link to the application is at the bottom of this email.

Please contact me by email or at 509-544-4749, or you can contact the BPA realty specialist Valorie Connell at 509-544-4746.

Thank you,



Deborah Rodgers

Realty Technician Contractor
2211 North Commercial Avenue, Pasco, WA 99301
Bonneville Power Administration | TERR/Tri-Cities-RMHQ
Real Property Field Services | P 509.544.4749 C (360) 624-0566
dxrogers@bpa.gov

[APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY](#)