



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

### Affidavit of Mailing & Publication

PROPOSAL NAME: CU-24-00003

NOTIFICATION OF: Notice of SEPA Action

NOTIFICATION MAIL DATE: October 15, 2024

I certify that the following documentation:

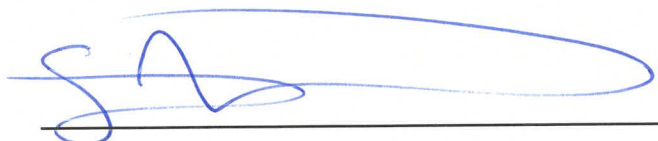
- Notice of SEPA Action for CU-24-00003 Schnebly Coulee Solar Farm, Conditional Use Permit Application and SEPA Checklist

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

  
Signature

Chace Pedersen  
Planner I  
Community Development Services  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 15<sup>th</sup> day of October 2024



Steph Mifflin  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 12-23-25

**From:** [Chace Pedersen](#)  
**To:** "ken.edwards@kittitaspud.com"; Haley Mercer; "Suzanne Whitehall"; "Jen Beaulieu"; "Nels Sorenson"; "hiker98024@outlook.com"; "Darlene P Grant"; dtroop717@outlook.com; "Connor Armi"; "Guy Moura"; "jhalsted18@yahoo.com"; "Diga Perrone"; "Logan Darrow"; "mary@sagelandproperties.com"; "brown\_2684@msn.com"; "Greg Carey"; Public Health Inspectors; Candie Leader; Kelee Hodges; Jackie Sharp; "ECY RE CRO SEPA Coordinator"; "Kerry Ringer"; "Jacob.Prilucik@wsdot.wa.gov"; "SCPlanning@wsdot.wa.gov"; "AviationLandUse@wsdot.wa.gov"; "Corrine Camuso"; "dylan.marcus@pse.com"; "emily.grabowsky@dfw.wa.gov"; "michael.ritter@dfw.wa.gov"; "michelle.huppert@dfw.wa.gov"; "solarandwind@dfw.wa.gov"; "Adam Osbekoff"; Marvin Douvier (SH); Dan Young; "sara@krdistrict.org"; "Connell,Valorie L (BPA) - TERR-PASCO"; "dxroddgers@bpa.gov"; "Light, Abi"; "Miner, Laura"; "Leslie Bray"; Rich Elliott; "rbailey@blm.gov"; "Judy Webb"; "Witt, David (DAHP)"; "DAHP SEPA"; "Jessica Lally"; "NWMUDBIKER"  
**Cc:** [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#)  
**Subject:** CU-24-00003 Schnebly Coulee Solar Farm - Notice of SEPA Action  
**Date:** Tuesday, October 15, 2024 9:28:00 AM  
**Attachments:** [CU-24-00003 Schnebly Coulee Solar Farm - Notices - Notice of SEPA Action Memo.pdf](#)  
[CU-24-00003 Schnebly Coulee Solar Farm - Decision - SEPA MDNS.pdf](#)  
[CU-24-00003 Schnebly Coulee Solar Farm - Application - SEPA Checklist Updated 7-26-2024.pdf](#)

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Good morning,

Please see the attached correspondence regarding the SEPA checklist for application CU-24-00003 Schnebly Coulee Solar Farm.

- Notice of SEPA Action
- SEPA MDNS
- Schnebly Coulee Solar Farm SEPA Checklist

All documents can be found here: [CU-24-00003 Schnebly Coulee Solar Farm](#)

Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. **Timely appeals must be received no later than 5:00pm, October 29, 2024.**

Please contact me directly with any questions.

Thanks,

**Chace Pedersen**

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

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**Notice of SEPA Action**  
**CU-24-00003 Schnebly Coulee Solar Farm**

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on October 15, 2024, issue a Mitigated Determination of Non-Significance (MDNS) on the SEPA application submitted by Schnebly Coulee Solar Energy LLC for the Schnebly Coulee Solar Farm. The applicants are proposing a ground-mounted photovoltaic (PV) solar power production facility that will generate up to 90 megawatts (MW) of renewable energy. The proposed project is located within Solar Overlay Zones 2 and 3. Solar Power Production Facilities may be permitted with a Conditional Use Permit under KCC 17.61C. The subject property consists of twenty-two (22) parcels, #190633, #950785, #030633, #040633, #020633, #641136, #010633, #060633, #921136, #951417, #951418, #951419, #951420, #951421, #951422, #080833, #290833, #050833, #870833, #070833, #210733, #640836. Approximately 1,314 acres. Located east of and adjacent to Stevens Road, 0.5 miles north of Interstate 90 and 0.5 miles south of Vantage Highway. Project and Transmission line area include all or portions of Township 17N, Range 20E, Sections 11, 13, 14 and Township 17N, Range 21E, Sections 8, 9, 17, 19, 20. Ellensburg, WA 98926.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C and WAC 197-11-355. This decision was made after review of a SEPA environmental checklist, and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. The complete application file is available to the public on request or may be viewed at Kittitas County Community Development Services at 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or on the county website.

<http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (Conditional Use, View Active Applications, file number CU-24-00003 Schnebly Coulee Solar Farm).

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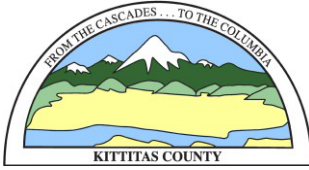
Direct questions regarding this proposal to:

Chace Pedersen  
411 N. Ruby St. Suite 2  
Ellensburg, WA. 98926  
509-962-7637  
[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

**Date: October 15, 2024**

**Publish Daily Record: October 15, 2024**

**Appeal Period Ends: October 29, 2024**



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Office (509) 962-7506

“Building Partnerships – Building Communities”

### NOTICE OF SEPA ACTION

**To:** Applicable Agencies  
Parties of Record  
Applicant

**From:** Chace Pedersen, Planner I

**Date:** October 15, 2024

**Subject:** CU-24-00003 Schnebly Coulee Solar Farm – SEPA MDNS

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Direct questions regarding this proposal to:

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411 N. Ruby St. Suite 2  
Ellensburg, WA. 98926  
509-962-7637  
[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)



## ADVERTISING PROOF

401 N Main St,  
Ellensburg, WA 98926  
Ph. (509) 204-8236 Fax: (907) 452-5054

| BILLING DATE: | ACCOUNT NO: |
|---------------|-------------|
| 10/11/24      | 50096       |

Jessica Miller  
KC COMMUNITY DEVELOPMENT SERVICES  
411 N Ruby St, Suite 2  
ELLENSBURG, WA 98926

| AD #   | DESCRIPTION         | START    | STOP     | TIMES | AMOUNT   |
|--------|---------------------|----------|----------|-------|----------|
| 569404 | NOSEPA: CU-24-00003 | 10/15/24 | 10/15/24 | 2     | \$179.75 |

### Payments:

| Date | Method | Card Type | Last 4 Digits | Check | Amount |
|------|--------|-----------|---------------|-------|--------|
|------|--------|-----------|---------------|-------|--------|

Discount: **\$0.00**  
Surcharge: **\$0.00**  
Credits: **\$0.00**

Gross: **\$179.75**  
Paid Amount: **\$0.00**

Amount Due: **\$179.75**

*We Appreciate Your Business!*

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**Date: October 15, 2024**  
**Publish Daily Record: October 15, 2024**  
**Appeal Period Ends: October 29, 2024**

PUBLISH: DAILY RECORD: October 15, 2024 /  
LEGAL #569404