

Washington State Fish and Wildlife Correspondence

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| September 2013 | Initial Outreach to WA Fish and Wildlife |
| September 30, 2013 | Response via email from Brent Renfro |
| October 2, 2013 | Follow up phone call with Brent for further clarification on FWS comments |
| May 13, 2014 | Site Visit with Brent Renfro, Ed Sewall, Mark Keller, OER |
| August 2014 | Touch Base about application and adjustment since site visit |
| September 12, 2014 | Request for updated review letter |



From: "Renfrow, Brent D (DFW)" <Brent.Renfrow@dfw.wa.gov>
Subject: RE: Solar Development areas of Interest
Date: September 30, 2013 11:54:53 AM PDT
To: Gia Clark <gia@oneenergyrenewables.com>
Cc: Chris Walmore <walmore@oneenergyrenewables.com>

Gia, Chris,

Here are some initial comments on the solar array projects based upon what we know about the project at this time. I hope this is helpful to your planning. Once there is more detail available regarding the design/construction/restoration for each site, we may have additional comments, concerns and recommendations.

Sage Land LLC Site, East of Kittitas, WA

There are no special fish or wildlife issues of note on this site. The mapped Priority Habitat and Species (PHS) concerns in the surrounding area are associated with the riparian areas of Parke Creek and its tributaries. These are more than 400-ft from the development site and are separated from the site by roads.

There are some mapped reptile/amphibian observations associated with the John Wayne Trail, but they appear to be related to the features specific to the railroad right-of-way (i.e. the rocky railroad embankment and the adjacent borrow areas which are wetlands.) which do not occur on the project site.

There will be birds of prey (hawks, owls, eagles, falcons) using the immediate vicinity of the project (they hunt in the open fields and perch on trees, and any available structure, including the powerlines along the John Wayne Trail) and you may have them hunting and perching on the project site. All electrical facilities need to meet APLIC standards to minimize risk of electrocution of birds.

Taylor Ranches Site

North Parcel: There are fish/wildlife/habitat concerns relating to the watercourses and wetlands associated with the northern 7-acre parcel on this project site. These issues will warrant special consideration in the siting of the project and I ask that we meet and discuss project design and mitigation needs early in your consideration of this northern parcel. Dry Creek (the western boundary of the parcel) has rearing juvenile spring Chinook and coho salmon, and rainbow trout/Mid-Columbia steelhead (federally listed as a Threatened Species). The riparian habitat – including woody vegetation (trees, shrubs) is a critical issue for these species of fish. Dry Creek is currently separated from the parcel by a levee, but there is a ditch which is functionally a side channel of Dry Creek, that passes through the levee (between the Taylor property and the railroad tracks) and follows the northern boundary of the property for about 700-feet before turning south through the parcel...eventually re-joining the main channel of Dry Creek. Note that the National Wetlands Inventory (NWI) data layer identifies a wetland within this parcel, and it is contiguous with this watercourse ("side channel"/ditch).

South Parcel: The fish and wildlife habitat value of the southern parcel is substantially less than that of the northern parcel. The parcel itself does not have any special wildlife habitat features, though it is adjacent to a gravel pit pond which is used by waterfowl, osprey and other birds and wildlife associated with ponds and their shorelines.

Both Parcels: For both the northern and southern sites, birds of prey (hawks, owls, eagles, falcons) are common in the immediate vicinity of the project. They hunt in the open fields and wetlands, and perch and nest on trees and any available structure. It is not uncommon to see them hunting and perch on the project site. There is an osprey nest located on a structure at the corner of Highway 10 and Highway 97 and other nests on structures near the gravel mine ponds and the Yakima River. Bald eagles and other raptors associated with the Yakima River riparian/floodplain/wetlands are often observed on this site. All electrical facilities need to meet APLIC standards to minimize risk of electrocution of birds.

General issues for solar array project development on any site:

1. Good planning is needed for the initial ground disturbance, project construction and erosion and stormwater control.
2. Final site restoration should generally emphasize restoration of natural, native vegetation in a manner that will protect and/or restore fish/wildlife/ecological values. Weed control is an essential element of site construction and restoration.
3. Ground-based solar arrays we are familiar with create a "roof" over the landscape and typically harden the ground underneath with foundations, trenching for cables/conduits, drainage facilities, gravel pads and roads. Any vegetation which might cause shading of a portion of the facility (e.g. trees & shrubs) at any time during the day is eliminated. These modifications substantially limit the ecological functions of the site and greatly reduce the potential to provide habitat for wildlife (and fish if riparian areas are involved). Therefore the greatest extent possible, solar arrays should be installed in locations where the underlying land has little/no existing or future ecological function. Areas such as roof-tops, parking lots, hardened industrial sites, quarries and gravel mines, etc. would be ideal.
4. Electrical facilities should meet APLIC standards.
5. Stormwater runoff should be infiltrated and meet standards for water quality and quantity to protect streams. (Refer to Washington stormwater manuals)

Brent

Brent Renfrow
Washington Department of Fish and Wildlife
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From: Gia Clark [<mailto:gia@oneenergyrenewables.com>]
Sent: Wednesday, September 11, 2013 4:32 PM
To: Renfrow, Brent D (DFW)
Subject: Solar Development areas of Interest

Gia Clark
Manager, Project Development
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Species Review

FALL 2013 - Office Review

OneEnergy Renewables conducted an office review of the Species of Concern in Washington State and the State of Washington Priority Habitats and Species (PHS) List using the online web based tool available on the Washington Department of Fish and Wildlife website. The List resulted in no findings of wildlife in the vicinity of the proposed survey area. However, correspondence with Brent Renfro in September 30th of 2013, noted that a field review of the site would be most beneficial as the project site is adjacent to Dry Creek which has rearing juvenile spring Chinook and coho salmon, and rainbow trout/Mid Columbia Steelhead. The riparian habitat is also a crucial issue for these species.

SPRING 2014 - Field Review

Interview with the landowner.

While on the site the OneEnergy project team spoke with Mr. Pat Taylor, long time owner and resident of the land parcel. Mr. Taylor explained that while there is no known nesting area for Osprey on the project site, there is an existing Osprey nest across the railroad and Highway 10 to the north of his property. He suggested keeping this in mind if we are to build any tall structures that may be prime nesting spots for Osprey.

Field review with Fish and Wildlife Representative Brent Renfrow.

During a site visit on May 13th, 2014 OneEnergy Renewables and Bret Renfro reviewed the project site and best practices to ensure adequate protection for the various fish species that run through Dry Creek and the associated creek spurs. Additionally, Mr. Ed Sewall accompanied us on site after having conducted a field run wetland delineation of the site.

Mr. Renfro clearly described the necessary buffer that should be maintained to keep the project a sufficient distance from from Dry Creek. He also recommended that we ensure a sufficient buffer for the associated side channel that flows through the parcel and proposed project area. The suggested buffers have been incorporated into the Site Plan.



DEPARTMENT OF
ARCHAEOLOGY &
HISTORIC PRESERVATION

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

October 10, 2013

Ms. Gia Clark
Manager
One Energy Renewables
101 Yesler Way, Suite 401
Seattle, WA 98104

In future correspondence please refer to:

Log: 101013-32-KT

Property: Archaeological Review for Solar Development, TPN #18-18-20030-0006

Re: Archaeology - Concur with Survey

Dear Ms. Clark:

We have reviewed the documentation you provided for this project. There is an historic archaeological feature on the parcel but it outside of the area that you propose to develop. We have no further concerns regarding the project but we do recommend consultation with the interested Tribes and their cultural resources staff.

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,

Gretchen Kaehler
Assistant State Archaeologist
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Johnson Meninick, Cultural Resources, Yakama Nation
Kate Valdez, THPO, Yakama Nation



Kaehler, Gretchen (DAHP)

From: Gia Clark <gia@oneenergyrenewables.com>
Sent: Monday, August 12, 2013 11:00 AM
To: Kaehler, Gretchen (DAHP)
Cc: Chris Watmore
Subject: Archaeological Review for Solar Development

August 12, 2013

Re: Archaeological Review for Solar Development

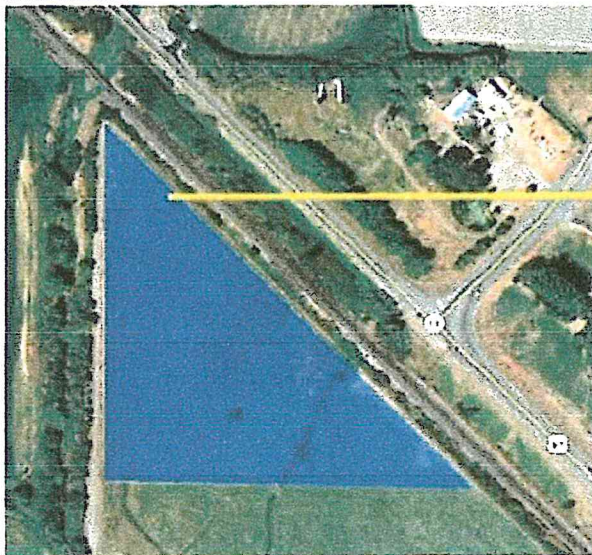
Dear Ms. Gretchen Kaehler,

I work as a project manager for a small start up renewable energy company in Seattle. We are working throughout the state of Washington and Oregon to build and install small (2-6 acres) solar farms. It is my understanding that because this is a private venture on private property with no state or federal funding or review process, the DAHP will not review our project until the county permit review. Generally, however, we like to engage with departments such as yours earlier in the process to review the project and to help us understand any potential cultural or historical impacts the project.

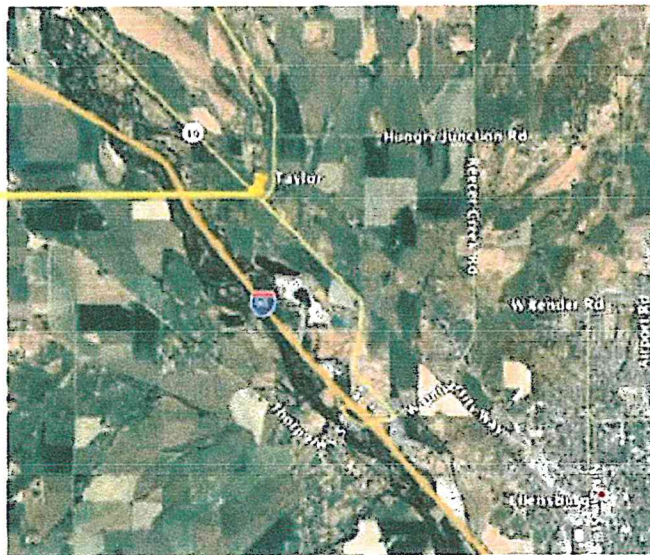
Please give me a call when you get the chance so I can review with you the best next steps to get DAHP approval for our project. In the past I have put together a review packet for the state departments that includes a project description, Tax Map, annotated Aerial image of the project area, region context map. For now I have simply included a .png file with a brief overview of our current project just north of Ellensburg, WA.

I look forward to talking with you.

Best,
Gia Clark



Site Location - The yellow line marks the area for potential development within the larger parcel. The yellow dot indicates the location of the proposed solar farm (approximately 7 acres).



Site Context
5 miles north west of downtown Ellensburg

Parcel Number: 34633
Map Book: 18-18-20010-0006
Owner Name: Taylor Ranches LLC
City: 03012 HWY 97 ELLENSBURG
Legal: ACRES 111.98 ED. N01/4 SEC 20 T2P 1& RGE 18 PTN E/3 SE 1/4 - PTN NW 1/4 SE 1/4; PTN SE 1/4 SW 1/4 ALL OF THE SW 1/4 SE 1/4-

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ONE ENERGY RENEWABLES

Request for Comments from the Yakama Nation
Supporting Material - Ellensburg Solar Development Proposal (Taylor Ranch)

Project Description

OneEnergy Development, LLC proposes to develop a Solar Photovoltaic (PV) project located in Kittitas County, Washington. The project site for the Kittitas project is located 4 miles northwest of Ellensburg, WA via 97 (Old Highway 10) (Figure 1 and 2). OneEnergy Development LLC and the landowners are working to sign a 25-year lease agreement to allow a small section of the property to be leased for solar. The property owners, Taylor Ranches, own several parcels adjacent to one another. There are two possible locations for solar on their property which are outlined in the following pages. One of these two would be targeted for development but not both. While the total area owned by Taylor Ranches is quite expansive, OneEnergy Development is looking to only develop between 6 and 12 acres placed within the larger collection of two parcels owned by Taylor Ranches (Figure 3).

There is no federal or state funding associated with this project. It will require a Building Permit approval from the Kittitas County Planning Department. At this time, we do not anticipate that the project will require State Environmental Policy Act (SEPA) or National Environmental Policy Act Review (NEPA) but do not have confirmation from Kittitas County on this point. The project will be required to meet all state and local stormwater permit protocols. We have begun a conversation with WA Fish and Wildlife, requesting a project review to ensure that the project does not adversely impact any priority species or habitat areas.

The goal of this privately sponsored project is to generate electricity from renewable resources, and will function to help Washington meet its renewable energy goals. The project will consist of PV modules supported on either fixed tilt support frames or tracking block panel systems. The solar panels sit approximately 6 to 12 feet off the ground, and will be arranged in rows with approximately 8 feet of space between the rows. The arrangement of the panels will follow the natural topography of the site and beyond some rough grading for a service drive, no cut and fill is expected at this time. The foundations will likely consist of driven H-piles located at 7-10 foot spacing beneath the solar panels. The maximum anticipated depth of the foundations is 5 feet. There will be 8' perimeter fences and landscape screening if necessary.



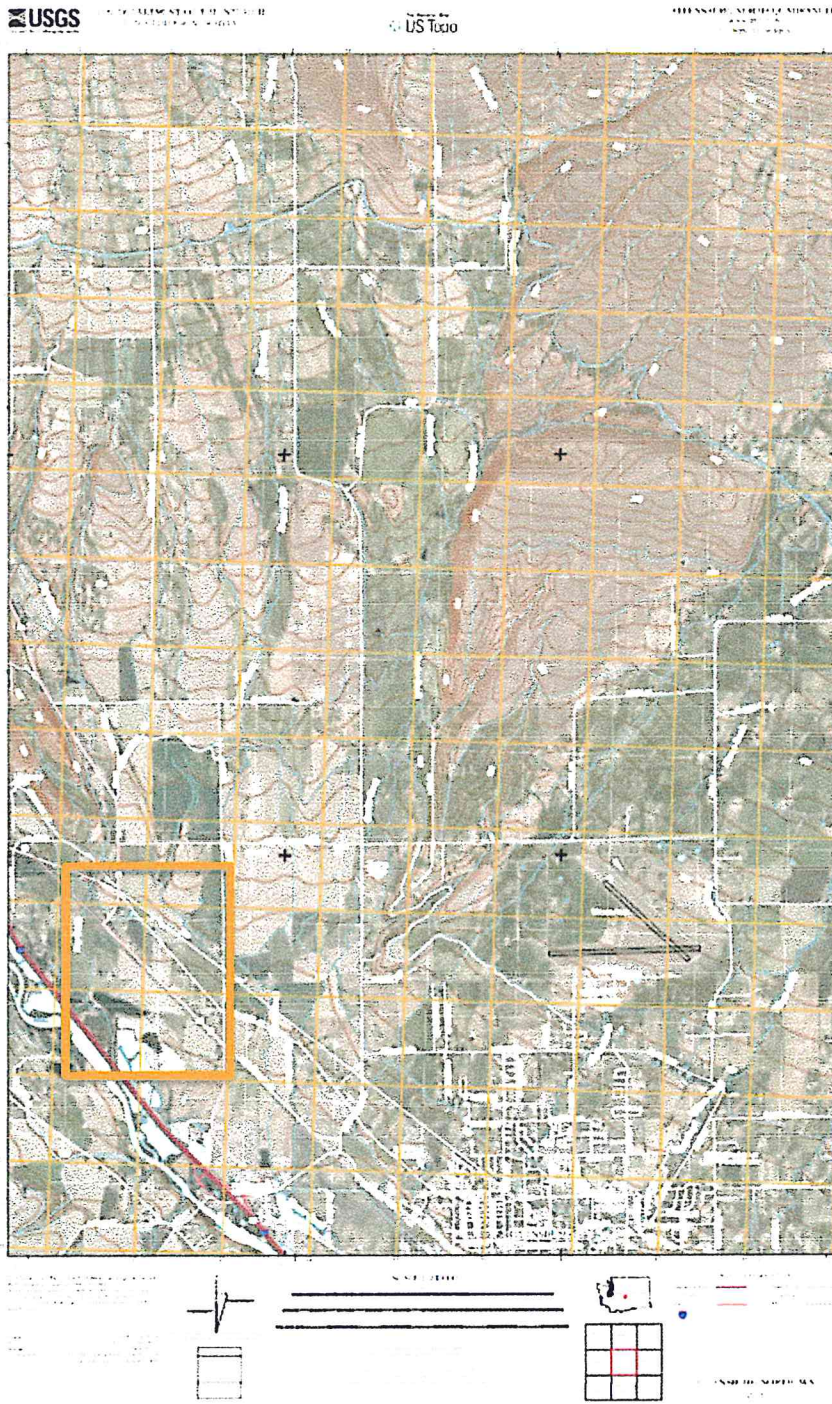


Figure 1. Proposed project context area is located on the Ellensburg North Quadrangle USGS 7.5 Minute Quadrangle context area. See detail map for specific leased development location.

Figure 2. Project location (A) in context using as shown on both USGS maps in context to the city of Kittitas.

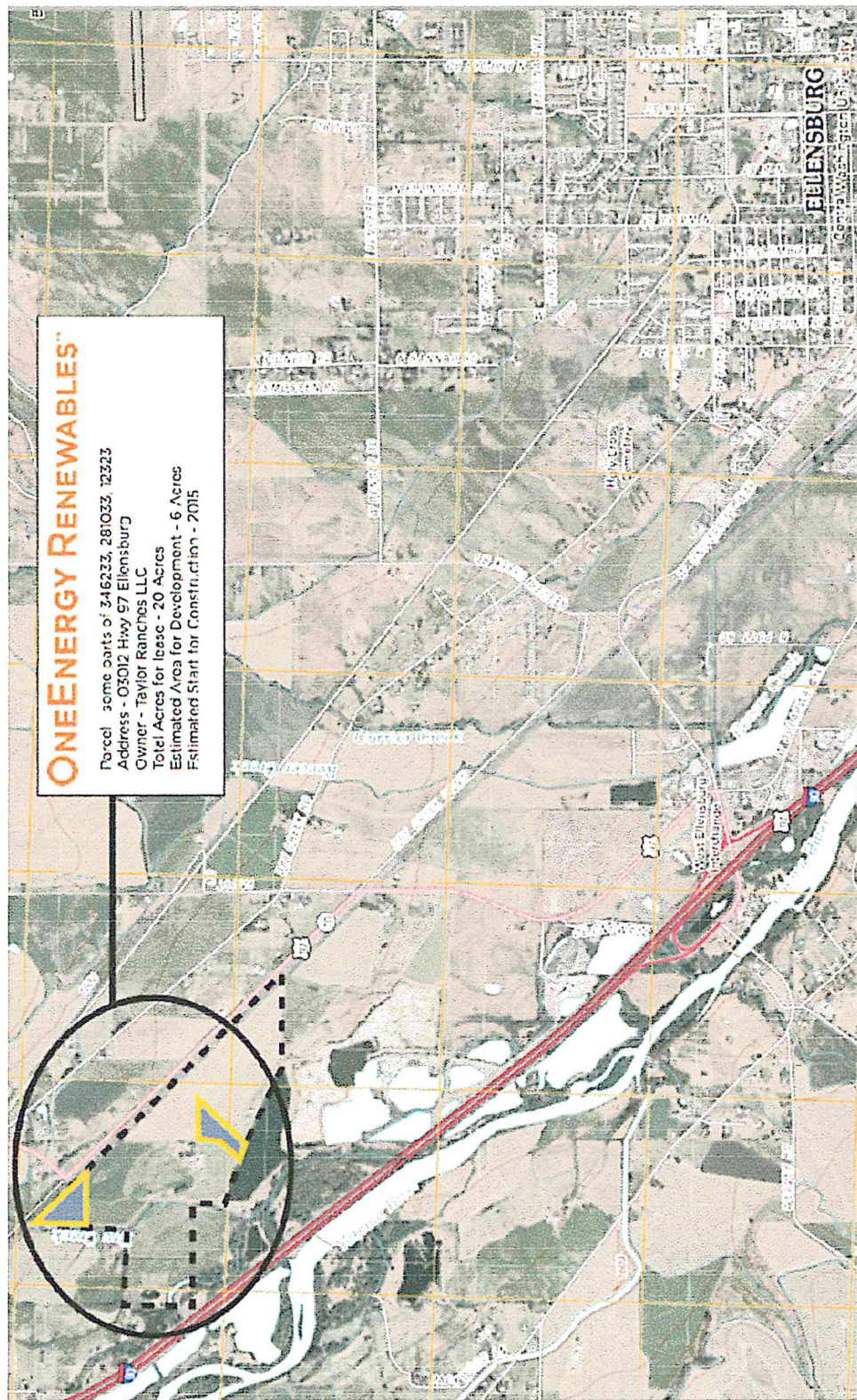


Figure 3. Proposed Lease Area and project area. Show on aerial photography with site outlines on Google Earth detail map. Kmz files available.



OneEnergy Renewables is interested in developing one of the two areas identified in the maps above but does not intend to develop both areas. The more northern area is approximately seven acres. The area on the southern portion of the site is roughly 5 acres.

Figure 4

Image taken from property looking southeast along railroad track.



Figure 5

Image taken from property looking southwest into property along drainage.



8/20/2013

Figure 6

Image taken on property looking west toward gravel road and Dry Creek.



8/20/2013

Attachment Conditions:

Taylor Ranch will remain the owner of the project site and will lease the land to OneEnergy Renewables. Currently, the parcel is zoned agriculture has been used in compliance with this zoning for some time.

However, at this point in time we anticipate developing between 6 and 12 acres of the land. The exact location of the solar layout will be designed to meet guidelines and input from the Yakama Nation, WA Fish and Wildlife, Kittitas Planning and Building, PacifiCorp and other regulatory agencies.