

Jeff Watson

From: Jeff Watson
Sent: Wednesday, March 25, 2015 12:13 PM
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Subject: Notice of SEPA Action and Public Hearing CU-14-00003 Osprey Solar Farm
Attachments: CU-14-00003 Osprey Solar Farm MDNS.pdf; CU-14-00003 Osprey Solar Farm Notice of SEPA Action and Public Hearing Legal.pdf

CU-14-00003 Osprey Solar Farm
SD-14-00002 Osprey Solar Farm

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.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project.

Please see the attached document for the full MDNS on this project.



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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**State Environmental Policy Act
MITIGATED DETERMINATION OF NONSIGNIFICANCE**

- Description:** Osprey Solar Farm (CU-14-00004 & SD-14-00002) is a proposed 13.6 acre photovoltaic solar power generation facility. The project is proposed on a site that is zoned Agriculture 20. The proposal is classified under Kittitas County Code (KCC) 17.61.010(9) as a "major alternative energy facility" and as such is a conditional use in the Agriculture 20 zone (KCC 17.61.020[4]). This project also requires a Shoreline Substantial Development Permit under the State Shoreline Management Act and the Kittitas County Shoreline Master Program.
- Proponent:** One Energy LLC, authorized agent for Pat Taylor, landowner.
- Location:** 1 parcel, located approximately 3.5 miles northwest of Ellensburg on Highway 10 (US 97), in a portion of Section 20, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18 18 20030 0006.
- Lead Agency:** Kittitas County Community Development Services

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The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

Water

- 1) A 70 foot buffer from the ordinary high water mark shall be placed on Dry Creek within the project parcel; no development, structures, excavation, or clearing of existing vegetation may occur within the buffer.
- 2) No additional flood control structures may be constructed on the project parcel.
- 3) Development shall be limited to the proposal as submitted; modifications or expansion of the development shall require additional environmental review.

Pursuant to Chapter 15A.04.020 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, April 9,

2015. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for April 9, 2015 at 6:00 p.m. in the Kittitas County Courthouse Auditorium, 205 W 5th AVE STE 108, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

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