

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Solar Farm on Bailer Hill
Date: Thursday, March 14, 2024 1:42:12 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Stephen Shubert <islandhome61@gmail.com>
Sent: Thursday, March 14, 2024 1:03 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Solar Farm on Bailer Hill

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to support the application of the Orcas Power and Light Company to build a solar array on Bailer Hill (area). It is quite clear that the islands will face serious power shortages as climate change becomes more severe. Federal and State forecasts call for a drier NorthWest, which will affect the delivery of power to Washington. OPALCO buys its power from Canada, all hydro power, which is forecast to decrease as time goes on. As a resident for over 10 years, I have experienced the management of OPALCO and its board in the County. They have been exemplary. The economic health of the county, as well as residents benefiting from uninterrupted electric power improves the social well being of all. While it will not solve all of our power problems, it is a good start, and is the second project built by OPALCO. It will meet its financial and technical goals without doubt.

Their proposal is well researched, and, in my opinion, meets environmental, safety, and community standards. It should be approved.

Thank you for your consideration.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: OPALCO Community Solar Permitting
Date: Thursday, March 14, 2024 1:48:24 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Bryce Seidl <bryce.seidl@outlook.com>
Sent: Thursday, March 14, 2024 1:07 PM
To: Community Development <dcd@sanjuanco.com>
Cc: Bryce Seidl <bryce.seidl@outlook.com>
Subject: OPALCO Community Solar Permitting

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Our family has property on Shaw Island and we have been OPALCO members since the mid-1960s. We are very concerned about both short term and long term environmental stewardship of San Juan County.

I have reviewed the current proposal from OPALCO for a new solar facility. It has been so very carefully thought out both technically and from the community standpoint. I know you have all of the details about the project, the considerations made about the continuing agricultural land use, the work with neighbors, etc. To me it appears to be thoroughly prepared, meets all reasonable requirements of San Juan County and is ready to move forward.

I urge San Juan County to grant final approval to this project and help us all continue to move forward into a more carbon-free environment.

Bryce Seidl
216 Post Office Bay Loop
PO Box 352
Shaw Island, WA 98286
206 715 2100

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Community Solar
Date: Thursday, March 14, 2024 1:53:50 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Michael Devirian <mdevirian@live.com>
Sent: Thursday, March 14, 2024 1:41 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Community Solar

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As a resident and property owner in San Juan County, and a member of OPALCO, I want to go on record SUPPORTING the Opalco Community Solar project. As with any ground breaking effort, there are many details and many devils residing therein. So I don't claim that we have all the answers to every aspect, but I believe the effort is in the best public interest, that those on all sides of any issues can and will work in good faith to find the best resolution of them. This is something we need here (as well as in the rest of the world) and it would be foolish to not pursue it.

Please get behind this and help us achieve more efficient, less destructive and renewable sources of the energy we all need.

Respectfully,

Michael Devirian
507 Terrace Dr.
Friday Harbor, WA 98250
818-648-2093

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: In support of Opalco solar project
Date: Thursday, March 14, 2024 1:55:24 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Megan Frazer <meganfrazer365@gmail.com>
Sent: Thursday, March 14, 2024 1:45 PM
To: Community Development <dcd@sanjuanco.com>
Subject: In support of Opalco solar project

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Dear San Juan Community Development Department,

I have been on the waitlist to invest in local solar power for several years. I ask that you approve the siting for the Opalco Bailer Hill project. This will be a boon to our community in so many ways! We need renewable energy and especially the battery storage that will make our energy system more resilient. Agricultural uses will not be harmed by this project.

Please consider the items below that show that this project will help and not harm our county!

Best regards,
Megan Frazer
123 Mytilus Lane
Friday Harbor, WA
98250

- OPALCO has partnered with a neighboring sheep farmer to graze the Bailer Hill property. Oak Knoll Farm has been grazing the site for several years and will continue after the panels are installed.
- OPALCO partnered with the San Juan Islands Conservation District to develop a farm plan for the site. The farm plan demonstrates that the best practices OPALCO plans to follow will result in improved soil health over the 25-year project.
- Use of this land for solar does not preclude future agricultural uses. The project

includes plans to decommission the solar panels after 25 years and the land can be returned to full agricultural use.

- The project is consistent with San Juan County Comp Plan including the following excerpts (but not citing every alignment that exists):
 - Section B, Element 2, Subsection 2.2.C (Energy): “The policies in this section include a provision that San Juan County ‘provide opportunities for the development and use of alternative energy resources that are compatible with the natural environment.’
 - Section 8.5.A General Goals and Policies:
 - Goal 6: “Minimize the environmental impacts of electricity production and use while promoting energy independence.”
 - Policy 1: “Encourage utility service providers to explore innovative and alternative methods of producing energy.”
 - Policy 2: “Work with the San Juan County Conservation District and OPALCO to promote community solar projects and provide technical assistance and incentives to increase individual home solar installations.”
 - Policy 7: “Ensure that solar installations are sited and designed in a manner that minimizes impacts on agricultural land, allows for flexibility in future agricultural activity and maximizes potential for multiple benefits from “agrivoltaics”
- OPALCO has already received National Environmental Policy Act (NEPA) approval for the project.
- Infrastructure improvements that OPALCO will make to the land, including vehicle access, fencing, power supply and water, will improve conditions for current and future farming uses.
- OPALCO has secured a \$1M grant from the WA Dept of Commerce's Clean Energy Fund to dedicate a portion of the project benefits to low-income households in San Juan County.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Writing in support of the proposed new OPALCO Community Solar Project
Date: Thursday, March 14, 2024 1:56:59 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Kim Rice <kimballwrice@gmail.com>
Sent: Thursday, March 14, 2024 1:51 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Writing in support of the proposed new OPALCO Community Solar Project

You don't often get email from kimballwrice@gmail.com. [Learn why this is important](#)

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To Whom It May Concern:

I am writing in strong support of the proposed OPALCO Bailer Hill Microgrid, Community Solar, and Battery Storage project.

The project will NOT negatively impact farming on the island as the presence of solar panels is entirely compatible with continued sheep grazing. Oak Knoll Farm has been using the land for sheep grazing for many years, and will continue to do so. Furthermore, OPALCO has partnered with the San Juan Islands Conservation District to develop a farm plan for the site. The farm plan demonstrates that the soil will actually be improved over the course of the 25 years of the planned solar project, and the land could be returned to full agricultural use.

Nothing could be more important for the future health and well-being of island residents in years to come than to facilitate the rapid transition to clean, renewable energy in order to mitigate climate change and pollution, and to establish energy independence for our island.

Sincerely,
Kim and Jim Rice

609 Smugglers Cove Rd
Friday Harbor

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for OPALCO's Bailer Hill Microgrid
Date: Thursday, March 14, 2024 3:27:10 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Janet Hamill <janethamill5@gmail.com>
Sent: Thursday, March 14, 2024 2:16 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Support for OPALCO's Bailer Hill Microgrid

You don't often get email from janethamill5@gmail.com. [Learn why this is important](#)

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Hello: As Opalco members and Orcas residents, we fully support OPALCO's plans for the solar panels as a 25 year project at Bailer Hill. It will enhance our community's energy independence and will allow for agricultural use of the land as well.

Sincerely, Janet and Geoffrey Hamill
42 Steep Point Place
Deer Harbor, WA 98243

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill solar
Date: Friday, March 15, 2024 7:09:46 AM
Attachments: [Bailer Hill solar.pdf](#)
[image001.png](#)

Hi Marc,

Please see the email below and attachment that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Sandy Bishop <turtle@rockisland.com>
Sent: Thursday, March 14, 2024 4:14 PM
To: Community Development <dcd@sanjuanco.com>
Cc: OPALCO <communications@opalco.com>
Subject: RE: Bailer Hill solar

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TO: SJC
DCD
2024

March 14,

I have been following US attempts at trying to slow carbon release and increase non-fossil fuel energy production. Across the nation, projects are being denied the go-ahead. Denials often cite land use regulations, fear that rural vistas will be changed, and other concerns. Most interesting to me has been the fact that we don't talk much about our current path of destruction or the positive aspects that developing local renewable energy sources would have on increasing community resilience and slowing harmful emissions.

Please allow OPALCO to build a large-scale solar array and to partner

with a neighboring sheep farmer to graze the Bailer Hill property, known as Oak Knoll Farm.

OPALCO partnered with the San Juan Islands Conservation District to develop a farm plan for the site. The farm plan demonstrates that the best practices OPALCO plans to follow will result in improved soil health over the 25-year project.

Use of this land for solar does not preclude agricultural uses. The project includes plans to decommission the solar panels after 25 years.

The project is consistent with San Juan County Comp Plan including the following excerpts (but not citing every alignment that exists):

Section B, Element 2, Subsection 2.2.C (Energy): “The policies in this section include a provision that San Juan County ‘provide opportunities for the development and use of alternative energy resources that are compatible with the natural environment.’

Section 8.5.A General Goals and Policies:

Goal 6: “Minimize the environmental impacts of electricity production and use while promoting energy independence.”

Policy 1: “Encourage utility service providers to explore innovative and alternative methods of producing energy.”

Policy 2: “Work with the San Juan County Conservation District and OPALCO to promote community solar projects and provide technical assistance and incentives to increase individual home solar installations.”

Policy 7: “Ensure that solar installations are sited and designed in a manner that minimizes impacts on agricultural land, allows for flexibility in future agricultural activity and maximizes potential for multiple benefits from “agrivoltaics”

OPALCO has already received National Environmental Policy Act (NEPA) approval for the project.

Infrastructure improvements that OPALCO will make to the land, including vehicle access, fencing, power supply and water, will improve conditions for current farming uses.

OPALCO has secured a \$1M grant from the WA Dept of Commerce's Clean Energy Fund to dedicate a portion of the project benefits to low-income households in San Juan County.

I represent 12 households who have been waiting since 2021 to be able to purchase community solar shares. Please allow this project to get underway.

Sincerely,

Sandy Bishop

Lopez Island WA 98261

turtle@rockisland.com

From: [Community Development](#)
To: [Marc Santos](#)
Subject: FW: Letter of support for Bailer Hill Microgrid
Date: Friday, March 15, 2024 7:10:51 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Chris Bretherton <csbreth@gmail.com>
Sent: Thursday, March 14, 2024 8:49 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Letter of support for Bailer Hill Microgrid

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Dear DCD staff:

This email is in strong support for OPALCO's Bailer Hill Microgrid project. As a homeowner on San Juan Island, I know we need to be proactive in sustaining our special place and the climate we live in. Generating lots of our own clean solar energy is an important contribution to that - we live in the sunniest country in western Washington, and it is expensive to import electricity from the mainland. The Bailer Hill project is carefully and responsibly planned, makes appropriate use of the land, and demonstrates our local commitment to the renewable energy transition that our country and the world urgently need to make to combat global warming. I hope it shows the way for a San Juan Island that within 10-20 years renewably generates more electricity than it uses.

Chris Bretherton
665 Cape Drive
Friday Harbor, WA 98250

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for OPALCO community solar project
Date: Friday, March 15, 2024 12:40:59 PM
Attachments: [Support for OPALCO community solar project.msg](#)

Hi Marc,

Please see the email below and attachment that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Thomas Reynolds <tom.reynolds@alumni.stanford.edu>
Sent: Friday, March 15, 2024 7:51 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Support for OPALCO community solar project

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From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Opalco Solar Project
Date: Friday, March 15, 2024 12:43:45 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Carolyn Eberhard <carolyneberhard@gmail.com>
Sent: Friday, March 15, 2024 10:04 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Opalco Solar Project

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I am very in favor of the OPALCO solar project on Bailer Hill. The community needs to do as much as possible to attain more energy independence through renewable energy sources. Please approve their conditional use permit.

--

Carolyn Eberhard

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: support for Community Solar
Date: Friday, March 15, 2024 12:56:57 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Mariluz Villa <mariluz@alumni.stanford.edu>
Sent: Friday, March 15, 2024 12:11 PM
To: Community Development <dcd@sanjuanco.com>
Subject: support for Community Solar

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I am writing in support of OPALCO's community solar program. I very much support OPALCO's efforts to improve local energy resilience in combination with their respect for the agricultural use of land. How wonderful that sheep will graze the solar project and that use of the land will be available for agriculture!

My husband and I cannot install solar panels where we live due to the many trees. This program allows us to invest in solar panels elsewhere, which will help us with our energy bills into the future. We care deeply about our environment and fully support the role that solar energy plays in helping to address climate change. I am impressed that OPALCO has planned this project so carefully, taking into consideration many values inherent to this community.

I urge you to vote yes on permitting them to proceed with this project.

Gratefully,
Mariluz

Mariluz Villa
11 Brown Island
Friday Harbor WA 98250

360.378.5915 home
360.317.8191 mobile

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Opalco Bailer Hill Solar Project
Date: Friday, March 15, 2024 3:41:06 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Randall Tate <randalltate@gmail.com>
Sent: Friday, March 15, 2024 1:46 PM
To: Community Development <dcd@sanjuanco.com>
Cc: Jane Fuller <janef@sanjuancountywa.gov>; Cindy Wolf <cindyw@sanjuancountywa.gov>;
Christine Minney <christinem@sanjuancountywa.gov>; communications@opalco.com
Subject: Opalco Bailer Hill Solar Project

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I pledge my family's support of the Opalco Bailer Hill Solar Project. Our community needs this and it will help us stay current as we transition to other sources of renewable energy. Please facilitate the permitting and approval of this project so it can move forward as soon as possible.

Thank you,
Randall Tate
11 Wilderness Way, Friday Harbor

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Community Solar
Date: Tuesday, March 19, 2024 8:40:33 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Geoff Harley <celticgreen@rockisland.com>
Sent: Friday, March 15, 2024 4:23 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Community Solar

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Dear San Juan County,

As a long time resident of San Juan Island and a professional builder of more than 48 years I have seen first hand how our energy rates and consumption have risen. I believe that this is a great opportunity to jump on the band wagon of the future to ensure ongoing energy flexibility while still conserving our fragile agricultural activities. This cooperation between OPALCO and San Juan Co is a great opportunity to share in the bright beginning here of solar energy.

Thanks,

Geoff Harley

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Community Solar Project on Bailer Hill Rd
Date: Tuesday, March 19, 2024 8:44:30 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Martin Eberhard <eberhard@allenroad.com>
Sent: Sunday, March 17, 2024 9:38 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Support for Community Solar Project on Bailer Hill Rd

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Opalco,

This kind of community solar project is exactly what we need in San Juan County. A lot of properties on our islands are covered with trees, which are a major part of the beauty of our county. Community solar allows those of us who live amongst the trees to have solar electricity without destroying our trees for rooftop solar.

This is also the kind of community project that makes Opalco a thousand times better than the giant electric corporations on the mainland. This project has been designed to benefit all of us in San Juan County, not just external shareholders...

I am in full support of this project, as well as any other similar project that aims to make San Juan County more energy independent and with a lower carbon footprint.

I will definitely be buying a share of this project.

Thank you and keep it up.

Martin Eberhard

164 Mount Dallas Rd
Friday Harbor, WA 98250

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Solar Community Project
Date: Tuesday, March 19, 2024 9:09:40 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Susan Mahoney <mahoney_susan@hotmail.com>
Sent: Monday, March 18, 2024 12:25 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Solar Community Project

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Committee,

I am writing to comment on the upcoming Conditional Use Hearing to be held April 24th, 2024. I understand a decision about OPALCO's siting for the community solar project on Bailer Hill is on the agenda.

I am writing in support of the Community Solar Project. I see this as a positive development commensalistic with the current agricultural setting of grazing animals. OPALCO has partnered with San Juan Conservation District to both maintain and enhance the agricultural environment for this property. The solar project is a constructive step towards improving our energy independence with a clean energy solution.

OPALCO has sought out other agencies to support this development. National Environmental Policy Act has approved the project. Washington Department of Commerce' Clean Energy Fund has approved a grant to subsidize solar power for San Juan County low income households. This provision will shift the availability of solar energy from those who have financial means to benefit a broader range of people in the community.

Given these beneficial aspects of the Community Solar Project, I request the committee approve the permit.

Sincerely,
Susan Mahoney

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Opalco bailer hill solar comment
Date: Tuesday, March 19, 2024 9:11:52 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Tessa Ormenyi <tessa@rainshadowsolar.com>
Sent: Monday, March 18, 2024 7:39 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Opalco bailer hill solar comment

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Hello,

As a solar installer and farmer on Orcas Island I do not support OPALCO's ground mount solar installation on San Juan Island. This land is prime agricultural land. If this land were contaminated with lead or PFAS like other property on San Juan Island then I think solar makes sense. But good arable land is very hard to come by on the islands and I support preserving in full for pasture or crops. Agrivoltaics, dual use sheep grazing and solar is a falsity. And the location is horrible. It will make the valley look industrial. What an eye sore.

Please let me know if I should direct this comment somewhere else.

Thank you,
Tessa

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 9:16:36 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Hannah Boehm <dragonfly@rockisland.com>
Sent: Monday, March 18, 2024 10:42 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from dragonfly@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[sample text - edit to suit]

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Sent from my iPad

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Please Support Bailer Hill Solar (& tidal power)
Date: Tuesday, March 19, 2024 9:17:50 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Chris Reed <cvreed98@gmail.com>
Sent: Monday, March 18, 2024 10:42 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Please Support Bailer Hill Solar (& tidal power)

You don't often get email from cvreed98@gmail.com. [Learn why this is important](#)

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With challenges coming up around long term access to traditional power from the mainland it is more critical than ever to get local power sources.

Please approve the Bailer Hill conditional use permit and be supportive of other local power initiatives like tidal that Opalco is working on.

Chris Reed
San Juan Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 9:20:33 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Joseph Cohen <josephcohen77@gmail.com>
Sent: Monday, March 18, 2024 10:49 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from josephcohen77@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

When I ran (unsuccessfully) for the OPALCO Board in 2021 I did my own personal due diligence on “energy sourcing” for SJC. It was clear then, and even more so today, that we will experience a “capacity GAP” in energy availability in the near term (next 1 - 5 years) and beyond. There will be (unfortunately) periods of “blackouts” when the capacity of our GRID is unable to deliver the electricity needed in cold snaps like we experience in Feb, 2024. As a result:

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Joseph Cohen
josephcohen77@gmail.com

619.818.1496

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer project
Date: Tuesday, March 19, 2024 9:22:01 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Joe Erskine <eatgatjoes@gmail.com>
Sent: Monday, March 18, 2024 10:56 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Bailer project

You don't often get email from eatgatjoes@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a supporter of this installation. I am concerned the opposition will have a louder voice than merited, hence this letter of support from a long time owner of island property and resident.

I worked as a marine engineer for 30+ years, for those wondering what this job entails basically someone that is responsible for supplying power and services to “the man”. As such, I know more than the average citizen about how difficult it is to make electrical power, and to transmit that power to the end user. Having multiple sources of power is essential to reliable transmission. This proposed solar installation goes some measure in this direction.

The opposition is using dirty pool tactics. The eagles don’t live there. Impermeable ground cover is just a phrase we have come to dislike without consideration of context. Aesthetics are the main complaint, and that is a very subjective issue. My guess is if queried, the objectors given the choice of having to look at the panels or having electricity would opt for the latter. Also at issue is the land use as zoned. If a variance is necessary then I assume Opalco is stepping through all necessary hoops. The comment period is also a complaint, citing short three week window. Again, I assume this is what the county rules have stipulated.

I am not a “greenie”. Far from it. When working the ships I ran burned sometimes 30000 bbls of heavy fuel a month. Major polluters. The industry is working towards cleaner burning power. My

opinion is we all need to focus on reducing the use of electricity. And stop buying crap made in China so ships like I worked on can be scrapped.

So please put me in the affirmative pile in favor of permitting and moving ahead with the Bailer Hill Solar cite development.

Signed,
Joe Erskine

Sent from [Mail](#) for Windows

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 9:23:13 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Carolyn McGown <carolyn@islandfields.com>
Sent: Monday, March 18, 2024 10:57 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from carolyn@islandfields.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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To whom it may concern,

As a full time resident of SJCo, I am writing to express my complete support for the Bailer Hill Road OPALCO microgrid project. We know that energy woes are coming are way at an increasing rate. Please approve the conditional use permit, to help the citizens of our county feel better about energy security sooner than later. This is not an issue on which we can afford to delay!

Thank you!
Carolyn McGown
Lopez Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 9:24:49 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Judy Tepley <judy.tepley@gmail.com>
Sent: Monday, March 18, 2024 11:01 AM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from judy.tepley@gmail.com. [Learn why this is important](#)

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It's always been endemic and ironic that projects benefiting all of us have consistently carried huge delays. Humans have found numerous ways to prevent or delay every substantial project. Can we not stop sabotaging ourselves and forward progress NOW, FINALLY. No one should have to suffer the indignity of low income versus energy innovation and helping others. The obscenely rich in this county, country and everywhere could easily lend a hand and provide for all without a dent in their budgets. jT

[sample text - edit to suit]

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be

in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Interest in solar power generation in the San Juan Islands
Date: Tuesday, March 19, 2024 9:26:25 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Russ Youmans <youruss@gmail.com>
Sent: Monday, March 18, 2024 11:03 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communication@opalco.com; Mary Youmans <youmary1@gmail.com>; anne youmans <anneyoumans451@gmail.com>; Clark Youmans <cyoumany@hotmail.com>
Subject: Interest in solar power generation in the San Juan Islands

You don't often get email from youruss@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the leadership in power generation in the Islands:

We are interested the further investment in solar/wind/tidal power generation everywhere and with property in the San Juan Islands particularly interested in the Islands.

We will remain interested in some investment in any local solar development which would extend to homes in the SE corner of Orcas Island. We have had 18 solar panels on our home in Oregon since 1988.

Regards,

Russ and Mary Youmans
3025 N.W. Firwood Pl.
Corvallis, OR 97330-1121

youruss@gmail.com
youmary1@gmail.com

541-752-0802

MY 541-231-8831 Cell
RY 541-745-8963 Cell

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 9:28:10 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Milene Henley <milene.henley@gmail.com>
Sent: Monday, March 18, 2024 11:05 AM
To: Community Development <dcd@sanjuanco.com>; San Juan County Council <council@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

Some people who received this message don't often get email from milene.henley@gmail.com. [Learn why this is important](#)

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Council and DCD staff,

I wish to express my support for OPALCO's solar project at the corner of Bailer Hill and Douglas Roads. That land has stood empty for a long time, and it is a good location for local energy development. Co-sharing the site with sheep grazing will maximize its potential value. And I would so much rather see a solar project there than another large house!

Local energy resilience is essential to keeping our county running during the uncertainties of the energy transition. Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!
Milene Henley

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 9:30:15 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Judy Tepley <judy.tepley@gmail.com>
Sent: Monday, March 18, 2024 11:05 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Fwd: Support for Bailer Hill Microgrid

You don't often get email from judy.tepley@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It's always been endemic and ironic that projects benefiting all of us have consistently carried huge delays. Humans have found numerous ways to prevent or delay every substantial project. Can we not stop sabotaging ourselves and forward progress NOW, FINALLY. No one should have to suffer the indignity of low income versus energy innovation and helping others. The obscenely rich in this county, country and everywhere could easily lend a hand and provide for all without a dent in their budgets. jT

[sample text - edit to suit]

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid prohect is the worst use of island land.
Date: Tuesday, March 19, 2024 9:32:08 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: William West <1nemowest@gmail.com>
Sent: Monday, March 18, 2024 11:07 AM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Bailer Hill Microgrid prohect is the worst use of island land.

You don't often get email from 1nemowest@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a retired Commercial Deveveloper I completed many successful project in California.
I've enjoyed this island since 2011 and learned to enjoy the open fields.
It has been proven solar has only limited uses and many many unintended consequences.
Such as. No Sun. No production. Batteries get hot and burn. And are very challenging to control.
Very little power is produced and available for islanders.
They are eyesore. Walls hide them but they are also eyesore.
Please I urge you not to approve this folly. The state and federal grand money isn't worth the damage.
Sincerely
William West
1785 Douglas Rd

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 9:33:53 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Gregory Kramer <gregory@metta.org>
Sent: Monday, March 18, 2024 11:08 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

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Dear San Juan County Friend,

First, thank you for your service. I know it is a job, but it's also something that makes life workable for all of us. So, thanks.

I'm writing to support the Bailer Hill Road battery microgram project. As you know, out here on the islands we're largely at the mercy of power issues far away and out of our control. While we can never control this world (or our own minds), we can be smart and prepare for the onrush of global warming and power consumption transitions that are now arriving and will continue.

Please approve the conditional use permit. It is smart, forward looking, and it matters. Just like many other things you do in your job. It matters.

Yours in this shared human experience and love of these islands and their peoples.

Gregory Kramer

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Solar project
Date: Tuesday, March 19, 2024 9:35:00 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Derek Angevine <derek.angevine@gmail.com>
Sent: Monday, March 18, 2024 11:08 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Solar project

You don't often get email from derek.angevine@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Officials,

I am writing to express my wholehearted support for the Bailer Hill solar project and to emphasize the critical importance of embracing local, renewable solar power on our islands.

As a resident of San Juan County, I am deeply committed to preserving the unique beauty and sustainability of our community. The Bailer Hill solar project represents a significant step towards achieving this goal by harnessing the abundant sunlight that blesses our islands and converting it into clean, renewable energy.

By investing in solar power, we can reduce our reliance on imported power, fossil fuels, mitigate the impacts of climate change, and safeguard our environment for future generations. Furthermore, supporting local renewable energy projects like Bailer Hill will create jobs, stimulate economic growth, and strengthen our community resilience.

It is imperative that we seize this opportunity to embrace a more sustainable future for San Juan County. The Bailer Hill solar project embodies the values of innovation, environmental stewardship, and community empowerment that define our region.

I urge you to approve the Bailer Hill solar project and demonstrate our collective commitment to building a brighter, cleaner, and more prosperous future for San Juan County.

Thank you for your attention to this important matter.

Sincerely,
Derek Angevine

从我寄来的/отправлено с моего/مرسلة من بلدي iPhone

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: OPALCO Bailer Hill Microgrid Project
Date: Tuesday, March 19, 2024 9:38:41 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: David Robison, MLIS <david@robison.net>
Sent: Monday, March 18, 2024 11:15 AM
To: Community Development <dcd@sanjuanco.com>
Subject: OPALCO Bailer Hill Microgrid Project

You don't often get email from david@robison.net. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: SJC Department of Community Development
Re: OPALCO's Bailer Hill Microgrid Project

We are writing in strong support of this important project that will temporarily use a plot of land to generate clean energy. This energy will provide some energy independence and demonstrate the value of microgrid technology. In addition to providing this source of renewable energy, the grazing practices to be employed on site after installation, will improve the quality of the soil, benefiting generations to come.

As San Juan Island residents, we value the beautiful, rural environment in which we live. At the same time, we recognize the threats that climate change and our remote location pose to our very community. Locally generating this type of energy will mitigate those threats.

Thank you,

David F. W. Robison, MLIS
Donald S. Kane
341 Lighthouse Ln,
Friday Harbor, WA 98250

mobile: +1 206.228.2487

email: david@robison.net

radio: KJ7KJC

~~Antisemitism / Islamophobia~~ Compassion is not zero-sum

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 9:40:03 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Kevin OBrien <kco992duc@gmail.com>
Sent: Monday, March 18, 2024 11:17 AM
To: +communications@opalco.com; Community Development <dcd@sanjuanco.com>
Subject: Support for Bailer Hill Microgrid

You don't often get email from kco992duc@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

At this point with inflation still going on and opalco increasing our power 6% every year for the next 4 or 5 years is this the time to put more burden on the people of San Juan county, especially when a lot of the older generation is on a fixed income and most others are living paycheck to paycheck.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 12:40:53 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Birdguide <birdguide@hotmail.com>
Sent: Monday, March 18, 2024 11:18 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from birdguide@hotmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern:

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition. OPALCO's plan to share the land with sheep grazing is an excellent use of county agricultural land. The land will be in better shape for agricultural use when the project is decommissioned in 25 years.

And do not stop there! We need more than a single permitted project each year. Our county should be doing much more and at a much faster pace. Otherwise, we will not be prepared in San Juan County for an unstable energy future. As employees of the San Juan County Department of Community Development, you should already be familiar with the incontrovertible facts and scientifically rigorous conclusions derived from them. You should be actively involved with OPALCO in facilitating more energy generation and resilience projects.

Please approve the conditional use permit for the Bailer Hill Road project. Then, immediately start assisting OPALCO in locating and approving the next project. Be a part of the solution for

a healthy energy future – its your social responsibility to our island community.

Thank you!

Mark Lewis

(resident, employer and tax-payer in SJ Co for the past 45 years)

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 12:43:11 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Chick Adee <adee_chick@hotmail.com>
Sent: Monday, March 18, 2024 11:19 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from adee_chick@hotmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Martine Springer

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: THIS IS A BAD IDEA AND AN EVEN WORSE LOCATION CHOICE
Date: Tuesday, March 19, 2024 12:45:02 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: R K S <rikkiswin@gmail.com>
Sent: Monday, March 18, 2024 11:19 AM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: THIS IS A BAD IDEA AND AN EVEN WORSE LOCATION CHOICE

You don't often get email from rikkiswin@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I drive the Bailer Hill corner every day. I have for the past 10+ years. I have researched the low PV rating for our northern location and it stinks by comparison to southern locations. However, the Bailer Hill corner is fraught with even more problems due to its low elevation and fog/mist that covers that corner for hours many times until noon.

THIS IS A BAD IDEA AND AN EVEN WORSE LOCATION CHOICE.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 12:47:09 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Russ Youmans <youruss@gmail.com>
Sent: Monday, March 18, 2024 11:20 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from youruss@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[sample text - edit to suit]

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Russ Youmans
3025 N.W. Firwood Pl.
Corvallis, OR 97330-1121

youruss@gmail.com
541-752-0802
RY 541-745-8963 Cell

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 12:48:27 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Linda Ellsworth <lindaellsworth51@gmail.com>
Sent: Monday, March 18, 2024 11:24 AM
To: +communications@opalco.com; Community Development <dcd@sanjuanco.com>
Subject: Support for Bailer Hill Microgrid

You don't often get email from lindaellsworth51@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Let's make San Juan County a leader in green, renewable energy!

Please approve the conditional use permit and be a part of the solution for a healthy energy future.
Thank you!

Linda Ellsworth
Eastsound

"when it is all too much, when the news is so bad meditation itself feels useless, and a single life feels too small a stone to offer on the altar of peace, find a Human Sunrise. Find those people who are committed to changing our scary reality. Human Sunrises are happening all over the Earth at every moment." ~ Alice Walker [The Cushion in the Road](#)

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 12:49:58 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Ellen Roberts <booklady119@gmail.com>
Sent: Monday, March 18, 2024 11:24 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from booklady119@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am very pleased that OPALCO is working on a solar energy project that offers us the opportunity to purchase shares to receive some of the energy. This will be much more affordable to me than installing my own solar panels. It is the way of the future for us personally and for our island.

I do ask that the plan include attractive plantings around the perimeter of the whole site, avoiding unsightly chain link fencing. The plants should be evergreen, nontoxic to the farm animals, and of a reasonable height to shield the view from the roads while ensuring that sunlight not be hindered.

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Ellen Roberts
Ellen Roberts
550 Kelsando Circle

Friday Harbor
booklady119@gmail.com
360-472-0723

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 12:51:19 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Michael Hayworth <mikehayworth@gmail.com>
Sent: Monday, March 18, 2024 11:25 AM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from mikehayworth@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: the Department of Community Development and Planning and the San Juan County Commissioners

From:
Michael Hayworth of Hayworth Design & Construction LLC

Re: Do the right thing

Hi Folks,

I'm writing today to encourage you to **support and quickly approve the Bailer Hill Solar project.**

As a builder on Orcas since 1980 I have seen energy efficiency requirements for building become better and better incrementally over time. We are now at a critical juncture wherein we will have to accelerate the improvements in our energy systems if we are to have any hope of avoiding the worst effects of the climate crisis. That is why I have shifted to building only smaller, net-zero houses for the remainder of my career.

The Bailer Hill project will provide the off-site renewable energy for my current house project (which

is not in a favorable location for good solar exposure), and will enable me to sell a house that will forever make more power than it consumes. As you may be aware, California now requires all new residential construction to be net-zero and this will eventually become the rule, not the exception, everywhere.

So let's get going on this! We don't have the luxury of wasting any more time!

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Michael Hayworth

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for the Bailer Hill Project Solar
Date: Tuesday, March 19, 2024 12:54:57 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Hailey Elliott <hailey.chapman.elliott@gmail.com>
Sent: Monday, March 18, 2024 11:29 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for the Bailer Hill Project Solar

You don't often get email from hailey.chapman.elliott@gmail.com. [Learn why this is important](#)

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Dear SJC Department of Community Development,
I am writing to express my support of the Bailer Hill Solar project.
I grew up on San Juan Island, and have returned to raise my family. Clean power is significant to me, as is resiliency in the islands. I hope to see this project come to fruition, as I see it as benefitting our island community in many important ways, as well as being a step forward towards a more sustainable future for all.

Thank you for your time and consideration,
Hailey Elliott

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 12:56:37 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Quehrn, Mark (Perkins Coie) <MQuehrn@perkinscoie.com>
Sent: Monday, March 18, 2024 11:31 AM
To: Community Development <dcd@sanjuanco.com>
Cc: +communications@opalco.com; Jane Quehrn <jlquehrn@gmail.com>
Subject: Support for Bailer Hill Microgrid

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This is an important project that will help build a diverse and sustainable energy portfolio for our community. Please approve the conditional use permit. Thank you

Mark and Jane Quehrn
237 Eagle Cove Drive
Friday Harbor, WA 98250

Sent from my iPhone

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer hill solar
Date: Tuesday, March 19, 2024 12:58:04 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Angela Burch <angela_burch@hotmail.com>
Sent: Monday, March 18, 2024 11:33 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Bailer hill solar

[You don't often get email from angela_burch@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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As a resident of the Ranchos neighborhood overlooking the SJ Valley, we support Opalco in the Bailer Hill solar project.

Angela and Warren Burch
99 North Star Ln
Friday Harbor
Sent from my iPhone

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Tuesday, March 19, 2024 12:59:28 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Maxwell Cameron <MaxwellBC@lehrmancameron.com>
Sent: Monday, March 18, 2024 11:33 AM
To: Community Development <dcd@sanjuanco.com>
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

[You don't often get email from maxwellbc@lehrmancameron.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Yes

Maxwell Cameron
247 Parker Reef Road
Eastsound, WA 98245

Sent from my iPhone

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Solar Project -- Yes!!
Date: Tuesday, March 19, 2024 1:00:58 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Sara Hiebert Burch <shieber1@swarthmore.edu>
Sent: Monday, March 18, 2024 11:38 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Bailer Hill Solar Project -- Yes!!

You don't often get email from shieber1@swarthmore.edu. [Learn why this is important](#)

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To Whom It May Concern:

I'm a full-time SJI resident and OPALCO customer who is concerned about how our community is going to withstand the changes to our energy future. When the Bonneville contract expires in 4 years, we're not going to be able to go back to the electricity prices of the "good old days." We're going to be competing with bigger, more influential communities for power, and we are going to be on the losing end of that deal. Preserving the character of the island is going to require that we proactively head off these future challenges to our way of life.

Go solar! I am 110% behind establishing solar arrays on San Juan Island. We need to start producing the power we use right here, so that when a truck smashing into a power pole or a transformer blows in Anacortes we won't lose all of our power. Solar will change the look of a small corner of the island, but that's a small price to pay for the benefits. And I'm thrilled to know that the agricultural zoning of this property will be honored by having Sara Pope's sheep grazing underneath the panels. That's a win-win in my opinion.

Protest signs: I've seen the signs that have started to go up at the Bailer/Douglas corner, which shout "No power plant!" These cannot possibly be put there by anyone who understands the energy

future we're headed for, the future that is coming for everyone: higher electricity prices and a changing climate. Solar will help us address both of those issues.

Great timing: I am especially glad that OPALCO isn't waiting until 4 years from now to begin this project. Bravo! We need to look forward, plan for the future reality, and educate everyone on the island about our energy future and what it will look like if we don't act. It's easy to put up a sign every time some kind of change is proposed, but harder to justify it if one has the facts.

Future sites on SJI: I would like to strongly urge OPALCO to consider additional sites that do not involve agricultural land. In Tucson, solar panel arrays have been erected as cover for parking lots. I'd like to see the Marketplace parking lot and other such spaces strongly considered for future solar arrays. I understand that the structure needed to support such arrays is more expensive than that for arrays on the ground, but I think it would help islanders know that the open spaces that we love so well are not going to be the only target.

Thank you for your attention to our energy future!

Sara Hiebert Burch
70 Egg Lake Rd
Friday Harbor, WA 98250
267-591-2219

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Tuesday, March 19, 2024 1:14:53 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Sue Kimball <sue@mountaincedar.com>
Sent: Monday, March 18, 2024 11:41 AM
To: Community Development <dcd@sanjuanco.com>
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

[You don't often get email from sue@mountaincedar.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Solar Farm off Douglas/Bailer Hill
Date: Tuesday, March 19, 2024 1:16:20 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Adam Eltinge <adman1974@msn.com>
Sent: Monday, March 18, 2024 12:06 PM
To: Communications@OPALCO.com; Community Development <dcd@sanjuanco.com>
Subject: Solar Farm off Douglas/Bailer Hill

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I am writing in opposition to this project for several reasons.

1. The eye sore it would create is devastating. This could not be in a more conspicuous location.
2. The collective reflection would have potential to reduce property values along impacted areas. I foresee lawsuits that would further make this an expensive project.
3. Other locations have not been fully explored.
 - a. Buildings in downtown Friday Harbor can be used. I will offer-up my full-sun location at 325 Carter avenue as well as 315 Carter upper lot. There are a number of large buildings that would entertain the same. Storage unit businesses are an easy fit.
 - b. Airport lawn areas. Yes, FAA may need clearances with grass-buffer but the circumference is massive and has full sun exposure. Even more potential if grassy areas can be used. There are potentially areas of port property unusable for human activity due to FAA regulations but may be great for solar. Reflections can be directed to reduce glare to pilots.
 - c. Have you explored partnering with Farmer/property owners by replacing miles of fence line with solar panels on aluminum posts. This would increase total square footage of panels while reducing "Collective" intense reflections. The property owners (Especially farmers) hate replacing

fences built 50 years ago (so win for them). All these fences lead to the main roads where power can be collected. Most of the valley has unrestricted solar exposure. Livestock would not be affected. There would be no collective reflection thereby reducing potential legal recourse from angry property owners. The Preservation Trust controls much of the valley and I am certain they would entertain this.

4. All these options should be exhausted first as they carry little to no property ownership. OPALCO could sell the current property at a profit to facilitate these other options. Even if they broken even on the sale, OPALCO would free-up operating capital instead of sinking money into valuable land. This land could be then used to facilitate much needed tiny homes for our housing crisis.

Moving forward with this project is bad for San Juan residence, wildlife, farming heritage, and it bad for OPALCO shareholders.

OPALCO...Please call me at Island Petroleum Services so I can show you the location you may have for solar. It would be free to you.

Thank You for considering,
Adam Eltinge

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: In support of OPALCO's Bailer Hill Microgrid project
Date: Tuesday, March 19, 2024 1:18:03 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Jon DeVaan <jondevaan@hotmail.com>
Sent: Monday, March 18, 2024 12:09 PM
To: Community Development <dcd@sanjuanco.com>
Subject: In support of OPALCO's Bailer Hill Microgrid project

You don't often get email from jondevaan@hotmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am writing in support of OPALCO's Bailer Hill Microgrid project. It is obvious to all that the county's residents benefit from the potential energy independence of the project and the entire world benefits from the zero carbon footprint of this energy supply.

The thing which stands out to me that is likely not well known, is that mixing solar energy production with grazing sheep is a worldwide best practice for optimizing land utilization. I include a link to an article about the research results below. It is exciting that OPALCO is including this mixed usage in its plan.

Please approve the necessary permits for this project to move forward.

[Combining solar panels and lamb grazing increases land productivity, study finds | Oregon State University](#)

Kind regards,

Jon DeVaan
Orcas Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Against Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 1:19:40 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: SCOTT MCADAMS <harostrait@msn.com>
Sent: Monday, March 18, 2024 1:01 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Against Bailer Hill Microgrid

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I am voicing our opposition to the Bailer Hill Road Solar project. We are against the project for a number of reasons. We've been Opalco members since 1997. Placing solar arrays on individual member rooftops at their cost, seems like a better way to handle this. Let's not ruin the beautiful view of the Valley with a solar array.

Thank you for your time spent managing our community.

Scott McAdams

Sent from my iPhone

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 1:21:04 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Joe <goomba@stellas.net>
Sent: Monday, March 18, 2024 1:17 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Bailer Hill Microgrid

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To who it may concern:

The proposed Bailer Hill solar farm project as presented, does not appear to be of sufficient scale to amount to much in terms of energy output or a reduction in fossil fuel dependence.

Additionally, considering the normal island weather patterns, one would expect output from solar panels to be limited in comparison to similar projects in more temperate climates, I mean no disrespect, but this has all the earmarks of a “pet project” that has limited potential other than to gain funding and the support of a few enthusiasts.

However, this gives rise to other concerns such as land use. Available island property is finite and its use for such “boutique” projects as a solar farm has ramifications that affect myriad other problems we islanders are facing. For one, we find ourselves continually struggling with providing affordable housing options. Could the Bailer Hill land be put to better use? Perhaps agriculture and food production would be a more productive and appropriate use of such land?

As for the use of “renewable” energy in general, so far renewable energy has proven to be capricious, unreliable, inefficient, and with unforeseen ramifications at best. One has only to consider the devastating consequences the dependence on such energy sources had on the State of Texas recently to understand the potential for tragedy here in the islands. Homes and businesses

were left without power for days resulting in hundreds of deaths, with some estimates reaching as high as 700 dead.

It would be important to consider the impact the reliance on these problematic energy sources would have on residents in the San Juan islands should we contemplate going further down that road in the future. Whether it is the "rolling blackouts and other gaps in power supply (that) are forecast as new clean energy resources are developed," or the sporadic and unpredictable total failures that will surely occur from time to time after implementation, the consequences affecting islanders will be much, much more significant than for those who live and work on the mainland. Lack of reliable power affects food supply and access, transportation, healthcare services and other necessities which, for mainlanders, may not prove significant, but for those of us living in the islands, are already challenging issues. The isolation of island living adds a whole new dimension to the consequences of power unreliability.

While the Bailer Hill project does not appear to be much more than a small venture, its use of land and resources at this point in time does not seem appropriate to me.

Thank you for considering my thoughts.

Joe Stella
Henry Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 1:22:17 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Hawkins Pingree <hpingree@gmail.com>
Sent: Monday, March 18, 2024 1:29 PM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm writing in support of Opalco's proposal to install solar panels at the intersection of Bailer Hill and Douglas Roads on San Juan Island. To me, this looks like an excellent site for solar, with clean southern exposure, fairly level ground with some south slope, and easy access for maintenance.

While I anticipate there will be some opposition from neighbors, I would point out that the lot is currently pretty scruffy looking - I suspect the solar installation will actually improve cosmetics as well.

I hope Opalco can find more opportunities to give us some insurance power against mainland problems.

Sincerely,

Hawkins Pingree

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is

essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 1:23:36 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Brad Gislason <bradgis@rockisland.com>
Sent: Monday, March 18, 2024 1:32 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from bradgis@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

NIMBY, is what is going on.
I for one fully support OPALCO's micro grid.

Thx-Brad Gislason

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid prohect is the worst use of island land.
Date: Tuesday, March 19, 2024 1:26:44 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: William West <1nemowest@gmail.com>
Sent: Monday, March 18, 2024 2:03 PM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Re: Bailer Hill Microgrid prohect is the worst use of island land.

You don't often get email from 1nemowest@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not approve this Project. This is a perfect example of a visual disaster. It spends lots of money and produces very little benefit for Islanders.

When Bill Geasy was alive and sold this parcel it was designated for affordable/workforce housing. Which the island desperately needs.....not an ill-conceived solar farm. What happened to that Vision??

Batteries, transmission lines, walls. Great just what we need to see as we travel Douglas on the way to the Lighthouse. Steel and reflective solar pannels. What are you thinking?? This facility will help very few folks to reduce their power bill.

Don't approve it, please.

Do you have any Idea how difficult a battery fire is to put out?? If someone is so interested in using solar then they can install panels on their homes.

I am a retired Commercial Developer and completed many Community projects in the So California area and made millions because I developed projects that helped the Community. I can truly say this concept is a Disaster. Open space is the heartbeat of our community, Eagles nesting in ancient trees, deer feeding....they are making a comeback. Keep it Open. Not glass and steel. Spend the funds on affordable housing which is so desperately needed.

What are you accomplishing by completing this?? Solar is very expensive and doesn't solve anything because there is nothing to solve. The Island does not need this. To Spend millions for what? Put it on the Ballot and it will be defeated just like the Library was.

Don't approve it..
Respectfully
William West
1785 Douglas RD 11,
Friday Harbor, WA

On Mon, Mar 18, 2024 at 11:06 AM William West <1nemowest@gmail.com> wrote:

As a retired Commercial Deveveloper I completed many successful project in California.
I've enjoyed this island since 2011 and learned to enjoy the open fields.
It has been proven solar has only limited uses and many many unintended consequences.
Such as. No Sun. No production. Batteries get hot and burn. And are very challenging to control.
Very little power is produced and available for islanders.
They are eyesore. Walls hide them but they are also eyesore.
Please I urge you not to approve this folly. The state and federal grand money isn't worth the
damage.
Sincerely
William West
1785 Douglas Rd

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid project
Date: Tuesday, March 19, 2024 1:28:04 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Mary Ferm <mmferm@gmail.com>
Sent: Monday, March 18, 2024 2:06 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Bailer Hill Microgrid project

You don't often get email from mmferm@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear SJC Dept. of Community Development,

As a member of OPALCO and a user of electricity on San Juan Island, I am very in favor of the Bailer Hill Microgrid project.

We are mandated by the state to lessen our use of fossil fuels, and doing so will contribute to efforts combating climate change, seasonal drought, and sea level rise. Mainland supplies will soon exceed demand, and we need to fill in the gap with our own energy generation. Situated as we are in a sunny part of western Washington, we are in a great location to benefit from solar.

I own shares in the Decatur Island Microgrid, and would love to purchase more in the Bailer Hill Microgrid.

Sincerely,
Mary Ferm

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 1:29:26 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Marc Cohen <smarcster@gmail.com>
Sent: Monday, March 18, 2024 2:10 PM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from smarcster@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in support of Opalco's Bailer Hill Microgrid project. I have been an Opalco member since 1994 and have lived on Orcas for the past 25 years. During that time, I have become increasingly aware of the importance of local, renewable power on our islands, as mainland power demand continues to increase and is likely to exceed supply in the near future.

As we move away from the use of fossil fuels to provide our energy and make the transition to new clean energy resources, it will be crucial to support local projects like the Bailer Hill Microgrid. I urge you

to approve the permitting for this project at the conditional use hearing scheduled for April 24th.

Sincerely,

S. Marc Cohen
98 Lohman Lane
Eastsound, WA 98245

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid prohect is the worst use of island land.
Date: Tuesday, March 19, 2024 1:32:11 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: William West <1nemowest@gmail.com>
Sent: Monday, March 18, 2024 2:19 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Fwd: Bailer Hill Microgrid prohect is the worst use of island land.

You don't often get email from 1nemowest@gmail.com. [Learn why this is important](#)

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C Below

----- Forwarded message -----

From: **William West** <1nemowest@gmail.com>
Date: Mon, Mar 18, 2024 at 2:02 PM
Subject: Re: Bailer Hill Microgrid prohect is the worst use of island land.
To: <dcd@sanjuanco.com>, <+communications@opalco.com>

Please do not approve this Project. This is a perfect example of a visual disaster. It spends lots of money and produces very little benefit for Islanders.

When Bill Geasy was alive and sold this parcel it was designated for affordable/workforce housing. Which the island desperately needs.....not an ill-conceived solar farm. What happened to that Vision??

Batteries, transmission lines, walls. Great just what we need to see as we travel Douglas on the way to the Lighthouse. Steel and reflective solar pannels. What are you thinking?? This facility will help very few folks to reduce their power bill.

Don't approve it, please.

Do you have any Idea how difficult a battery fire is to put out?? If someone is so interested in using solar then they can install panels on their homes.

I am a retired Commercial Developer and completed many Community projects in the So California area and made millions because I developed projects that helped the Community. I can truly say this concept is a Disaster. Open space is the heartbeat of our community, Eagles nesting in ancient trees, deer feeding....they are making a comeback. Keep it Open. Not glass and steel. Spend the funds on affordable housing which is so desperately needed.

What are you accomplishing by completing this?? Solar is very expensive and doesn't solve anything because there is nothing to solve. The Island does not need this. To Spend millions for what? Put it on the Ballot and it will be defeated just like the Library was.

Don't approve it...

Respectfully

William West

1785 Douglas RD 11,
Friday Harbor, WA

On Mon, Mar 18, 2024 at 11:06 AM William West <1nemowest@gmail.com> wrote:

As a retired Commercial Deveveloper I completed many successful project in California.

I've enjoyed this island since 2011 and learned to enjoy the open fields.

It has been proven solar has only limited uses and many many unintended consequences.

Such as. No Sun. No production. Batteries get hot and burn. And are very challenging to control.

Very little power is produced and available for islanders.

They are eyesore. Walls hide them but they are also eyesore.

Please I urge you not to approve this folly. The state and federal grand money isn't worth the damage.

Sincerely

William West

1785 Douglas Rd

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: A very poor project. Bailer Hill Microgrid don't approve it.
Date: Tuesday, March 19, 2024 1:47:13 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: William West <1nemowest@gmail.com>
Sent: Monday, March 18, 2024 2:28 PM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: A very poor project. Bailer Hill Microgrid don't approve it.

You don't often get email from 1nemowest@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

For way too many reasons you should not approve this project. Public monies should be spent on needs, like workforce housing, not some folly that in the end doesn't work. and is visually distasteful. I thought State and Federal funds needed to be spent on projects that benefit Communities, not eyesours and functionally disruptive to the environment. We have Eagles and deer there now. Finally. And you are going to destroy their habitat. Think Aagain...

Do not approve this dumb project.

Thank You

Bill West

1785 Douglas Rd #11

Friday Harbor WA 98250

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 1:52:23 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Marc Cohen <smarcster@gmail.com>
Sent: Monday, March 18, 2024 3:13 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from smarcster@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in support of Opalco's Bailer Hill Microgrid project. I have been an Opalco member since 1994 and have lived on Orcas for the past 25 years. During that time, I have become increasingly aware of the importance of local, renewable power on our islands, as mainland power demand continues to increase and is likely to exceed supply in the near future.

As we move away from the use of fossil fuels to provide our energy and make the transition to new clean energy resources, it will be crucial to support local projects like the Bailer Hill Microgrid. I urge you to approve the permitting for this project at the conditional use hearing scheduled for April 24th.

Sincerely,

S. Marc Cohen
98 Lohman Lane
Eastsound, WA 98245

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 1:57:24 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Mike Burks <mikburks@gmail.com>
Sent: Monday, March 18, 2024 3:39 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Support for Bailer Hill Microgrid

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I do not support The Baker Hill solar project, and firmly believe solar panels do not improve the environment.

Thanks
Mike Burks

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:00:14 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: wsmuller1@gmail.com <wsmuller1@gmail.com>
Sent: Monday, March 18, 2024 3:41 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from wsmuller1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please accept this note as my support for OPALCO's Bailer Hill solar project. My wife and I recently installed solar arrays at our property on Lopez Island, and these kinds of projects are essential to keeping our County running during the uncertainties of the energy transition. Moreover, OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Bill Muller
59 Hummel Lake Rd
PO Box 740
Lopez Island.

Sent from my iPhone

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: The Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:01:41 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Beverly Leyman <bevleyman@gmail.com>
Sent: Monday, March 18, 2024 3:46 PM
To: Community Development <dcd@sanjuanco.com>
Subject: The Bailer Hill Microgrid

You don't often get email from bevleyman@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

San Juan County Department of Community Development,

I am concerned about rolling blackouts and other gaps in power supply as new clean energy resources are developed.

The Bailer Hill Microgrid project will provide a small amount of local energy resiliency using solar array and battery storage since the region is mandated by legislation to get fossil fuels out of our energy usage.

This is a critical time to complete permitting for the project with San Juan County.
I strongly urge you to support the project of local, renewable power on our islands.

Sincerely,
Beverly Leyman
Orcas Island
OPALCO member

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:06:18 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Stuart Stephens <stu@orcas-stephens.com>
Sent: Monday, March 18, 2024 4:26 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from stu@orcas-stephens.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To OPALCO

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Stu Stephens

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid Project
Date: Tuesday, March 19, 2024 2:08:01 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Shaun Hubbard <shaunalice@gmail.com>
Sent: Monday, March 18, 2024 4:37 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid Project

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Department of Community Development, I am writing in support of solar energy for our islands -- for increasing our energy resiliency and for reducing our reliance on fossil fuels. Our islands need food resiliency as well. Therefore, I am taking OPALCO at its word that this project will also be a plus for our local agriculture. Please approve the conditional use permit for the Bailer Hill Microgrid Project.

Thank you.

Ms. Shaun Hubbard
Cady Mountain, San Juan Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:23:02 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Dan Grausz <dangrausz@gmail.com>
Sent: Monday, March 18, 2024 4:50 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from dangrausz@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I believe that San Juan County should be doing everything possible to encourage additional solar power capacity. Please provide OPALCO with the approvals required to complete the solar + battery microgrid on Bailer Hill Road. We need more of these projects and finishing the approval process will help us achieve that.

Please approve the conditional use permit and enable our community to be a part of the solution for a healthy energy future.

Thank you!

Dan Grausz
dangrausz@gmail.com
PO Box 2356
166 Myers Road
Friday Harbor, WA 98250
206-669-3899

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid Project
Date: Tuesday, March 19, 2024 2:27:11 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: snowberryfarm at rockisland.com <snowberryfarm@rockisland.com>
Sent: Monday, March 18, 2024 4:55 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Bailer Hill Microgrid Project

You don't often get email from snowberryfarm@rockisland.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Friends at DCD:

I am emailing in regard to the **Bailer Hill Microgrid project**, which has applied for a conditional use permit, with a hearing scheduled for April 24.

I support the development of solar microgrids. Harvesting solar energy is, of course, the direction in which we need to be going.

However, I utterly oppose the site OPALCO has chosen for this particular installation. It is unbelievably ill chosen. The corner at Douglas Road and Bailer Hill Road is a viewshed to the west. It includes historic farmland. It is the entry point to the wide vista of San Juan Valley looking east to west.

No amount of hedgerow is going to hide elevated solar panels, and they will need to be elevated if sheep are to be grazed below. Panels no more than two feet off the ground (as OPALCO claims)? Unrealistic! Those with experience of similar projects know that panels must be elevated to allow for mowing, grazing, and weed control, and to keep animals from damaging the panels and wiring.

Presenting the project as a happy convergence of agricultural use and the need for solar power is disingenuous. No number of sheep (or cute lambs) will change the appearance of row after row of eight-foot-high solar panels marching across the pasture.

To claim that the microgrid project will allow a degraded pasture to be improved is also disingenuous. Most of the pastures in the county are degraded, but to propose that this is a marvelous opportunity to improve the pasture beneath the microgrid is strangely dissembling.

What was OPALCO thinking? They present this project as a choice between renewable energy and some dark future—a future of power outages from time to time, heaven forbid. Or as an action that we must take as we face the threat of the mainland grid soon exceeding supply.

Yes, we need renewable energy. Yes, we need a microgrid infrastructure. But in this location? No.

Already OPALCO has violated the spirit of the San Juan County Comprehensive Plan with their clear-cutting of wide swaths around power lines. Are they going to blatantly violate the comp plan again with this proposal? Is this a face-off between those pushing utilities at the expense of all else and those who care about the rural character of our landscape and the preservation of agricultural land? To suggest such a thing is an artificial framing of the debate and the creation of an artificial divide within the community.

Build microgrids, but don't do it in a place of such high visibility. Do more to enable roof-top solar installations. Use existing development (roof tops) to make progress in developing solar power. And keep ag land agricultural. In the future, we will need it. So back off, OPALCO!

I ask that CDC and the hearing examiner not approve this conditional use permit.

With thanks for your consideration of my input into this decision.

Candace Jagel
46 Evergreen Lane
Friday Harbor, WA 98250

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:29:01 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Terry Lundeen <TerryL@cplinc.com>
Sent: Monday, March 18, 2024 5:14 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from terryl@cplinc.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

San Juan County DCD:

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

On a personal note, I am a long-time resident of both Issaquah and SJI (Cape San Juan). I installed solar panels at my home in Issaquah not specifically to save money on utilities but because it is the right thing to do. Even though our power on the islands comes mostly from renewable hydropower, a significant portion of it is lost in the transmission process over hundreds of miles. I feel very good knowing that on a sunny day like today, my excess power in Issaquah goes directly to my neighbors with almost no losses.

I would prefer to install panels on my home at the Cape but the location, shade, etc. make it infeasible. That is why I am excited to invest in community solar when it becomes available hopefully on Bailer Hill Road. I understand that there are trade-offs, but our island residents are consistently vocal in their concerns with global warming. Its time to walk the walk, not just talk the talk and blame everything on corporate oil, etc.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:30:19 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Beth Andrewes <bethandrewes@gmail.com>
Sent: Monday, March 18, 2024 6:38 PM
To: Community Development <dcd@sanjuanco.com>; OPALCO <communications@opalco.com>
Subject: Support for Bailer Hill Microgrid

[You don't often get email from bethandrewes@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

I support OPALCO's Bailer Hill micro-grid project and approve a conditional use permit for it. We need the energy, we need to be resilient. In my 20 years on Lopez Island I have been so pleased with OPALCO's service and forward thinking. Your decision makes such a difference for us. We have a ferry problem, we don't want to have an energy problem. Thanks for thinking about the San Juans,

Many thanks,

Beth and Tom Andrewes
Lopez Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Comment in support of OPALCO Bailer Hill Microgrid Update
Date: Tuesday, March 19, 2024 2:32:38 PM
Attachments: [Cook OPALCO Community Solar Support Letter.pdf](#)

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Megan Cook <megancook33@gmail.com>
Sent: Monday, March 18, 2024 6:42 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Comment in support of OPALCO Bailer Hill Microgrid Update

You don't often get email from megancook33@gmail.com. [Learn why this is important](#)

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Dear commissioners,

Please see my attached comment for the upcoming Conditional Use Hearing. I've also copied the full text below in case there are any issues with accepting PDF statement comments.

If you have any questions, please don't hesitate to contact me.

Thank you,
Megan

San Juan County Department of Community Development
PO Box 947
Friday Harbor, WA 98250
dcd@sanjuanco.com

Dear DCD Staff and Commissioners,
I trust this letter finds you in good spirits as the sun returns to the island this spring. As a proud member of our

island community and the Orcas Power & Light Cooperative (OPALCO), I am writing to express my enthusiastic support for the Bailer Hill Microgrid project in the Conditional Use Hearing process.

The challenges facing our region, particularly in meeting decarbonization mandates while ensuring reliable power supply, are significant. Carbon-based electricity generation not only contributes to climate change but also poses numerous hazards to our environment and public health. From air and water pollution to the depletion of natural resources, the consequences of relying on fossil fuels for energy are far-reaching and profound. As our region transitions away from carbon-based generation, mainland power demand will soon exceed supply. Bold and innovative solutions are required to address these issues effectively. That is why I am thrilled to see OPALCO taking proactive steps towards islander health and sustainability through the installation of solar panels and battery storage on the Bailer Hill property.

The collaboration between OPALCO, a neighboring sheep farmer, and the San Juan Islands Conservation District demonstrates a thoughtful approach to land use that considers both environmental and agricultural needs. By incorporating best practices and developing a comprehensive farm plan, OPALCO is not only ensuring the responsible use of land but also protecting the future of the island's agricultural character through soil health investment. This integrated approach reflects OPALCO's commitment to holistic community development and collaboration.

Before moving to town, I lived off of Bailer Hill Road for four years driving past the proposed site daily. When selected I was thrilled with the siting of the project as a sunny and central location close to many islanders. Contrary to any concerns about aesthetics, these solar panels are not merely functional; they are architectural marvels that contribute to the beauty of our landscape and signal our community's value of self-sufficiency. Their sleek design and modern technology will blend with the natural surroundings through the pastoral grazing onsite, enhancing rather than detracting from the visual appeal of our island. I appreciate OPALCO's commitment to preserving the possibility of future agricultural uses for the land by including plans for the decommissioning of the solar panels after 25 years. This forward-thinking approach aligns with our community's values and long-term sustainability goals.

Furthermore, the project's alignment with the San Juan County Comprehensive Plan and its receipt of National Environmental Policy Act (NEPA) approval provides additional reassurance of its viability and gold standard for environmental adherence to regulatory standards. The plan follows closely the policy guidance provided by the county in its compliance with the exact policies to "explore innovative and alternative methods of producing energy", "promote community solar projects", and "ensure that solar installations are sited and designed in a manner that minimizes impacts on agricultural land, allows for flexibility in future agricultural activity and maximizes potential for multiple benefits from "agrivoltaics".

Equally commendable is OPALCO's dedication to supporting our local community. The acquisition and utilization of a \$1 million grant from the Washington Department of Commerce's Clean Energy Fund to assist low-income households in San Juan County demonstrate a commitment to equitable access to clean energy and social responsibility.

I understand that change can sometimes be met with apprehension, especially from those who may have concerns about altering their commute view. However, I firmly believe that the benefits of this project, both environmentally and socially, far outweigh any perceived drawbacks. This very small parcel of land can reap enormous benefits for all islanders - particularly those in the most vulnerable economic circumstances. By embracing renewable energy solutions, we are not only safeguarding the health of our planet but building resilience, increasing our communities' competitive advantage in the Washington energy landscape, and also investing in a brighter future for generations to come.

In closing, I want to express my gratitude to OPALCO for its leadership in pursuing sustainable energy solutions that benefit our community and environment. I believe that initiatives like this represent the future of energy production alongside an unwavering commitment to a more equitable future. I am proud to support OPALCO in its endeavors. In the face of climate change and economic uncertainty, there is no silver-bullet, one-stop-shop solution to the challenges facing our island; but there are plenty of opportunities to move in positive directions, even small steps at a time. This is your opportunity now! I ask for your support for OPALCO and the Bailer Hill Microgrid project through the Conditional Use Hearing process.

Thank you for your attention to this matter. Should you have any questions or require further information, please feel free to reach out to me.

With warm regards,

Megan Cook

--

Megan Cook

Join me exploring our blue planet - www.megan-cook.com

Pronouns: she/ her

CliftonStrengths: Significance | Achiever | Positivity | Includer | Maximizer

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:33:04 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Ross Hunter <ross@rthunter.com>
Sent: Monday, March 18, 2024 7:09 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

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Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

More personally, I am a taxpayer and homeowner on Lopez. When the power goes out in the winter I am worried that my pump infrastructure freezes up and that I have problems inside the house with frozen plumbing. More resilience in the county power supply makes my life more secure and makes me happier. I intend to add some personal solar capacity, but the community solar is really a better idea and keeps us all dependent on one another, which makes for a better community.

Thank you!

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: OPALCO microgrid project
Date: Tuesday, March 19, 2024 2:36:54 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Kristina Kull <kjkull@yahoo.com>
Sent: Monday, March 18, 2024 8:02 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com; tidal@opalco.com
Subject: OPALCO microgrid project

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Kristina Kull
525 Kelsando Cir
Friday Harbor, WA 98250
kjkull@yahoo.com
360-499-3991

March 18, 2024

SJC Dept. of Community Development
PO Box 947
Friday Harbor, WA 98250
dcd@sanjuanco.com

Dear DCD Staff and Commissioners,

As a thriving member of our island community, OPALCO, and a homeowner, I am writing to express my enthusiastic support for the Bailer Hill Microgrid project in the Conditional Use Hearing process. The challenges facing our region, particularly in meeting decarbonization mandates while ensuring reliable power supply, are significant. Carbon-based electricity generation not only contributes to climate change but also poses numerous hazards to our environment and public health. From air and water pollution to the depletion of natural resources, the consequences of relying on fossil fuels for energy are far-reaching and profound. As our region

hopefully continues to transition away from carbon-based generation, mainland power demand will soon exceed supply. As dam-generated power dwindles and river courses are restored, bold and innovative solutions are required to address these issues effectively. That's why I'm glad to see OPALCO taking proactive steps towards islander health and sustainability through the installation of solar panels and battery storage on the Bailer Hill property. The collaboration between OPALCO, Oak Knoll Farm, and the SJI Conservation District demonstrates a thoughtful approach to land use that considers both environmental and agricultural needs. By incorporating best practices and developing a comprehensive farm plan, OPALCO's not only ensuring the responsible use of land but also extending the island's agricultural character through soil health investment. This integrated approach reflects OPALCO's commitment to holistic community development and collaboration.

After building with Homes for Islanders, I opted to borrow additional funds and have solar panels installed on my roof. Contrary to any concerns about aesthetics, these panels are not merely functional; they are architectural marvels that contribute to the beauty my home and likewise the proposed Bailer Hill landscape. They signal our community's value of self-sufficiency. Their sleek design and modern technology will blend with the natural surroundings through the pastoral grazing onsite, enhancing rather than detracting from the visual appeal of our island. I appreciate OPALCO's commitment to preserving the possibility of future agricultural uses for the land by including plans for the decommissioning of the solar panels after 25 years, when their technology has reached the end of its life. This forward-thinking approach aligns with our community's values and long-term sustainability goals.

Furthermore, the project's alignment with the SJC Comprehensive Plan and its receipt of National Environmental Policy Act (NEPA) approval provides additional reassurance of its viability and gold standard for environmental adherence to regulatory standards. The plan follows closely the policy guidance provided by the county in its compliance with the exact policies to "explore innovative and alternative methods of producing energy, promote community solar projects, and ensure that solar installations are sited and designed in a manner that minimizes impacts on agricultural land, allows for flexibility in future agricultural activity and maximizes potential for multiple benefits from agrivoltaics."

Equally commendable is OPALCO's dedication to supporting our local community. The acquisition and utilization of a \$1 million grant from the WA Dept. of Commerce's Clean Energy Fund to assist low-income households in SJC demonstrates a commitment to equitable access to clean energy and social responsibility. We're all familiar with the desperate housing crisis here – particularly since the COVID pandemic – and I'll heartily support any project that will help reinvent and rejuvenate Homes for Islanders.

I understand that change can sometimes be met with apprehension. However, I firmly believe that the benefits of this project, both environmentally and socially, far outweigh any perceived aesthetic drawbacks. The proposed parcel of land can reap enormous benefits for all islanders – particularly those in the most vulnerable economic circumstances. By embracing renewable energy solutions, we are not only safeguarding the health of our planet but building resilience, increasing our communities' competitive advantage in the Washington energy landscape, and also investing in a brighter future for generations to come.

I want to express my gratitude to OPALCO for its leadership in pursuing sustainable energy solutions that benefit our community and environment. Having assisted UW researchers in surveys off Admiralty Head regarding the potential of a tidal generator there more than a decade ago, I'm excited by the prospect of one of Orbital's turbines at Blakely. The agencies partnered with OPALCO in this project have significant engineering expertise and impressive resources in the region; they are no better hands to be in.

I believe that initiatives like these represent the future of energy production alongside an unwavering commitment to a more equitable future. I am proud to support OPALCO in its endeavors. In the face of climate change and economic uncertainty, there is no simple solution to the challenges facing our island, but there are plenty of opportunities to move in positive directions. This is your opportunity. I ask you to support OPALCO and the Bailer Hill Microgrid project through the Conditional Use Hearing process.

Thank you for your attention to this matter. If you have any questions or require further information, please feel free to reach out to me.

Thank you,

Kristina Kull

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:38:11 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Ben B Floyd <b.floyd@hey.com>
Sent: Monday, March 18, 2024 8:09 PM
To: Community Development <dcd@sanjuanco.com>; OPALCO <communications@opalco.com>
Subject: Support for Bailer Hill Microgrid

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Please support OPALCO's solar battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years. Please approve the conditional use permit and be a part of the solution for a healthy energy future. Thank you!

Ben B. Floyd
168 Georgia Strait Lane
Olga, WA 98279
(360) 376-3179
bfloyd@swbell.net
bfloyd@rockisland.com

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:43:40 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Carol Anne Econn <econn@earthlink.net>
Sent: Monday, March 18, 2024 8:44 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Cc: Carol Econn <econn@earthlink.net>
Subject: Support for Bailer Hill Microgrid

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Dear SJC Energy Mavens,

Please support OPALCO's solar + battery microgrid on Bailer Hill Road, by approving the conditional use permit. I accept the clever premise of OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition, when Mainland power demand will exceed the ability to supply to the San Juan Islands.

Carol Anne Econn
626 833-0872

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:45:15 PM
Attachments: [Support for Bailer Hill Microgrid.msg](#)

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Bruce Clarke <bruce@bclarke.net>
Sent: Monday, March 18, 2024 9:12 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

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From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:47:02 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Charles H. Greene <chg2@cornell.edu>
Sent: Monday, March 18, 2024 9:21 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

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To whom it may concern:

I strongly support OPALCO's solar + battery microgrid on Bailer Hill Road. I retired to San Juan Island from Cornell University, the top Ag school in the country and the place where solar grazing was developed. This is an outstanding use of the County's Ag land. The land will be in better shape for Ag use when the project is decommissioned in 25 years, and in the interim, it will help insure our County's energy resilience.

Sincerely,
Charles Greene

42 Frog Song Trail
Friday Harbor, WA 98250

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support For Opalco Solar Project
Date: Tuesday, March 19, 2024 2:49:02 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Necia Quast <collquas@netscape.net>
Sent: Monday, March 18, 2024 10:54 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Support For Opalco Solar Project

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Dera Development And Planning Commission,

I am writing in support OPALCO's application for a community solar installation on Bailer Hill Road. Across the country it is projects are demonstrating that producing solar power and agricultural uses can co-exist on the same piece of land. This project will be a win/win for both power generation and agriculture. increased solar power production in the county will support climate sustainability, energy resilience and our economy. The project will also help agriculture, again increasing island resilience.

It is important that we develop new clean energy sources to support growing demand for electricity. After being flat for many decades, the shift to electric vehicles and energy demands from the tech sector, show electricity demand growing significantly in coming years.

As the Comprehensive Plan calls for minimizing the environmental impacts of electricity production and use while promoting energy independence, encourage utilities to explore innovative methods of producing energy, promoting community solar projects, and allowing for flexibility in future agricultural activity, it seems that this projects affords a solid opportunity to meet these goals.

I understand that OPALCO has already received National Environmental Policy Act (NEPA) approval for the project and that OPALCO has secured a \$1M grant from the WA Dept of Commerce's Clean Energy Fund to dedicate a portion of the project benefits to low-income households in San Juan County, which will be another significant benefit to our community.

I ask you to approve this project so that it can move forward and contribute to maintaining our island way of life,

Sincerely

Necia Quast
4144 Beaverton Valley Road
Friday Harbor

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Non-support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:50:10 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Loren DeShon <lorendeshon@gmail.com>
Sent: Tuesday, March 19, 2024 8:37 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Non-support for Bailer Hill Microgrid

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The proposed solar site on Bailer Hill Rd is a poor choice because it could pose a danger to aircraft arriving or departing Friday Harbor airport. As a retired airline pilot I can tell you that the glare from solar panels can be blinding. It would appear this location with a south facing array of panels could easily create a hazardous condition to flight around the Friday Harbor airport. I don't see any information that this has been analyzed.

I do not support such location.

Regards,

Loren DeShon

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Obstruction Island Resident Voicing Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:52:03 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Jake Millan <biodieselmillan@gmail.com>
Sent: Tuesday, March 19, 2024 8:47 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Obstruction Island Resident Voicing Support for Bailer Hill Microgrid

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Dear San Juan County Department of Community Development,

As an energy professional for almost 20 years, I strongly support OPALCO's solar + battery microgrid on Bailer Hill Road, and urge you to also approve this project. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county agricultural land. The land will be in better shape for agricultural use when the project is decommissioned in 25 years. However, hopefully in 25 years this will be just one of hundreds of local, distributed, low-carbon energy projects around San Juan County.

Please approve the conditional use permit and be a part of the solution for a healthy energy future- we need many more of these, and to be deployed faster.

Thank you!

Jake Millan
Obstruction Island - Olga, WA

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Do approve this horrible project. Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 2:59:16 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
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From: William West <1nemowest@gmail.com>
Sent: Tuesday, March 19, 2024 8:50 AM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Do approve this horrible project. Bailer Hill Microgrid

You don't often get email from 1nemowest@gmail.com. [Learn why this is important](#)

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Don't people realize it rains 150 days a year on this island and is overcast another 100 days. So you have about 110, one third of the year to make energy.

My electric bill averages 1100 a year. Here us the math, 35,000 worth of solar pannels and battery storage would save me 800 a year. So by spending 35000 to save 300 a year, wow ...I'll be 125 years old before I break even.

Save your money and build affordable housing.

Bill West
1785 Douglas Rd. #11.
FH.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Comment - San Juan County Department of Community Development
Date: Tuesday, March 19, 2024 3:00:45 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: jeff rachwitz <jeffreyrachwitz@gmail.com>
Sent: Tuesday, March 19, 2024 10:37 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Comment - San Juan County Department of Community Development

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Committee,

I am writing to comment on the upcoming Conditional Use Hearing to be held April 24th, 2024, as I understand a decision about the solar project on Bailer Hill is on the agenda. I love the dual use proposal to use grazing animals on the site while future deconstruction will open future farming opportunities. The solar project is a constructive step towards improving our energy independence with a clean energy solution.

OPALCO has sought out other agencies to support this development. The National Environmental Policy Act has approved the project. Washington Department of Commerce' Clean Energy Fund has approved a grant to subsidize solar power for San Juan County low income households. This provision will shift the availability of solar energy from those who have financial means to benefit a broader range of people in the community.

Given these beneficial aspects of the Community Solar Project, I request the committee approve the permit.

Sincerely,

Kate & Jeff Rachwitz

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 3:05:13 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Keith Wentworth <keith@ckwentworth.org>
Sent: Tuesday, March 19, 2024 10:37 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Cc: Keith Wentworth <keith@ckwentworth.org>
Subject: Support for Bailer Hill Microgrid

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

San Juan County Department of Community Development,

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition. Agrivoltaics are a proven method of IMPROVING ag land.
(<https://energyinfo.oregon.gov/blog/2021/2/3/oregon-state-university-research-shows-bright-future-for-agrivoltaics>)

Please approve the conditional use permit. Our future quality of life in San Juan County depends on your vision.

Thank you!

Keith Wentworth
keith@ckwentworth.org

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 19, 2024 3:06:16 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Joe <goomba@stellas.net>
Sent: Tuesday, March 19, 2024 10:45 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Support for Bailer Hill Microgrid

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To whom it may concern:

I previously submitted the following comments below for consideration and realized that I'd left out one additional thought I had intended to include.

I have traveled a good deal around the southwest and I've seen numerous solar farms, always in more productive locations than the one proposed here, and I wanted to say that they are, in my opinion, singularly unattractive.

One must question whether it is in our best interests to defile San Juan Island in general, and the Bailer Hill area in particular, in order to build a productively insignificant solar farm that could be considered "green" in name only?

Joe Stella
Henry Island

On Mar 18, 2024, at 1:16 PM, Joe <goomba@stellas.net> wrote:

To who it may concern:

The proposed Bailer Hill solar farm project as presented, does not appear to be of sufficient scale to amount to much in terms of energy output or a reduction in fossil fuel dependence. Additionally, considering the normal island weather patterns, one would expect output from solar panels to be limited in comparison to similar projects in more temperate climates, I mean no disrespect, but this has all the earmarks of a "pet project" that has limited potential other than to gain funding and the support of a few enthusiasts.

However, this gives rise to other concerns such as land use. Available island property is finite and its use for such "boutique" projects as a solar farm has ramifications that affect myriad other problems we islanders are facing. For one, we find ourselves continually struggling with providing affordable housing options. Could the Bailer Hill land be put to better use? Perhaps agriculture and food production would be a more productive and appropriate use of such land?

As for the use of "renewable" energy in general, so far renewable energy has proven to be capricious, unreliable, inefficient, and with unforeseen ramifications at best. One has only to consider the devastating consequences the dependence on such energy sources had on the State of Texas recently to understand the potential for tragedy here in the islands. Homes and businesses were left without power for days resulting in hundreds of deaths, with some estimates reaching as high as 700 dead.

It would be important to consider the impact the reliance on these problematic energy sources would have on residents in the San Juan islands should we contemplate going further down that road in the future. Whether it is the "rolling blackouts and other gaps in power supply (that) are forecast as new clean energy resources are developed," or the sporadic and unpredictable total failures that will surely occur from time to time after implementation, the consequences affecting islanders will be much, much more significant than for those who live and work on the mainland. Lack of reliable power affects food supply and access, transportation, healthcare services and other necessities which, for mainlanders, may not prove significant, but for those of us living in the islands, are already challenging issues. The isolation of island living adds a whole new dimension to the consequences of power unreliability.

While the Bailer Hill project does not appear to be much more than a small venture, its use of land and resources at this point in time does not seem appropriate to me.

Thank you for considering my thoughts.

Joe Stella

Henry Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Tuesday, March 19, 2024 3:07:44 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: David Turnoy <turnoydg@outlook.com>
Sent: Tuesday, March 19, 2024 12:47 PM
To: Community Development <dcd@sanjuanco.com>
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

You don't often get email from turnoydg@outlook.com. [Learn why this is important](#)

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David Turnoy
Orcas Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Wednesday, March 20, 2024 7:20:34 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Kevin OBrien <kco992duc@gmail.com>
Sent: Tuesday, March 19, 2024 5:12 PM
To: +communications@opalco.com; Community Development <dcd@sanjuanco.com>
Subject: Support for Bailer Hill Microgrid

You don't often get email from kco992duc@gmail.com. [Learn why this is important](#)

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Hi, I don't think at this time with the way inflation is, and the fact opalco is increasing rates at 6% every year for next five years we should be jumping into big project that are going to continue to increase are cost. Half the people are living paycheck to paycheck and probably 40% of us are on fixed income. It's getting to be unaffordable to live here for the working class as well as some people

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: 19 acre solar farm on Bailer Hill
Date: Wednesday, March 20, 2024 7:24:42 AM
Attachments: [image001.png](#)
[image002.emz](#)
[image003.png](#)

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Rene Polda <renep_da@yahoo.com>
Sent: Wednesday, March 20, 2024 7:07 AM
To: Community Development <dcd@sanjuanco.com>
Subject: 19 acre solar farm on Bailer Hill

You don't often get email from renep_da@yahoo.com. [Learn why this is important](#)

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Hi,

I am writing this letter to oppose solar power energy farms covering our farmland especially in the valley along Bailer Hill Rd. Instead of littering our countryside with black rectangles everywhere, how about putting them on existing structures such as your office buildings. The County has a lot of office buildings. Maybe use the roofs of the hospital and school buildings, as well. Leave the country alone. Farm land is precious.

Here are some facts according to Opalco's own website about how much land would be needed to be energy independent:

For solar to power the san juans, we would need 95,194,000 KWh/power ratio of 1.3/each panel output 4.5KW/hr = 16,272,479 OPALCO solar panels to power the San Juans. Given that 600 panels are put on 19 acres at Baylor Hill, we would need 515,295 acres of land to power the san juans with electricity from solar panels. That is BEFORE everyone has electric cars and BEFORE they replace their natural gas appliances with electrical. Given there are only 110,127 acres in SJC, this presents a problem with solar.

This is derived from the following information:

An average home uses about 893 kW/month or 11,000 kW/yr

About 8654 households in San Juan County, meaning we need about 95,194 MW/yr or 95,194,000 KW/yr(2020 census)

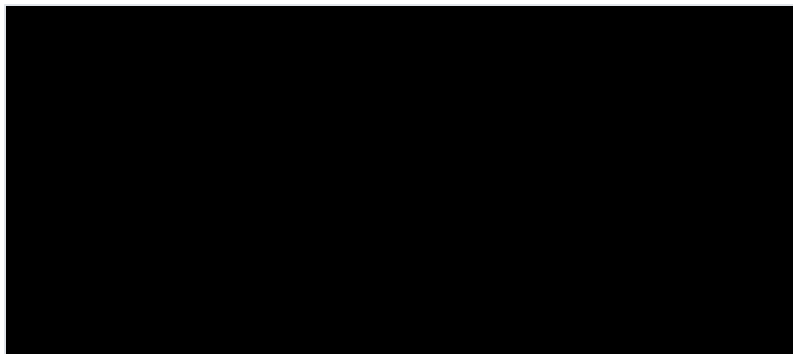
One solar panel on a house produces about 250-400 watts of power/day

Production ratio in Seattle is about 1.3, because of the number of overcast days Seattle gets and the temperature and the small amount of peak sun we get in the winter time...like none. Production ratio for SJC is not listed anywhere.

Baylor Hill set to produce 3800 MWh annually with 2.7 MWh solar array – 600 panels about 5% of total power annually

Each panel produces 4.5 KW/hr,

[Quick Fact: Bailer Hill Microgrid - OPALCO](#)



Quick Fact: Bailer Hill Microgrid - OPALCO

Krista Bouchey

Note: This project is currently in permitting and will be offered to members when permits are complete, hopefull...

Thanks for your time and careful consideration!

Rene Poldo
Friday Harbor, WA

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Solar Project - Opposed!
Date: Wednesday, March 20, 2024 9:24:48 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: wms333 <wms333@me.com>
Sent: Wednesday, March 20, 2024 8:45 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Bailer Hill Solar Project - Opposed!

[You don't often get email from wms333@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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As a full time San Juan Island resident and taxpayer, I am strongly opposed to the construction of a Solar Micro Grid at the corner of Bailer Hill and Douglas roads. We drive by this location every single day. Among the assets of our island, qualities that make living here so special, are the beautiful scenic views of the San Juan Valley. This proposed project is at the very head of this scenic valley. I would suggest a different location be identified, one that does not impact the splendor of our island and the experience of islanders (and tourists) that so frequently use that route.

Please block this plan

.

Michael Williams
PO Box 927
Friday Harbor, WA 98250

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Wednesday, March 20, 2024 10:03:00 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
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From: Kevin OBrien <kco992duc@gmail.com>
Sent: Wednesday, March 20, 2024 10:02 AM
To: +communications@opalco.com; Community Development <dcd@sanjuanco.com>
Subject: Support for Bailer Hill Microgrid

You don't often get email from kco992duc@gmail.com. [Learn why this is important](#)

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No support

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support conditional permitting for the intended Bailer Hill microgrid
Date: Wednesday, March 20, 2024 10:05:11 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
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From: willett2@cox.net <willett2@cox.net>
Sent: Wednesday, March 20, 2024 10:04 AM
To: Community Development <dcd@sanjuanco.com>
Subject: I support conditional permitting for the intended Bailer Hill microgrid

You don't often get email from willett2@cox.net. [Learn why this is important](#)

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Please support Opalco's Bailer Hill road solar + battery microgrid –
please approve the conditional use permit

I've read the project description, I drive by the location daily when I am
on the island, and **I think it's a worthwhile use of the land there.**

I like clean energy and would rather have more solar so we can
decommission dams to support fish life, fishing, whales, etc.

Dennis Willett
128 Victoria Drive
Friday Harbor, WA 98250

602-432-8452

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support OPALCO's new solar micro grid project
Date: Wednesday, March 20, 2024 10:17:42 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Elliot Burch <elliottburch@gmail.com>
Sent: Wednesday, March 20, 2024 10:16 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: I support OPALCO's new solar micro grid project

You don't often get email from elliottburch@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County,

I live on San Juan Island and I wholeheartedly support the proposed solar micro-grid project at the corner of Douglas Road and Bailor Hill Road. It will be a grand example of how we can generate some of our own electricity and partner with a farmer who will graze sheep amongst the solar panels. It is imperative that we stop using fossil fuels and pass on the devastating costs of fossil fuel extraction to remote communities, such as around the Alberta tar sands in Canada. The OPALCO project will have a visual impact on the landscape, but I am in favor of it and want to "own up" to what it takes to create electricity that we all need. I am tired of people saying, "not in my back yard". We need to all step up to the plate and act like adults.

San Juan County must take action to become more and more energy self-reliant. Not only is decarbonation a state law, but it is necessary so that we can avoid higher and higher costs for electricity produced on the mainland. The demand for clean electricity is surging while the generation of electricity from coal and oil is falling. There is a huge disparity and unless we act now, we may be subject to rolling blackouts in the near future (as was almost the case during the January freeze).

Please support the OPALCO micro-grid project; with only using 0.5% of county land we could be generating 35% of all the electricity we use. This micro-grid is the second one to be installed (the first happened on Decatur Island in 2018). There are more projects to come, including a tidal project! Let's be visionary now and move forward so we don't get left behind.

Sincerely,
Elliot Burch
Egg Lake Road
Friday Harbor, WA

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Wednesday, March 20, 2024 2:13:51 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Marilyn O'Connor <mo@rockisland.com>
Sent: Wednesday, March 20, 2024 10:27 AM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from mo@rockisland.com. [Learn why this is important](#)

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I strongly support the OPALCO microgrid proposed for San Juan Island.

We will need to generate more local electricity locally for our islands' future. Our purchase of outside power will become more and more expensive. For residents who cannot install solar on their homes this is the way to participate. And the proposal for livestock grazing supports the County's goals for use of agricultural land.

This is important for us locally as well as a step toward a more sustainable future. We are fortunate to have a locally governed electric utility working for us.

Please approve the application for a conditional use permit!

Thank you,

Marilyn O'Connor
San Juan Island

[sample text - edit to suit]

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid project
Date: Wednesday, March 20, 2024 2:15:43 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: LAURENCE PETERSON <lrp9@comcast.net>
Sent: Wednesday, March 20, 2024 11:31 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Bailer Hill Microgrid project

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Dear SJ Community Development people,

We are writing to urge you to support the permitting process for the Bailer Hill Microgrid project.

There is a conditional use hearing scheduled for April 24th. Please make passing necessary permits for this project, a priority, at this hearing.

We are members of the Orcas Power And Light CoOp (OPALCO), and rely on their facilities to provide needed electricity to our island home. The Bailer Hill Microgrid project will support local energy resiliency, by adding a community solar array, as well as battery storage. The development of clean energy resources has been mandated by legislation, and the Bailer hill Microgrid is a vital step in the right direction. Please put your support behind it, for all of us.

Larry and Carol Peterson
356 Davison Head
San Juan Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Wednesday, March 20, 2024 2:16:56 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: A Longley <alongley_2000@yahoo.com>
Sent: Wednesday, March 20, 2024 11:35 AM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

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To the Department of Community Development:

Let's do everything we can to develop local, renewable power and encourage energy conservation. We are on red alert for climate chaos, and the Bailer Hill Microgrid is a great project for many reasons.

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Sent from my iPhone

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Input on the Bailer Hill Microgrid Community Solar Project
Date: Wednesday, March 20, 2024 2:18:08 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Todd Dabney <todd@postsanjuan.com>
Sent: Wednesday, March 20, 2024 1:29 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Input on the Bailer Hill Microgrid Community Solar Project

You don't often get email from todd@postsanjuan.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To San Juan County Department of Community Development:

I am writing to express my strong support for the Bailer Hill Microgrid Community Solar Project on San Juan Island. As a small business owner deeply invested in the regional energy landscape, I believe this project holds significant promise for our community, particularly in addressing the challenges of decarbonization mandates and ensuring power supply reliability during emergencies.

With the accelerated retirement of fossil fuel generators and the gradual transition to renewable resources, the potential for blackouts during peak demand events and storms looms large. Local energy projects like the Bailer Hill Microgrid provide a crucial power supply for the islands during emergencies, mitigating risks associated with over-reliance on centralized power sources.

I am particularly heartened by the partnerships and meticulous planning that underpin this project. OPALCO's collaboration with Oak Knoll Farm demonstrates a commitment to sustainable land use practices, with grazing activities continuing seamlessly alongside solar panel installation. Furthermore, the development of a comprehensive farm plan in partnership with the San Juan Islands Conservation District assures us that the project will not only safeguard but also enhance soil health over its 25-year lifespan.

Importantly, the use of land for solar energy does not foreclose future agricultural uses. The inclusion of plans for decommissioning the solar panels after 25 years underscores OPALCO's dedication to preserving the land's agricultural potential for future generations.

Moreover, the project aligns seamlessly with the San Juan County Comprehensive Plan, reflecting a commitment to promoting alternative energy resources while minimizing environmental impacts and fostering energy independence. The project's NEPA approval and the dedication of a portion of its benefits to low-income households underscore its credibility and commitment to equitable energy access.

Furthermore, infrastructure improvements proposed by OPALCO, including enhanced vehicle access, fencing, and power supply, will not only support the microgrid project but also improve conditions for current and future farming activities.

In conclusion, the Bailer Hill Microgrid Community Solar Project represents a beacon of sustainability and resilience for our community. I urge you to lend your support to this vital initiative, which promises to deliver tangible benefits for generations to come.

Thank you for your attention to this matter.

Sincerely,
Todd Dabney
Owner
Post San Juan

-Todd Dabney
Post San Juan
415-689-6904

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Wednesday, March 20, 2024 2:28:10 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Larry Shatuck <lshatuck@me.com>
Sent: Wednesday, March 20, 2024 2:19 PM
To: Community Development <dcd@sanjuanco.com>
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

[You don't often get email from lshatuck@me.com. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support this and any future microgrid project proposed by OPALCO.

Sent from my iPad

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Wednesday, March 20, 2024 4:08:26 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Katy Nollman <katy2@rockisland.com>
Sent: Wednesday, March 20, 2024 3:12 PM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from katy2@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!
Katy Nollman

Sent from my iPad

From: [Chris Greacen](#)
To: [Marc Santos](#)
Cc: [OPALCO](#)
Subject: Please support the Bailer Hill Community Solar Project
Date: Thursday, March 21, 2024 1:16:01 PM

You don't often get email from chrisgreacen@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chris Greacen,

March 28, 2024

San Juan County Department of Community Development PO Box 947 Friday Harbor, WA 98250

Dear Members of the San Juan County Department of Community Development,

I'm writing to you as a member of the San Juan County Citizens Climate and Sustainability Advisory Committee and also as someone deeply concerned about our environment and community. I fully support the Bailer Hill community solar project because it's crucial for our county's environmental goals and for keeping important facilities like Peace Hospital running during power outages.

This project, developed by OPALCO and Oak Knoll Farm, is a great example of how we can use our land for multiple purposes without harming the environment. It's been planned with care to make sure it doesn't spoil our natural landscape and actually improves soil health, thanks to the partnership with the San Juan Islands Conservation District. The project plans to make the land better for farming in the future by improving things like vehicle access and water supply. This kind of thoughtful planning shows how the project fits with our county's overall plan for renewable energy and sustainable development.

The Bailer Hill project has already passed important environmental checks, like the National Environmental Policy Act (NEPA), which means it's been thoroughly reviewed for any potential environmental impacts.

I believe this project is more than just about producing energy; it's a key part of our larger effort to tackle climate change and make our community more sustainable. I urge the Planning Department to move forward with the necessary permits for the Bailer Hill project quickly.

Thanks for considering my views. I'm committed to working together to achieve our environmental goals.

Sincerely,

Chris Greacen

Chris Greacen, Ph.D. (Born at 328 ppm CO₂)

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid project
Date: Friday, March 22, 2024 7:12:09 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Jon Howe <jonthowe@gmail.com>
Sent: Wednesday, March 20, 2024 5:30 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Bailer Hill Microgrid project

You don't often get email from jonthowe@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County,

I am a resident of San Juan Island and I support the proposed solar micro-grid project at the corner of Douglas Road and Bailer Hill Road. Bring it on, and more like it! The solar array's visual impact may be "inconvenient" from a selfish "not in my backyard" point of view, but faced with the current and worsening climate crisis, for the sake of our grandchildren's future, we must be selfless NOW. The only viable option is to pursue every possible alternative to the energy-business-as-usual. Anything less is hypocritical and (ultimately) suicidal. I also fully support plans for tidal energy generation. We need to do EVERYthing we can to make our islands energy-independent. As Gretta Thuenberg would say, "The house is on fire, it's time to panic." Even if it's past time to panic, when future generations look back and ask what we did as our species plundered the earth, I hope to at least say that we tried to do better.

Thank you.

Respectfully,

Jon Howe

Cady Mountain

Friday Harbor, WA

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 7:14:18 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Katy Nollman <katy2@rockisland.com>
Sent: Wednesday, March 20, 2024 6:38 PM
To: Community Development <dcd@sanjuanco.com>
Cc: +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from katy2@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County,

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Sent from my iPad

From: [Community Development](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid-Yes!
Date: Friday, March 22, 2024 7:24:11 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Liza Michaelson <lizamichaelson@gmail.com>
Sent: Thursday, March 21, 2024 6:23 AM
To: +communications@opalco.com; Community Development <dcd@sanjuanco.com>
Subject: Bailer Hill Microgrid-Yes!

You don't often get email from lizamichaelson@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am thrilled to support OPALCO's creative solar + battery microgrid project on Bailer Hill Road, San Juan Island.

I love how this plan combines sustainable energy production with agricultural use; multi tasking the Island Way!

Please approve the conditional use permit, a great way to move ahead in the right direction.

Thank you,

Liza Michaelson
Cady Mt
San Juan Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Friday, March 22, 2024 7:29:13 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Valery White <wwpval@gmail.com>
Sent: Thursday, March 21, 2024 6:49 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

You don't often get email from wwpval@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is an important time for citizens to step up and embrace change. Our survival depends on it! I emphatically support the Bailer Hill solar project, and encourage Opalco to continue to pursue other renewable energy sources for our islands and our planet.

Sincerely,
Valery White
San Juan Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Friday, March 22, 2024 7:30:46 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Valery White <wwpval@gmail.com>
Sent: Thursday, March 21, 2024 6:49 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

You don't often get email from wwpval@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is an important time for citizens to step up and embrace change. Our survival depends on it! I emphatically support the Bailer Hill solar project, and encourage Opalco to continue to pursue other renewable energy sources for our islands and our planet.

Sincerely,
Valery White
San Juan Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Comment on the Bailer Hill microgrid project
Date: Friday, March 22, 2024 7:39:24 AM
Attachments: [OPALCOsolarLetter.doc](#)

Hi Marc,

Please see the email below and attachment that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Megan Dethier <mdethier@uw.edu>
Sent: Thursday, March 21, 2024 9:21 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Comment on the Bailer Hill microgrid project

You don't often get email from mdethier@uw.edu. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached letter.

--

Dr. Megan Dethier, Director

Dennis Willows Director's Endowed Professor

Friday Harbor Labs, University of Washington

[206-543-8096](tel:206-543-8096)

"I get up every morning determined to both change the world and have one hell of a good time. Sometimes this makes planning my day difficult."

E.B. White

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: We desperately need local renewable energy
Date: Friday, March 22, 2024 7:42:01 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Anita Penuelas <anitapenuelas@gmail.com>
Sent: Thursday, March 21, 2024 9:51 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: We desperately need local renewable energy

You don't often get email from anitapenuelas@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Department of Community Development,

We are part-time property owners on San Juan Island but more importantly full time activists supporting renewable energy as a way to slow down catastrophic climate change. One important step is to reduce our reliance on fossil fuels and increase the availability of renewable energy production.

Providing local renewable energy is even more critical for rural, remote areas such as San Juan Island as storms and weather events will continue to escalate and interrupt other sources of power and electricity in the decades to come.

Please help expedite the permitting process to allow this important first step in freeing ourselves from harmful fossil fuels and providing the island with needed energy independence as well as meeting climate decarbonization mandates.

Best regards,
Anita Peñuelas MD, MPH,
Board Member, Washington Physicians for Social Responsibility
Michael Martin DMD, PhD, MSD, MPH, MA

(206) 920-4161
197 Lighthouse Lane
Friday Harbor, WA

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Solar Project Support
Date: Friday, March 22, 2024 7:46:04 AM
Attachments: [OPALCO Solar Project Letter.docx](#)

Hi Marc,

Please see the email below and attachment that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: michelle harden <michelle@michelleharden.com>
Sent: Thursday, March 21, 2024 11:01 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Solar Project Support

You don't often get email from michelle@michelleharden.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michelle Harden

michelle@michelleharden.com

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Friday, March 22, 2024 7:47:08 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Kevin Stalker <stalkerkevin.ks@gmail.com>
Sent: Thursday, March 21, 2024 2:14 PM
To: Community Development <dcd@sanjuanco.com>
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

You don't often get email from stalkerkevin.ks@gmail.com. [Learn why this is important](#)

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I support but have questions that hopefully can be answered.

What other sites were considered before this location was chosen as the potential site and why?

Is Opalco leasing the land from the landowner? Is this why the land will be returned to agriculture land after 25 years?

Will there be added taxes to replace and maintain the projected site and operations or how will that be covered?

If this will produce minimal amount of energy for island residents, what purpose does it serve? Who benefits from this?

Who is the target demographic to purchase the solar panels to be put into the proposed site?

Thank you for your time.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Friday, March 22, 2024 7:48:49 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Hilary LaConte <hilarylaconte@gmail.com>
Sent: Thursday, March 21, 2024 6:49 PM
To: Community Development <dcd@sanjuanco.com>
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

[You don't often get email from hilarylaconte@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support the microgrid project!
Hilary LaConte
89 Lighthouse Lane
Friday Harbor

Sent from my iPhone

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 7:50:47 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Keith Keyser <kthkeyser@gmail.com>
Sent: Thursday, March 21, 2024 7:11 PM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from kthkeyser@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi folks,

I'm writing to express my support for this project. Having a visible example of the strides we are, and can, be making toward more energy self-sufficiency is a win/win/win for SJI residents, the local economy and the environment.

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!
Keith Keyser
460 Kanaka Bay Rd.
360 472-1384

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 7:52:22 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Keith Keyser <kthkeyser@gmail.com>
Sent: Thursday, March 21, 2024 7:15 PM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from kthkeyser@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi folks,

I'm writing to express my support for this project. Having a visible example of the strides we are, and can, be making toward more energy self-sufficiency is a win/win/win for SJI residents, the local economy and the environment.

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!
Keith Keyser
460 Kanaka Bay Rd.
360 472-1384

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Friday, March 22, 2024 7:54:05 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Joseph Laconte <jvlaconte@aol.com>
Sent: Thursday, March 21, 2024 7:17 PM
To: Community Development <dcd@sanjuan.co.com>
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

[You don't often get email from jvlaconte@aol.com. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support the microgrid project.

Joe LaConte
89 Lighthouse Ln
Sent from my iPhone

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid project is important
Date: Friday, March 22, 2024 7:56:35 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: William Severson <bill.fairhope@gmail.com>
Sent: Friday, March 22, 2024 6:54 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Bailer Hill Microgrid project is important

You don't often get email from bill.fairhope@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Bailer Hill Solar + Battery Storage Microgrid project will be a great step to the goal of making our Island community resilient, self-sufficient and secure. Among the many advantages are:

1. Great location to educate the community about solar.
2. A location that was only marginally agriculture and now would show how solar agriculture can work together.
3. Take pride in being an example for other rural utilities and Electrical Coops.
4. This will be a first step in showing resilience during an power outage by providing power to critical sites on the Island.

Regards,
William and Laura Jo Severson
1103 Kiya Way
Friday Harbor, WA 98250

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Stop the Bailer Hill Microgrid
Date: Friday, March 22, 2024 1:39:30 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Jeremy <captjn@gmail.com>
Sent: Friday, March 22, 2024 11:56 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Stop the Bailer Hill Microgrid

You don't often get email from captjn@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Please stop OPALCO's solar + battery microgrid on Bailer Hill Road. While local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. It's all a great idea. Just in the wrong place. As far as picking a place for a large project in the countryside they chose one of the more densely populated places on San Juan Island. It will have a large impact on its neighbors. I can't imagine it would increase property values. One solution could be however, because of its impact maybe the neighbors should get some free solar credits? Just an idea that may offset any inconveniences for The Neighbors. I know that's outside of your scope but just an idea. And from my understanding opalco is not using the latest and greatest technology for this project. It seems to be another boondoggle trying to fit grant money into a specific place just to take the money and spend it. Sometimes it's okay not to spend the money and send it back to the public. Good intentions with unintended consequences for the benefit of a few. And for clarity I'm not a neighbor, and would be interested in purchasing solar credits, and believe in renewable resources. This project is just in the wrong place.

Please do not approve the conditional use permit.

Thank you!
Jeremy Nash

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid Project
Date: Friday, March 22, 2024 2:46:32 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: hawksbluff@protonmail.com <hawksbluff@protonmail.com>
Sent: Friday, March 22, 2024 12:09 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid Project

You don't often get email from hawksbluff@protonmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We're writing to you in support OPALCO's solar + battery microgrid project on Bailer Hill Road on San Juan.

This project will make a substantial contribution toward our local energy resilience, which is essential to keeping our island County running in spite of the ever present potential for County-wide outages and the uncertainties of the transition to future energy sources.

Additionally, OPALCO's plan to share the land with sheep grazing is a good use of county agricultural land. This dual use approach will result in the land actually being in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

John & Lorraine Littlewood

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 2:48:44 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: John Dey <deyjohn48@gmail.com>
Sent: Friday, March 22, 2024 12:21 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from deyjohn48@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have been Opalco customers and Orcas island full time residents for 22 years. The Bailer Hill Microgrid project is a must happen event for San Juan County. The SJ Dept of Community Development has a landmark opportunity to authorize this project.... a project which is essential for now and for the future intra- structure of the community. As you are well aware land use development and population growth will create massive shortfalls in mandated utility services.

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to the County - and OPALCO's plan will make good use of county ag land until it is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you! J&C Dey

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 2:50:20 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Lynn Baker <lynnwbakerorcas@gmail.com>
Sent: Friday, March 22, 2024 12:32 PM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from lynnwbakerorcas@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear County Officials --

Please support OPALCo's effort to install more solar power in our islands. We're VERY fortunate to have a hydropower base for our electricity; adding more clean renewable wherever feasible will help us and the Northwest stay clean and continue to reduce our impact on our suffering climate.

I count my blessings we have so much renewable power every time I plug in my electric car. We have a chance here to live closer to the life we all need to keep this planet habitable.

The sea below our house is already visibly rising; the climate has warmed here noticeably over the last 20+ years. Help keep my ashes (destined for a crematory box at Emmanuel Church on Eastsound) above water as long as possible. Help keep our islands habitable!

Support OPALCO solar!

Thank you,

Lynn Baker

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 2:51:53 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Nick Wiley <nick.wiley@gmail.com>
Sent: Friday, March 22, 2024 12:52 PM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from nick.wiley@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County,

This email is to voice my support for OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during mainland power interruptions and through the longer-term energy transition, and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit to support a healthy energy future.

Thank you!

Nick Wiley
Decatur Island, WA

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Opalco Bailer Hill Solar Project
Date: Friday, March 22, 2024 2:53:23 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Susan Eberhard <eberhard@rockisland.com>
Sent: Friday, March 22, 2024 12:56 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Support for Opalco Bailer Hill Solar Project

You don't often get email from eberhard@rockisland.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: San Juan County Community Development

I fully support the plans that OPALCO has for locating a community solar project at the curve from Douglas Rd to Bailer Hill Rd on San Juan Island. I have been a fulltime resident of San Juan Island for almost 25 years, a longtime proponent of solar energy, and understand the importance of diverse, renewable power sources for our islands. I continue to commend OPALCO for their vision and leadership in providing the power needed for the islands to survive. This project represents a positive step forward for us all. I have rooftop solar on my house and am looking forward to being able to further contribute via a community solar project to increase the diversity of our local power needs. As a resident on the west side of the island, my normal drive to town is via Bailer Hill Rd/Douglas Rd going by the proposed OPALCO solar site multiple times per week. Seeing solar panels on that property would in no way be a deterrent to my enjoyment of that drive and the

pastoral atmosphere of the area. In fact it would give me pleasure to see the expansion of solar on this island. And seeing sheep grazing there would just be a reminder of how progress and agriculture can be mixed effectively. I look forward to seeing this solar project approved and implemented for the benefit of everyone.

Susan Eberhard

San Juan Island

eberhard@rockisland.com

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: OPALCO Bailer Hill Microgrid project
Date: Friday, March 22, 2024 2:54:47 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: davez907@yahoo.com <davez907@yahoo.com>
Sent: Friday, March 22, 2024 1:00 PM
To: Community Development <dcd@sanjuanco.com>
Cc: OPALCO <communications@opalco.com>
Subject: OPALCO Bailer Hill Microgrid project

You don't often get email from davez907@yahoo.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear County Officials,

I wish to support the approval of a conditional use permit for OPALCO for the Bailer Hill Microgrid project. It is clear by examining the application that OPALCO did a thorough job of addressing environmental and aesthetic concerns. The complete project will not be an eyesore as sheep grazing and various agricultural improvements to the site are part of the plan. A plan to make San Juan County more energy independent and less reliant on non-renewable energy. As a homeowner whose house location is in a shaded area with a northeast orientation that precludes solar energy, I appreciate the community solar financial structure of the project. Many county residents either cannot afford the capital costs of a home solar installation or because of site-specific location problems. Community solar is financed in part by the sale of affordable units, which allows me and other residents to join with OPALCO to help our county and our state move to a healthier energy future. I bought solar units for the first community solar project on Decatur Is. and plan to buy more from this SJ Is. project.

Please approve this project for the benefit of so many local homeowners and OPALCO as a energy cooperative to take another step to a healthier and safer energy future. San Juan County residents are proud of the beauty and environmental ethos embraced on all the populated islands. Please support that ethos. Renewable energy will

always be opposed by some who favor no change or the continued connection to energy sources on the mainland. Such a mainland connection comes with the potential for a disastrous prolonged outage should the cable connection be seriously severed. No underwater cable can be quickly replaced or repaired. Independent energy sources such as this SJ Island solar project with modern technology will allow OPALCO to move electrical energy to the most critical medical and to other emergency services quickly in an emergency. Another benefit from your approval of the conditional use permit for this project.

Thanks for your consideration of this email letter.

David Zeretzke, SJ Island resident for 44 years

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Supporting OPALCO's Community Solar project
Date: Friday, March 22, 2024 2:56:04 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: William Weissinger <weissinger@rockisland.com>
Sent: Friday, March 22, 2024 1:28 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Supporting OPALCO's Community Solar project

You don't often get email from weissinger@rockisland.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Dept. of Community Development:

I write to express strong support for OPALCO's proposed community solar project on the corner of Douglas Road and Bailor Hill Road. The world needs more clean power, and this location is a reasonable one for the project.

Alarmist signs near the proposed project claim the panels are a danger to eagles, but this is false: the Audubon Society supports photovoltaic solar. [Solar Power and Birds | Audubon](#)
And of course they would not do so if solar panels hurt birds.

If you give credence to "not in my back yard" objections, then useful projects could never go anywhere, because they'll always be in someone's back yard.

The world and the NorthWest and the San Juan Islands need more solar power. Please approve this project.

Best wishes,

William Weissinger
Friday Harbor, Washington

From: [Ingrid Fabianson](#)
To: [Marc Santos](#)
Subject: Solar
Date: Friday, March 22, 2024 2:56:55 PM

[You don't often get email from fabiaia@earlham.edu. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hi. Has there been research done on the safety to animals? Has it been proven that the animals will go under the panels? Will grass grow under the panels? Thank you, Ingrid Fabianson.
Sent from my iPhone

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 2:57:13 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Colin Summers <colin@mightycheese.com>
Sent: Friday, March 22, 2024 1:34 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from colin@mightycheese.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello San Juan County Department of Community Development:

My wife and I have been residents at the Cannery Condos for a decade. We love the island and the town. We drive a little powder blue electric car. We would love to have OPALCO start to create some larger alternative energy generation projects on island. Yes, I have seen the comments against the project. We need to move forward with this sort of technology when it is at hand.

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thanks,
—Colin
151 Warbass Way Unit F212

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 2:59:06 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Larry Greene <larry@navigatingourfuture.org>
Sent: Friday, March 22, 2024 1:54 PM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from larry@navigatingourfuture.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

I live on San Juan Island and support the proposed solar micro-grid project at the corner of Douglas Road and Bailer Hill Road. It proves that we can generate some of our own electricity and partner with a farmer who will graze sheep amongst the solar panels. This is all necessary for us to stop using fossil fuels. The OPALCO project will have a visual impact on the landscape, but I am in favor of it because it is a partial solution to what it takes for us to create electricity that we all need.

San Juan County must take action to become more and more energy self-reliant. Not only is decarbonation a state law, but it is necessary so that we can avoid higher and higher costs for electricity produced on the mainland. We must act now or be subject to rolling blackouts in the near future.

Please support the OPALCO micro-grid project; with only using 0.5% of county land we could be generating 35% of all the electricity we use. Hopefully there are more projects to come, including a tidal project which offers a way to not only produce the energy we need for the islands but also might enable us to export this energy to the mainland.

Again, please approve the conditional use permit and be a part of the solution for a healthy energy

future.

Thank you!

Larry Greene

Executive Director

Navigating Our Future

larry@navigatingourfuture.org

Ph: 360-378-3123

Website: navigatingourfuture.org

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 3:00:27 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Debbi Fincher <fincher@rockisland.com>
Sent: Friday, March 22, 2024 2:05 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from fincher@rockisland.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello San Juan County Department of Community Development,

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Debbi and Brad Fincher

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 3:02:31 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Mahan David <dmahan@rockisland.com>
Sent: Friday, March 22, 2024 2:23 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from dmahan@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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To Whom etc.

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition, and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in good shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit.

David Mahan

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 3:03:39 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Bill Clemens <wclemens@rockisland.com>
Sent: Friday, March 22, 2024 2:27 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from wclemens@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my strong support for the OPALCO Bailer Hill project. As a 25-year full-time Lopez resident (and property owner 20 years before that) with roots in both electrical engineering and agriculture, I believe this project should be a win for all of us.

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Bill Clemens
Lopez Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Opposition for Bailer Hill Microgrid
Date: Friday, March 22, 2024 3:07:56 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Albert Hall <abhall@rockisland.com>
Sent: Friday, March 22, 2024 2:32 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Opposition for Bailer Hill Microgrid

[You don't often get email from abhall@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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This solar project is little more than a misguided belief in a need to do something about global-warming..

At our latitude (over 48-deg north) the amount of sunlight is only marginally capable of recovering the costs associated with installation; and this alone ought to a cause to abandon this project.

And there are other considerations; especially the notion that it is all 'free' if funds are being provided by our national government. And that aside, where will ongoing maintenance and repair services come from.

And of similar concern, who is the individual that comes up with this proposal - and does he remain on the payroll of our county or OPALCO?

Albert Hall
abhall@rockisland.com

[sample text - edit to suit]

Please support OPALCO's solar + battery microgrid on Bailer Hill Road.

This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Solar Project
Date: Friday, March 22, 2024 3:09:14 PM
Attachments: [San Juan County Dept.pdf](#)

Hi Marc,

Please see the email below and attachment that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: ein@rockisland.com <ein@rockisland.com>
Sent: Friday, March 22, 2024 2:46 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Bailer Hill Solar Project

You don't often get email from ein@rockisland.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached here is a letter regarding the Bailer Hill Solar Project:

Ann Einboden

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Full Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 3:10:27 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Dean Stephens <deanstephens510@gmail.com>
Sent: Friday, March 22, 2024 2:57 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Cc: Jennifer Stephens <jennysteph@mac.com>
Subject: Full Support for Bailer Hill Microgrid

You don't often get email from deanstephens510@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir(s):

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Dean & Jennifer Stephens
46 First St
Olga, WA

Deanstephens510@gmail.com
Mobile: 510.812.6476
Local: 360.376.5438

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 3:11:43 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: David Raynalds <draynalds@gmail.com>
Sent: Friday, March 22, 2024 3:09 PM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from draynalds@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

From: jstruthers@rockisland.com
To: [Marc Santos](#)
Subject: Subject: LANDUSE-23-0122 OPALCO Bailer Hill Microgrid
Date: Friday, March 22, 2024 7:13:52 PM

You don't often get email from jstruthers@rockisland.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marc:

I am writing today in support of the pending LANDUSE-23-0122.

To maintain reliability and reduce price shocks, our power co-op, OPALCO, is developing more local energy capacity – both solar and tidal energy. The proposed Bailer Hill project is our power co-op's second community-scale solar-plus-storage project and its first agri-solar project.

The Bailer Hill project will support local farmers who will graze sheep in the shade of the solar array, while also becoming an important source of local renewable electricity. Further, \$1M of grant funding will be applied to generate energy for low-income energy assistance.

Located on a parcel designated as Ag Resource, this joint-use Ag-solar project promotes practical and economical local ag development through compatible shared use and economic return. However, such projects as the proposed are unlikely to set any precedent for accelerated use of Ag resource lands for local energy production. In fact, over one third of our power co-op's local renewable energy needs can be supplied from far less than 1% of county land.

Our power co-op built its first community solar project in 2018 on Decatur Island. This Bailer Hill project is our power co-op's next community-solar project and reflects further technology advances and operating experience. It will more than double the county's local renewable energy compared to all local rooftop solar, which took 13 years to build. Moreover, rooftop solar can supply less than 5%, and most do not work during outages.

For the above reasons, I urge unconditional approval of LANDUSE-23-0122, OPALCO Microgrid, as proposed.

Jeffrey L. Struthers
(360) 376-7116

From: [Sept, Jeanne M](#)
To: [Marc Santos](#)
Subject: Fwd: Support for Bailer Hill Microgrid
Date: Friday, March 22, 2024 9:09:22 PM

You don't often get email from sept@indiana.edu. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: "Sept, Jeanne M" <sept@indiana.edu>
Date: March 22, 2024 at 9:06:22 PM PDT
To: dcd@sanjuanico.com, communications@opalco.com
Cc: communications@opalco.com
Subject: **Support for Bailer Hill Microgrid**

Dear County Commissioners,

I am very enthusiastic about OPALCO's solar project on Bailer Hill Road. Not only does our island need more diverse, renewable sources of energy like this, so we can become less dependent on the mainland's sources, but it is impressive to hear how OPALCO has worked closely with the neighboring Oak Knoll Farm to help sustain and support their agricultural interests. This seems to me to be a win-win for both the farmers and our community's energy co-op, and thus a benefit to all islanders.

I urge you to approve the conditional use permit they are seeking from the county. Thank you.

Sincerely,
Jeanne Sept
350 Vista Way,
Friday Harbor

iSend on iPad



19 March 2024

Robin N. Woodward
P.O. Box 268
Eastsound, WA 98245

San Juan County Department of Community Development
P.O. Box 947
Friday Harbor, WA 98250

re: Bailer Hill Micro-grid Project

To the powers that be.....

I am writing in strong support of the Bailer Hill project. We would be fool-hardy not to recognize our dependence upon fragile sources of mainland energy. Recent experiences with Washington State Ferries must surely have underscored our need to become more independent of these services. It would be extremely short-sighted to deny the need for this first step toward what will become an essential local service. This comparatively small step should open the door to more ambitious projects which are surely also necessary.

We need to be in the vanguard and not in the position of trailing the pack. Please approve this conditional use permit. We must get our heads out of the sand if continued residence on these islands matters to us.

Most sincerely,

A handwritten signature in cursive script, appearing to read "Robin Woodward". The signature is written in dark ink and is positioned below the "Most sincerely," text.

S.J.C. DEPARTMENT OF
MAR 22 2024
COMMUNITY DEVELOPMENT

March 14, 2024

Dear San Juan Community Development Department,

I have been on the waitlist to invest in local solar power for several years. I ask that you approve the siting for the Opalco Bailer Hill project. This will be a boon to our community in so many ways! We need renewable energy and especially the battery storage that will make our energy system more resilient. Agricultural uses will not be harmed by this project. Please consider the items below that show that this project will help and not harm our county!

Best regards,
Megan Frazer
123 Mytilus Lane
Friday Harbor, WA
98250



S.J.C. DEPARTMENT OF

MAR 22 2024

COMMUNITY DEVELOPMENT

- OPALCO has partnered with a neighboring sheep farmer to graze the Bailer Hill property. Oak Knoll Farm has been grazing the site for several years and will continue after the panels are installed.
- OPALCO partnered with the San Juan Islands Conservation District to develop a farm plan for the site. The farm plan demonstrates that the best practices OPALCO plans to follow will result in improved soil health over the 25-year project.
- Use of this land for solar does not preclude future agricultural uses. The project includes plans to decommission the solar panels after 25 years and the land can be returned to full agricultural use.
- The project is consistent with San Juan County Comp Plan
- OPALCO has already received National Environmental Policy Act (NEPA) approval for the project.
- Infrastructure improvements that OPALCO will make to the land, including vehicle access, fencing, power supply and water, will improve conditions for current and future farming uses.
- OPALCO has secured a \$1M grant from the WA Dept of Commerce's Clean Energy Fund to dedicate a portion of the project benefits to low-income households in San Juan County.

3-19-24

To: San Juan County Dept. of Community Development,

S.J.C. DEPARTMENT OF

MAR 22 2024

COMMUNITY DEVELOPMENT

I am writing to you to let you know I am against the development of a solar farm on the corner of Douglas and Baiter Hill Rds. I feel the aesthetic and environmental impact of such a development is not worth the potential gain it might bring. This is one of the busiest corners in San Juan County and is seen from many vistas in the surrounding area. This site will be very UGLY once developed with panels and battery storage buildings. The permit application says that 20% would be developed. When I see the proposed site plan it looks like more than 80%. This is just the wrong site for this use!

We are property owners in San Juan Valley and have solar panels on our home. We are not against solar development but think Opalco needs to find a property that isn't in the middle of a pristine valley and more suited for this type development.

Please, do not allow this to happen!

Do not set a Bad precedent!

Sincerely,
Bauer/Bartman, San Juan Co.

From: [Betsy Pope](#)
To: [Marc Santos](#)
Cc: communications@opalco.com
Subject: Solar micro-grid project
Date: Saturday, March 23, 2024 2:53:37 PM

[You don't often get email from cpope@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County officials,

We have been San Juan Island residents for almost 50 years and we understand the dire need for development of clean energy sources in our region. We urge you to fully support OPALCO's proposed solar micro-grid project at the northwest corner of Bailer and Douglas Roads.

With our region mandated by legislation to retire fossil fuel generators from our energy platform, and bearing in mind the critical global need to divest ourselves from fossil fuels wherever possible, local energy projects such as solar micro-grids should be developed immediately. Without them, black-outs are a very real threat.

Solar micro-grids are consistent with the San Juan County Comp Plan for development and use of alternative energy resources that are environmentally compatible (section B, element 2, subsection 2.2.C). This micro-grid plan also aligns with the other goals of the Comp Plan in section 8.55.A.

The farm plan for the site will follow best agricultural practices in improving soil health, including benefits from grazing sheep from Oak Knoll Farm across the road. Those farmers, incidentally, are extremely knowledgeable about these practices and are leaders in sharing their understanding re agricultural improvements. The partnership of grazing sheep and the solar micro-grid is perfectly compatible with agricultural use now and into the future.

Please remember OPALCO has already received National Environmental Policy Act (NEPA) approval for the project and has also secured a \$1M grant from the WA Dept. of Commerce's Clean Energy Fund, dedicating energy assistance to low-income county residents.

The importance of creating local, renewable power as soon as possible on our islands is critical. Let us show vision and leadership!

Thank you for your consideration and support.

Sincerely,
Betsy and Chris Pope
Selkie Lane
San Juan Island, WA

From: [Dana Vion](#)
To: [Marc Santos](#)
Subject: Solar program
Date: Saturday, March 23, 2024 4:09:13 PM

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I applaud the insight and innovation that has led to this project. I think it is great! We need to minimize our reliance on fossil fuel and grid energy-especially on an island. And the land can still be used for grazing and not converted to something that will destroy the soil microbiome because once that is destroyed, it is pretty much gone forever.

I really hope the community gets behind this. Especially if it can get our energy costs down.

Dana Vion

From: [Roger Ellison](#)
To: [Marc Santos](#)
Subject: I support OPALCO's microgrid proposal
Date: Sunday, March 24, 2024 8:33:33 AM

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San Juan County:

I believe that concerted efforts on many fronts will be needed to protect our island from the harsh effects of climate change and the needed transition away from fossil fuels. Producing more energy locally is a good strategy to hopefully avoid the blackouts that will plague the mainland as the demand for electricity grows much faster than additional supplies are created. The corner of Bailer Hill and Douglas Roads is a good location to produce clean solar power made better by OPALCO's creative linking up of solar generation and managed grazing. Agrivoltaics is an excellent win-win that will keep land in farming and offer additional income to farm families.

Detractors suggest that other unspecified locations would be more appropriate, but I am sure that any site would face a NIMBY reaction.

Thank you for this chance to make these points.

Roger Ellison

From: [Ricardo Barreda](#)
To: [Marc Santos](#)
Subject: Bailer Hill Solar Project
Date: Sunday, March 24, 2024 9:45:53 AM

You don't often get email from rbarreda3@gmail.com. [Learn why this is important](#)

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Good day Marc,

I hope this message finds you well and you had a great weekend. I am writing to express my dedicated support for Bailer Hill solar panel and battery storage project that is currently under consideration. As a resident in San Juan County in Eastsound and an advocate for sustainable energy solutions. This initiative is a significant step forward in promoting renewable energy and reducing our carbon footprint.

The adoption of solar panels and battery storage systems represents a critical investment in our community's future, offering both environmental and economic benefits. By harnessing solar energy, we not only move towards a cleaner, more sustainable energy source but also enhance our energy independence and security.

I am particularly impressed by the project's potential to create jobs, stimulate local economies, and contribute to a healthier environment by reducing emissions. Investing in renewable energy infrastructure is essential for achieving long-term sustainability goals and addressing the urgent challenges of climate change.

Please know that you have my full support, and I encourage you to continue advocating for renewable energy initiatives that will benefit our community and future generations. Thank you for your dedication to making our community more sustainable and resilient. I look forward to the successful implementation of this project and the positive impacts it will bring.

Sincerely,

Ricardo Barreda
244 Seaview St Eastsound, WA 98245
817-300-3863

From: [Mike Hamlette](#)
To: [Marc Santos](#)
Cc: communications@opalco.com
Subject: Public Comment on LANDUSE-23-0122 Bailer Hill Solar Microgrid & Battery Storage Project
Date: Monday, March 25, 2024 8:58:39 AM

[You don't often get email from mhamlette@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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To: Marc Santos - Department of Community Development

We are writing with enthusiastic support of the OPALCO Bailer Hill Microgrid project as members of the COOP. We joined other members in participating in OPALCO's first Microgrid project because we believe that community solar capabilities will help reduce the reliance on mainland resources for electric energy and has allowed us to participate in renewable energy production that would not be possible on our own due to economic and geographical conditions. This additional Microgrid would add to the benefits for the OPALCO membership.

After reviewing the application documentation, it appears that OPALCO's engineering of the project is thoughtfully in accordance with the county requirements for the land use requirements. Also, after review of the proposed continued agricultural use and increased grazing utilization, and the introduction of the screening additions to the area, the project will improve the conditions of the usage of the land and minimize the impacts of the proposed development. We hope that DCD staff finds that the details of the proposal put forth in the application are in good faith and sufficient to meet the land use requirements and will make a recommendation of support of the project to the Hearing Examiner.

Lisa and Michael Hamlette

3 Evans Way, Friday Harbor, WA. 98250

360-378-5597

From: [Suzanne Olson](#)
To: [Betsy Pope](#); [Marc Santos](#)
Cc: [Communications](#)
Subject: Re: Solar micro-grid project
Date: Monday, March 25, 2024 10:43:21 AM

You don't often get email from solson@opalco.com. [Learn why this is important](#)

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Thanks, Betsy!

Suzanne Olson, Communications Manager
Orcas Power & Light Cooperative
360-317-7203 (m)

Find what you're looking for at www.opalco.com

From: Betsy Pope <c pope@rockisland.com>
Sent: Saturday, March 23, 2024 2:53 PM
To: marcs@sanjuancountywa.gov <marcs@sanjuancountywa.gov>
Cc: Communications <Communications@opalco.com>
Subject: Solar micro-grid project

[Some people who received this message don't often get email from c pope@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear San Juan County officials,

We have been San Juan Island residents for almost 50 years and we understand the dire need for development of clean energy sources in our region. We urge you to fully support OPALCO's proposed solar micro-grid project at the northwest corner of Bailer and Douglas Roads.

With our region mandated by legislation to retire fossil fuel generators from our energy platform, and bearing in mind the critical global need to divest ourselves from fossil fuels wherever possible, local energy projects such as solar micro-grids should be developed immediately. Without them, black-outs are a very real threat.

Solar micro-grids are consistent with the San Juan County Comp Plan for development and use of alternative energy resources that are environmentally compatible (section B, element 2, subsection 2.2.C). This micro-grid plan also aligns with the other goals of the Comp Plan in section 8.55.A.

The farm plan for the site will follow best agricultural practices in improving soil health, including benefits from grazing sheep from Oak Knoll Farm across the road. Those farmers, incidentally, are extremely knowledgeable about these practices and are leaders in sharing their understanding re agricultural improvements. The partnership of grazing sheep and the solar micro-grid is perfectly compatible with agricultural use now and into the future.

Please remember OPALCO has already received National Environmental Policy Act (NEPA) approval for the project and has also secured a \$1M grant from the WA Dept. of Commerce's Clean Energy Fund, dedicating energy assistance to low-income county residents.

The importance of creating local, renewable power as soon as possible on our islands is critical. Let us show vision and leadership!

Thank you for your consideration and support.

Sincerely,
Betsy and Chris Pope
Selkie Lane
San Juan Island, WA

From: [Eric Griswold](#)
To: [Marc Santos](#)
Subject: Letter in support of the Bailer Hill Microgrid project
Date: Monday, March 25, 2024 11:24:24 AM

[You don't often get email from eric.griswold@proton.me. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello Community Development,

I am writing in support of the Bailer Hill Microgrid project.

You all probably have heard all the salient facts but my personal perspective is based on the need for the San Juan Islands to carefully and conscientiously build out local, decentralized infrastructure of all kinds, including energy, recycling, & transportation to fortify against a world of climate change and disruption. Moving away from fossil fuels is essential for our collective well-being.

The Bailer Hill project is a good example. Agrivoltaics with sheep farming has among the lowest impacts of such projects. From one study as example,
<https://www.sciencedirect.com/science/article/pii/S2772783122000358>,

"The results of this study provide further evidence that agrivoltaic systems are superior to conventional ground-mounted PV systems because they have dual purposes and reduce the environmental impacts associated with producing food and electricity. It is clear that encouraging sheep grazing on all appropriate conventional PV systems is warranted."

Eric Griswold
Orcas Island

From: [Rich Goodhart](#)
To: [Marc Santos](#)
Subject: Public Comment Regarding Bailer Hill Microgrid Project
Date: Monday, March 25, 2024 12:16:42 PM
Attachments: [20240324 Hearings Examiner Comments.pdf](#)

[You don't often get email from rich.goodhart52@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hi Marc,

Please find my attached public comment for the Hearings Examiner regarding OPALCO's Bailer Hill Microgrid Project.

It is in a PDF format so any system should be able to read it. Let me know if you have problems.

Regards,
Rich Goodhart

From: [Lee McCravey](#)
To: [Marc Santos](#)
Subject: Bailer Hill Microgrid
Date: Monday, March 25, 2024 1:59:45 PM

You don't often get email from lee.mccravey@gmail.com. [Learn why this is important](#)

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Good Afternoon:

Please record my opposition to this project. There are several factors that should be recognized and identified concerning this project. Opalco talks about the need for reliable supply due to challenges caused by the removal of fossil fuel generators in the future, yet this project will do little if nothing to meet that challenge. This project is akin to virtue signaling due to size and scope of reliability. Unless Opalco is proposing the construction of a battery storage site, the very times that they mention that this energy would be used will not happen. Most power outages occur during the winter and inclement weather, when solar is not effective and not reliable.

Second - although the funds for the construction of the project may be supplied through grants or available funds, future expenses will be borne by Coop Members by additional costs and replacement of infrastructure. The fact that Opalco has already received the grant money without obtaining the necessary permits for siting seems to put the cart before the horse.

Lastly, there should be more attention spent on ensuring that residents and businesses have more reliable power. Why not a 2nd submarine cable from the mainland? Why not more on-site residential solar power? Why not more on site commercial solar power? It seems to me that the grant money could be better spent and better applied than this project.

Sincerely,

Lee McCravey
4808 Westside Rd
Friday Harbor, WA 98250

From: [gretchenducksoup](#)
To: [Marc Santos](#); communications@opalco.com
Subject: Bailer Hill Solar
Date: Monday, March 25, 2024 5:29:39 PM

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My family and I are enthusiastically behind the community solar project planned for the corner of Douglas and Bailer Hill roads on San Juan Island.

Having diversified energy sources will make us more self-sufficient and safer going into the future, as well as helping to create green jobs and reducing co2 emissions.

I will certainly be investing in the project and I'm grateful that OPALCO makes it possible for the citizens to participate directly in something so necessary and forward thinking and that will benefit the entire community.

Best regards,
Gretchen Allison

From: [Sarah Severn](#)
To: [Marc Santos](#)
Cc: communications@opalco.com
Subject: Letter in support of Bailer Hill Microgrid Project
Date: Monday, March 25, 2024 5:38:40 PM

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For the attention of : San Juan County Department of Community Development

I am writing to register my support for the Bailer Hill Microgrid project. This project will increase energy security and resiliency for the county, provide essential services when our mainland power supply is down, and enable many households who cannot deploy rooftop solar to have access to renewable energy.

As an early adopter of community solar, I bought shares in the OPALCO Decatur microgrid and have enjoyed seeing the positive impacts on our home energy bill. For the Bailer Hill project OPALCO has secured a \$1M grant from the WA Dept of Commerce's Clean Energy Fund to dedicate a portion of the project benefits to low-income households in San Juan County. A bright (solar) light, at a time when housing and utility costs on the island continue to rise.

As the region meets decarbonization mandates, power supplier reliability will be challenged by fossil fuel generators being retired faster than renewable resources are being developed to replace them. The industry expects blackouts during peak demand events and storms. These local energy projects provide a small power supply for the islands during emergencies.

The unique aspect of this project is the siting on agricultural land. This is known as 'agrivoltaics' and there are many examples around the country that have already proven this to be a successful model. The farming partnership with Oak Knoll Farm is to be applauded. Adam Green and Sarah Pope have been model stewards of their land, working tirelessly to practice sustainable agriculture, and giving freely of their precious time to the community. They have done their research and we should be enabling them to prove out the farm plan that the Conservation District and others have worked hard to pull together.

The farm plan demonstrates that the best practices OPALCO will adopt will result in improved soil health over the 25 year period. This is important because the existing soil quality is very poor, probably as a result of past farming practices. Healthy soil sequesters carbon, reduces the need for irrigation, and improves the nutrition available to crops and/or herbivores.

The project is also consistent with the San Juan County Comprehensive Plan, including Section 8.5A Policy 7 "Ensure that solar installations are sited and designed in a manner that minimizes impacts on agricultural land, allows for flexibility in future agricultural activity and maximizes potential for multiple benefits from "agrivoltaics".

Opalco has also already received National Environmental Policy Act (NEPA) approval for the project.

I trust that the County will see fit to enable this project to proceed.

[Sarah Severn Consulting](#)

Friday Harbor, WA

Tel 360 370 5890 | Cell 503 807 4765

18 March 2024

S.J.C. DEPARTMENT OF
MAR 25 2024
COMMUNITY DEVELOPMENT

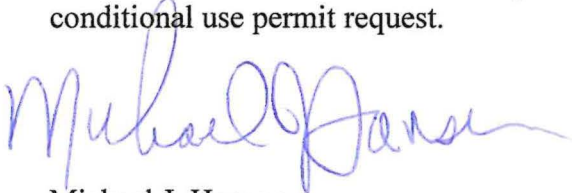
San Juan County Department of Community Development
PO Box 947
Friday Harbor WA 98250

Re: OPALCO Bailer Hill Microgrid Project—Conditional Use Hearing, April 24, 2024
Community Solar Array and Battery Storage

My wife and I have lived on San Juan Island full-time for about nine years now. We are supporters of both our agricultural community and our electric cooperative's effort to produce more of our own energy. We strongly support this application for a conditional use permit. We have installed solar panels and battery storage backup on our own home in Friday Harbor. And we look forward to an opportunity to invest in this microgrid project to help invest in our energy future for the San Juan Islands.

Our need for our own energy sources, especially from renewable resources, is immediate. This project is well on its way with approval under the National Environmental Policy Act and a State of Washington Department of Commerce Clean Energy Fund grant. The plan has been carefully developed to address county concerns for protecting agricultural land. Both by maintaining active grazing on the property and a solar project that does not preclude the property from future agricultural use should long-term prospects for energy development make this proposal unnecessary. And we have a history of success for this type of project with the Decatur Island community solar project.

The burden is on all of us to provide for our own energy needs now. Please approve this conditional use permit request.



Michael J. Hansen

PO Box 487
Friday Harbor, WA 98250

cc: OPALCO

San Juan County Community Development
PO Box 947
Friday Harbor, WA 98250

S.J.C. DEPARTMENT OF
MAR 25 2024
COMMUNITY DEVELOPMENT

I fully support the plans that OPALCO has for locating a community solar project at the curve from Douglas Rd to Bailer Hill Rd on San Juan Island. I have been a fulltime resident of San Juan Island for almost 25 years, a longtime proponent of solar energy, and understand the importance of diverse, renewable power sources for our islands. I continue to commend OPALCO for their vision and leadership in providing the power needed for the islands to survive. This project represents a positive step forward for us all. I have rooftop solar on my house and am looking forward to being able to further contribute via a community solar project to increase the diversity of our local power needs. As a resident on the west side of the island, my normal drive to town is via Bailer Hill Rd/Douglas Rd going by the proposed OPALCO solar site multiple times per week. Seeing solar panels on that property would in no way be a deterrent to my enjoyment of that drive and the pastoral atmosphere of the area. In fact it would give me pleasure to see the expansion of solar on this island. And seeing sheep grazing there would just be a reminder of how progress and agriculture can be mixed effectively. I look forward to seeing this solar project approved and implemented for the benefit of everyone.



Susan Eberhard
San Juan Island
eberhard@rockisland.com

From: [jane burton bell](#)
To: [Marc Santos](#)
Subject: Opaco Solar Project on Bailer Hill Rd
Date: Tuesday, March 26, 2024 6:49:09 AM

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Dear Sir,

I'd like to voice my support for Opal's project, because of its willingness to work with local sheep farmers to make this a win/win situation for cleaner energy, and agriculture

Sincerely,

Jane Burton Bell

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Solar Plant
Date: Tuesday, March 26, 2024 1:24:32 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Paul Moore <paul@interisland.net>
Sent: Friday, March 22, 2024 3:51 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Bailer Hill Solar Plant

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To Whom it May Concern,

This has got to be one of the worst locations for a Solar Plant. The main issue is making an unsightly panel farm on one of the most visible locations on the island.

There is the issue of plane traffic and glare issues, if the panels are treated with anti-glare, what will the rain runoff contamination be?

Saying this is only 20% land use, does that mean that I can build my house on stilts, cover the entire acreage with a building and claim only 7% usage where the stilts touch the ground?

While creating solar energy is smart and "green", making the panels and batteries are extremely harmful to the planet. Being that the material is mined and refined in a another country, polluting their environment, does it make it "green" technology?

<https://www.npr.org/sections/goatsandsoda/2023/02/01/1152893248/red-cobalt-congo-drc-mining-siddharth-kara>

<https://www.euronews.com/green/2022/02/01/south-america-s-lithium-fields-reveal-the-dark-side-of-our-electric-future>

And then there is the issue of disposal

<https://www.empirecenter.org/publications/renewable-solar-comes-with-recurring-waste-costs/>

Or fire

<https://ctif.org/news/despite-fire-hazards-lithium-ion-battery-energy-storage-systems-are-getting-larger-and-larger>

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 1:30:14 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Kimbal Sundberg <sundberg@centurytel.net>
Sent: Friday, March 22, 2024 4:15 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

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I am writing as a resident of San Juan Island in support of OPALCO's solar + battery microgrid on Bailer Hill Road. As our county, OPALCO, and mainland power suppliers confront climate change and the increasing challenges to provide reliable renewable electricity to our islands, this project is needed to further efforts to electrify our transportation and home heating infrastructure while building local energy resilience. The project site on the corner of Bailer Hill and Douglas roads is a workable location with excellent solar exposure, proximity to a main rural thoroughfare / electric transmission lines, and minimal impacts to agricultural land / local food production, habitat, and aesthetics. Solar energy including rooftop and community solar provides the least environmental impacts of all the local energy options currently available to San Juan County.

With respect to removing two mature firs that provide Bald Eagle (BAEA) perching habitat, the loss of old growth trees is lamentable everywhere but should have no significant impact on San Juan Island's robust BAEA population. Other mature firs on this and other nearby parcels are used for perching. The benefits of increasing local renewable energy infrastructure to tangibly address our shared climate change challenges far outweigh potential impacts to a small subset of San Juan Island's BAEA population.

Please approve the conditional use permit as part a workable energy solution for our future.

Respectfully,
Kimbal Sundberg

Sent from miPad

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 1:31:40 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: John Farnsworth <jfarnsworth@scu.edu>
Sent: Friday, March 22, 2024 4:40 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

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As a resident of Center Island, I support OPALCO's proposed solar + battery microgrid on Bailer Hill Road. This local project will assist with San Juan County's energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit.

Thank you!

John S. Farnsworth, PhD
Nature Beyond Solitude: Notes from the Field
Coves of Departure: Field Notes from the Sea of Cortes

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: OPPOSITION for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 1:33:05 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: John Boyd <john.boyd985@gmail.com>
Sent: Friday, March 22, 2024 5:22 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: OPPOSITION for Bailer Hill Microgrid

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San Juan County Building/Permitting Department:

I am writing to you **IN OPPOSITION** to the proposed microgram project on the corner of Bailer Hill Road and Douglas Road. I am in favor of solar power backup to our grid, but the siting of this is questionable at best:

1. If this acreage is so large, why site it right next to the road. The topography of this land slopes down away from the road, and putting the panels at the back end of the property would at least PARTIALLY mitigate the eye-sore this array represents.
2. Farming: Available acreage to farm is becoming more and more scarce in San Juan County. Surely there are other properties more suited for this array? Are there no lands that are not usable for anything else?
3. Light pollution/Security: Under the proposal, there was mention of fencing to keep people out of the solar farm. What type of fencing? How tall? Will it be visually appealing from the road? What about lighting? Will there be security lighting? Buildings or other structures?
4. Slab: I believe I read there will be a requirement for an extensive slab of concrete to mount the

array? How big?

5. The Array: How big is this array going to be? How many panels? How tall will this array be? Will it impede the current views of the valley?

I think that moving forward with this project at this location is a poor choice. I think we need to pause, step back and see if there are other alternative locations that won't have the visual impact that this project will have.

Please keep the voices of the members of this community in mind as you make your decision.

Thank you.

John Boyd

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Opposition for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 1:35:24 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Albert Hall <abhall@rockisland.com>
Sent: Friday, March 22, 2024 7:53 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Re: Opposition for Bailer Hill Microgrid

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On 3/22/2024 7:51 PM, Albert Hall wrote:

>

>

>

> On 3/22/2024 2:31 PM, Albert Hall wrote:

>> This solar project is little more than a misguided belief in a need

>> to do something about global-warming..

>>

>> At our latitude (over 48-deg north) the amount of sunlight is only

>> marginally capable of recovering the costs associated with

>> installation; and this alone ought to be a cause to abandon this project.

>>

>> And there are other considerations; especially the notion that it is

>> all 'free' if funds are being provided by our national government.

>> And that aside, where will ongoing maintenance and repair services
>> come from.

>>

>> And of similar concern, who is the individual that comes up with this

>> proposal - and does he remain on the payroll of our county or OPALCO?

>>

>> Albert Hall

>> abhall@rockisland.com

>>

>>

>>

>> [sample text - edit to suit]

>>

>> Please support OPALCO's solar + battery microgrid on Bailer Hill

>> Road. This local energy resilience is essential to keeping our County

>> running during the uncertainties of the energy transition - and

>> OPALCO's plan to share the land with sheep grazing is a good use of

>> county ag land. The land will be in better shape for ag use when the

>> project is decommissioned in 25 years.

>>

>> Please approve the conditional use permit and be a part of the

>> solution for a healthy energy future.

>>

>> Thank you!

>>

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 1:44:53 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Kimbal Sundberg <sundberg@centurytel.net>
Sent: Friday, March 22, 2024 4:14 PM
To: Community Development <dcd@sanjuancountywa.gov>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from sundberg@centurytel.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing as a resident of San Juan Island in support of OPALCO's solar + battery microgrid on Bailer Hill Road. As our county, OPALCO, and mainland power suppliers confront climate change and the increasing challenges to provide reliable renewable electricity to our islands, this project is needed to further efforts to electrify our transportation and home heating infrastructure while building local energy resilience. The project site on the corner of Bailer Hill and Douglas roads is a workable location with excellent solar exposure, proximity to a main rural thoroughfare / electric transmission lines, and minimal impacts to agricultural land / local food production, habitat, and aesthetics. Solar energy including rooftop and community solar provides the least environmental impacts of all the local energy options currently available to San Juan County.

With respect to removing two mature firs that provide Bald Eagle (BAEA) perching habitat, the loss of old growth trees is lamentable everywhere but should have no significant impact on San Juan Island's robust BAEA population. Other mature firs on this and other nearby parcels are used for perching. The benefits of increasing local renewable energy infrastructure to tangibly address our shared climate change challenges far outweigh potential impacts to a small subset of San Juan Island's BAEA population.

Please approve the conditional use permit as part a workable energy solution for our future.

Respectfully,
Kimbal Sundberg

Sent from miPad

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Opposition for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 1:48:24 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Albert Hall <abhall@rockisland.com>
Sent: Friday, March 22, 2024 7:52 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Re: Opposition for Bailer Hill Microgrid

[You don't often get email from abhall@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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On 3/22/2024 2:31 PM, Albert Hall wrote:

- > This solar project is little more than a misguided belief in a need to
- > do something about global-warming..
- >
- > At our latitude (over 48-deg north) the amount of sunlight is only
- > marginally capable of recovering the costs associated with
- > installation; and this alone ought to a cause to abandon this project.
- >
- > And there are other considerations; especially the notion that it is
- > all 'free' if funds are being provided by our national government.
- > And that aside, where will ongoing maintenance and repair services
- > come from.
- >
- > And of similar concern, who is the individual that comes up with this
- > proposal - and does he remain on the payroll of our county or OPALCO?
- >
- > Albert Hall
- > abhall@rockisland.com
- >
- >
- >
- > [sample text - edit to suit]
- >
- > Please support OPALCO's solar + battery microgrid on Bailer Hill Road.
- > This local energy resilience is essential to keeping our County

- > running during the uncertainties of the energy transition - and
- > OPALCO's plan to share the land with sheep grazing is a good use of
- > county ag land. The land will be in better shape for ag use when the
- > project is decommissioned in 25 years.
- >
- > Please approve the conditional use permit and be a part of the
- > solution for a healthy energy future.
- >
- > Thank you!
- >

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 1:49:59 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Sept, Jeanne M <sept@indiana.edu>
Sent: Friday, March 22, 2024 9:06 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from sept@indiana.edu. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear County Commissioners,

I am very enthusiastic about OPALCO's solar project on Bailer Hill Road. Not only does our island need more diverse, renewable sources of energy like this, so we can become less dependent on the mainland's sources, but it is impressive to hear how OPALCO has worked closely with the neighboring Oak Knoll Farm to help sustain and support their agricultural interests. This seems to me to be a win-win for both the farmers and our community's energy co-op, and thus a benefit to all islanders.

I urge you to approve the conditional use permit they are seeking from the county.
Thank you.

Sincerely,
Jeanne Sept
350 Vista Way,
Friday Harbor

iSend on iPad

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Community Solar
Date: Tuesday, March 26, 2024 1:53:20 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Marc Frazer <marcfrazer@live.com>
Sent: Saturday, March 23, 2024 8:29 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Community Solar

You don't often get email from marcfrazer@live.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan Community Development Department,

I have been on the waitlist to invest in local solar power for several years. I ask that you approve the siting for the Opalco Bailer Hill project. We need renewable energy and especially the battery storage that will make our energy system more resilient. Agricultural uses will not be harmed by this project. Please consider the items below that show that this project will help and not harm our county!

Best regards,
Marc Frazer
123 Mytilus Lane
Friday Harbor, WA
98250

- OPALCO has partnered with a neighboring sheep farmer to graze the Bailer Hill property. Oak Knoll Farm has been grazing the site for several years and will continue after the panels are installed.
- OPALCO partnered with the San Juan Islands Conservation District to develop a farm plan for the site. The farm plan demonstrates that the best practices OPALCO plans to follow will result in improved soil health over the 25-year project.
- Use of this land for solar does not preclude future agricultural uses. The project

includes plans to decommission the solar panels after 25 years and the land can be returned to full agricultural use.

- The project is consistent with San Juan County Comp Plan including the following excerpts (but not citing every alignment that exists):
 - Section B, Element 2, Subsection 2.2.C (Energy): “The policies in this section include a provision that San Juan County ‘provide opportunities for the development and use of alternative energy resources that are compatible with the natural environment.’
 - Section 8.5.A General Goals and Policies:
 - Goal 6: “Minimize the environmental impacts of electricity production and use while promoting energy independence.”
 - Policy 1: “Encourage utility service providers to explore innovative and alternative methods of producing energy.”
 - Policy 2: “Work with the San Juan County Conservation District and OPALCO to promote community solar projects and provide technical assistance and incentives to increase individual home solar installations.”
 - Policy 7: “Ensure that solar installations are sited and designed in a manner that minimizes impacts on agricultural land, allows for flexibility in future agricultural activity and maximizes potential for multiple benefits from “agrivoltaics”
- OPALCO has already received National Environmental Policy Act (NEPA) approval for the project.
- Infrastructure improvements that OPALCO will make to the land, including vehicle access, fencing, power supply and water, will improve conditions for current and future farming uses.
- OPALCO has secured a \$1M grant from the WA Dept of Commerce's Clean Energy Fund to dedicate a portion of the project benefits to low-income households in San Juan County.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 2:12:10 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: joe symons <joesymons@me.com>
Sent: Saturday, March 23, 2024 9:36 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from joesymons@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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As a 50+ year resident of Orcas, I support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

(Note: the project may not be decommissioned in 25 years. It might be enhanced. That's the way to plan)

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Joe Symons
Olga

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 2:15:28 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Gregory Oaksen <gregoaksen@gmail.com>
Sent: Saturday, March 23, 2024 9:49 AM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from gregoaksen@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: SJ County Department of Community Development

We fully support support the OPALCO's solar + battery microgrid on Bailer Hill Road and are currently members of OPALCO's community solar project. This local energy resilience is essential during the uncertainties of the energy future - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for agricultural use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future in San Juan County.

Thank you!
Gregory and Heather Oaksen, Orcas Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Solar Project
Date: Tuesday, March 26, 2024 2:16:51 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Bob Tauscher <bob.tauscher@gmail.com>
Sent: Saturday, March 23, 2024 10:30 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communication@opalco.com
Subject: Bailer Hill Solar Project

You don't often get email from bob.tauscher@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear All,

I am in complete support and agreement with this project,

Bob Tauscher
360 378 6351 h
360 202 3529 c

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: BailerHill
Date: Tuesday, March 26, 2024 2:19:44 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: patboehm at rockisland.com <patboehm@rockisland.com>
Sent: Saturday, March 23, 2024 10:59 AM
To: Community Development <dcd@sanjuanco.com>
Subject: BailerHill

You don't often get email from patboehm@rockisland.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Pat Boehm, i live in Olga on Orcas Island.
I want to let you know that I support all projects for building solar systems in the San Juan Islands.
This is a mandatory under taking for the future our community.
Thank you for your support also,
Pat Boehm

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Letter of support for Bailer Hill Microgrid project
Date: Tuesday, March 26, 2024 2:21:55 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Sandra J Hawley <sanj@centurytel.net>
Sent: Saturday, March 23, 2024 12:12 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Cc: Bob Tauscher <bob.tauscher@gmail.com>
Subject: Letter of support for Bailer Hill Microgrid project

[You don't often get email from sanj@centurytel.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello all,

This is to let you know that I am in agreement with the planned Bailer Hill Microgrid project.

I believe that renewable power is very important for our islands. This project is a clean way to do that.

Sincerely,

Sandra J Hawley

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Tuesday, March 26, 2024 2:23:10 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Marty Clark <martyclark89@gmail.com>
Sent: Saturday, March 23, 2024 1:40 PM
To: Community Development <dcd@sanjuan.co>
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

[You don't often get email from martyclark89@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes, I support the project.
Sent by Marty Clark

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Solar Project
Date: Tuesday, March 26, 2024 2:25:19 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Bob Tauscher <bob.tauscher@gmail.com>
Sent: Saturday, March 23, 2024 2:10 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Bailer Hill Solar Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am in complete agreement with this proposal.

Bob Tauscher
360 378 6351 h
360 202 3529 c

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Solar project
Date: Tuesday, March 26, 2024 2:27:49 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Richard Track <richard.track@gmail.com>
Sent: Saturday, March 23, 2024 4:12 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Bailer Hill Solar project

You don't often get email from richard.track@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it may concern

The world is in a very big transition. We on the SJI's are vulnerable to the electrical supply from the mainland.

Projects like the Bailer Solar are a step in the right direction to help mitigate this.

Please move as quickly as possible to approve and put this project in motion.

Thank you.

Richard Trachtenberg

Orcas Island resident, taxpayer and registered voter

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Solar generation project
Date: Tuesday, March 26, 2024 2:29:07 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Benjamin Collins <benjaminccollins@gmail.com>
Sent: Saturday, March 23, 2024 5:04 PM
To: communications@opalco.com; Community Development <dcd@sanjuanco.com>
Subject: Solar generation project

You don't often get email from benjaminccollins@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Benjamin Collins
342 Eagle Cove Drive
Friday Harbor, WA 98250
benjaminccollins@gmail.com
(818) 917-2258

March 23, 2024

San Juan County Department of Community Development
PO Box 947
Friday Harbor, WA 98250
dcd@sanjuanco.com

Dear DCD Staff and Commissioners,

I am writing to express my enthusiastic support for the Bailer Hill Microgrid project in the Conditional Use Hearing process.

As our region transitions away from carbon-based energy generation, mainland power demand will soon exceed supply. Bold and innovative solutions are required to address these issues effectively. That is why I am thrilled to see OPALCO taking proactive steps towards islander health and sustainability through the installation of solar panels and battery storage on the Bailer Hill property.

The collaboration between OPALCO, a neighboring sheep farmer, and the San Juan Islands Conservation District demonstrates a thoughtful approach to land use that considers both environmental and agricultural needs. By incorporating best practices and developing a comprehensive farm plan, OPALCO is not only ensuring the

responsible use of land but also protecting the future of the island's agricultural character through soil health investment. This integrated approach reflects OPALCO's commitment to holistic community development and collaboration.

I appreciate OPALCO's commitment to preserving the possibility of future agricultural uses for the land by including plans for the decommissioning of the solar panels after 25 years. This forward-thinking approach aligns with our community's values and long-term sustainability goals.

The plan follows closely the policy guidance provided by the county in its compliance with the exact policies to "explore innovative and alternative methods of producing energy", "promote community solar projects", and "ensure that solar installations are sited and designed in a manner that minimizes impacts on agricultural land, allows for flexibility in future agricultural activity and maximizes potential for multiple benefits from "agrivoltaics". Equally commendable is OPALCO's dedication to supporting our local community. The acquisition and utilization of a \$1 million grant from the Washington Department of Commerce's Clean Energy Fund to assist low-income households in San Juan County demonstrate a commitment to equitable access to clean energy and social responsibility.

I firmly believe that the benefits of this project, both environmentally and socially, far outweigh any perceived drawbacks. This very small parcel of land can reap enormous benefits for all islanders. By embracing renewable energy solutions, we are not only safeguarding the health of our planet but building resilience, increasing our communities' competitive advantage in the Washington energy landscape, and also investing in a brighter future for generations to come.

I believe that initiatives like this represent the future of energy production alongside an unwavering commitment to a more equitable future.

With warm regards,

Benjamin Collins--

BenjaminCCollins@gmail.com

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Tuesday, March 26, 2024 2:33:41 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Anita Barreca <anita.barreca5@gmail.com>
Sent: Saturday, March 23, 2024 5:45 PM
To: Community Development <dcd@sanjuanco.com>
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

You don't often get email from anita.barreca5@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear County Officials,

I believe Climate Change will have an adverse effect on our ability to keep the status quo. It is in our community's interest to adapt to these changes. I believe SJ County also wants to plan for the future. So I applaud the work OPALCO has done in developing this project.

They have gone through the work of actually working with compatible farmers to make it a win-win for them and the neighboring farm. Sheep will appreciate the shade and keep the mowing to a minimum.

Some complain they may have to see the solar panels as they drive by. But I believe any spot on the island would meet with some opposition. The ability to keep the land in ag use is a huge benefit.

OPALCO has dispelled the fear that workers need protection from "electromagnetic radiation". I hope the County can rely on actual facts and dismiss any slippery slope arguments in approving this project.

Thanks,
Anita Barreca
San Juan Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 2:38:27 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Aimee Urata & Chad Peterman <peterman@rockisland.com>
Sent: Sunday, March 24, 2024 2:38 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from peterman@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[sample text - edit to suit]

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Aimee Urata and Chad Peterman

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support the Bailer Microgrid Solar Project
Date: Tuesday, March 26, 2024 2:43:40 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Chris Haynes <chris.hec@gmail.com>
Sent: Sunday, March 24, 2024 7:15 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Support the Bailer Microgrid Solar Project

You don't often get email from chris.hec@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Commissioners and Department of Community Development,

This message is written in support of OPALCO's proposed Community Solar Program and the Bailer Hill Microgrid Solar Project. I live at 5335 Roche Harbor Road on San Juan Island. This is a three generation household on a north facing slope with little to no opportunity to develop solar or other energy sources. This proposed microgrid project will allow us as OPALCO customers on San Juan Island to move toward a sustainable energy infrastructure. This proposed project is a giant step forward toward that goal.

In order to develop a sustainable energy future for our islands **it is critical that you approve the conditional use permit for this proposed project.**

Some additional things to consider:

The Bailer Hill site has a history of grazing/agricultural use and this will continue. The combination of agricultural use with sustainable energy production is a key asset to this project.

In addition, partnering with the San Juan Island Conservation District in developing a farm plan utilizing best practices ensures improved soil health for the site and the

project. The proposed siting of this community solar project is consistent with current and future agricultural uses and is a key step towards a sustainable energy future for San Juan County.

The project is consistent with San Juan County's Comprehensive Plan and our goals to develop alternative energy resources while maintaining our beautiful natural environment and supporting agricultural activities here on San Juan Island. This project has already completed the National Environmental Policy Act review. The improvements that will be made to the land support and improve current and future agricultural uses and are an important addition; the project will benefit low income housing on San Juan Island.

SUPPORT OPALCO'S BAILER HILL MICROGRID PROJECT! AND APPROVE THE CONDITIONAL USE PERMIT!

Thank you

--

Chris A. Haynes, P.E.

Environmental Engineer

805-422-6581

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid Solar Project
Date: Tuesday, March 26, 2024 2:45:50 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Gwen Haynes <gwen.hec@gmail.com>
Sent: Sunday, March 24, 2024 7:31 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Bailer Hill Microgrid Solar Project

You don't often get email from gwen.hec@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Commissioners and Department of Community Development,

This message is written in support of OPALCO's proposed Community Solar Program and the Bailer Hill Microgrid Solar Project. I live at 5335 Roche Harbor Road on San Juan Island. This is a three generation household on a north facing slope with little to no opportunity to develop solar or other energy sources. This proposed microgrid project will allow us as OPALCO customers on San Juan Island to move toward a sustainable energy infrastructure. This proposed project is a giant step forward toward that goal.

In order to develop a sustainable energy future for our islands **it is critical that you approve the conditional use permit for this proposed project.**

Some additional things to consider:

The Bailer Hill site has a history of grazing/agricultural use and this will continue. The

combination of agricultural use with sustainable energy production is a key asset to this project.

In addition, partnering with the San Juan Island Conservation District in developing a farm plan utilizing best practices ensures improved soil health for the site and the project. The proposed siting of this community solar project is consistent with current and future agricultural uses and is a key step towards a sustainable energy future for San Juan County.

The project is consistent with San Juan County's Comprehensive Plan and our goals to develop alternative energy resources while maintaining our beautiful natural environment and supporting agricultural activities here on San Juan Island. This project has already completed the National Environmental Policy Act review. The improvements that will be made to the land support and improve current and future agricultural uses and are an important addition; the project will benefit low income housing on San Juan Island.

SUPPORT OPALCO'S BAILER HILL MICROGRID PROJECT! AND APPROVE THE CONDITIONAL USE PERMIT!

Thank you

Gwen Haynes

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 2:47:23 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Katy Nollman <katy2@rockisland.com>
Sent: Sunday, March 24, 2024 7:54 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Support for Bailer Hill Microgrid

[You don't often get email from katy2@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Katy Nollman
Sent from my iPad

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 2:48:49 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: John Howlind <911starship@gmail.com>
Sent: Sunday, March 24, 2024 9:53 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from 911starship@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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[sample text - edit to suit]

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

I applaud Opalco for both their leadership and forward thinking. I for one would not want to insure the expense of an independent solar program due to our age, financial limitations, and future maintenance. Opalco has now given us a way to the contribution of a healthier environment for future generations. Thank you!

Sincerely, John Howlind 104 Ocean Mist Eastsound WA.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Support Letter
Date: Tuesday, March 26, 2024 2:51:01 PM
Attachments: [Bailer Hill Support Letter_LCLT_3.25.24.pdf](#)

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Sandy Bishop <turtle@rockisland.com>
Sent: Monday, March 25, 2024 11:27 AM
To: Community Development <dcd@sanjuanco.com>
Cc: Suzanne Olson <solson@opalco.com>
Subject: Bailer Hill Support Letter

You don't often get email from turtle@rockisland.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marly Schmidtke
Administrative & Project Director
Lopez Community Land Trust
PO Box 25
Lopez Island, WA 98261
360.468.3723 (P)
www.lopezclt.org



LCLT

LOPEZ COMMUNITY
LAND TRUST

Building a Sustainable Island Community

PO Box 25 LOPEZ ISLAND, WA 98261 (360) 468.3723 WWW.LOPEZCLT.ORG LCLT@ROCKISLAND.COM

March 25, 2024

Dear SJC Department of Community Development,

As an organization whose purposes include providing affordable housing that is built in an environmentally sensitive and socially responsible manner, and supporting sustainable agriculture and land stewardship, Lopez Community Land Trust would like to voice our support for the Bailer Hill Microgrid Project on San Juan Island.

LCLT has been building net zero energy capable homes since 2007. OPALCO's past community solar projects have enabled our housing projects Tierra Verde and Salish Way to offset their electricity usage with clean, local, renewable energy. We hope again that the Bailer Hill project will go forward and be open for subscription so that 12 of our newest households can finally purchase community solar shares.

The U.S. and Washington State have a net zero carbon goal by 2050. To meet this goal, our county needs to increase local renewable energy generation and maximize potential for multiple land use benefits, consistent with the SJC Comprehensive Plan. OPALCO and Oak Knoll Farm exemplify this in their partnership and design of this project as an agrivoltaics installation combining solar production and agricultural use. OPALCO has also secured a \$1M grant from the WA Department of Commerce's Clean Energy Fund to dedicate a portion of the project benefits to low-income households in San Juan County.

Thank you for your consideration of our input. We sincerely hope you approve the project.

Respectfully yours,

John G. Ramirez
Janet D. Marshall
Juanique Williams

LCLT Board of Directors

Gregory Brown
executive director

Discussed and signed at our regularly scheduled Board March 25, 2024 board meeting

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Support Letter
Date: Tuesday, March 26, 2024 2:51:45 PM
Attachments: [Bailer Hill Support Letter LCLT 3.25.24.pdf](#)

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Sandy Bishop <turtle@rockisland.com>
Sent: Monday, March 25, 2024 11:27 AM
To: Community Development <dcd@sanjuanco.com>
Cc: Suzanne Olson <solson@opalco.com>
Subject: Bailer Hill Support Letter

You don't often get email from turtle@rockisland.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marly Schmidtke
Administrative & Project Director
Lopez Community Land Trust
PO Box 25
Lopez Island, WA 98261
360.468.3723 (P)
www.lopezclt.org



LCLT

LOPEZ COMMUNITY
LAND TRUST

Building a Sustainable Island Community

PO Box 25 LOPEZ ISLAND, WA 98261 (360) 468.3723 WWW.LOPEZCLT.ORG LCLT@ROCKISLAND.COM

March 25, 2024

Dear SJC Department of Community Development,

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LCLT has been building net zero energy capable homes since 2007. OPALCO's past community solar projects have enabled our housing projects Tierra Verde and Salish Way to offset their electricity usage with clean, local, renewable energy. We hope again that the Bailer Hill project will go forward and be open for subscription so that 12 of our newest households can finally purchase community solar shares.

The U.S. and Washington State have a net zero carbon goal by 2050. To meet this goal, our county needs to increase local renewable energy generation and maximize potential for multiple land use benefits, consistent with the SJC Comprehensive Plan. OPALCO and Oak Knoll Farm exemplify this in their partnership and design of this project as an agrivoltaics installation combining solar production and agricultural use. OPALCO has also secured a \$1M grant from the WA Department of Commerce's Clean Energy Fund to dedicate a portion of the project benefits to low-income households in San Juan County.

Thank you for your consideration of our input. We sincerely hope you approve the project.

Respectfully yours,

John G. Williams
James C. Williams
James C. Williams

LCLT Board of Directors

Gregory Brown
executive director

Discussed and signed at our regularly scheduled Board March 25, 2024 board meeting

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid Project
Date: Tuesday, March 26, 2024 2:53:08 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Jan Canniff <jankan851293@msn.com>
Sent: Monday, March 25, 2024 1:55 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Re: Bailer Hill Microgrid Project

You don't often get email from jankan851293@msn.com. [Learn why this is important](#)

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March 25, 2024

San Juan Department of Community Development

PO Box 947

Friday Harbor, WA 98250

Re: Bailer Hill Microgrid Project (Solar Plant)

Dear San Juan Department of Community Development

We are writing to express our concerns regarding the location of Opalco's Bailer Hill Microgrid Project, particularly its proximity to the Oaks Manufactured Homes Park. While we are proponents of solar energy, we find it troubling that the Bailer Hill area has been selected for this project without taking into consideration the sentiments of the residents living in the Oaks.

To our knowledge, there has not been any outreach by Opalco to the Oaks residents to gather their thoughts and feelings regarding this significant undertaking. This lack of community engagement raises questions about the decision-making process and whether the preferences of those residing in the Oaks have been duly considered.

One cannot help but wonder if the proposed location would have been different had the Oaks comprised million-dollar homes. Is there a possibility of discrimination against those living in manufactured homes? It is disconcerting to note that Opalco has engaged with Oak Knoll Farm while seemingly neglecting the concerns of our community.

Here are our specific concerns that we ask you to address:

- **Safety:** The project's proximity to the only road leading in and out of the Oaks poses a significant safety risk. In the event of a fire at the solar plant, approximately 150 families of the Oaks could be trapped if fire obstructs access for emergency vehicles.
- **Glare:** Will the solar panels cause glare that could potentially blind drivers on Bailer Hill Road or create glare on the nearby hillside?
- **Communication Interference:** Is there a possibility of communication interference with our cell phones, internet, and television signals due to the project?
- **Noise:** Will the operation of the microgrid result in a humming noise that could disturb residents? *Energy News Network* reported on June 16, 2023, in an article by Lisa Prevost that residents in East Windsor, Connecticut living close to the solar plant were experiencing a *"high pitched fan noise" from "as soon as the sun comes up until it goes down"*. Nothing has been done to mitigate the noise and the residents are still awaiting action.
- **Economics:** The implementation of a solar plant in close proximity to the Oaks neighborhood would inevitably impact our property values and undermine our financial investments in our homes. It would require us to make sacrifices that will significantly affect our financial prospects for the future. Most residents are seniors, and this will put an unfair financial burden at a vulnerable time of life.

Given these concerns, we strongly urge that the project be relocated to another area farther away from a main road and residential properties. It is imperative that the

safety and well-being of the Oaks community are prioritized in any decision regarding this project.

We kindly request that you address these concerns and provide clarification on the steps that will be taken to mitigate any potential negative impacts to our community if you go forward with this project.

Thank you for your attention to this matter.

Sincerely,

Jan and Bill Canniff

1785 Douglas Road #6

Friday Harbor, WA 98250

jankan851293@msn.com

206-940-0371

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 3:04:01 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Judy Cumming <jlc@rockisland.com>
Sent: Tuesday, March 26, 2024 9:04 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from jlc@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I have been a resident at the Oaks Manufactured Home neighborhood since 2006. Oak Knoll Farm is located adjacent to my neighborhood. Driving to and from my neighborhood over all these years has added to my quality of life. My husband and I were friends of the previous owner of the farm and it has been a delight to observe the care and innovations brought to the farm by the current owners.

I look forward to seeing the corner acreage previously owned by Vaughn Mason stewarded and maintained by OPALCO and Oak Knoll Farm. In the past it required cooperation among neighbors to keep the corner from being a traffic hazard when the vegetation grew too high.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Sent from somewhere over the rainbow

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, March 26, 2024 3:05:34 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Steve Bowman <steve.bowman52@gmail.com>
Sent: Tuesday, March 26, 2024 11:03 AM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

You don't often get email from steve.bowman52@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for use when the project is decommissioned in 25 years.

With some uncertainty regarding the cost of electricity in 5 to 10 years and our dependence on Bonneville for the bulk of our supply, having local, island options is imperative for controlling cost and not pricing our island families from adequate supply.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Steve Bowman

From: [Matt Ellingson](#)
To: [Marc Santos](#); communications@opalco.com
Subject: OPALCO - Bailer Hill MicroGrid
Date: Tuesday, March 26, 2024 4:07:18 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear SJ County Department of Community Development and Commissioners,

I write now in support of the OPALCO Bailer Hill Micro-Grid project. Strong and meaningful steps to engage the community and especially those most impacted by the location of the project. While there are some important concerns and topics for design solutions, I think that the project represents an immediate opportunity for our community to make a meaningful step in the right direction.

Life is full of trade-offs and life on San Juan Island is no different - we all desire electricity but production locations? - *not in my back yard*.

In my view there is a clear need to diversify energy options. This particular project does not move the needle significantly in terms of electricity output but it definitely moves the needle for our community being serious about our own resilience, innovation. To me this project reflects our ability to adapt to the emerging pressures before they become stresses and shocks. It should give us confidence to explore other emerging energy saving techniques and technologies as well as reinforcing our mainland links.

Ignoring data and choosing no action is an active choice that not only extends our fragility but it also is a choice to avoid learning, adapting and innovating. Our kids and future SJ residents will be grateful that we did all we could during our time.

We can do this, and so much more.

Kindly,

--

Matt Ellingson
San Juan Island

From: [Mary Ann](#)
To: [Marc Santos](#)
Subject: Opalco's proposed site for solar panels
Date: Tuesday, March 26, 2024 4:28:16 PM

You don't often get email from maryannmistryisle@gmail.com. [Learn why this is important](#)

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There are numerous sites on San Juan Island for the placement of solar panels. However, the intersection of Douglas & Bailer Hill is the worst possible site Bailer Hill leads to the most scenic view on the island. Do we really want islanders & visitors to begin the beautiful drive with a view of not-very-attractive solar panels? I & many others think not. I urge you & your staff to squelch this proposal. Present day as well as future islanders will thank you.

Mary Ann Berryman

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Letter in support of Bailer Hill
Date: Wednesday, March 27, 2024 7:04:54 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Chom Greacen <chomsgreacen@gmail.com>
Sent: Tuesday, March 26, 2024 3:20 PM
To: Community Development <dcd@sanjuanco.com>
Cc: Cc: OPALCO <communications@opalco.com>
Subject: Letter in support of Bailer Hill

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

March 26, 2023

Dear San Juan County Department of Community Development

I am writing in support of the Bailer Hill Microgrid project as a citizen of the county and an electricity user. Here is why the CDC should support it as well:

1. Consistent with the SJC Comprehensive Plan

The project is consistent with San Juan County Comp Plan including:

Section B, Element 2, Subsection 2.2.C (Energy): “The policies in this section include a provision that San Juan County ‘provide opportunities for the development and use of alternative energy resources that are compatible with the natural environment.’

Section 8.5.A General Goals and Policies:

Goal 6: “Minimize the environmental impacts of electricity production and use while promoting energy independence.”

Policy 1: “Encourage utility service providers to explore innovative and alternative methods of producing energy.”

Policy 2: “Work with the San Juan County Conservation District and OPALCO to promote community solar projects and provide technical assistance and incentives to increase individual home solar installations.”

Policy 7: “Ensure that solar installations are sited and designed in a manner that minimizes impacts on agricultural land, allows for flexibility in future agricultural activity and maximizes potential for multiple benefits from “agrivoltaics”

2. Consistent with the climate goal of net zero GHG by 2050

The goal has been adopted by the SJC Climate and Sustainability Committee, the WA State and the U.S.'s climate commitment at COP-26.

To meet this goal, we will need to electrify transport & buildings as well as increase renewable generation significantly to power vehicles and homes. There is no way we can achieve the climate goal without allowing agrivoltaics which lessens competition for land between solar and agricultural production by combining complementary uses of land for both energy and agriculture. It is one of the most efficient uses of land and minimizes environmental impacts.

3. Energy security, independence and resiliency

Currently SJC generates only 1% of its own electricity from solar. The rest we import from the mainland. The Clean Energy Transformation Act will lead to coal-fired generation being phased out by next year (2025). We will also have less access to cheap power from the Bonneville Power Administration in 2028. Meanwhile, more and more vehicles are electric, leading to load increases. If we don't do anything, we'll run into an energy security issue and have to scramble to buy electricity from the regional electricity market that includes many states including CA. Market prices can be significantly more expensive and volatile. To ensure energy security, lessen our dependence on an uncertain electricity market and improve our resiliency, we need to generate renewable energy locally. Solar electricity from the Bail Hill project helps us achieve these goals, which are consistent with the Comp Plan.

4. Electricity affordability

Retail residential consumers in California are currently [paying 33 cents/kWh of electricity](#) while we pay only a third of that here in SJC. If we don't do more to generate our own electricity, we may soon have to pay a LOT more for our electricity in competition with people from CA. In addition, OPALCO has already secured a \$1million grant for the Bailer Hill project. Not allowing the project to go forward would essentially be equivalent to throwing the \$1M grant away and depriving ourselves of an opportunity to procure a low fixed-price electricity source, making electricity more expensive for everyone.

Given the county-wide significance of the project not only on energy but also climate change, I sincerely hope that the CDC will take the broad view in mind and think of this project as a collective effort to address the formidable climate challenges ahead and meet our climate commitments.

Thank you for your consideration.

Sincerely,

Chuenchom Greacen
Lopez Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: OPALCO's Baker Hill Microgard project
Date: Wednesday, March 27, 2024 7:10:02 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: maccameron@frontier.com <maccameron@frontier.com>
Sent: Tuesday, March 26, 2024 3:28 PM
To: Community Development <dcd@sanjuanco.com>
Cc: OPALCO Community Solar <solar@opalco.com>
Subject: OPALCO's Baker Hill Microgard project

You don't often get email from maccameron@frontier.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

March 27, 2024

We are responding to OPALCO's email regarding letters of support for this new solar project.

We have general knowledge of the project, and have reviewed their "talking points" suggested in the email. It's difficult to comment on the details of the project, but in general their suggestions sound reasonable, and we favor continued development of environmentally sound energy projects to benefit the San Juan Islands.

We have participated in a similar project on Decatur Island, and believe it's an important step toward the energy needs of the county.

If you conclude the project promotes the long-term environmental health of the community, we strongly urge the approval of OPALCO's application.

Thank you

Cliff and Mary Ann Cameron
2555 Lopez Sound Rd
Lopez, WA 98261

maccameron@frontier.com

cc: OPALCO Community Solar <solar@opalco.com>

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Letter in Support of the Bailer Hill Microgrid Project
Date: Wednesday, March 27, 2024 7:11:27 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Chris Haynes <chris.hec@gmail.com>
Sent: Tuesday, March 26, 2024 7:33 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Letter in Support of the Bailer Hill Microgrid Project

You don't often get email from chris.hec@gmail.com. [Learn why this is important](#)

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See attached letter. Also I tried to connect to the Zoom meeting today but was not successful. Is there a summary available somewhere?

 [OPALCO Solar Letter](#)

Chris A Haynes

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for permitting of Bailor Hill solar microgrid project
Date: Wednesday, March 27, 2024 7:14:28 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Peter Boveng <pebo@boveng.net>
Sent: Tuesday, March 26, 2024 9:51 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for permitting of Bailor Hill solar microgrid project

You don't often get email from pebo@boveng.net. [Learn why this is important](#)

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Dear San Juan County Community Development folks,

I am a resident of San Juan Island and I strongly support the proposed solar micro-grid project at the corner of Douglas Road and Bailor Hill Road. The project will be a small but important step toward a future with net-zero fossil fuel consumption. The only way we will achieve that future is to begin taking steps like this, in which we acknowledge that there will be impacts and we work together to make those impacts smaller and more tolerable. Partnerships for multiple uses of green-energy producing sites, such as with agriculture in this project, are a great way to increase the benefits and offset the impacts. Please do everything in your power to facilitate the success of this project by issuing the requisite San Juan County permit(s) as soon as possible.

With sincere gratitude for your service and consideration of this request,

Peter Boveng
Cape San Juan
Friday Harbor, WA

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Wednesday, March 27, 2024 7:16:01 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Timothy Blocksom <timothyblocksom@gmail.com>
Sent: Wednesday, March 27, 2024 6:50 AM
To: Community Development <dcd@sanjuanco.com>
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

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Yes
Sent from my iPhone

From: [Paul Andersson](#)
To: [Marc Santos](#); [Jane Fuller](#); [Cindy Wolf](#); [Christine Minney](#)
Cc: [Carson Sprenger](#); [David Bill](#); [Paul Andersson](#)
Subject: SJICD Comment Letter on Bailer Hill Agrivoltaics Projects
Date: Wednesday, March 27, 2024 8:47:32 AM
Attachments: [SJICD_BailerHillSolar_Comments_Submitted.pdf](#)

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Dear Councilmembers and DCD Planning team,

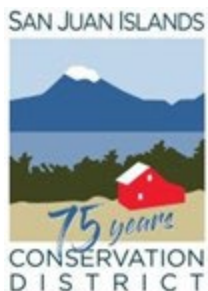
Please find attached a comment letter from the board of the San Juan Islands Conservation District supporting the OPALCO Bailer Hill Solar project.

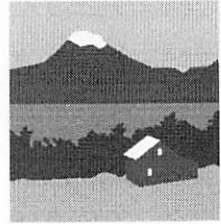
Please let me know if you have any questions or concerns.

Thank you,

Paul

Paul Andersson | Executive Director | San Juan Islands Conservation District | Office: (360) 378-6621 | Mobile: (719) 229-8285 | 530 Guard Street Friday Harbor, WA 98250





Date: 3/22/24

To: Mark Santos, San Juan County Planner II
Jane Fuller, County Council
Cindy Wolf, County Council
Christine Minney, County Council

From: San Juan Islands Conservation District (SJICD) Board of Supervisors

Subject: San Juan Islands Conservation District letter in support of the OPALCO Bailer Hill Solar Project

San Juan County Councilmembers and Planners:

A crucial part of SJICD's mission is to "support our local community in taking action to address climate change." In keeping with this mission, the Board of Supervisors of the San Juan Islands Conservation District supports OPALCO's Bailer Hill Solar Project.

We applaud OPALCO for working closely with Oak Knoll Farm and SJICD to:

- Develop a contract where the farmers are paid for vegetation management services, adding a valuable additional income source.
- Ensure the solar design and construction is conducive to grazing.
- Ensure that extra elements, such as water and fencing, are included.
- Develop a SJICD farm plan outlining best management practices.

Conservation Districts were created over 75 years ago to respond to topsoil loss. We see opportunities for increased soil health in this proposed agrivoltaics system compared to the historical use (hay) and likely alternative use (development). Livestock grazing and the shade provided by the panels have both proven to provide soil health and plant benefits on other agrivoltaics projects throughout the country.

We encourage San Juan County to support OPALCO's efforts, and the efforts of SJICD, to mitigate climate change through the innovative use of our shared natural resources.

In the context of integrated renewable power generation and local grid stability, SJICD also strongly supports continued development of a woody biomass combined heat and power generation facility in San Juan County. Similar to the integration of agricultural uses and photovoltaic power generation, we understand the value to our forest resource lands in providing a stable market for electricity through the use of small diameter timber and low-grade woody biomass. Most of our forests have problems with overstocking and drought stress and are overwhelmingly in need of low-impact thinning. Pursuing electricity generation from woody biomass as a natural resource is a win-win for our ecology and energy needs.

We encourage approval of the Bailer Hill project and the forward-thinking local energy production it embodies.

Carson Sprenger

A handwritten signature in black ink, appearing to read 'Carson Sprenger', with a large, stylized 'S' at the end.

Board Chair
San Juan Islands Conservation District

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Wednesday, March 27, 2024 9:10:58 AM
Attachments: [Support for Bailer Hill Microgrid.msg](#)

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Terrie Klinger <tklinger@uw.edu>
Sent: Wednesday, March 27, 2024 7:27 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from tklinger@uw.edu. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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From: [Terrie Klinger](#)
To: [Community Development](#); communications@opalco.com
Subject: Support for Bailer Hill Microgrid
Date: Wednesday, March 27, 2024 7:27:30 AM

Dear San Juan County Department of Community Development:

As a homeowner living on San Juan Island for nearly 30 years, I would like to voice my support for the Bailer Hill microgrid project. Trained as an ecologist, I am keenly aware of the enormous threats posed by the continued use of fossil fuels and I fully support this action to build infrastructure that moves us toward alternative systems of energy production.

Thank you for your consideration.

Terrie Klinger, PhD
Friday Harbor, WA

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Comment on OPALCO Solar Project
Date: Wednesday, March 27, 2024 9:14:34 AM
Attachments: [in opposition to the Douglas Rd solar farm.docx](#)

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Brian Rader <brianrader@pm.me>
Sent: Wednesday, March 27, 2024 8:35 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Comment on OPALCO Solar Project

You don't often get email from brianrader@pm.me. [Learn why this is important](#)

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Hello.

Attached, please find my comment regarding the OPALCO Solar Project at the corner of Douglas & Bailer Hill.
Please confirm receipt.

Thank you!
Brian Rader
brianrader@pm.me
360-378-8882

To: San Juan County Department of Community Development

I am writing in opposition to the solar power plant/farm planned for the corner of Bailer Hill and Douglas Roads. We are strong supporters of solar. We invested in & supported the facility on Decatur Island. We have also owned both boats & homes with solar and have benefited from the technology. What we do NOT support is converting prime agricultural land in an incredibly beautiful valley into an industrial use. We do NOT support covering nearly 100% of a nearly 20-acre spectacular agricultural parcel on one of the most traveled roads in the County in panels. Spare us the 'we are only covering 20% of the parcel in panels' when the truth is the panels will travel from fence line to fence line in both directions with spaces left in between to allow OPALCO to claim 'only 20%' coverage. This narrative is so disingenuous as to be laughable!

Further, experience in other jurisdictions shows us that when you allow exemptions to zoning rules, this can be a very slippery slope. Engineers & lawyers make very poor custodians of aesthetic beauty. Please, let us not forsake the spectacular beauty of our islands to install hideous industrial facilities in the name of saving the environment. What's next? We have a HUGE affordable housing problem! Let's convert some ag land to apartments! It's for the good of the community! No. Full stop. No exemptions! No changes to ag zoning rules.

Solar is great. Put it somewhere else, even if it is harder to make it work. We know OPALCO already bought the panels. We can see them stacked underneath the tarps at the Beaverton Valley shop. Find another location to install them.

Brian Rader
789 Byron Rd.
Friday Harbor, WA 98250
360-378-8882
brianrader@pm.me

From: [John Fleischer](#)
To: [Marc Santos](#)
Subject: Review of the OPALCO solar project
Date: Wednesday, March 27, 2024 9:51:06 AM

You don't often get email from flash@rockisland.com. [Learn why this is important](#)

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Here are three informative web sites about Ag-solar benefits.

Thank you, John Fleischer

<https://agsci.oregonstate.edu/newsroom/sustainable-farm-agrivoltaic>

<https://www.nrel.gov/docs/fy22osti/83566.pdf>

<https://www.energy.gov/eere/solar/farmers-guide-going-solar>

<https://www.nature.com/articles/s41598-021-86756-4>

From: joeandpeg1@comcast.net
To: [Marc Santos](#)
Subject: Fwd: Bailer solar
Date: Wednesday, March 27, 2024 10:35:59 AM

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----- Original Message -----

From: joeandpeg1@comcast.net
To: ROBERT ERSKINE <joeandpeg1@comcast.net>
Date: 03/25/2024 1:34 PM PDT
Subject: Bailer solar

San Juan County Planning Dept. ;
Attn. Marc Santos—135 Rhone St.,
Friday Harbor, Wa. 98250

San Juan Planning Department,
I am for allowing the proposed solar site to be developed and installed. I find the arguments against without merit and typical of the mind set that has become "in vogue", and from my perspective imported from California. I can understand standing firm against circumventing (variance) existing zoning when profit is the motive, but not for infrastructure. We will need all forms of alternative power in the the coming years. The folks that are presenting the case against this particular site are using all kinds of feel good tactics, i.e. eagles, wrong location based on aesthetics, solar panels not defined as "farming", adding impermeable cement slabs, in my opinion. But they all use electricity. The "not in my back yard" stance has successfully blocked more than one proposed alternative energy installation world wide to date. We are a small community and will be up the creek without a paddle if the grid is over taxed or damaged in any way.

The opposition says there are other places for the micro grid installation. I say if the objection is the affect on neighboring properties is at issue where will that go away and will those acres have what Opalco needs, and are they for sale? Too many negatives with no real solutions that can help this project already funded and supplies in hand to become reality. I hope that sanity will prevail and this and other generation installations will become our future.

Signed,
Joe Erskine

157 Rascal Rd
Friday Harbor, WA 98250
206 283-2607

From: [Brian Silverstein](#)
To: [Marc Santos](#)
Cc: communications@opalco.com
Subject: Comments on the Bailer Hill Microgrid project
Date: Wednesday, March 27, 2024 10:35:59 AM
Attachments: [Bailer Hill Comments.pdf](#)

You don't often get email from briansilverstein@gmail.com. [Learn why this is important](#)

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Thank you for inviting comments.

Brian

42 Finch Ln
Lopez Island, WA 98261

March 27, 2024

To: San Juan County Department of Community Development

I'm writing in support of the Bailer Hill Microgrid project. I have lived on Lopez full time for 13 years and I am an OPALCO Board Member.

Here are four reasons why this project should go forward -

- It is consistent with the San Juan County Comprehensive Plan.
 - SJC Section B, Element 2, Subsection 2.2.C (Energy): The policies in this section include a provision that San Juan County 'provide opportunities for the development and use of alternative energy resources that are compatible with the natural environment.
 - Goal 6: Minimize the environmental impacts of electricity production we use while promoting energy independence.
 - Policy 1: Encourage utility service providers to explore innovative and alternative methods of producing energy.
 - Policy 2: Work with the San Juan County Conservation District and OPALCO to promote community solar projects and provide technical assistance and incentives to increase individual home solar installations.
 - Policy 7: Ensure that solar installations are sited and designed in a manner that minimizes impacts on agricultural land, allows for flexibility in future agricultural activity and maximizes potential for multiple benefits from "agrivoltaics"
- Properly designed, a mixture of agriculture and solar is sustainable. In addition it can improve production for both.
 - Oregon State University, College of Agricultural Sciences has an Agrivoltaics research project to study how to combine growing crops ("agri") and producing solar energy ("voltaics") on the same land.
<https://agsci.oregonstate.edu/newsroom/sustainable-farm-agrivoltaic>
- Studies show that solar panels positioned above plants shade the crop, reducing evaporation. In addition more solar electricity is produced by cooling the panels from the crop below.
- Agrivoltaic can reduce farming costs with use of the field. This will reduce costs of locally grown food.

- Local energy provides local resilience.
- In SJC we receive most of our electricity from the mainland via two underwater cables. The solar panels and batteries will provide a small amount of backup.
- We can use our local energy sources to save money when energy prices climb during a heatwave.
- This project demonstrates developing clean energy in our back yard and it can be done in the island way.

Best Regards

A handwritten signature in black ink, reading "Brian Silverstein", with a long horizontal flourish extending to the right.

Brian Silverstein

From: [Colleen Johansen](#)
To: [Marc Santos](#)
Cc: [Colleen Johansen](#)
Subject: The solar project on Bailer Hill
Date: Wednesday, March 27, 2024 10:55:26 AM

You don't often get email from colleenjohansen@gmail.com. [Learn why this is important](#)

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I have been a resident off of Bailer Hill in the San Juan Valley for 30 years. The proposed solar project is the view corridor of my and all of my neighbors' views.

My husband and I moved here to be in a **rural country setting**. Not to see solar plates lined up in our neighborhood. That location is high profile. It is rural residential and farmland. It is a combination of grasses, trees and rock with island vistas.

The trees on that corner are traditional resting places for many different birds of prey, not just eagles.

A commercial solar project is completely inappropriate for that corner in a rural residential setting. It will be an eyesore in that location. A solar farm will be harmful to the character of our area on this island.

I am all for solar farms: In the right location. But not in rural residential locations.

Colleen Johansen
Resident off Bailer Hill

--

Colleen Johansen | ColleenJohansen@gmail.com
Art | ColleenJohansen.com
Social Media Links | Linktr.ee/ColleenJohansen

From: meaghanrader@protonmail.com
To: [Marc Santos](#)
Subject: Opalco CUP
Date: Wednesday, March 27, 2024 11:35:36 AM
Attachments: [Opalco CUP Micro grid solar project.docx](#)

You don't often get email from meaghanrader@protonmail.com. [Learn why this is important](#)

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Dear Marc,

Please see attached letter regarding the Opalco CUP for the micro grid project at the corner of Bailer Hill Rd. & Douglas Rd.

Please confirm receipt of this email.

Thank you!

Meaghan Rader
789 Byron Road
Friday Harbor, WA 98250
360-298-0449

March 27, 2024

Dear San Juan County Planning Department,

We have supported Opalco in their microgrid projects, investing in the Decatur Community Solar Project in 2018. We support our islands becoming more self-sufficient in our energy production and depending less on outside sources for our energy use. We have added panels to our boats to generate power for making water and on-board energy use.

My concern with this project is that it is taking valuable and limited agriculture land and converting it to an industrial use. Opalco has stated that after 25 years it will return the property to agricultural use, but we all know that will likely not happen. In 25 years, the panels will be renewed, the infrastructure will already be in place and the cost of changing locations will be too great. This land will permanently be altered into industrial use for our community.

We do need the power. Is this the best location for a permanent installation? This is one of the most traveled roads on San Juan Island. This is a beautiful valley that will forever be transformed by the addition of a 19-acre solar farm.

I do not think that this is the best use of this land. I support community solar, but this is not the right location for this project.

Sincerely,

Meaghan Rader
789 Byron Road
Friday Harbor, WA 98250
meaghanrader@protonmail.com
360-298-0449

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Wednesday, March 27, 2024 11:58:51 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Everett J Clary <ejclary@gmail.com>
Sent: Wednesday, March 27, 2024 11:36 AM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com; Sweets Clary <ke.clary@gmail.com>; Phil Green <philgreenprg@gmail.com>
Subject: Support for Bailer Hill Microgrid

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[sample text - edit to suit]

I support OPALCO's solar + battery microgrid on Bailer Hill Road. I have seen many such projects in the US and Europe. It is hard to imagine a genuine objection to a project that does not smell, make noise, attract troubling behavior, cause health issues or obscure the view while at the same time providing a benefit to the environment, all the while continuing to allow the land to be used as it is currently used. Also, it should be noted that it is conventional wisdom that it is unreasonable to expect to control the view if you don't if you don't own it.

Thank you!

Everett Clary

170 Willey Rd, Friday Harbor, WA 98250

(less than 1/2 mile from proposed project)

From: [Beth Helstien](#)
To: [Marc Santos](#)
Subject: LANDUSE-23-0122- OPALCO
Date: Wednesday, March 27, 2024 12:00:05 PM
Attachments: [public comment.helstien.OPALCO permit.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mark

It was nice to meet you at the counter the other day. Thanks for your help!

--

all best wishes
Beth Helstien
360.317.4335



Beth J. Helstien
25 Three Corner Lake Rd
Friday Harbor, WA 98250
360.317.4335

San Juan County RE: LANDUSE-23-0122 OPALCO Microgrid
Community Development
P.O. Box 947
Friday Harbor, WA 98250

Dear Friends

I am writing to express my support for, and my concerns about, OPALCO's solar project on Bailer Hill Rd.

While San Juan County and the residents of the entire planet need to move aggressively to get off of our fossil fuel addiction, we can still be mindful of visual and wildlife impacts of our development. I support the conditional use permit with conditions that OPALCO leave the old snag and two tall fir trees on the property. If that means that they need to reduce the overall number of panels on the site or move some panels closer to Douglas Rd or north towards the pond, so be it. This compromise would be in step with the San Juan County Comprehensive Plan Natural Resource Conservation Goal 2.2.F

"To preserve nonrenewable natural resources and conserve renewable natural resources for the benefit of existing and future generations.

Policies ...

4. Protect and preserve, wetlands, critical marine and terrestrial wildlife habitats and wildlife corridors, including breeding grounds, resting and feeding areas for migratory birds, nursery areas and habitats of threatened, endangered and sensitive species "

Bald eagles, Golden Eagles, Red-tailed hawks, Swainson's hawks, and other bird species use these trees to survey their hunting grounds. Every time I've seen raptors using these trees over the last 35 years, I've experienced joy. Let's keep that possibility alive. Moreover, the old trees provide habitat for innumerable lives: bats, insects, insect foraging birds, etc. Leaving snags standing preserves resting, feeding and nursery areas as well as our sense of place in a rural community.

I support the proposed conditions outlined in the Agricultural Resources Committee's letter, that a decommissioning plan and a contract be in place to ensure that throughout the lifespan of the project and after, the land remains in agricultural use.

Thank you for the opportunity to be heard.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Wednesday, March 27, 2024 12:34:16 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Phil Green <153prg@gmail.com>
Sent: Wednesday, March 27, 2024 12:03 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from 153prg@gmail.com. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This letter is in support of the proposed microgrid at the corner of Bailer Hill and Douglas Roads. I live less than a half mile from the site and drive by it at least once a day. I believe this is a great project and excellent use of the land. Anything we can do locally that gets us closer to being energy independent as an island community gets my vote.

For those worried about the view, drive another 20 seconds or less and you'll be past the panels and have the same view of the valley.

For those worried about loss of the raptor perch tree, there are multiple trees in the area that more than half a dozen species of raptors use. That's why less than 5% of the time when you drive by there aren't any birds using that tree. I'm an avid bird watcher and actually make note of such things.

It is in the best interest of the county that the conditional use permit be approved and this microgrid becomes part of the solution for a healthy energy future.

Thank you!

Phil Green
205 Little Rd.
Friday Harbor, WA

Sent from my iPhone

From: [William Wright](#)
To: [Marc Santos](#)
Subject: The solar project
Date: Wednesday, March 27, 2024 1:35:54 PM

You don't often get email from consultantbillwright@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have lived in the San Juan Valley for 30 years. The solar project is in my and my neighbors view corridor. We moved here to be in the rural country. Not to have to see solar plates lined up. That location is rural and beautiful. It is a combination of grasses, trees and rock with island vistas. The trees on that corner are traditional resting places for many different birds of prey, not just eagles.

A commercial solar project is completely inappropriate for that corner in a rural residential setting. It will be an eyesore in that location. A solar farm will be harmful to the character of our area on this island.

I am confident that another location can be found.

I am not opposed to solar electric generation. In the right location it is a positive use of land and resources.

Bill Wright
Hawk Lane off Bailor Hill

Bill Wright
ConsultantBillWright@gmail.com

From: [Nancy DeVaux](#)
To: [Marc Santos](#)
Subject: Bailer Hill micro grid
Date: Wednesday, March 27, 2024 7:13:45 PM

[You don't often get email from nancyd@centurytel.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the San Juan County hearings examiner:

I am a resident of the Oaks, (for the past 19 years,) the entrance of which is at the corner of Douglas and Bailer Hill Roads.

I've lived on San Juan Island almost 50 years and care deeply about protecting the rural character of the islands, as well as having concern for its future.

I am also very concerned about climate change, and the associated impacts that are forecast. I appreciate OPALCO working towards more sustainable energy solutions.

I SUPPORT the conditional use permit for the solar array, even though aesthetically, it will be a change.

I think it is important for OPALCO to take advantage of the opportunity to use this parcel of land which is both suitable and available now.

I like the fact that it is a mixed use with agriculture, and that it is a temporary installation. The agricultural soil should be improved due to the grazing of the sheep.

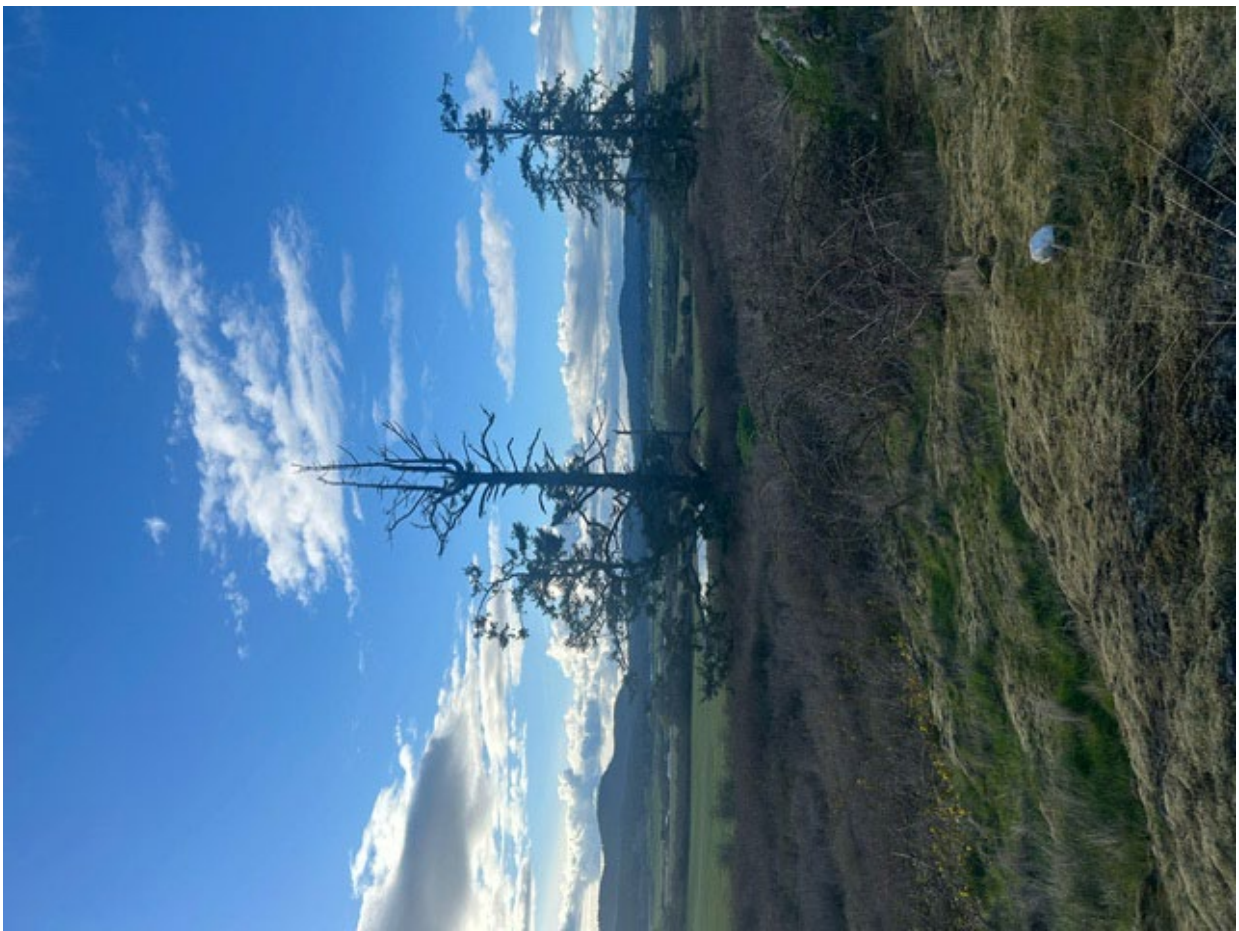
Visually, I think from the intersection, most of the solar panels will be below the sightline because there is a high, rocky point between the corner and where most of the panels will be located. They will be more visible along Bailer hill Road, so landscape screening will be important there.

I personally would rather see a sustainable energy project here than another mansion.

I do feel bad about losing the two snags, but have had several conversations with people who assure me that there are other perching trees nearby for the bald eagles- and that shade from the trees as well as possible windfall would reduce the success of the project. It will still be a beautiful vista, even without the snags.

I feel bad about losing the snags, but I feel worse about the increasing carbon dioxide in the atmosphere, and the existential threats to my grandchildren.

Here is a photo taken yesterday from where I was standing on the rocks at the high point near the corner:



From the road outside of the Oaks.



Change is hard, but the world as we know it is changing. Preparation for what we know is happening is the intelligent thing to do.

Kudos to Opalco. I hope we can avoid rolling blackouts.

Thank you for the opportunity to comment.
Sincerely,

Nancy DeVaux
1785 Douglas Rd., #79
Friday Harbor , WA. 98250

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Thursday, March 28, 2024 7:33:24 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: mike@southlopez.net <mike@southlopez.net>
Sent: Wednesday, March 27, 2024 4:25 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

[You don't often get email from mike@southlopez.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Members of the commission,

I think the Bailer Hill solar project is a great idea and I would like to see such a project on Lopez where I live.

Thanks

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: conditional use
Date: Thursday, March 28, 2024 9:10:13 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Betty Corbett <bettycorb@gmail.com>
Sent: Thursday, March 28, 2024 9:00 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: conditional use

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We need San Juan County to be a leader in green, renewable energy!

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This is a 'low impact' project resulting in a healthier soil and agriculture land in 25 years when the project concludes. Meantime, our citizens have the energy to keep humming.

Please **approve** the conditional use permit.

Thank You!

Betty

Betty Corbett
P O Box 2019
Eastsound, WA 98245
360.376.4778h
360.317.5260c

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Thursday, March 28, 2024 9:12:05 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Nancy Best <nancyb1133@gmail.com>
Sent: Thursday, March 28, 2024 9:02 AM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

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Dear Sir or Madam;

It is imperative that we act now to develop as much local electric power generation as possible. As power from the mainland sources becomes less certain, but certainly more expensive, county resources will be increasingly precious.

Please support OPALCO's solar plus battery microgrid on Bailer Hill Road. It is an excellent plan to both produce power and keep the land in agriculture with sheep grazing, thus improving the land for agricultural use into the future. I drive past this corner daily, and look forward to seeing the land used in this way.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Sincerely,
Nancy Best
2217 A Wold Rd
Friday Harbor, WA
360 317 5912

From: kat.flamingchalice.com
To: [Marc Santos](#)
Subject: Pro Solar project
Date: Thursday, March 28, 2024 11:22:52 AM

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I am writing **in support** of the proposed solar project.

Kat Rose
FlamingChalice
425.753.5735 mobile
www.flamingchalice.com
Facebook: [FlamingChaliceDesignsUU](#)

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Community Solar - Conditional Use Hearing support
Date: Thursday, March 28, 2024 1:32:54 PM
Attachments: [SJCDCD032624.pages](#)

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Wm Carey Chenoweth <i_rowboat@mac.com>
Sent: Thursday, March 28, 2024 1:30 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Community Solar - Conditional Use Hearing support

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Hello DCD

As we will not be able to attend the upcoming hearing on April 24th, we wanted to praise your efforts to enable this project to move forward. It is a great day when our Community can grant approval for such an important step in helping our islands move towards renewable power.

Thanks you in advance for your efforts to move us in the right direction.

Sincerely, Carey

Wm Carey Chenoweth
Joan Perry Heffelfinger
392 Channel Rd/PO Box 967
Lopez Island WA 98261

March 26, 2024

San Juan County Department of Community Development
PO Box 947
Friday Harbor WA 98250

To whom it may concern

How exciting! Our San Juan County once again has an opportunity to set an example for others on how to address our society's desire, and need, to build sustainability energy into our day to day rural AG settings. By wisely blending, not hiding, our essential infrastructure into our cherished bucolic settings we can all be reminded daily of our vigilance and determination we have committed to reach our renewable energy goals in the future.

Impressively Opalco has purposed a purpose-built Solar Farm project at Bailer Hill that demonstrates their commitment towards providing renewable energy facilities to the community, in addition to supporting on-going viable agricultural practices. Teaming with the forward thinking Oak Knoll Farm and our San Juan Conservation District they have created a win-win-win project crafted to compliment your San Juan County Comprehensive Plan. Having already received accolades from the folks administering both the the National Environmental Policy Act and the WA Dept of Commerce Clean Energy Fund, it seems once again our local San Juan County innovation stands out at both the State and Federal levels.

I want to give credit to the staff at the Community Development Dept for the diligence in their in-depth review of this Conditional Use Application. I have reviewed the hundreds of pages of notes compiled during the months of back and forth dialogue between the Dept, the consultants, and Opalco. There has been a strong commitment by all to ensure all i's were dotted and t's crossed, seeing that best design practices, public safety, and environmental stewardship were at the foundation of this project. The public physical display of this effort will help ensure residents and visitors will appreciate the impressive community support for our energy independence. May all our islands someday be able to proudly display Opalco's sustainable energy commitment.

Thank you San Juan Dept of Community Development for your part through granting this permit to making this project a success.

Sincerely,

Wm Carey Chenoweth and Joan Perry Heffelfinger

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for OPALCO's proposed micro-grid solar project on SJI
Date: Thursday, March 28, 2024 1:37:28 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: George Hunt <glhunt@uci.edu>
Sent: Thursday, March 28, 2024 1:34 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for OPALCO's proposed micro-grid solar project on SJI

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Dear San Juan County Community Development members,

I am a permanent resident of San Juan Island and I strongly support the proposed solar micro-grid project at the corner of Douglas Road and Bailor Hill Road. I strongly support open space and the farming community on San Juan Island, and I believe that the proposed solar grid is a win for the farmer in whose field it will be placed. Sheep will still be grazed in the field, and the residents of San Juan Island will have a valuable back-up power source.

The project will be a small but important step toward a future with net-zero fossil fuel consumption. Partnerships for multiple uses of green-energy producing sites, such as with agriculture in this project, are a great way to increase the benefits and offset the impacts of solar power generation. Please issue the requisite San Juan County permit(s) as soon as possible.

Thanks for your service and consideration of this request,

George Hunt
Cape San Juan

Friday Harbor, WA

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 29, 2024 7:20:55 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: David Soares <davidsoares@me.com>
Sent: Thursday, March 28, 2024 4:53 PM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Cc: Suz Howells <suz@howells.com>
Subject: Support for Bailer Hill Microgrid

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To Whom It May Concern:

I'm a full-time resident of San Juan Island and have been an OPALCO member since 2019. I drive the intersection of Bailer Hill and Douglas Roads nearly every day.

I support OPALCO's request to construct a community micro-grid solar project at the proposed site at Bailer Hill and Douglas.

I've read the materials accompanying the proposal and have listened to the presentation. I'm convinced that our community has a pressing need for locally generated electricity to supplement what we will be able to obtain from the Bonneville Power Authority in the very near future. Population growth and climate change are real — and they are with us here now in Washington.

I've thought about it quite a bit and I believe that the proposed site is the lowest-impact option reasonably available on San Juan Island. I'm grateful that OPALCO staff have taken into consideration the aesthetic impact on our beautiful Island and the need to support agriculture in the San Juan Valley.

I urge approval of this necessary project.

David Soares
54 Bayshore Rd, SJI WA 98250
360 317 3892


Comments on solar panel project

I am a big fan of renewables and have both solar water and electric panels on my roof. After saying this I am not a fan of destroying raw land for solar panel farms. Let me explain. Solar panels on roof tops take advantage of space already occupied. Solar panel farms take raw land and cover it with new structure, clearly damaging the environment. If Opalco has the resources for more solar panels, they should support ongoing roof top use.

When making your determination you should be aware that solar panels in our location generate significant amount of energy about 3 months of the year. Covering up raw land for decades to come for electrical generation only 1/4th of the year is not a wise environmental trade off.

Burk Gossom MD

3/28/24



S.J.C. DEPARTMENT OF

MAR 28 2024

COMMUNITY DEVELOPMENT

BEATRICE CARLA WRIGHT

S.J.C. DEPARTMENT OF
MAR 28 2024

COMMUNITY DEVELOPMENT

San Juan County Dept of Community Development
Hearing Examiner, Marc Santos
I drive on Butler Hill Road
SEVERAL TIMES a week for the
LAST 23 years.

S.J.C. DEPARTMENT OF
MAR 28 2024
COMMUNITY DEVELOPMENT

One of my jobs is to see the fog
lifting over the valley, migratory
wild fowl on the ponds, property
gifted from Dadie Gann's estate.
and Bald eagles resting on their
ancient Douglas fir near Douglas Road.
Little grazing. We are surrounded
by a chaotic world and how fortunate
to have a quiet, scenic spot, a gift
from Mother Nature.

I am a proponent of solar energy
BUT ^{PPALCO} ~~but~~ suggestion of a Butler Hill
Microgrid project is ill advised, ill chosen.

Please do not destroy the unique
character of our landscape.

Thank you.
Beatrice Carla Wright

March 28, 2024

Fairpoint _____

Fairpoint@rockisland.com
360.378.6691
230 Vista Way, Friday Harbor, WA 98250

San Juan County Department of Community Development
PO Box 947
Friday Harbor, WA 98250
26 March 2024

S.J.C. DEPARTMENT OF

MAR 28 2024

COMMUNITY DEVELOPMENT

RE: Bailer Hill Microgrid Project

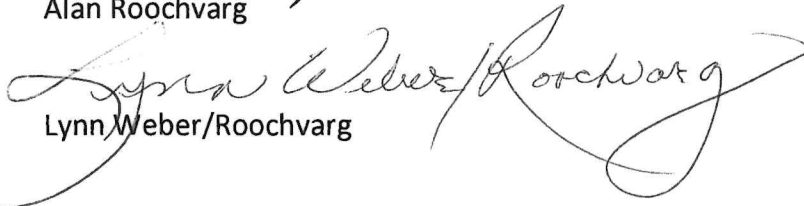
We are writing in strong support of OPALCO's efforts to facilitate increased local energy generation and supply. It is clear, as usage continues to increase with the region's growing population and the pressures resulting from climate change, that current service capacity will soon be inadequate to meet demand. As an isolated island community, we are far too dependent on mainland resources, and this dependency can only result in less local control over the ability of OPALCO to meet the islands' energy needs. It is imperative, therefore, that creative measures be undertaken now to assure that local services can be maintained as demand increases. The Bailer Hill Microgrid Project is just such a measure.

OPALCO has for many years been diligent in planning for the future with an understanding of the need to anticipate and prepare for changing need, with appropriate concern for maximum fiscal responsibility, and with careful assessment of environmental and individual human impact. Please support them in their efforts to bring renewable, clean energy to our island community.

Sincerely,



Alan Roochvarg



Lynn Weber/Roochvarg

From: [Jane Wentworth](#)
To: [Marc Santos](#)
Cc: communications@opalco.com
Subject: Support for Community Solar project
Date: Friday, March 29, 2024 9:57:57 AM

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San Juan County Department of Community Development

To All of Whom it May Concern:

I live on San Juan Island full-time and wholeheartedly support the proposed solar micro-grid project at the corner of Douglas Road and Bailor Hill Road. I drive by that corner on a daily basis, and love the idea that this important project would generate electricity locally and will partner with a farmer who will graze sheep amongst the solar panels. Of course the OPALCO project will have a visual impact on the landscape. My husband and I installed an array of solar panels in our yard that we see everyday. Like many other citizens in the islands, our panels feed power back into the grid. I see ours and other's arrays as clean energy and do not find them at all offensive to look at. They also provide shaded areas with lush green grasses and herbaceous plants that animals find appealing. We need to acknowledge what it takes to create clean, sustainable electrical power, and to stop promoting the use of fossil fuels with their devastating costs and climate crisis impacts. Seeing more solar arrays on the island will likely inspire others to choose clean power.

San Juan County must take action to become more energy self-reliant. Not only is decarbonation a state law, but it is necessary so that we can avoid higher and higher costs for electricity produced by BPA. Those who are opposed to this project are probably not aware of how costly our power will become if we continue to need to buy more from BPA. I don't hear much talk about energy conservation, and am appalled by the number of outdoor lights throughout the island and in the town of Friday Harbor that remain on **all night long**. We need a Dark Sky program like the one in the Methow Valley. The demand for electricity is increasing, and we need to conserve and generate more of our own clean power in order to be resilient and secure. Unless we all act in favor of local power generation, we may be subject to rolling blackouts in the near future (as was almost the case during the January freeze).

Please support the OPALCO micro-grid project. Using 0.5% of County land to generate 35% of all the electricity we use is such a great idea. This micro-grid is the second one to be installed (the first one was on Decatur Island in 2018). I am happy to hear and read about additional sustainable power projects, including a very exciting tidal project. San Juan County has an opportunity to be truly visionary and show the kind of leadership that it has shown in the past, for example, being the **only** county in Washington with a Land Bank, and implementing a moratorium on jet skis.

Thank you.

Jane Wentworth

368 MacGinitie Rd

<!--[if !supportLineBreakNewLine]-->

<!--[endif]-->

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Opposition to Bailer Hill Microgrid
Date: Friday, March 29, 2024 10:20:43 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Rebecca Moore <remoore24@gmail.com>
Sent: Friday, March 29, 2024 10:13 AM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Opposition to Bailer Hill Microgrid

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San Juan County
Department of Community Development
135 Rhone Street
Friday Harbor, WA 98250

Dear Friends,

I am writing about the proposed Bailer Hill solar power grid currently under consideration.

I am a strong supporter of renewable energy—solar, wind, water, and so on. It is with regret, then, that I write to state my opposition to OPALCO's proposed development of a solar power grid on twenty acres of prime agricultural land in San Juan Valley.

I understand the need for creating more electrical power for San Juan County to become energy self-sufficient, given increasing demand on the mainland. At the same time, the current proposal will dramatically alter the appearance, and attractions, of San Juan Valley.

It seems like there might be alternative venues on San Juan Island that might be less obtrusive, less problematic in terms of flights into the airport, and less destructive of the very environment we are trying to protect.

As I say, I do not oppose solar grids in principle. But in this particular instance, the

proposed plan is not in keeping with the environment we cherish.

Sincerely yours,

Rebecca E. Moore
Friday Harbor

From: [Darcie Nielsen](#)
To: [Marc Santos](#)
Subject: LANDUSE-23-0122 Bailer Hill Microgrid Project
Date: Friday, March 29, 2024 12:54:49 PM
Attachments: [DNIelsen Letter re LANDUSE-23-0122 29 March 2024 Scan.pdf](#)
[DNIelsen Letter re LANDUSE-23-0122 29 March 2024.doc](#)

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Dear Mr. Santos,

Please find attached a letter with regard to the subject development. I've included the signed scanned letter and a Word document. I would be happy to discuss this further with you given my history of planning for San Juan Valley.

Thank you!

Darcie L Nielsen

29 March 2024

San Juan County Department of Community Development
Attn. Marc Santos
135 Rhone Street
Friday Harbor, WA 98250

Re: LANDUSE-23-0122: Bailer Hill Microgrid Project

Dear Planning Department and Hearing Examiner,

I am writing to express my profound dismay that the County would consider allowing a vast solar array project on 19.27 acres located at the corner of Douglas and Bailer Hill roads within the San Juan Valley Heritage Plan Overlay District. This proposal is wholly inconsistent with years of citizen driven efforts to protect the historic Valley agricultural resource lands, open space, pastoral landscapes, and significant view corridors.

In the documents submitted by the Applicant the years of planning work to protect open space resources in San Juan Valley are summarily dismissed with the claim that the San Juan Valley Heritage Plan does not apply since the proposal is not a land division. I can assure you that while the Heritage Plan references land divisions as the target development activity it is only because solar farms were never envisioned as a land use that would be compatible with the sensitive open space values that islanders sought to protect in the Valley and that still exist today.

As the Senior Planner working on developing the new San Juan County Comprehensive Plan under the Growth Management Act in the early 90s, and then as an elected member of the Board of County Commissioners (BOCC) from 1997-2004, I was directly involved in the long history of planning and working with land owners with regards to the San Juan Valley heritage area. Below is a recap of the community-based planning efforts over the past 45 years.

- In 1979 the County adopted its first Comprehensive Plan. In this initial planning effort care was taken to designate San Juan Valley, with its prime agricultural soils and long history of farming, as Agricultural land.
- In 1990 the County opted to plan under the Growth Management Act and began an intensive multi-year citizen-engaged planning process.
- In the spring of 1990, with a matching grant from the San Juan Preservation Trust, the County initiated an open space and conservation planning process, with the goal *"...to develop a plan to identify and protect those open spaces, vistas, and view corridors that substantially contribute to the sense of "ruralness" that now prevails in most of the County."* The resulting remarkable citizen-driven extensively detailed 1991 Open Space and Conservation Plan (OSCP) developed a rating system for landscape units throughout the islands. In the OSCP the San Juan Valley landscape unit was rated the most important on San Juan Island after the American Camp Historical Park unit. Based on the OSCP, the open space value present in this landscape unit results from a combination of pastoral landscapes, agricultural resources, water and mountain views, rural development patterns, and visual accessibility.
- In 1991 the OSCP was further incorporated by Resolution 54-2001 into the 1998 adopted Comprehensive Plan developed under the auspices of the Growth Management Act. The OSCP is still in place today even through many subsequent updates to the Comprehensive Plan.
- In 2001 a steering committee of Valley property owners, planning commissioners, and representatives of the San Juan Preservation Trust, Friends of the San Juans, and the San Juan County Land Bank was appointed by the BOCC to work with county staff and consultants to further implement the OSCP by developing a plan for San Juan Valley that *"will recognize and protect visual open space resources as equal in*

importance to maintaining traditional agricultural uses in this location." Further, the Heritage Plan should *"allow for land division and development at a variety of densities as an incentive to maximize conservation and protection of open spaces and to maximize the potential of continuing agricultural uses in this location..."* This work resulted in the adoption of the San Juan Valley Heritage Plan Overlay District by Resolution 2-2002 for inclusion in the Unified Development Code (UDC). I can say with certainty that the land owners, engaged citizens, and elected officials at that time never anticipated the prospect of vast solar arrays blanketing and darkening agricultural lands in San Juan Valley or any of the significant agricultural areas in the islands. Such uses would not have been allowed by the UDC in agricultural resource lands because they clearly do not meet the intent and purpose of the Comprehensive Plan.

In subsequent Comprehensive Plan updates and amendments, the vision, goals and policies to conserve open space and scenic vistas remain integral to the Plan as illustrated in several sections:

In Section A. Comprehensive Plan Vision 2036:

Natural Environment. - "Our islands and marine waters have exceptional natural beauty and healthy, diverse ecosystems that are pollution-free. The air is fresh and clean, the water quality is excellent, and the soil is uncontaminated. As careful stewards of these islands and waters, we conserve resources, preserve open space, and take appropriate action to assure healthy land and marine environments. We recognize the integral role that forests play in the stewardship of our air, soils and water resources. The natural environment is central to the ecological health, quality of life, and the economy in the islands. Native plants, animals, and marine life of the islands thrive, and are identified, appreciated and conserved."

Agriculture - "The San Juan Islands have a rich agricultural heritage that remains culturally and economically significant. We invest resources to ensure that agricultural lands are preserved and to maintain and enhance agricultural viability. We recognize the integral role that agriculture plays in the stewardship of our soils and water resources. Diverse agricultural activities are essential to the health and well-being of our community, contributing to the social, economic and environmental fabric of our islands."

In Section B. Element 2 – Land Use and Rural

Section 2.1 Introduction

"Central to the GMA planning framework are three primary land use categories: urban, natural resource, and rural lands.... Under the GMA, the County must designate natural resource lands with long-term commercial significance for the production of agricultural, timber, and mineral resources. Natural resource lands must be preserved from incompatible land uses to ensure that they remain available for resource industries."

2.2.A General Goal and Policies

Goal: "To provide for the orderly use of San Juan County land, shorelines and water areas and to respect, protect and maintain the natural beauty and land and marine resources of the islands, maintain the rural, residential, agricultural atmosphere, and to regulate development in a manner which will protect the rights of private landowners and interests of the public."

2.2.I Open Space and Scenic Resources

Goal: "To protect and conserve open space and scenic resources."

1 Policy: Protect open space and scenic resources identified in the County's Open Space and Conservation Plan through implementation of a variety of conservation techniques including fee acquisition, conservation easements, incentives, overlay districts, purchase, retirement, or transfer of development rights, and educational programs.

2.2.N Agriculture

Goal: Protect agricultural land and promote diverse agricultural activities that enhance stewardship and economic viability, and maintain the rural character of San Juan County.

Policies: There are 15 policies here to protect farmland and encourage productivity and no net loss.

2.4 Resource Lands

Goal: *"To recognize and protect the physical conditions and characteristics of agricultural and forest resource lands, including social and environmental benefits, which are conducive to the use of such lands for long-term commercial production."*

Among 6 Policies: Policy 5 - Continue to apply the Open Space Conservation Overlay District regulations to Agricultural Resource Lands located within the San Juan Valley.

2.4.a Agriculture Resource Lands

Goal: *"To ensure the conservation of agricultural resource lands of long-term commercial significance for existing and future generations, and protect these lands from interference by adjacent uses which may affect the continued use of these lands for production of food and agricultural products."*

8 Policies: Policy 5 - Limit the location of new roads and road realignments, access routes and other non-agricultural public and private facilities, to the least disruptive locations within agricultural areas.

2.6. Overlay Districts: "...Except as otherwise provided in this Section, the provisions of an Overlay District shall prevail over any conflicting provisions of this Plan...All other provisions of this Plan shall retain full effect within the Overlay District..."

2.6.B Open Space Conservation

Goal: *"To protect those significant open spaces and vistas which substantially contribute to the rural character of the County."*

Policies: 1. Identify open space resources of high and very high conservation priority and establish an Open Space Conservation Overlay District for these areas. High and Very High conservation priority areas are preliminarily identified on maps in the Open Space and Conservation Plan. Consider applying the Open Space Conservation District Overlay to those lands that are within landscape units which are rated in the Open Space and Conservation Plan and which have a score of 35 and above. Seek opportunities to work with property owners to prepare conservation plans for development in these areas upon designation of an Open Space Conservation Overlay District.

2. Develop Site planning standards for Open Space Conservation Overlay District areas specific to the type of open space resource and its particular sensitivity to land alteration.

While the UDC identifies "commercial power-generation facilities" as a conditional use in Agricultural Lands, vast solar array facilities were never envisioned in agricultural resource lands and especially in an area rated so highly for its open space and scenic resources. Therefore, the microgrid use is not consistent with the intent and purposes of the Comprehensive Plan from which the UDC is derived. With regards to the specific provisions in the UDC that are applicable to this proposal, *my comments are in bold italics below:*

UDC Section 18.30.070 Rural, Resource, and Special Lands – Special provisions

A. Agricultural and Forest Resource Lands. On all agricultural or forest resource lands (AG and FOR), the maximum area of development which is not related to agricultural or forestry uses and activities shall be limited to 20 percent of the parcel area, but not less than one acre, regardless of the assigned density. Further, in the division of a parcel by any means, the allowable area for conversion of the parent parcel to nonfarm and/or non-forestry use shall not be exceeded. This shall not apply to parcels smaller than five acres. *The area taken up by over 5000 solar panels and metal container cabinets housing the battery energy storage systems (BESS) is far in excess of the 20% limitation requirement for development on Agricultural Resource Lands. Even if sheep can graze under the panels, the intent and purpose of this section is clearly to leave most of the land in an open and unbuilt state to protect the soils for agricultural production as well as to preserve the pastoral landscapes and view corridors.*

UDC 18.80.100 Permit procedures for conditional use and variance permits.

D. Conditional Use Permits – Criteria for Approval. A conditional use permit shall be granted by the County only if the following criteria are met:

1. The proposed use will not be contrary to the intent or purposes and regulations of this code or the Comprehensive Plan; *The proposed microgrid project does not meet the intent and purposes of the Comprehensive Plan as it is contrary to the vision, goals and policies to protect agricultural resource lands and to preserve open space and scenic resources as specifically defined in the Open Space and Conservation Plan for San Juan Valley. The Valley is highly rated because “the open space values present in these landscape units result from a combination of pastoral landscapes, agricultural resources, water and mountain views, rural development patterns, and visual accessibility.”*

2. The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located; *The microgrid proposal is wholly inappropriate in design, character and appearance for the Agricultural lands and Open Space Overlay designation in which it is proposed. The vast grid of solar panels spread across the property along with the BESS containers near the roadway is not consistent with the landscape unit values identified in the OSCP for San Juan Valley or the open space requirements for Agricultural lands.*

3. The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval; *The microgrid proposal will cause significant visual impacts on the human and natural environments that the Open Space and Conservation Plan sought to protect in San Juan Valley including the pastoral and water/mountain view landscapes highly prized by islanders. As well, the site is located along a main corridor of the San Juan Island Scenic Byway designated by the State in 2009 to recognize a travelway with unique scenic, natural, archaeological, historical, cultural, and recreational qualities.*

4. The cumulative impact of additional requests for like actions (the total of the conditional uses over time or space) will not produce significant adverse effects to the environment that cannot be mitigated by conditions of approval; *Given that most of San Juan Valley is currently wide-open space with good southern exposure, this microgrid proposal if approved will set precedent for any number of new requests for solar array projects in the Valley. These developments will have significant cumulative adverse impacts to the unbuilt environment that cannot be mitigated by conditions of approval given the very nature of the Valley that is protected by the Open Space and Conservation Plan as part of the Comprehensive Plan.*

5. The proposal will be served by adequate facilities including access, fire protection, water, stormwater control, and sewage disposal facilities; *The proposal includes 44,317 sq.ft. of impervious surface areas – this will impact natural stormwater flows with the potential to impact the creek that flows through the Valley to False Bay – a University of Washington Biological Preserve. As well, electrical equipment always has the potential for inadvertent fire and a wildfire would have catastrophic consequences for the island.*

6. The location, size, and height of buildings, structures, walls and fences, and screening vegetation associated with the proposed use shall not unreasonably interfere with allowable development or use of neighboring properties; *Allowable development in the Valley has typically been in the form of traditional farming and farm structures with some limited rural residential development subject to design requirements for preserving open space. The proposed microgrid development interferes with the open space and visual corridors of neighboring farm and residential development and adding vegetation to buffer the glare and visual impacts of such a development is contrary to maintaining the Valley view corridors. As the proposed project site is adjacent to a State Scenic Byway it will interfere with public views from the road out over the pastoral landscape of the Valley as well.*

7. The pedestrian and vehicular traffic associated with the conditional use will not be hazardous to existing and anticipated traffic in the neighborhood; *However, the glare from thousands of solar panels will have visual impacts on vehicular, bicycle, and pedestrian traffic traveling through the area.*

8. The proposal complies with the performance standards set forth in Chapter 18.40.

SJCC; 18.40.430 Utility distribution and transmission lines and substations

A. New utility distribution lines shall be placed underground wherever reasonable and practicable. Undergrounding of existing lines in the course of routine maintenance and replacement is encouraged where practicable, particularly where such undergrounding would enhance recognized scenic and open space areas and resources. *While this section refers to utility lines, the language about "recognized scenic and open space areas and resources" is a direct reference to protecting scenic resources from intrusion by these types of utility facilities.*

9. The proposal does not include any use or activity that would result in the siting of an incompatible use adjacent to an airport or airfield (RCW 36.70.547); and

While the proposal is not adjacent to the Friday Harbor airport it is within the flight pattern of planes accessing the airport, glare impact on airplanes is highly likely.

10. The proposal conforms to the development standards in Chapter 18.60 SJCC.

With regards to UDC 18.60.050 Density, dimension and opens space standards.

D. Open Space. Open space must be maintained in its natural condition, in agricultural or forestry use, or landscaped according to SJCC 18.60.160. *The sensitive open space features that have been identified for San Juan Valley would not be maintained in their natural condition or in traditional agricultural use with this proposed vast solar array spread across nearly the whole site and no amount of landscaping could remedy this.*

UDC section 18.60.150 - E. Utility lines within agricultural resource lands shall be designed and located to minimize disruption of existing and potential agricultural uses. (Ord. 2-1998 Exh. B § 6.13) *Again, the code here is intended to protect agricultural lands of long-term commercial significance from development that compromises its long-term viability for production of farm products.*

The microgrid proposal clearly does not meet the criteria for approval of a conditional use permit as it does not comply with the intent and purpose of the vision, goals and policies of the Comprehensive Plan with regards to agricultural resource lands and open space as specifically described in the OSCP for San Juan Valley, and further implemented through the UDC. The proposal does not recognize and protect significant visual open space resources or maintain traditional agricultural uses and would permanently alter the landscape values of San Juan Valley by increasing the built, human environment within an area that is the largest expanse of designated relatively undeveloped natural resource land on San Juan Island. The burden of proof is on the Applicant to fully comprehend and demonstrate compliance with all the goals, policies and provisions of the Plan and UDC – they clearly have not.

I fully support OPALCOs microgrid efforts, but placing a solar array of this magnitude on undeveloped agricultural land in a recognized significant sensitive protected open space view corridor is absolutely unnecessary when there are already built out and/or development impacted areas that could be used to site solar microgrids through innovative collaborative efforts with public agencies and other land holders.

Thank you for your detailed attention to this project that will negatively impact our beautiful island landscapes.



Darcie L Nielsen
887 Boyce Rd
San Juan Island
darciensjc@yahoo.com

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Friday, March 29, 2024 3:12:31 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: terry brown <k.brownterry@gmail.com>
Sent: Friday, March 29, 2024 10:35 AM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

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[sample text - edit to suit]

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.
We NEED this! Don't let the loud mouths who don't want any changes no matter how beneficial to rule the decision.

Thank you!

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Co-op Member Action Needed
Date: Friday, March 29, 2024 3:14:56 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Lauren Bigelow <lauren.bigelow.sjiag@gmail.com>
Sent: Friday, March 29, 2024 12:43 PM
To: OPALCO <communications@opalco.com>; Community Development <dcd@sanjuanco.com>
Subject: Re: Co-op Member Action Needed

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Hello,

I am not in favor of this project. The farming plan and commitment to regenerate this farm land feels too loose for me to feel confident in OPALCO's commitment. I agree we need more clean energy, but i'm not sure about the use of this land to do it. It puts a lot on the shoulders of Adam Green without a succession plan or commitment from OPALCO to cover the 25 years of this lease. Not to mention.. the location really is going to be an eyesore.

Thank you for reading,
Lauren

On Mon, Mar 18, 2024 at 10:38 AM OPALCO <communications@opalco.com> wrote:



[View email in your browser](#)

We Need Your Help!

Local, renewable power is key to a healthy and affordable energy future

The Bailer Hill Microgrid project will include a community solar array and battery storage to provide a small amount of local energy resiliency for the islands - in addition to giving Co-op members access to the benefits of solar without the cost and maintenance burdens of personal projects.

Why local energy generation? Why now? The region is mandated by legislation to get fossil fuels out of our energy diet. During this transition, rolling blackouts and other gaps in power supply are forecast as new clean energy resources are developed, as well as new transmission lines to bring the power to consumers like us. Learn more: [Why Local Renewable Projects? Mainland Power Demand Will Soon Exceed Supply.](#)

The Bailer Hill project has been delayed for several years with supplier and permitting delays - but we are now at a critical point and need your help to complete our permitting with San Juan County. A conditional use hearing scheduled for April 24th and we need your written comments delivered to the County **before April 3rd**.

Your personal letter of support will help illustrate to the County the importance of local, renewable power on our islands. Your letter of support for project permitting in no way obligates you to buy Community Solar shares – but helps pave the way for this important project on San Juan Island.

Please send your letter of support to:
San Juan County Department of Community Development
PO Box 947
Friday Harbor WA 98250
or via email: dcd@sanjuanco.com - and please copy us at communications@opalco.com.

Thank you!

[Read the full update on this project](#)



OPALCO's Board Election is Open Voter's are eligible to win prizes

OPALCO is required to get a quorum of at least 10% of the membership and will be encouraging voter participation by sending paper ballots to every member this year. Our third-party election vendor, Survey & Ballot Systems (SBS), has measures in place to make sure each voter gets only one vote.

All members vote in each district for all open positions regardless of where they live.

Candidate information is available now on OPALCO's elections hub: <https://www.opalco.com/election-hub/>.

[Vote via SmartHub](#)



Island Way Workshop: Climate Change in San Juan County Virtual
March 19 @ 4 pm via Zoom

Island Way Workshop: Bailer Hill Microgrid
March 26 @ 4 pm via Zoom

Attend this workshop to learn about our

Participate in an insightful session led by local experts, delving into the impacts of climate change on both local and statewide energy policies. Gain valuable insights into how these policy shifts will directly influence our lives locally.

[Register](#)

upcoming Community Solar and Battery Storage project where we will be discussing the ins and outs of this microgrid including why we chose this spot, the benefits of the project, agrivoltaics, and we will be taking questions from you.

[Register](#)



Save the Date for the OPALCO Annual Member Appreciation Meeting

April 26, 3-6 pm

OPALCO Eastsound office

Get ready to rev up the excitement at the most electrifying event of the year – the OPALCO Annual Meeting!

This year we are doing the event in Eastsound but in future years we will rotate islands.

[Read more](#)



March Ruralite

[Read the digital edition](#)



OPALCO Board Meeting

March 21st @ 8:30 am
Via Zoom

On the agenda:

- Consent Agenda
- 2023 Year in Review
- 2023 Unaudited Financials
- General Manager Report
- Rock Island Communications

[Attend the meeting](#)



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360-376-3500



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[360-376-3500](#)

[Newsroom »](#)



From: [Elizabeth Burnell](#)
To: [Marc Santos](#)
Subject: Bailer Hill Microgram Project
Date: Friday, March 29, 2024 7:40:59 PM

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Hello,

I am a permanent resident of San Juan Island. I would like to voice my support for the Bailer Hill Microgrid Project proposed by OPALCO. Our County needs local sustainable energy generation. This Bailer Hill Microgrid Project will help provide a local power supply during times when the mainland grid is vulnerable and supplement what the mainland provides on a regular basis. It will also provide a continued grazing opportunity for Oak Knoll Farm sheep. The solar panels will provide shade and shelter for the sheep. The farm project will enhance and improve the quality of the soil so that when the 25 year project ends the soil will be better than it is today. Of course this is just the beginning of what we should be considering to provide the energy our community needs to thrive. OPALCO is making strides to provide innovative alternative energy for our islands.

Please support the Bailer Hill Microgrid Project.

Thank you,

Elizabeth Burnell-Mansolo

From: [Deirdre Morris](#)
To: [Marc Santos](#)
Subject: Please do not develop
Date: Friday, March 29, 2024 9:40:28 PM

You don't often get email from d2morris@gmail.com. [Learn why this is important](#)

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Hello Marc Santos, Please do not allow the development called the microgrid project in the San Juan Valley. I will fight it and I will picket it and I will rally against it. I will also gather everyone I can and educate them against it. We will fight it with all our might because we believe it to be wrong. Thank you for reading this I appreciate your time.

Your neighbor on the island
deirdre

--

Deirdre Morris
d2morris@gmail.com
619-203-4313

From: [Forsyth, Kathie](#)
To: [Marc Santos](#)
Subject: Bailer Hill Microgrid project
Date: Saturday, March 30, 2024 9:44:43 AM

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Dear Mr. Santos:

I live in the Oaks Community located right outside the proposed microgrid. There are approximately 200 people who live in this community. I do not know if you are aware of the following:

1. There is only one road in and out of the Oaks. In case of fire at the microgrid, there is a possibility that we will be trapped and unable to get out if emergency vehicles block the entrance.
2. The two oak trees that Opalco wants to take down are the foraging perches for eagles hunting for food in the valley. Taking them down is essentially the same as destroying Marketplace for us.
3. It was thoughtful of Opalco to work with Adam and Sarah, however the same consideration was not given to us at the Oaks, or anyone down Paradise Road who faces the same issue of access.
4. The County Council says they want to encourage tourism on the island, however this microgrid will be situated at a favorite stop for bikers and other tourists who wish to stop after coming back from Lime Kiln. We see them often with their lunches and cameras sitting on the triangle at the curve looking out over the valley.

I did attend the Opalco zoom meeting last week. I found them disingenuous and unforthcoming about the effects of this grid on the surrounding neighborhoods. For example, a question was asked about the fire risk – the answer was it would be very low, BUT they are issuing fire suits to all first responders.

They glossed over all environmental questions – as in the effect on the eagles and other wildlife, and if there would be a risk to the water table in the valley if there is leaching from the grid – by referring questions to the EPA report. At one point, the Opalco employee answering questions said – Well, I live on ORCAS so I really don't know.

Moving on to the subscription issue Opalco raised – it's great if you have \$300 per subscription with a credit to be applied to your bill. What does that do to everyone else's bill who can't afford the \$300 per unit? The question was asked but not really answered.

You had to listen carefully and catch it fast, but Opalco made the point this is only the first of planned grids. Their website says they are in the beginning process of research for an underwater generator in Rosario Straits.

Opalco has neither been transparent nor truthful about their intentions on this grid or possible consequences to the neighborhood in particular and the island in general. The County Council needs to put a stop to the project until further avenues are explored.

Thank you for your attention.

Kathleen Forsyth

Kathie Forsyth

Senior Branch Office Administrator
Edward Jones
849 Spring St Suite B-1
Friday Harbor, WA 98250
(360) 378-5071
www.edwardjones.com

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From: [Mark Madsen](#)
To: [Marc Santos](#)
Cc: [Mark Madsen](#)
Subject: Letter RE: LANDUSE-23-0122 OPALCO Microgrid
Date: Sunday, March 31, 2024 10:24:04 AM
Attachments: [madsen-letter-DCD-OPALCO-microgrid.pdf](#)

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I would like to submit the following letter as public comment on the OPALCO microgrid (i.e., “Bailer Hill”) project.

Thank you.

Mark Madsen

Mark Madsen
288 Willows Lane
Friday Harbor, WA 98250

March 29, 2024

Department of Community Development
San Juan County
P.O. Box 947
Friday Harbor, WA 98250

SUBJECT: LANDUSE-23-0122 OPALCO Microgrid

I am writing in support of OPALCO's microgrid project in San Juan Valley (i.e., "Bailer Hill" project). For background, I have been a board member for OPALCO for several terms, and thus have been involved in developing our strategy for local renewable energy. Local renewable energy is critical to the stability and survival of our communities in San Juan County – we cannot simply rely on drawing power from the mainland through Bonneville Power Administration, as the islands have for more than half a century. There are two main reasons for this.

First, there is growing recognition that electricity supply in the Pacific Northwest is in deficit – in less than a decade, the region will need up to **25 gigawatts of new electricity sources** to meet demand. Some of that deficit stems from population growth, some from adoption of electric vehicles, and some of it from our collective efforts to move away from fossil fuels. Whatever the cause, replacement sources of energy are not being built fast enough. In the last two decades, the Pacific Northwest has added around 1 gigawatt every eight years. It has taken 25 years to develop just 3 gigawatts of wind capacity, for example. To meet growing demand, we will need to add renewable, clean sources of electricity many times faster than we have been doing.

Blackouts and price spikes are on the horizon otherwise – the region came perilously close to blackouts, in fact, during this January's cold snap (1/12-1/16/2024). It is true that some of our power supply is not subject to market fluctuations (i.e., BPA "Tier 1" power), but our usage as a community will outstrip that allocation, leaving us exposed to market pricing for electricity. During this January's cold snap, market prices for electricity soared by up to 2400% given strong demand and lack of regional supply. Many people will also remember the 2021 winter event in Texas where residents were exposed to extreme price spikes and bills that led to debt and bankruptcy. We must protect ourselves from these extremes by building enough local generation to help moderate our peaks. Remember – any community solar or tidal projects we build as a community are not subject to pricing fluctuations, even during extreme weather events.

Second, the capacity of our submarine cables is limited, and at key times during the year we are already reaching peak load on those cables during very cold periods. Even if we are willing to pay for it, we cannot draw more power from the mainland than the cables can carry. We must supplement our efforts to build another cable crossing with **local** generation that does not require long-distance transmission. Rooftop solar installations by individuals certainly help but are only part of the solution – especially given the density of our forest lands and many sites unsuitable for

rooftop solar. Community solar – by which we mean multiple small solar arrays managed by OPALCO and bought in shares by community members – is a critical part of achieving enough local energy production that it “moves the needle.”

For these reasons (and more), I strongly support OPALCO’s multi-pronged effort to build a reasonable amount of local renewable energy generation. This effort combines community solar arrays such as the Bailer Hill project (and our existing Decatur array) with future tidal power generation, and our ability to help individuals finance rooftop solar for their own homes and businesses. We have already shown how this model works, with the Decatur Island solar and battery storage project.

The Bailer Hill project is the essential next step.

I do recognize that the Bailer Hill/San Juan Valley site is opposed by some, who question whether agricultural land should be used in this way. I am a strong supporter of local agriculture and farmers, having served as past chair of the SJI Agricultural Guild during the acquisition and building of the Brickworks market. I believe strongly that we need to find ways to allow solar and agriculture to coexist in a positive-sum relationship, as is occurring in rural areas across the country. Done well, there is not a fundamental conflict between agricultural activities and solar energy generation.

I believe OPALCO is going to demonstrate this “win-win” with the Bailer Hill project, and our planned partnership with Mr. Greene and Ms. Pope for sheep grazing. I hope that the success of this project and this partnership will show our community the way forward to partnering on local energy production.

Change is difficult, but change will be forced upon us whether we wish it or not. Blackouts are coming as energy supplies become scarce. Energy costs will skyrocket when this happens unless we can buffer ourselves with local resources. Climate change will test our resiliency and resources in a thousand ways that we have only begun to understand.

As a community, we need to adapt to the changing world while preserving as much of the natural beauty and character of the islands as we can. And we need to learn to be proud, not angry, when we see solar power being generated locally. We need to have pride that we are helping ourselves and creating some measure of resilience to regional and global circumstances beyond our control.

For all these reasons, I strongly support the Bailer Hill microgrid project, and urge its permitting and approval. Thank you for listening.

Mark Madsen
San Juan Island

From: gmarkham@nwlink.com
To: [Marc Santos](#)
Subject: LANDUSE-23-0122: Bailer Hill Microgrid Project
Date: Sunday, March 31, 2024 1:02:41 PM
Attachments: [OLPACO Comment .pdf](#)

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**GERALD W. MARKHAM
ATTORNEY AT LAW**



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Cell (206) 669-1607



211 Mill Bay Road
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(907) 486-4194
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16419 Spruce Way # C-3
Lynnwood, WA 98037
(425) 245-7195

Not admitted in Washington or Arizona



965 South La Bellota
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(520) 648-7190 phone/fax



2201 Romig Pl. No.205
Anchorage, AK 99503
(907) 276-0336



198 Journey's End
Friday Harbor, WA 98250
(360) 378-2047



Email: gmarkham@nwlink.com

March 29, 2024

San Juan County Department of Community Development

Attn. Marc Santos

135 Rhone Street

Friday Harbor, WA 98250

via marcs@sanjuancountywa.gov

Re: LANDUSE-23-0122: Bailer Hill Microgrid Project

Dear Planning Department and Hearing Examiner,

Since the early 80's, I've been the owner of a four bedroom rural home on 15 acres at 198 Journey's End Way Friday Harbor (FH) located about .25 miles SW of the intersection of Douglas and Bailer Hill road and the entrance to the Oaks.

My official residence is in Kodiak the city of my birth where I vote, spend summers and where my considerable presence is required by my 50+ year profession of exclusively representing the victims of maritime accidents. I am presently there having recently returned to argue before the Alaska's Supreme Court on behalf of a man who lost his leg in a serious maritime accident on Alaska's North Slope. But I also spend a good deal of time at my FH home where was for almost 6 months before my most recent Alaska trip.

I'm also a pilot and own a hanger on the FH airfield where I've keep a plane since the early 90's. From there I frequently fly to Paine Field in Everett (where I also own a condo residence/office as I must often be in Seattle with my work). As a result over the course of my time in FH, I've driven past or flown over the proposed OLPACO solar array project site thousands of times and so feel qualified to comment on issues surrounding it that others may not have addressed.

First I'm not adverse to OLPACO's efforts to bring solar and other alternative source electrical power to the San Juan islands. On the contrary, I'm proud to say that Kodiak has the distinction of converting almost totally from fossil fuel.

However all involved were aware that comes with environmental, scenic and social costs. But in addition to those that others have identified (in which I concur) I am convinced this project also presents some potentially serious deadly costs that far outweigh its modest potential benefits.

First it may not be immediately obvious to most who travel W down Douglas and then turn N on to Bailor Hill Road, but do not cross it at that bend to drive onto Journeys End Way (and the Oaks), but that crossing is presently exceeding dangerous due to the restricted visibility while making that crossing to traffic traveling generally southbound that are about to enter that curve. That is due in part to the fact that cars coming south on Bailor Hill are coming up a substantial incline and their presence is presently obscured just by the height of the ground at the proposed site, the present fence around it and in summer tall grass growing there. Moreover the speeds on Douglas going westbound are generally high as cars are going downhill from a crest at its intersection with Little Road. That (and the fear of being rear ended by another car blindly coming over the hill cress at Little Road) promotes a tendency to time the approach and “dash” across Bailor/Douglas’ curve rather than slowing or stopping on busy Douglas. I can’t count the number of times I’ve made that election, and was past the point of no return, only to then see a car traveling on Bailor Hill about to enter that curve that I only escaped by further speeding up to avoid its path. I know there have been several accidents that have occurred at the curve/intersection. I’m sure the Sheriff has records of the exact number and it would support the existence of this risk. *If that corner were then occupied by solar panels and a fence to keep them secure, that would obviously further decrease the visibility and increase the collision danger immensely.*

But that’s not all, from the prospective of a 50+ year licensed pilot, I’ve had the frightening experience of without warning finding myself flying over miles of solar panels (which are not shown on airline charts) on my way to my deep winter recreational property south of Tucson. My experience was similar to that described in <https://arstechnica.com/science/2014/03/super-bright-solar-power-plant-blinding-pilots-around-midday/>. I appreciate that OLPACO’s project is much smaller but Douglas Road is the major pilot flight path in the pattern to land on FH’s (parallel) more active Runway 16 and we generally catch it right at the Bailor Hill/Douglas intersection curve. The FAA recently issued a directive requiring airports with control towers to study this problem <https://www.faa.gov/newsroom/faa-issues-policy-solar-projects-airports> unfortunately it appears to only directly applies to projects actually located on controlled airport facilities. But the fact that FH doesn’t have an operating control tower only adds to the risk as our pilots must control their approach and relationship to other planes alone when landing and they don’t need any more distractions let alone a potentially blinding one.

If I can be of further assistance in your evaluation please don’t hesitate to contact me. I’ll be traveling for the next month but reachable on my cell or by email.

Sincerely

/s/ Jerry Markham
Gerald Markham
Attorney at Law
AK Bar No 72-10058

From: [Susan West](#)
To: [Marc Santos](#)
Subject: Opalco project on Bailer Hill - public comment
Date: Sunday, March 31, 2024 3:57:07 PM

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I have a big solar array on my house. I've wanted to have solar since I was in 7th grade, and am absolutely delighted to have it now. I *love* my solar array and I'm delighted to see so many going up all over the island. And I want there to be a solar farm on that corner.

BUT the plans as they stand I cannot and do not support. It's going to be SO UGLY and one of the things that makes SJI special is that it is astonishingly beautiful.

Fortunately, this is easily fixed. An architect needs to design a nicer fence, one that will hide the BESS boxes. If you need a chain link fence with barbed wire on top for some security reason, then just put up a fence around it. The gate needs to be pretty. The fencing along the road needs to be pretty. It all needs to be pretty. Ugly just won't get my support. I oppose this project so long as it's not pretty, and I know I'm not alone. This thing is called a "power plant" by its opponents because it's going to be ugly. More money spent on this is worth it, because without that money, it'll be a hated project — or it won't get enough community support to be built at all.

Also, those two trees that are going to be cut down? Please leave them up. Eagles use them. Just build around them. Please.

Thank you,

Susan West
Portland Fair neighborhood
360.595.9595

From: [Casey Judkins](#)
To: [Marc Santos](#)
Subject: Bailer Hill Solar Microgrid & Battery Storage (CUP)
Date: Monday, April 1, 2024 10:10:04 AM

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Dear Planning Department and Hearing Examiner,

We are writing to express our strong opposition to the proposed solar microgrid and battery storage conditional use permit applied for on tax parcel number [352713002000](#). As the largest neighboring property owners, we have significant concerns regarding the potential negative impacts this project may have on our property and the surrounding area.

First and foremost, we believe that the installation of the proposed solar microgrid and battery storage is not in line with the agricultural designation of the property. Our valley has a rich agricultural heritage, and allowing such development would detract from the character and integrity of the area.

Furthermore, we are deeply concerned about the visual impact of the proposed development. The installation of large-scale solar panels and batteries would be unsightly and will be certain to significantly diminish the aesthetic appeal of the valley, which will have a detrimental effect on property values for neighboring landowners like ourselves.

In addition to the visual impact, we are also worried about the potential negative effects on wildlife in the area. There are two trees with eagles nesting that would be removed if the project were allowed to move forward, and we believe that the proposed development could disrupt local ecosystems and harm additional wildlife habitats in the entire area.

While we support the development of renewable energy sources such as solar power, we strongly believe that such projects should be located in appropriate locations that do not detract from the cultural, environmental, and aesthetic values of the surrounding area.

We would also like to note that our family has already made efforts to contribute to solar energy production by installing solar panels on two of our properties. However, we believe that the proposed solar microgrid and battery storage project is not suitable for the location in question.

Finally, we must emphasize that if the conditional use permit for this project is approved and it leads to diminished property values for us as neighboring landowners, we will be left with no choice but to pursue legal action to seek compensation for the diminished value of our home and neighboring farm.

In conclusion, we urge you to carefully consider the concerns raised by us and other neighboring property owners before making any decision on the proposed solar microgrid and

battery storage project. Thank you for your attention to this matter.

Sincerely,

Tim & Casey Judkins

From: [andy hiester](#)
To: [Marc Santos](#)
Cc: communications@opalco.com
Subject: Why I Support the Bailer Hill Microgrid Project
Date: Monday, April 1, 2024 11:02:13 AM

You don't often get email from amh146@hotmail.com. [Learn why this is important](#)

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April 1, 2024

San Juan County Department of Community Development.
PO Box 947
Friday Harbor WA 98250

I am writing this letter in support of the Bailer Hill Microgrid project. We are all aware that electrical power demand will be increasing dramatically over the next several years as decarbonization mandates result in a transition to electrification of transportation and heating. The supply & demand balance will be under increasing pressure as coal based plants are taken off line. The predictable result will be soaring power costs, price shocks, and rolling brownouts.

OPALCO has already installed a very successful microgrid project on Decatur island which has been providing local power generation and improving island power during outages. This is a necessary direction to go to begin to reduce our dependence on mainland power and add local power generation to improve resiliency. Rooftop solar is a helpful step in making local power in the islands, yet rooftop solar production is ultimately limited to be less than 5% of total island power. The way to generate enough local energy to appreciably reduce the impact of mainland outages and price spikes is through community microgrids that are large enough to provide a fair portion of the total island power load.

The Bailer Hill Microgrid project represents a reasonable step forward to improve our power situation in the islands. OPALCO has carefully selected this site and gone through numerous efforts to ensure the project results in minimal disturbance to San Juan. OPALCO partnered with the San Juan Islands Conservation District to develop a farm plan for the site, and this agri-solar project plan will allow grazing to continue after the panels are installed and will maintain or even improve soil health over the 25 year planned project period. OPALCO has included a number of design aspects to minimize the visual and environmental impacts of the project and has included plans to accommodate the decommissioning after the project period. The Bailer Hill Microgrid project will help add resiliency within our local power structure as well as lower costs. In fact, OPALCO has secured a \$1M grant from the WA Department of Commerce to dedicate a portion of the project benefits directly to low-income households.

For the islands to continue to have affordable and reliable power in the future will require an array of solutions. Certainly no solutions exist without some degree of challenges, concerns, and risks. There will indeed be tradeoffs involved no matter what options are put forward. Delaying making difficult decisions in the face of challenges immediately in front of us, however, will help nobody. The Bailer Hill Microgrid project represents a good and well-proven solution that we know we can do locally to help ourselves. The project needs our approval. Let's get this done!

Andy Hiester, Eastsound

From: [James McCubbin](#)
To: [Marc Santos](#); [Community Development](#)
Cc: [Lovel Pratt](#); [Eva Schulte](#)
Subject: LANDUSE-23-0122 Bailer Hill Solar Microgrid & Battery Storage Project
Date: Monday, April 1, 2024 11:06:47 AM
Attachments: [image001.png](#)
[Friends of the San Juans comments LANDUSE-23-0122 Bailer Hill Solar 4-1-2024.pdf](#)

Some people who received this message don't often get email from james@sanjuans.org. [Learn why this is important](#)

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Hello Marc,

Please see attached comment letter from Friends of the San Juans.

If you would like to discuss our comments, please feel free to contact myself or Lovel Pratt. You can certainly also reach out to Eva, but I note she will have limited availability for the next week or so.

Thank you.

-James

D. James McCubbin *he/him/his*

Legal Director & Staff Attorney

Friends of the San Juans

PO Box 1344 | Friday Harbor, WA 98250

Office Main: 360-378-2319 | Direct: 360-298-7615

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Friends *of the* San Juans

360.378.2319
www.sanjuans.org

P.O. Box 1344
Friday Harbor, WA 98250

April 1, 2024

San Juan County Hearing Examiner
c/o San Juan County Department of Community Development
Submitted via email to dcd@sanjuanco.com and marcs@sanjuanco.com

Re: LANDUSE-23-0122 Bailer Hill Solar Microgrid & Battery Storage Project
Applicant: Orcas Power and Light Cooperative (OPALCO)

Dear Hearing Examiner McLean,

Friends of the San Juans is writing to submit comments upon OPALCO's proposed Bailer Hill Solar Microgrid & Battery Storage Project.

We are in strong support of OPALCO's work to proactively address clean energy in San Juan County, which is critical for our island communities and their overall climate resilience. We care deeply about the long-term success of climate solutions, which is our motivation in submitting the comments below. New installations must be designed with future use in mind and implemented with careful consideration of land use sensitivities. We have consistently communicated our thoughts to OPALCO about the need to support long-term viability of clean energy while maintaining our limited agricultural resource lands.

We commend OPALCO on their collaboration with Oak Knoll Farm and the San Juan Islands Conservation District as an example of community-driven innovation. Decarbonizing the power grid is a critical step toward reducing greenhouse gas emissions to avoid further exacerbating climate change. Friends recognizes that solar microgrid projects present an opportunity to support our community's transition to renewable energy. Reducing carbon emissions will also foster resilience and prosperity for both our environment and our farmers.

Agrivoltaics can be a force for good, providing shade and contributing to soil health and water conservation efforts. But if not managed carefully, they can also pose significant risks to San Juan County's agricultural lands, especially when located on Agricultural Resource Lands, such as where the Bailer Hill project is proposed. Solar energy and planning should focus first on existing impervious surfaces, and when that option is exhausted, on other available and open land. When Resource Lands are identified as part of a solar array installation or overall strategy, these projects should be approached with caution and foresight.

San Juan County's first conditional use permit application for a community-scale solar project on Agricultural Resource Land is of significant note. As outlined in the Comprehensive Plan, protecting these lands for agricultural use is paramount. This project's success and regulatory compliance hinges on maintaining productive Agricultural Resource Land and minimizing

adverse impacts of solar infrastructure on the value of the land for agriculture. In the future, we hope that these projects can be focused on existing impervious surfaces and general rural lands, designated as "Rural Farm Forest," rather than on limited Resource Lands.

In evaluating this project, please consider the following:

1. The project application's impervious area calculation needs to be examined.

It appears that there are errors in the application's calculations of impervious areas and potential non-compliance with SJCC 18.60.050, Density, dimension, and open space standards (see Table 6.2. Density, Dimension, and Open Space Standards for Rural, Resource, and Special Land Use Districts which includes 10% as the maximum area of impervious surface for Agricultural Resource Land Use District) and/or SJCC 18.60.070, Storm drainage standards. Table 1 Impervious Areas (PDF page 16) lists the total Solar Panel Area at 22,167 square feet/0.508875 acre. However, the Equipment Table (PDF page 84) includes 5,250 solar panels that total 151,557.65625 square feet/3.4792850378787881 acres. 3.48 acres is 18% of 19.27 acres. County Stormwater engineering technician, Krista Davis, states, "In reviewing the proposed methodology for calculating the impervious surface, and reviewing the submitted Jenks report, it would be permissible (sic) to assume 50% coverage so long as the base substrate remains permeable." (PDF page 113 page 6 of the LAND USE PRE-APPLICATION MEETING MEMORANDUM).

It appears that the base substrate will remain permeable, though the ground mount foundation's installation may affect that. See page 7 of the GeoTest Services, Inc. report, PDF page 178:

It is our understanding that the solar array will utilize a ground mount foundation design. At this time, the specific ground mount system to be used for the solar panel array has not been determined but we assume that soil screws, helical piles or similar methods will be utilized.

Corrected Table 1 Impervious Areas with solar panel area calculated as 42.9" x 96.9" = 28.868125 square feet per solar panel and at 50% for impervious surface calculation:

| Total Site Area = 19.27 Acres | | | | |
|--------------------------------|-------------------|--------------|----------------------|------------------|
| Impervious Areas | | | | |
| | Area (SQFT) | Quantity | Total SQFT | Acres |
| PV Array Piles W 6" x 9" | 0.02 | 495 | 9.9 | 0.000227 |
| PV Array Piles W 6" x 10" | 0.03 | 660 | 19.8 | 0.000455 |
| Gravel Access Roads | 5,450 | 1 | 5,450 | 0.125114 |
| Gravel Pad BESS Yard | 16,184 | 1 | 16,184 | 0.371534 |
| Concrete Equipment Slabs | 486 | 1 | 486 | 0.011157 |
| 50% of Solar Panel Area | 14.4340625 | 5,250 | 75,778.828125 | 1.7396425 |
| Total | | | 97,928.528125 | 2.2481295 |
| Percentage Impervious | | | 11.67% | 11.67% |

LANDUSE-23-0122 cannot be approved if the impervious coverage of the project exceeds 10%.

2. Soil compaction should be avoided.

A permit condition is needed to ensure that the installation of the solar infrastructure does not mix soil layers or cause soil compaction and conserves topsoil in place or stockpiles topsoil to be evenly redistributed in order to optimize pasture regrowth.

The following requested conditions are stated as components of the project by OPALCO:

<https://www.opalco.com/bailer-hill-microgrid-update/2024/03/>

The conditions proposed below are needed to ensure implementation:

A. Decommissioning at the end of the project should be required.

OPALCO acknowledges the importance of decommissioning the project when the solar panels are no longer productive:

“Use of this land for solar does not preclude future agricultural uses. The project includes plans to decommission the solar panels after 25 years and the land can be returned to full agricultural use.”

A condition should be imposed to require removal of the solar panels and all infrastructure and the return of the property to full agricultural use at the end of the project. Moreover, OPALCO should be required to post a bond to ensure funding for the expenses of future decommissioning.

B. Continued agricultural use of the property should be required.

OPALCO has also acknowledged and emphasized the importance of continued agricultural use of the property. A condition should be imposed to require that OPALCO maintain availability of the land for agricultural use throughout the life of the project so that it retains its original intent and be required to post a bond to ensure funding for grazing services.

C. Agricultural best practices should be required to be followed, as set forth in the Conservation District’s Farmland Evaluation & Assessment Plan.

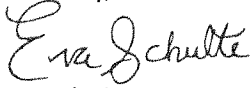
OPALCO has acknowledged the terms set out in the Conservation District’s Farmland Evaluation & Assessment Plan for maintaining soil health on the project property:

OPALCO partnered with the San Juan Islands Conservation District to develop a farm plan for the site. The farm plan demonstrates that the best practices OPALCO plans to follow will result in improved soil health over the 25-year project.

Conditions should be imposed to require compliance with the Conservation District’s Farmland Evaluation & Assessment Plan throughout the life of the project.

Decisions today impact our future tomorrow. Preparation for climate resilience and long-term preservation of our Agricultural Resource Lands is a responsibility we all share. Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in cursive script that reads "Eva Schulte".

Eva Schulte

Executive Director, Friends of the San Juans

From: [Asha Lela](#)
To: [Marc Santos](#)
Subject: Bailer Hill
Date: Monday, April 1, 2024 11:32:02 AM

[You don't often get email from ashalela@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Members of the San Juan County Department of Community Development,

I am writing as a long time and full time resident of Lopez island. I strongly support the solar energy project at Bailer Hill. Our islands are vulnerable to change of demand and supply of energy. With energy use changes because of increased population, change in climate, unforeseen accidents of power outages, we need back up systems that are innovative and can be an alternative as well as addition to what exists today.

I applaud the County looking at being proactive instead fo reactive. Systems take a while to build and loss of power from any reason would be a great hardship for our isolated population. (I do remember those long weeks of loss of power years ago from mainland transfer problems and those from destructive snow storms).

I also support further exploration in terms of tidal power research and development as may happen of of Decatur.

We need to continue to be resourceful and persistent in developing a variety of power resources. Thank you.

Asha Lela
58 Wild Rose Ln.
Lopez
360 468 2838

From: [susie wampler](#)
To: [Marc Santos](#)
Subject: power plant location
Date: Monday, April 1, 2024 12:03:47 PM
Attachments: [solar power plant.pdf](#)

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Susie Wampler
% 75 Moon Ridge Road.
Friday Harbor, Washington
(98250)

Marc Santos San Juan County Department of Community Development
135 Rhone Street
Friday Harbor, Washington
(98250)

March 25, 2024

Dear Mr. Santos,

I have been a resident and landowner on San Juan Island since nineteen seventy one (1971) and am deeply grateful for our rural island landscape and our small, personal community.

I am opposed to the solar power plant site, located on the corner of Bailer Hill road and Douglas road. I believe there are more appropriate locations.

Mr. Santos, my biggest concern is about our future and if the original zoning laws are broken at this point in time it may be the demise of what we all have come to appreciate about this island, looking at open farmland. People have worked hard to conserve this land, farm this land, create a Scenic By Way, and to build family homes here on the islands. I personally think of Opalco's solar plant as *light industrial* and it needs to go somewhere else.

I empower you to make a sound decision here, and to understand that the best way we can humbly contribute to our community, in a way that is meaningful and gives us purpose, is to stop and listen and to find the joy in our personal decisions and actions.

All my best to you.
Sincerely,
Susie Wampler

Susie Wampler
% 75 Moon Ridge Road.
Friday Harbor, Washington
(98250)

Marc Santos San Juan County Department of Community Development
135 Rhone Street
Friday Harbor, Washington
(98250)

March 25, 2024

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All my best to you.
Sincerely,
Susie Wampler

From: bartmas4@rockisland.com
To: [Marc Santos](#)
Subject: Attn: Marc Santos, regarding the Bailer Hill Microgrid Project
Date: Monday, April 1, 2024 12:53:04 PM

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Dear Planning Department and Hearing Examiner,

As a thirty year-plus property owner in the San Juan Valley, I oppose the granting of a conditional use permit that would allow OPALCO to install a solar microgrid project on the twenty acres at the corner of Douglas and Bailer Hill Roads. This is protected agricultural land, and as I understand it, there are measures in place to keep it that way. Through the years there have been many significant changes to the island as the population increases. More houses have been built, more businesses, more roads, etc. This is to be expected, as nothing ever stays the same. BUT while I might not have had a say in most of the island development through the years, I can definitely weigh in on this project.

I don't believe this is the appropriate or intended use of this particular parcel. I am by no means anti-solar. We installed solar panels on our roof many years ago, and I'm pleased to see more of them going onto roofs throughout the island. For those whose roofs will not support panels, I am seeing free standing panels placed in sunny locations, and I imagine that will be a common sight in years to come. But twenty acres covered with tall panels in the San Juan Valley is a large commercial project that doesn't belong at the corner of Douglas and Bailer Hill Roads. I urge you not to grant this conditional use permit, and I urge OPALCO to explore an alternate and more appropriate location for this project.

Thank you,

Debbie Bartmasser
279 Emmerling Place
Friday Harbor, WA
360-622-6261

From: [Teddy Deane](#)
To: [Marc Santos](#)
Subject: In Support of the Bailer Hill Microgrid Project
Date: Monday, April 1, 2024 3:38:24 PM

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I am writing to register my support for the Bailer Hill Microgrid project.

My wife and I have solar panels on our house. In March 2024 alone we have prevented 1 ton of co2 from entering the atmosphere, the equivalent of planting 13 trees, driving 1974 miles or using 90 gallons of gas. We feel very positive about this and can only imagine the scope of the positive impact on the environment an installation the size of the proposed Microgrid could produce.

I am supporting this project because I feel that renewable energy is the future for this planet and I feel this project is a small step in the right direction.

Specifically, I feel that the siting of this project is optimal for maintenance and location to the primary users in Friday Harbor.

I support the “agrivoltaics” of this installation as I have done some research on this subject and believe this is a great opportunity for farming and livestock.

I very much applaud and trust Adam Green and Sarah Pope of Oak Knoll Farm for their positive and informed stand and insight into the valuable nature of this project.

I also applaud Opalco 1. for their vision and awareness of the need to begin to establish sustainable power on this island, especially in lieu of the dependency of the islands on unsustainable and vanishing mainland power sources. 2. for creating a project that addresses the agricultural best practices for the island.

This is the beginning of a necessary long term plan of making our islands power sustainable while contributing to the health of the planet.

With all the misinformation that exists about this well researched and timely project, I trust that the Council will do the right thing and let this project proceed as planned.

Thank you,

Teddy Deane
24 year resident, San Juan Island

From: meloftus@centurytel.net
To: [Marc Santos](#)
Subject: Broiler Hill Microgrill Solar Project (no Typos)
Date: Monday, April 1, 2024 4:06:08 PM

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San Juan County Department of Community Development,

I am writing in opposition of the Solar Farm/Battery project at Bailer Hill/Douglas in the historic and wildlife sensitive San Juan Valley.

I am a licensed veterinarian practicing pet and wildlife medicine for 38 years. I have worked in the following:

Texas A&M Veterinary School/ Bolivia Macaw Project

National Zoo in Washington DC

Dallas World Aquarium

University of Minnesota Raptor Center

Wolf Hollow Wildlife Rehabilitation Center, San Juan Island

Animal Inn and Wellness Center, San Juan Island

My work has involved multiple species but avian medicine has been my forte. Avian medicine includes knowledge of behavior, diet and environment especially when addressing migratory birds and birds with large environmental territories.

My concern for the solar farm threat to our local wildlife is great. In studying various articles prior to this letter I realize there are many self serving and political opinions voiced about bird deaths and solar farms.

“Solar Farms don’t kill as many birds as an oil spill.” Really? Do we think one or two or thirty dead eagles or Trumpeter Swans is tolerable? I say none are currently threatened at the proposed site so one dead bird is one too many. Water birds are attracted to the panels as a “lake effect”. **They have the potential to become “Streamers”. This describes a bird whose feathers ignite mid air, after flying through a concentrated heat beam. The birds burn to death, die from crashing impact to the panel or they are eaten by a predator while mangled on the ground.(Scientific American)** Treating burned and injured birds is almost useless. Their breathing depends on an air sac system throughout their body. The skin and muscle must work to move air from the sacs to the lungs for oxygenation. This can not happen with a bird that is too painful so yes, they die in a painful state unable to breath. Even if the bird manages only to damage a few feathers, it will not grow those feathers back until the next molt diminishing its maneuvering ability and safety. Please help to avoid these scenarios.

Don’t forget the Migratory Bird Act protects these birds.

Note *At one time we hauled Orcas from our waters but learned to stop.

Please don’t kill our eagles, Trumpeter Swans, bats or pollinators before you realize this Solar Farm is a bad idea.

“Solar Farms provide clean, safe energy.” How many birds and pollinators will die from setting the

valley on fire? How many homes, farms and livestock will be threatened? No specific fire plan has been approved for this project. A valley fire will be neither clean or safe.

“The site with be utilized as grazing land in conjunction with the Agri Solar panels to satisfy the zoning requirement.” This is a literal smoke screen to satisfy zoning. It does not satisfy the SJC Comprehensive Plan nor does this site currently support healthy grazing of livestock without fencing and soil improvements. It does support people who sell Agri Solar panels. Their lobby is vast. So once again the OPALCO members will foot the bill to make and manage agriculture land in competition with private land owners as the Land Bank has done for years now. Another agency grab for land creates bigger annual management costs and decreases any financial benefit to OPALCO members while needlessly expanding their mission. Don’t counter with “We have grants!”. That carrot is not sustainable.

San Juan Valley is precious. It has historically been a beautiful vista of agricultural land that has fed Indigenous and European settlers. The Comprehensive Plan protects San Juan Valley.
Please leave it alone.

Michelle Loftus DVM
25 Boyce Road, Friday Harbor, WA

PS. Have you ever experienced hearing or seeing a bird fly into a window pane? Did you not have a feeling of sympathy or remorse for the poor creature? Did you ever go outside to see if the bird was ok? If you picked it up and it came back to consciousness, wasn’t your heart elated? If the bird was dead weren’t you sad?

Where are the Marble Butterfly Defenders? Just think about their fate when you see that moth on your porch light tonight.

Please stop this solar farm/battery invasion to San Juan Valley and its inhabitants.

From: [Lisa Steckley](#)
To: [Marc Santos](#)
Cc: communications@opalco.com
Subject: Bailer Hill Solar Project Support
Date: Monday, April 1, 2024 5:12:23 PM

You don't often get email from lisa.steckley@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

I am writing today in support of the OPLACO proposed Bailer Hill Solar project. There are so many reasons that we need this installation, it is hard to see why we would not as a community embrace it. The future of our power supply in San Juan County from BPA is not as sustainable as currently built. Not only are we vulnerable to the mainland over-demand, but we also have no way to provide resilience to emergency services in case of an underwater cable cut. Other than, of course, very loud, dirty generators.

In terms of decarbonization, we need to do everything we can to reduce our reliance on fossil fuels. Overall the current transmission of power to our islands is very inefficient. Generation closer to use is the obvious answer that we need to address sooner rather than later.

We cannot build out alternatives fast enough to stabilize our future power supply. But we will not get anywhere if we do not start.

Decater Solar Farm is a good start, Bailer Hill is an obvious next step. We know where we need to go to increase our access to self-sustaining reliable power. Waiting is a fool's game- we need to move now on Bailer Hill.

Thank you for your support of this important project,

Lisa Steckley
Orcas Island
(Full-time SJ resident)

From: [allison lance](#)
To: [Where We Go One - We Go ALL](#)
Cc: [Marc Santos](#); meloftus@centurytel.net
Subject: Re: [San Juan] Broiler Hill Microgrill Solar Project (no Typos)
Date: Monday, April 1, 2024 5:39:58 PM

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I LOVE YOU DOC...thank you.
Allison Lance

On Mon, Apr 1, 2024 at 4:33 PM meloftus--- via San_juan <san_juan@buckupamerica.com> wrote:

San Juan County Department of Community Development,

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I am a licensed veterinarian practicing pet and wildlife medicine for 38 years. I have worked in the following:

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Please leave it alone.

Michelle Loftus DVM

25 Boyce Road, Friday Harbor, WA

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Please stop this solar farm/battery invasion to San Juan Valley and its inhabitants.

--

San_juan mailing list

San_juan@buckupamerica.com

https://buckupamerica.com/mailman/listinfo/san_juan

From: [Jan Alderton](#)
To: [Marc Santos](#)
Cc: communications@opalco.com
Subject: Support for Baylor Hill
Date: Monday, April 1, 2024 7:47:53 PM

You don't often get email from janetmalderton@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Department of Community Development People,

I support the community agri voltaic project at Baylor Hill on San Juan Island because I have investigated solar combined with agriculture extensively on-line.

What I have found indicates that, for some types of agriculture (including the proposed rotational sheep grazing at Baylor Hill), both the agriculture and the solar production benefit. See the links below.

Thank-you for considering my point of view.

Janet Alderton
Orcas Island
360-468-1004

<https://www.dezeen.com/2022/09/30/agrivoltaic-solar-farms-feature/>

<https://www.enelgreenpower.com/media/news/2022/12/agrivoltaics-benefits-world-agriculture>

23 December 2022

Agrivoltaics: the world of agriculture can reap numerous benefits

Greater yield from the land, more efficient use and saving of resources, the chance to breathe new life into abandoned land: the synergy between agriculture and ground-mounted photovoltaic systems offers many advantages to the agricultural world.

Greater yield from the land, less water consumption for irrigation, the pursuit of energy independence and the revitalization of farming activities in areas that are currently low in profitability: these are only some of the benefits linked to the **synergy** between agricultural production and energy production. The integration of agriculture with standard photovoltaic systems gives rise to positive effects and generates **mutual benefits**, for crop cultivation and for the production of solar energy.

The first to benefit from these advantages are farmers, for whom **agrivoltaics** can prove to be an invaluable ally, even in economic terms, because additional income resulting from crop management integrated with renewable projects can then be reinvested in agricultural enterprises.

Higher income and better performance

When we talk about agrivoltaics, we mean a large-scale photovoltaic system, with structures that support the photovoltaic modules at a height of about 2-2.5 meters. These modules are located on land where agricultural or livestock farming can also be developed, with complete integration and synergy between electricity and agriculture. This model therefore enables agriculture and sustainable energy to coexist and generates extra income for farmers. Several tests, carried out at plants in Spain, Greece, Australia and the United States, have shown an increase in productivity on land where agrivoltaic systems are present.

Thanks to agrivoltaics, farms improve their performance. First of all, water consumption can decrease by up to 20% as a result of partial and intermittent shading of the photovoltaic modules. In this way, **the soil retains more moisture and the crops are protected from excessive sunlight** especially during the hottest hours of the day.

In addition, the use of high-tech sensors makes agrivoltaics a platform for enabling sustainable and efficient agricultural practices, because they supply useful information to improve farming. For example, the monitoring of nutrients provides data on the use of water and fertilizers, increasing the competitiveness of farms.

Agrivoltaics in alliance with the environment

As a general rule, the crops that reap the most benefits from the synergy between agriculture and photovoltaic systems are **low-medium crops**, such as aromatic herbs like rosemary, sage and green tea; vegetables like peppers, eggplants and zucchini; forage plants; fruit like strawberries or dragon fruit; and succulent plants like aloe vera that are grown for cosmetics or pharmaceutical use.

Many advantages have been reported for these plants. On the one hand, tests have highlighted an **increase in yield** from 20% to 60% in the land used for photovoltaic systems. On the other, some varieties of these plants, such as forage, aromatic and medicinal, are strategically selected in order to help **create a suitable habitat for pollinating insects**, whose activity brings benefits to the whole agricultural ecosystem and protects biodiversity. In the livestock sector, the integration of sheep farming is now a common practice, due to its strong compatibility and non-interference with the photovoltaic system.

Revitalizing the land

Building an agrivoltaic system is certainly one way to counteract abandonment of land; what's more, agrivoltaics can also offer new opportunities for **social development for the entire community**. In particular, this can be achieved through the **involvement of experts** in the field, for example agronomists and agricultural enterprises, as well as universities and research centers, in order to promote **new opportunities and ways to collaborate**.

A further example of this approach is the project in our photovoltaic park in Vamvakies, Greece, set up in collaboration with the non-profit organizations Wise Greece and CluBE. The project, which won the “**Bravo Sustainability Award**”, offered a group of unemployed local women the opportunity to become food producers by cultivating the land around the solar panels, becoming the first example of agrivoltaics of this type in Greece. Furthermore, the initiative also had an educational and social role, providing free courses in the area around Kozani for potential entrepreneurs who wanted to acquire digital and marketing skills. Thanks to the project, it was therefore possible to support the communities, creating concrete opportunities for employment and professional growth.

From: [Kristen Arnim](#)
To: [Marc Santos](#)
Cc: communications@opalco.com
Subject: Support for OPALCO Solar Project
Date: Monday, April 1, 2024 8:07:24 PM

You don't often get email from k.m.arnim@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am a full-time San Juan County resident and would like to voice my strong support for the OPALCO Solar Project.

Firstly, a renewable energy power source for our rural island just makes sense! Having the ability to generate and store power will not only aid us in emergency situations, but will also be able to take some load off and lengthen the life of the precious cable that connects us to energy from the mainland. Our community, nation, and world are long overdue to be in the beginning stages of implementing workable, renewable energy sources and delivery. I applaud OPALCO for taking this on and plan on being a subscriber.

This project has the added benefit to the community and environment by sharing land with a local farmer. The depleted soil will be regenerated with guidance from the Conservation District and plant growth can be controlled through grazing, not energy-intensive mowing and weed-wacking. This is a win-win and could be a model for similar projects in the future.

I, personally, would be proud to see and show off a solar microgrid as a part of our island's landscape. We have all become so used to the sight of the steady development of housing and the ubiquitous fossil-fuel intensive trucks and SUVs that no one thinks to complain about these things disrupting the beauty of our island. I believe the site will be an impressive show of island resilience and innovation.

Thank you for your time.

Sincerely,
Kristen Arnim

From: [Michelle E. Loftus](#)
To: [allison lance](#)
Cc: [Where We Go One - We Go ALL](#); [Marc Santos](#)
Subject: Re: [San Juan] Broiler Hill Microgrill Solar Project (no Typos)
Date: Monday, April 1, 2024 9:45:02 PM

You don't often get email from meloftus@centurytel.net. [Learn why this is important](#)

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Thanks. Glad to help.
Sent from my iPhone

On Apr 1, 2024, at 5:39 PM, allison lance <allisonlance1@gmail.com> wrote:

I LOVE YOU DOC...thank you.
Allison Lance

On Mon, Apr 1, 2024 at 4:33 PM meloftus--- via San_juan
<san_juan@buckupamerica.com> wrote:

San Juan County Department of Community Development,

I am writing in opposition of the Solar Farm/Battery project at Bailer Hill/Douglas in the historic and wildlife sensitive San Juan Valley.

I am a licensed veterinarian practicing pet and wildlife medicine for 38 years. I have worked in the following:

Texas A&M Veterinary School/ Bolivia Macaw Project

National Zoo in Washington DC

Dallas World Aquarium

University of Minnesota Raptor Center

Wolf Hollow Wildlife Rehabilitation Center, San Juan Island

Animal Inn and Wellness Center, San Juan Island

My work has involved multiple species but avian medicine has been my forte. Avian medicine includes knowledge of behavior, diet and environment especially when addressing migratory birds and birds with large environmental territories.

My concern for the solar farm threat to our local wildlife is great. In studying various articles prior to this letter I realize there are many self serving and political opinions voiced about bird deaths and solar farms.

“Solar Farms don’t kill as many birds as an oil spill.” Really? Do we think one or two or thirty dead eagles or Trumpeter Swans is tolerable? I say none are currently threatened at the proposed site so one dead bird is one too many. Water birds are attracted to the panels as a “lake effect”. **They have the potential to become “Streamers”. This describes a bird whose feathers ignite mid air, after flying through a concentrated heat beam. The birds burn to death, die from crashing impact to the panel or they are eaten by a predator while mangled on the ground.(Scientific American) Treating burned and injured birds is almost useless. Their breathing depends on an air sac system throughout their body. The skin and muscle must work to move air from the sacs to the lungs for oxygenation. This can not happen with a bird that is too painful so yes, they die in a painful state unable to breath. Even if the bird manages only to damage a few feathers, it will not grow those feathers back until the next molt diminishing its maneuvering ability and safety. Please help to avoid these scenarios.**

Don’t forget the Migratory Bird Act protects these birds.

Note *At one time we hauled Orcas from our waters but learned to stop.

Please don’t kill our eagles, Trumpeter Swans, bats or pollinators before you realize this Solar Farm is a bad idea.

“Solar Farms provide clean, safe energy.” How many birds and pollinators will die from setting the valley on fire? How many homes, farms and livestock will be threatened? No specific fire plan has been approved for this project. A valley fire will be neither clean or safe.

“The site with be utilized as grazing land in conjunction with the Agri Solar panels to satisfy the zoning requirement.” This is a literal smoke screen to satisfy zoning. It does not satisfy the SJC Comprehensive Plan nor does this site currently support healthy grazing of livestock without fencing and soil improvements. It does support people who sell Agri Solar panels. Their lobby is vast. So once again the OPALCO members will foot the bill to make and manage agriculture land in competition with private land owners as the Land Bank has done for years now. Another agency grab for land creates bigger annual management costs and decreases any financial benefit to OPALCO members while needlessly expanding their mission. Don’t counter with “We have grants!”. That carrot is not sustainable.

San Juan Valley is precious. It has historically been a beautiful vista of agricultural land that has fed Indigenous and European settlers. The Comprehensive Plan protects San Juan Valley.

Please leave it alone.

Michelle Loftus DVM

25 Boyce Road, Friday Harbor, WA

PS. Have you ever experienced hearing or seeing a bird fly into a window pane? Did you not have a feeling of sympathy or remorse for the poor creature? Did you ever go outside to see if the bird was ok? If you picked it up and it came back to consciousness, wasn't your heart elated? If the bird was dead weren't you sad?

Where are the Marble Butterfly Defenders? Just think about their fate when you see that moth on your porch light tonight.

Please stop this solar farm/battery invasion to San Juan Valley and its inhabitants.

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San_juan mailing list

San_juan@buckupamerica.com

https://buckupamerica.com/mailman/listinfo/san_juan

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill project
Date: Tuesday, April 2, 2024 8:48:40 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Christopher Jones <cd_jones@outlook.com>
Sent: Friday, March 29, 2024 5:09 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Bailer Hill project

You don't often get email from cd_jones@outlook.com. [Learn why this is important](#)

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To: dcd@sanjuanco.com

San Juan County Department of Community Development

I support the Bailer Hill solar energy project recommended by OPALCO.

I own property on Lopez Island.

Sincerely yours,

Christopher D. Jones
cdjones@uw.edu
cd_jones@outlook.com
Associate Professor
Jackson School of International Studies
Box 353650
University of Washington
Seattle, WA 98195-3650
Tel. 206-543-9831
Fax 206-685-0668

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, April 2, 2024 8:57:04 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: David Tewell <david@tewellshaub.com>
Sent: Saturday, March 30, 2024 12:51 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid

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To Whom It May Concern:

Jenny Prescott and I reside at 1555 Bailer Hill Rd. We drive by the corner of Bailer Hill Rd and Douglas Rd every day.

We approve of and endorse the proposed solar panel array. It partially prepares San Juan for an energy efficient future, free of polluting energy resources.

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Sent from my iPad

From: [Community Development](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, April 2, 2024 8:58:52 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Laurie Orton <laurieorton@yahoo.com>
Sent: Saturday, March 30, 2024 1:49 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Support for Bailer Hill Microgrid

You don't often get email from laurieorton@yahoo.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years. Please approve the conditional use permit and be a part of the solution for a healthy energy future. Thank you!

Sincerely yours,

Laurie Orton
710 Nash St. Unit 2
Friday Harbor, WA 98250

From: [Community Development](#)
To: [Marc Santos](#)
Subject: FW: OPALCO Bailer Hill Microgrid Project
Date: Tuesday, April 2, 2024 9:00:27 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Kelly Vert-Crichton <kjcrichon5@hotmail.com>
Sent: Saturday, March 30, 2024 8:17 PM
To: Community Development <dcd@sanjuanco.com>
Subject: OPALCO Bailer Hill Microgrid Project

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To: San Juan Department of Community Development

We are writing to you in regards to OPALCO's Bailer Hill Microgrid Project. We are adamantly opposed to allowing this project to be built at the proposed site in San Juan Valley at the corner of Bailer Hill and Douglas Road. We own 66 Paradise Road, the property directly across the proposed site, and absolutely do not want our beautiful view of San Juan Valley to be impeded by a large array of solar grids. We are also very concerned about how the proposed microgrid project will impact the value of our property. We believe it will have the detrimental effect of decreasing the value of all nearby properties.

As you are aware, the proposed site is part of the San Juan Valley Overlay District and is zoned for agriculture use. Those zoning regulations have been put in place to preserve and protect farmland. By granting OPALCO a variance to install the solar panels, you will be opening the door for other developers to obtain building variances for other agricultural land. San Juan Island's farmland is a scarce resource that needs to be protected, which is what our zoning laws are designed to do.

We are aware that OPALCO would allow a nearby farmer to graze his sheep on the proposed project property. We view this simply as a smokescreen: OPALCO is trying to justify their request for a zoning variance by attempting to portray the land as still being agricultural, even though acres of solar panels have been erected on it. It seems to us that OPALCO put the horse before the cart: They purchased the Bailer Hill property and the solar panels before getting all of the necessary permissions to build the project.

OPALCO is an important and powerful (no pun intended) entity in the San Juan Islands. Do not be swayed by this. Treat OPALCO the same as you would treat a single, individual property owner. The argument that this microgrid project is "for the greater good" of the island should not apply to your decision making. If it was a single person who wanted to put all of those solar panels on that property for their own personal benefit or to share with a few

select friends, would you even consider granting a zoning variance to them?

We, like most people who come here, choose to live on San Juan Island for its abundance of natural beauty. We urge you to NOT grant any zoning variances to OPALCO for their proposed microgrid project on agricultural land. We don't want San Juan Island to be irrevocably damaged. This situation brings to mind Joni Mitchell's iconic song "Big Yellow Taxi" which tells the tale of "They paved paradise and put up a parking lot...Don't it always seem to go that you don't know what you've got till it's gone?"

We know what we've got: a beautiful, scenic place to live. Please don't make it disappear.

Sincerely,

Kelly Vert-Crichton
James Crichton

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Tuesday, April 2, 2024 9:02:11 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Irene and Edwin Voskamp <fallthrough@thevoskam.ps>
Sent: Saturday, March 30, 2024 11:09 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Support for Bailer Hill Microgrid

You don't often get email from fallthrough@thevoskam.ps. [Learn why this is important](#)

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Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

As property owners and full time residents in San Juan County we are deeply invested in the growth and well being of our community.

We strongly support the Bailer Hill project and other energy independence programs. This project is vital for our San Juan community to continue to grow and thrive, and eliminate dependencies on increasingly unreliable mainland suppliers.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.
Thank you!

Irene and Edwin Voskamp

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Solar energy
Date: Tuesday, April 2, 2024 9:03:57 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Kathryn Clary <ke.clary@gmail.com>
Sent: Sunday, March 31, 2024 9:12 AM
To: communications@opalco.com; Community Development <dcd@sanjuanco.com>
Subject: Support for Solar energy

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To: San Juan County and OPALCO,

I live around the corner from the proposed solar microgrid on Bailer Hill & Douglas Roads and I wholeheartedly support the proposed solar micro-grid project at that site. I have seen many such projects in the US and Europe. It is hard to imagine a genuine objection to a project that does not smell, make noise, attract troubling behavior, cause health issues or obscure the view while at the same time providing a benefit to the environment, all the while continuing to allow the land to be used as it is currently used.

We, as a community, need to take ownership for our energy consumption and reduce the need for fossil fuel consumption and its devastating side effects.

I support being environmentally sustainable and friendly for the health of our spaceship Earth.

Kathryn Clary
Friday Harbor, WA 98250

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Solar micro-grid project -- please OK permits
Date: Tuesday, April 2, 2024 9:05:54 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Gerald Baldasty <baldasty@comcast.net>
Sent: Sunday, March 31, 2024 10:30 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Solar micro-grid project -- please OK permits

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San Juan Island Community Development Board

I am writing in strong support for the proposed solar micro-grid project (Douglas Rd and Bailer Hill Road).
It's a responsible proposal and will truly benefit the island's residents.

This is a small step, but an extremely important one in terms in reducing reliance on fossil fuels. And it focuses on what we need for San Juan Island – renewable local power sources.

So I strongly support granting the needed permits for this project.

Sincerely,
Gerald Baldasty
Cattle Point Estates
San Juan Island.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Solar Micro-grid proposal
Date: Tuesday, April 2, 2024 9:07:35 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Gerald Baldasty <baldasty@comcast.net>
Sent: Sunday, March 31, 2024 10:35 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Solar Micro-grid proposal

You don't often get email from baldasty@comcast.net. [Learn why this is important](#)

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San Juan Island Community Development

I am writing in strong support for the proposed solar micro-grid project (Douglas Rd and Bailer Hill Road).

This is a small step, but a very important one in terms in reducing reliance on fossil fuel. And it focuses on what we need for San Juan Island – renewable local power sources.

So I strongly support granting the needed permits for this project.

Sincerely,
Gerald Baldasty
Cattle Point Estates

San Juan Island.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Proposed solar micro-grid project
Date: Tuesday, April 2, 2024 9:08:58 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Gerald Baldasty <baldasty@comcast.net>
Sent: Sunday, March 31, 2024 12:37 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Proposed solar micro-grid project

You don't often get email from baldasty@comcast.net. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

San Juan Community Development

I am writing in strong support for the proposed solar micro-grid project (Douglas Rd and Bailer Hill Road).

This is a small step, but a very important one in terms in reducing reliance on fossil fuel. And it focuses on what we need for San Juan Island – renewable local power sources.

So I strongly support granting the needed permits for this project.

Sincerely,
Gerald Baldasty
Cattle Point Estates
San Juan Island.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Solar microgrid on Bailer Hill
Date: Tuesday, April 2, 2024 9:10:33 AM
Attachments: [OPALCO variance.docx](#)

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: szehner@rockisland.com <szehner@rockisland.com>
Sent: Sunday, March 31, 2024 7:22 PM
To: Community Development <dcd@sanjuanco.com>
Cc: OPALCO <communications@opalco.com>
Subject: Solar microgrid on Bailer Hill

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello SJC Dept of Community Development,

Attached you will find my letter in support of OPALCO's variance request for their proposed solar farm.

Thank you,

Scott Zehner

March 31st, 2024

Dear San Juan County Department of Community Development,

I support the installation of solar panels on OPALCO's Bailer Hill property because it is part of OPALCO's plan to provide for our future electrical needs. I agree with the San Juan County Comprehensive Plan that spells out why our island needs clean, independent, resilient, affordable electricity for our uncertain energy future. I also agree with the Comprehensive Plan when it says, "utility providers are the best identifiers of utility problems and the solutions needed to overcome them".

Where to site critical infrastructure is clearly the most difficult and controversial aspect of any proposed solar farm. There is never a perfect location. Daily, for the last 27 years, I have driven down Bailer Hill Road and I have never seen livestock on the subject property. I have never seen the eastern half used for any agricultural purpose. I am concerned about the loss of agricultural land, but it sounds like with the joint efforts of the sheep farmers at Oak Knoll Farms and OPALCO there will be more agriculture taking place on that land than there is now. This property appears well suited for the dual use of sheep grazing and solar panels.

Lastly, I am concerned about the visual impact of the solar panels, but I am optimistic that with the vegetative screen OPALCO plans to plant my daily drive down Bailer Hill Road will continue to be as beautiful for the next 27 years that it has been for the last 27 years.

I believe this project successfully meets several goals of our county's comprehensive plan and therefore encourage the Hearing Examiner to approve OPALCO's conditional use permit request.

Sincerely,

Scott Zehner

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Solar micro-grid project.
Date: Tuesday, April 2, 2024 9:13:36 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Jerry Baldasty <jbaldasty@hotmail.com>
Sent: Sunday, March 31, 2024 10:23 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Solar micro-grid project.

You don't often get email from jbaldasty@hotmail.com. [Learn why this is important](#)

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San Juan Community Development:

I am writing in strong support for the proposed solar micro-grid project (Douglas Rd and Bailer Hill Road).

This is a small step toward energy sustainability, , but it is a **very important** one in terms in working to reduce reliance on fossil fuels. It is also an important partnership on the island – what a great way to move ahead on energy goals by working with local residents. And it focuses on what we need for San Juan Island – renewable local power sources.

So I strongly support granting the needed permits for this project.

Sincerely,

Gerald Baldasty

Cattle Point Estates

San Juan Island.

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid
Date: Tuesday, April 2, 2024 9:19:21 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Bruce <firearts@rockisland.com>
Sent: Monday, April 1, 2024 8:48 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Bailer Hill Microgrid

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Dear Sir or Madam;

It is imperative that we act now to develop as much local electric power generation as possible. As power from the mainland sources becomes less certain, but certainly more expensive, county resources will be increasingly precious. The national and state grids and local supply lines are coming under increasing pressure. Anything we can do at this point will save will save us both financial and environmental grief down the line. It would be extremely foolish NOT to act now, when we can.

Please support OPALCO's solar plus battery microgrid on Bailer Hill Road. It is an excellent plan to both produce power and keep the land in agriculture with sheep grazing, thus improving the land for agricultural use into the future.

I drive past this corner daily, and look forward to seeing the land used in this way.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Bruce Clark

2217 A Wold Rd

Friday Harbor, WA 98250

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for the Bailer Hill Microgrid Project
Date: Tuesday, April 2, 2024 9:31:01 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Fred Yockers <fyockers@gmail.com>
Sent: Monday, April 1, 2024 12:36 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Support for the Bailer Hill Microgrid Project

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As a resident of the Bailer Hill area, I lend my enthusiastic support to this project, with one caveat. For decades, local eagles have nested in the trees currently located in the center of this proposed project. What will become of these trees? Has any thought been given to the plight of the eagles, if a) the trees remain, the solar project is built and the eagles do not continue to roost there because of the site distractions? Or, b) the site is built and the trees are torn down? If any information, discussion and or plan has been made to address this situation, I would like to be informed.

Otherwise, the idea of a solar generating site is a great one. I do not have any issue with local aesthetics, noise, etc.. It would make me proud to return home to my residence, seeing

a solar power generating facility at work. We need to move into the future.

Thank you,

Fred Yockers

209 Oak Hill Drive

FH 98250

360.298.1624

--

| Fred Yockers -

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Tuesday, April 2, 2024 9:38:15 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Elizabeth Schaltenbrand <elizabethadele1103@gmail.com>
Sent: Monday, April 1, 2024 10:06 PM
To: Community Development <dcd@sanjuanco.com>
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

You don't often get email from elizabethadele1103@gmail.com. [Learn why this is important](#)

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Our entire household is strongly in favor of this plan!

Elizabeth Schaltenbrand

From: [Alice Deane](#)
To: [Marc Santos](#)
Cc: [OPALCO](#)
Subject: letter in support of Bailer Hill Microgrid Project
Date: Tuesday, April 2, 2024 10:03:24 AM

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For the attention of : San Juan County Department of Community Development

I am writing to register my support for the Bailer Hill Microgrid project. This project will increase energy security and resiliency for the county, provide essential services when our mainland power supply is down, and enable many households who cannot deploy rooftop solar to have access to renewable energy.

I eagerly awaited the opportunity to install solar power at my home, have already enjoyed the positive impact on our energy bills and the savings afforded by sequestering carbon and lessening the use of fossil fuel our installation has created.

Decarbonization mandates, lessened reliability from fossil fuel sources and continuing population growth, not to mention our distance from mainland power in these islands, make resiliency and local energy availability crucial to our continued quality of life. This project is one of growing partnerships between agriculture and solar installations known as agrivoltaics. The partnership between Opalco and the owners of Oak Knoll farm forms a perfect example of how this successful model can be utilized here on San Juan Island. The plan demonstrates how soil can be improved and sustainable agriculture can be practiced here.

This farm plan is consistent with the Conservation District and the County Comprehensive Plan goals to ensure that solar installations minimize impact on agricultural land and allow for flexibility in future agricultural activity.

I encourage the County to approve this plan and proceed with the project. It is a smart and thoughtful way forward for our islands to pursue local, sustainable power in keeping with the goal of resiliency so needed in these challenging times.

Alice Deane
24 year resident of San Juan Island

From: [Ron Zee](#)
To: [Marc Santos](#)
Cc: communications@opalco.com
Subject: Support for OPALCO Bailer Hill Microgrid Project
Date: Tuesday, April 2, 2024 10:11:37 AM

You don't often get email from ronaldzee@yahoo.com. [Learn why this is important](#)

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Dear Department of Community Development Staff,

As local farmers and solar energy advocates with rooftop solar at our farm, we support OPALCO's Conditional Use Permit application for the Bailer Hill Microgrid Project for a variety of reasons. This is an exciting development in our county as we begin moving toward local renewable energy self-reliance and climate resilience.

The Bailer Hill Microgrid Project is based on the innovative concept of "agrivoltaics", combining solar energy production with agricultural use on agricultural land. There are now over 495 agrivoltaic installations across the United States on over 51,000 acres producing over 8,000 megawatts of renewable energy generation while at the same time incorporating farming - livestock grazing, crop production, and pollinator planting. This is a renewable energy strategy that will continue to grow across the country in the months and years ahead.

OPALCO's collaboration with the San Juan Islands Conservation District in the development of a resource management plan (farm plan) for the Bailer Hill property will help to ensure best management practices and continued agricultural activity on the property. Cooperation with Oak Knoll Farm, across the street from the project, is the ideal agrivoltaic partner with a healthy flock of sheep that have grazed on the property previously. Together with the Conservation District and Oak Knoll Farm, OPALCO will be able to monitor soil health and protect water quality that is essential for sustained agricultural enterprises. When constructed and managed wisely, the Bailer Hill Microgrid Project will serve as a model for other microgrid projects in the islands.

It has been known for some time that OPALCO's energy contract with the Bonneville Power Administration (BPA), which provides our power by underwater cable from the mainland, is due for renewal in four years. There is a good deal of uncertainty as to how much electricity BPA will be willing to provide to the islands and at what price. Demands for electricity are ever-increasing on the West Coast, and the impacts of climate change are causing great concern for hydropower producers like BPA. 2023 was the warmest year on the planet since global records began in 1850, and the ten warmest years in the 174-year record have all occurred in the last decade. Our state's current drought, and drought advisory, is still in effect. Glacier retreat is occurring steadily in the North Cascades, with the last three years seeing the most glacier loss in over forty years. With Washington, and BPA, relying heavily on snowpack melting into streams and rivers to provide water supply, discussion of snowpack deficit and snowpack drought are steadily increasing. With hydropower responsible for nearly two-thirds of electricity generation in Washington, it would be good to have "the ability to adapt easily to change", also defined as "resilience".

In the interest of local renewable energy self-reliance and climate resilience, we urge County approval of the Bailer Hill Microgrid Project.

Sincerely,

Elaine Kendall and Ron Zee
Sweet Earth Farm
San Juan Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Supporting OPALCO
Date: Tuesday, April 2, 2024 1:29:43 PM
Attachments: [OPALCO letter](#) [Graham.docx](#)

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Olivia Graham <ojgraham@icloud.com>
Sent: Tuesday, April 2, 2024 1:02 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Supporting OPALCO

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Hi SJC Dept. of Community Development,

I attached my letter of support for OPALCO's Bailer Hill Microgrid Project.

Thanks so much for your time and consideration.

Best regards,
Olivia

Olivia Graham
625 Harrison St, Unit C
Friday Harbor, WA 98250
ojgraham@mac.com

April 2, 2024

San Juan County Department of Community Development
PO Box 947
Friday Harbor, WA 98250
dcd@sanjuanco.com

Dear DCD Staff and Commissioners,

Happy spring! As an island resident for 9 years (and OPALCO member for 3), I would like to share my excitement for the Bailer Hill Microgrid project in the Conditional Use Hearing process.

As a marine scientist, I am regularly confronted with the impacts of climate change. Record-breaking heatwaves that bake intertidal plants, animals, and algae. Climate-fueled diseased outbreaks that ravage the land and oceans. At times, these challenges can seem insurmountable.

And yet, I instead choose to focus on the positive, actionable steps that I can take to ensure a healthier, more sustainable future for our planet and its inhabitants. This is why I am so encouraged to see OPALCO also making moves to ensure the health and sustainability of our island by installing solar panels and battery storage at Bailer Hill.

This is a true community effort, including OPALCO, the San Juan Conservation district, and a local sheep farmer; this is rooted in sustainability for current and future generations of islanders, with a thoughtfulness towards the environment and responsible land use. I truly appreciate OPALCO's dedication towards a creative, collaborative, community-oriented solution.

I have been fortunate enough to live on SJI for several years, and in that time, have enjoyed many beautiful—and challenging!—rides along Bailer Hill. I love riding past the rolling fields and soaking in the views of the Olympics beckoning in the distance beyond False Bay. I am delighted that Bailer Hill will be the site for this project. It will enhance this part of the island, since the solar panels will send a strong message about OPALCO's commitment to a sustainable future on SJI. Surely, this is something that all islanders would want for themselves and future generations?

Additionally, the project received the National Environmental Policy Act (NEPA) approval and aligns with the SJC Comprehensive Plan, demonstrating that it was carefully, thoughtfully developed and aligns with the gold standard for environmental compliance with regulations. I truly appreciate that this innovative method will provide an alternative method for producing energy for islanders in a sustainable way. I would also like to emphasize how impressed I am at OPALCO's commitment to its community by securing \$1 million from the WA Dept. of Commerce's Clean Energy Fund, which will support low-income households in our county. This demonstrates OPALCO's commitment to providing clean energy to more islanders.

I recognize that this change may not be welcome by all, but I sincerely believe that we owe it to our fellow island residents—human and non-human—to do whatever we can to ensure a more sustainable, healthier future. The environmental and social benefits from this project far outweigh the downsides. One relatively small part of the island can have an outsized impact on our environment and community. By pursuing this project, we can help make our island community more resilient to mounting climate stressors.

I appreciate your time and consideration, and enthusiastically offer my support for OPALCO and the Bailer Hill Microgrid Project!

Best regards,
Olivia J. Graham

From: [Sharon Grace](#)
To: [Marc Santos](#)
Subject: Comments to OPALCO's Bailer Hill Solar Microgrid & Battery Storage (CUP), Permit file number: LANDUSE-23-0122
Date: Tuesday, April 2, 2024 1:30:10 PM
Attachments: [4.2.24 Ltr to OPALCO re Community Solar.pdf](#)

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Marc—

Please accept these attached comments to OPALCO's Bailer Hill Solar Microgrid & Battery Storage (CUP), Permit file number: LANDUSE-23-0122.

Thank you,
Sharon Grace

Sharon Grace
175 Gretchen Way
Friday Harbor, WA 98250
360-378-3377
parons@rockisland.com

April 2, 2024

Via Email

c/o Marc Santos, marcs@sanjuancountywa.gov
San Juan County Department of Community Development

Re: Bailer Hill Solar Microgrid & Battery Storage (CUP), Permit file number: LANDUSE-23-0122,
Applicant: Orcas Power and Light Cooperative (OPALCO), Location: TPN 352713002000; SJI

I am writing to urge the San Juan County Department of Community Development to deny a conditional use permit to OPALCO regarding OPALCO's proposed community solar installation at the corner of Bailer Hill and Douglas roads for all the reasons stated in Darcie Nielsen's excellent letter in opposition to the proposed project. I join in all points made in Ms. Nielsen's letter.

OPALCO is attempting to use its political muscle to twist and pervert the meaning and uses of San Juan County's agricultural resource land. Two major points should make it clear that OPALCO's application for a conditional use permit should be denied. First, the intent of the code is that only 20% of agricultural land be used for something other than agriculture, while the remaining 80% is reserved for agricultural use. Here, a quick review shows that the solar installation OPALCO proposes will cover well over 50% of the land. OPALCO should be ashamed of its disingenuous contention that the land in between and underneath the solar panels would remain agricultural.

Second, even if it weren't designated agricultural resource, the proposed site is ill-suited for community solar. The Douglas/Bailer Hill corner already has its share of existing traffic difficulties. Add the glare and glint from the sun shining off the solar panels and you have a recipe for accidents and danger to motorized and unmotorized vehicles, as well as pedestrians. The glare would be particularly blinding as the sun sets. The County, (we taxpayers), can ill-afford the suits that would emanate from negligently sighting the solar installation.

Please deny the conditional use permit OPALCO seeks. Thank you for the opportunity to submit these comments.

Sincerely,



Sharon Grace

From: [Lee McEnery](#)
To: [Marc Santos](#)
Subject: Opalco micro-grid
Date: Tuesday, April 2, 2024 7:44:40 PM

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Hi

I have a few comments and questions about this project.

<https://sanjuanislander.com/news-articles/utilities/opalco/37350/steps-in-permitting-process-for-opalco-microgrid-delineated>

The press release incorrectly states what SEPA stands for. The P in SEPA is an abbreviation for "policy" act, not "protection" act. It has been called that since its 1971 inception.

The legal ad contains no SEPA determination, yet has a 4/24/24 Hearing Examiner date. How can the Hearing Examiner make a decision without a SEPA determination?

I appreciate that you published a press release for this visible project. However, the applicable regulations should have been included in the press release. Without reference to regulations, it is not clear what the basis for the decision will be. The regulations can be used by those wishing to make relevant comments. Most people have no idea how land use decisions are made. Many think that you have to win a popularity contest to gain approval of a conditional use permit, but in reality, if comments do not address the regulations, those comments carry little or no weight.

About the proposal:

Has the access location been granted a right-of-way permit? This curve and the nearby Little Road intersection have sight distance problems in all directions.

You say that agricultural use will be viable. Is there space on the site to easily turn a livestock trailer around? If the proposal is approved it should be conditioned to require that grazing access be available at reasonable terms. Without the grazing, it is not clear that the proposal is consistent with the Ag Resource designation. If agricultural use of the site becomes infeasible in the future and if the permit is granted based on that, how will that affect the permit's validity?

Where is the well and is it accessible to a grazier?

Is it within 100' of livestock?

If there is no well, that will reduce the potential for grazing, requiring clients who are willing to haul water.

What is the expected energy contribution from this project - what percent of the county electric use will it "reimburse"? The question here is whether the project is a token or a significant contribution.

It is not clear whether the proposal meets SJCC 18.30.070. Without an ag component, it does not appear to meet the 20%.

Thanks

Lee McEnery
211 Little Road
Friday Harbor

From: [Marilyn O'Connor](#)
To: [Marc Santos](#)
Subject: OPALCO Bailer Hill Project IN FAVOR
Date: Tuesday, April 2, 2024 8:18:04 PM

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Marc Santos
San Juan County
Department of Community Development

Dear Mr. Santos,

I am strongly in support of this project.

We are fortunate that our electric co-op is looking to the future needs of the islands for reliable affordable electricity. The world has changed and will continue to do so in ways that we may not want to accept. We are blind to the reality and effects of diminishing traditional sources of energy. If we are to continue providing adequate electricity for our community, OPALCO has to make immediate steps to develop “renewable” energy.

The site has been selected for it’s attributes of proximity to electric infrastructure, it’s excellent all-day sun, and for the ability to receive permits.

This is a good project. It includes the continuing careful use of the agricultural lands at the site. It provides for screening from neighboring properties and the county road. It includes the use of grant funding and will hopefully garner additional grant funds as we move forward. And it provides for co-op members to participate in the generation of solar energy.

Please recommend approval of the conditional use permit that is needed to implement this much-needed infrastructure.

Sincerely,

Marilyn O'Connor
San Juan Island

From: [A R Weisbrod](#)
To: [Marc Santos](#)
Cc: [A Richard Weisbrod](#)
Subject: OPACO proposed solar site
Date: Tuesday, April 2, 2024 8:38:51 PM

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We live on San Juan Island/False Bay neighborhood on a wooded site that is difficult for solar power to provide enough power for our use. We explored adding solar panels, and our roof would not be sufficient. Cost was also out of range for us.

We are delighted to hear that OPALCO will allow us to go solar, at least in part, via this project.

We need the power, and we can have it generated on the island!. What is not to like?

We are sorry to see that some islanders are in the NotInMyBackyard/NIMBY camp, but we cannot let their flimsy objections prevail. An eagle roost cannot be protected, or we would have many trees around our house identified as environmentally protected! An eagle nest is not on the site!

Count us in as strongly supporting this project!

Alan Richard and Rita R. Weisbrod
141 Frog Song Trail
Friday Harbor
WA 98250

From: [Faith Van De Putte](#)
To: [Marc Santos](#)
Subject: ARC Bailer Hill Clarification of comments
Date: Tuesday, April 2, 2024 11:04:53 PM
Attachments: [image001.png](#)
[Adopted 4 2 24 Hill Solar Microgrid Project Review 2023.pdf](#)

Hello Marc,

I am attaching the memo clarifying the ARC's position and recommendations for the Bailer Hill project that was adopted today at an ARC special meeting.

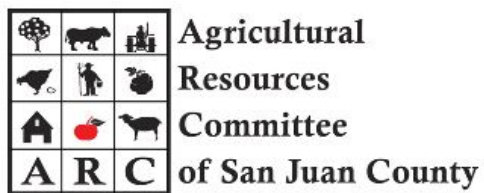
Thank you,

Faith

Faith Van De Putte (she/her) | *Agricultural Resource Committee Coordinator*

O: 360-370-7666 | faithv@sanjuancountywa.gov

Working Hours: 2:00-5:00pm, Monday – Friday



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Matt Marinkovich
475 Marble Street
Friday Harbor, WA 98250

April 2, 2024

San Juan County Dept of Community Development
Attn: Marc Santos and Hearing Examiner
135 Rhone Street
Friday Harbor 98250

Re: Landuse-23-0122 Bailer Hill Microgrid

Dear Marc and whomever this may concern:

I've lived on SJI for 20+ years. I am a commercial fisherman who sells product direct to the public; I am a food producer. I know many farmers, and have an understanding of the perspective of that food-producing industry, as well.

I am opposed to placing an industrial sized solar array on land that is zoned agricultural. If the zoning changes through the normal public process, and it is determined that parcels could be developed as "light-industrial" or "utility service" or whatever, then so be it. But if a parcel is zoned agricultural, then... isn't it supposed to be used for agricultural purposes?

As it stands, you can't build residential beyond a very light density on agricultural land... because that would not fit the zoning definition of agricultural land. So how could a power-plant sized solar array pass as agricultural zoning (realistically, I mean*). It is foolish to consider scenarios that draw a comparison... there is no comparison... SOLAR POWER ARRAYS ARE NOT AGRICULTURAL.

*I realize OPALCO's plan justifies the solar array working in conjunction on the land in an agricultural manner. I call nonsense on that; I believe those justifications are more of a "check the box" solution to the problem that these industrial-sized arrays are being placed on agricultural land.

It is important to keep agricultural land available to agriculture, and not having prime pieces be sold off to create solar "farms." This would create unlevel competition for agriculture land to those who want to farm; the cost of land is already out of balance with revenue earned from agricultural enterprise in San Juan County.

I'm not at all opposed to solar; I am installing solar on my house in town (see attached)... which is a structure on land zoned for residential within the town of Friday Harbor (good place for it!). I imagine there are other locations suitable for solar beside this one OPALCO chose; locations not on land zoned for agriculture. Please look for non-ag land to build any solar farms in SJC.

Sincerely,

Matt Marinkovich

S.J.C. DEPARTMENT OF
APR 02 2024
COMMUNITY DEVELOPMENT



solar, battery, & energy solutions

SunPower - 360W 33 Modules - 11.9kW

A customized proposal for

Matt Marinkovich
475 Marble St
Friday Harbor, WA 98250

Contact

Justin Wolfe
justin@rainshadowsolar.com
(360) 376-5336

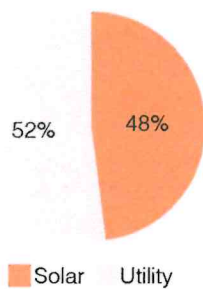
General Contractor # CC RAINSSS839LT
Electrical Contractor # EC RAINSSS837NT
Electrical Administrator # AD WOLFEJ*836PS

Your customized solution

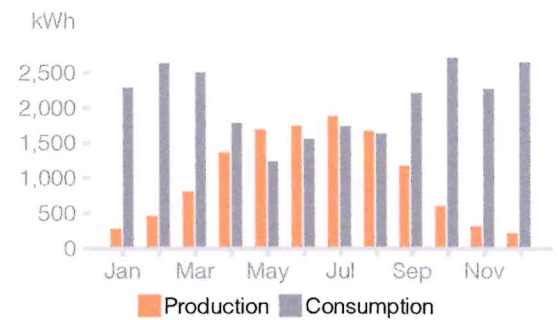


System summary

System size 11.88 kW
Year 1 Production 12,199 kWh



You would generate
48%
of your energy from solar



Bill savings that start right away

| | Year 1 Monthly Utility Bill | Year 1 Total Utility Costs |
|-------------------|-----------------------------|----------------------------|
| Without solar | \$307 | \$3,689 |
| With solar | \$196 | \$2,357 |

A responsible choice

Your system would offset emissions equivalent to



Planting 3,170 trees



Driving 10,200 fewer miles per year

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Microgrid project
Date: Wednesday, April 3, 2024 7:11:55 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Alice Graham <arisubengoshi@hotmail.com>
Sent: Tuesday, April 2, 2024 4:44 PM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Bailer Hill Microgrid project

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Alice Graham
485 Marble Street
Friday Harbor, WA 98250
arisubengoshi@hotmail.com

San Juan County Department of Community Development

PO Box 947

Friday Harbor, WA 98250 dcd@sanjuanco.com

Dear DCD Staff and Commissioners,

I am a huge supporter of the Bailer Hill Microgrid project!

As an island resident and OPALCO member, I would like to share my excitement for the Bailer Hill Microgrid project in the Conditional Use Hearing process.

As I travel the world from this corner of the U.S. I am regularly confronted with the impacts of climate change. Record-breaking heatwaves that bake intertidal plants, animals, and algae. Climate-fueled diseased outbreaks that ravage the land and oceans. At times, these challenges can seem insurmountable.

And yet, I instead choose to focus on the positive, actionable steps that I can take to ensure a healthier, more sustainable future for our planet and its inhabitants. This is why I am so encouraged to see OPALCO also making moves to ensure the health and sustainability of our island by installing solar panels and battery storage at Bailer Hill.

This is a true community effort, including OPALCO, the San Juan Conservation district, and a local sheep farmer; this is rooted in sustainability for current and future generations of islanders, with a thoughtfulness towards the environment and responsible land use. I truly appreciate OPALCO's dedication towards a creative, collaborative, community-oriented solution.

I have been fortunate enough to live on SJI and in that time, have enjoyed many beautiful drives along Bailer Hill. I love the rolling fields and soaking in the views of the Olympics beckoning in the distance beyond False Bay. I am delighted that Bailer Hill will be the site for this project. It will enhance this part of the island, since the solar panels will send a strong message about OPALCO's commitment to a sustainable future on SJI. Surely, this is something that all islanders would want for themselves and future generations?

Additionally, the project received the National Environmental Policy Act (NEPA) approval and aligns with the SJC Comprehensive Plan, demonstrating that it was carefully, thoughtfully developed and aligns with the gold standard for environmental compliance with regulations. I truly appreciate that this innovative method will provide an alternative method for producing energy for islanders in a sustainable way. I would also like to emphasize how impressed I am at OPALCO's commitment to its community by securing \$1 million from the WA Dept. of Commerce's Clean Energy Fund, which will support low-income households in our county. This demonstrates OPALCO's commitment to providing clean energy to more islanders.

I recognize that this change may not be welcome by all, but I sincerely believe that we owe it to our fellow island residents—human and non-human—to do whatever we can to ensure a more sustainable, healthier future. The environmental and social benefits from this project far outweigh the downsides. One relatively small part of the island can have an outsized impact on our environment and community. By pursuing this project, we can help make our island community more resilient to mounting climate stressors.

I appreciate your time and consideration, and enthusiastically offer my support for OPALCO and the Bailer Hill Microgrid Project!

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid Project
Date: Wednesday, April 3, 2024 7:13:46 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Timothy Dwyer <tdwyer00@gmail.com>
Sent: Tuesday, April 2, 2024 8:41 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Support for Bailer Hill Microgrid Project

You don't often get email from tdwyer00@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Timothy Dwyer
513 Kelsando Circle
Friday Harbor, WA 98250
tdwyer00@gmail.com
(617) 417-8696
2 April 2024

San Juan County Department of Community Development
PO Box 947
Friday Harbor, WA 98250
dcd@sanjuanco.com

Dear DCD Staff and Commissioners,

I am writing to express my enthusiastic support for the Bailer Hill Microgrid project in the Conditional Use Hearing process as a proud member of our island community and the Orcas Power & Light Cooperative (OPALCO). The challenges facing our region, particularly in ensuring reliable power supply while meeting decarbonization mandates, are significant. From air and water pollution to the depletion of natural resources, the consequences of relying on fossil fuels for energy are far-reaching and profound. As our region transitions away from carbon-based generation, mainland power demand will soon exceed supply. Bold and innovative solutions are required to address these issues effectively. That is why I am thrilled to see OPALCO taking proactive steps towards islander health and power sustainability through the installation of solar panels and battery storage on the Bailer Hill property. The collaboration between OPALCO, a local sheep farmer, and the San Juan Islands Conservation District demonstrates a thoughtful approach to land use that considers both environmental and agricultural needs. By

incorporating best practices and developing a comprehensive farm plan, OPALCO is not only ensuring the responsible use of land but also protecting the future of the island's agricultural character through soil health investment. This integrated approach reflects OPALCO's commitment to holistic community development and collaboration.

I drive and cycle by that portion of San Juan Valley frequently. When I first learned of the solar farm, I was thrilled with the siting of the project as a sunny and central location. Contrary to any concerns about aesthetics, these solar panels are not merely functional; they are architectural marvels that contribute to the beauty of our landscape and signal our community's value of self-sufficiency to visitors and locals alike. Their sleek design and 21st-century technology will blend with the natural surroundings through the pastoral grazing onsite, enhancing rather than detracting from the visual appeal of our island. I appreciate OPALCO's commitment to preserving the present and future agricultural uses of the land by including plans for the decommissioning of the solar panels after 25 years. This forward-thinking approach aligns with our community's values and long-term sustainability goals.

Furthermore, the project's alignment with the San Juan County Comprehensive Plan and its receipt of National Environmental Policy Act (NEPA) approval provides additional reassurance of its viability and commitment to environmental adherence to regulatory standards. The plan closely follows the policy guidance provided by the county in its compliance with the exact policies to "explore innovative and alternative methods of producing energy", "promote community solar projects", and "ensure that solar installations are sited and designed in a manner that minimizes impacts on agricultural land, allows for flexibility in future agricultural activity and maximizes the potential for multiple benefits from "agrivoltaics".

Equally commendable is OPALCO's dedication to supporting our local community. The acquisition and use of a \$1 million grant from the Washington Department of Commerce's Clean Energy Fund to assist low-income households in San Juan County demonstrate a commitment to equitable access to clean energy and social responsibility.

I understand that change can sometimes be met with apprehension, especially from those who may have concerns about altering their view. However, I firmly believe that the benefits of this project, both environmentally and socially, far outweigh any perceived drawbacks. This very small parcel of land can reap enormous benefits for all islanders - particularly those in the most vulnerable economic circumstances. By embracing renewable energy solutions, we are not only safeguarding the health of our planet but building resilience, increasing our communities' competitive advantage in the Washington energy landscape, and also investing in a brighter future for generations to come.

In closing, I want to express my support for OPALCO and its leadership in pursuing sustainable energy solutions that benefit our community and environment. I believe that initiatives like this represent the future of energy production alongside an unwavering commitment to a more equitable future. I am proud to support OPALCO in its endeavors. In the face of climate change and economic uncertainty, there is no silver-bullet solution to the challenges facing our island; but there are plenty of opportunities to move in positive directions, even if incrementally. This is your opportunity now! I ask for your support for OPALCO and the Bailer Hill Microgrid project through the Conditional Use Hearing process.

Thank you for your attention to this matter. Should you have any questions or require further information, please feel free to reach out to me.

Best regards,

Timothy Dwyer

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: OPALCO's Proposed Solar Project
Date: Wednesday, April 3, 2024 7:15:11 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Paul Robb <probb@rocketmail.com>
Sent: Tuesday, April 2, 2024 9:02 PM
To: Community Development <dcd@sanjuanco.com>
Subject: OPALCO's Proposed Solar Project

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April 2, 2024

San Juan County Department of Community Development
PO Box 947
Friday Harbor, WA 98250
dcd@sanjuanco.com

Dear DCD Staff and Commissioners,

I am writing to express my support for the Bailer Hill Microgrid project in the Conditional Use Hearing process. I've dedicated my adult life to educating students for the future. The future of our environment is at risk requiring bold changes in how we produce and consume energy. OPALCO efforts in supporting such sustainable changes through the installation of solar panels and battery storage on the Bailer Hill property is encouraging and important to our community. It is also sensible safety measure if our power from the mainland was interrupted.

I approve of how OPALCO, a neighboring sheep farmer, and the San Juan Islands Conservation District approach to land use considers both environmental and agricultural needs. A healthy environment and agricultural sustainability are both necessary. By incorporating best practices and developing a comprehensive farm plan, OPALCO is not only ensuring the responsible use of land but also protecting the future of the island's agricultural character through soil health investment.

This is your opportunity now! I ask for your support for OPALCO and the Bailer Hill Microgrid project through the Conditional Use Hearing process.

Sincerely,
Paul C Robb, Ed.D.
(206) 496-8128
523 Kelsando Circle

Friday Harbor, WA 98250

probb@rocketmail.com

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Wednesday, April 3, 2024 7:16:41 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: cannoncreek@yahoo.com <cannoncreek@yahoo.com>
Sent: Tuesday, April 2, 2024 10:47 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Support for Bailer Hill Microgrid

You don't often get email from cannoncreek@yahoo.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in support of the Bailer Hill solar and battery project. We have a 30 acre farm a little over a mile away on Douglas. We are in total support of the project. The plan to combine grazing with the panels is excellent.

There will always be people opposed to any site. But we need to do everything we reasonably can to increase our energy security.

So many people on the island to breach upper snake river dams and to limit natural gas tankers in the strait. That's easy to say. What isn't so easy is moving forward ourselves.

Time to put our money (and land) where our mouth is and build out this project and more! We were early "investors" with 10 units in the first OPALCO community solar project and look forward to putting money into this project too.

As a former principal for 14 years in the SJISD, I have a keen interest in building a sustainable, responsible future for our island and its people.

Sincerely, Court ,(and Ann) Bell, SJI

From: [David Bill](#)
To: [Community Development](#); [Marc Santos](#)
Cc: communications@opalco.com
Subject: Bailer Hill letter of support
Date: Wednesday, April 3, 2024 7:57:18 AM
Attachments: [Bailer Hill letter of support.msg](#)

[You don't often get email from dbill@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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From: [David Bill](#)
To: [Community Development](#); [Marc Santos](#)
Cc: communications@opalco.com
Subject: Bailer Hill letter of support
Date: Wednesday, April 3, 2024 7:57:14 AM

In support of the Bailer Hill Solar Microgrid & Battery Storage Project.

As a 40 year resident who's been farming on the island off and on for more like 55 years, I urge approval of the project. I write as a farmer with cattle who goes out and hays land like this for his cattle. I know all too well the trade offs presented by this project.

The alternatives presented are striking:

Low efficiency, diesel consuming, low yield hay production for methane belching cattle production, with highly compacting hay equipment, which almost guarantees the migration and spread of invasives, the net result of which is degraded farmland with less carbon stored in the soil, soil compaction (read less water infiltration) and a hotter climate.

Or development which was perhaps the likeliest outcome for this parcel, given the price and recent history in the neighborhood.

Versus:

The proposed agrivoltaic with the integration of the animals upping the soil carbon, reduced compaction, and the farmer seeing multiple benefits from both the animals and the "fee for services" for maintaining the vegetation for the solar installation.

The urgency to act on climate is extreme. This project should be seen as a learning opportunity. Obviously, we all, the backers in particular, want to see it be exemplary. But we mustn't let perfection be the obstacle to this crucial climate action.

The county must keep in mind that NIMBYism and permitting challenges are the obstacle to much of what needs to be done to mitigate the worst scenarios of climate disruption. And done quickly.

Agriculture is arguably the industry most impacted by climate change. The interest from the San Juan Island farmers in climate is shown by the theme of the just completed Ag Summit: "It's all about carbon." Stabilizing climate is essential for the long-term functioning of agriculture here on these islands.

I've heard concerns regarding the possible excessive impervious surface from the solar panel coverage. From my viewpoint, (and with an civil engineering degree in water resources,) the legitimate concerns regarding impervious surface is related to three factors: 1) the relative amount of rainfall that will result in runoff from a site, and 2) the speed at which it will runoff, and 3) the amount of water that can infiltrate for both groundwater and for plant growth. I like to think of solar panels like leaves. Both slow the rainfall down and while rain won't generally get through a leaf, or solar

panel, they quickly runoff to the ground. Because this project (and trees) generally increases soil carbon, we can expect to see increases infiltration over the continued haying option or the development option. What makes the bigger difference is the size of the impervious surface and the relative permeability of the ground cover. Roads and house foundations are relatively impervious, whereas grazed pasture under solar panels is pervious.

This project seizes an opportunity of the confluence of numerous elements. OPALCO, with ambitious and climate aware leadership, was able to purchase the land which meets the needs for the solar and county code (Ag resource land), a neighboring farmer determined to work on climate actively engaged in the project and finally, grant funding. 2030, with the multiple associated global and local climate goals, rapidly approaches.

Respectfully,

David Bill
Midnight's Farm
Lopez Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill letter of support
Date: Wednesday, April 3, 2024 8:08:49 AM
Attachments: [Bailer Hill letter of support.msg](#)

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: David Bill <dbill@rockisland.com>
Sent: Wednesday, April 3, 2024 7:57 AM
To: Community Development <dcd@sanjuanco.com>; Marc Santos <marcs@sanjuancountywa.gov>
Cc: communications@opalco.com
Subject: Bailer Hill letter of support

[You don't often get email from dbill@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [David Bill](#)
To: [Community Development](#); [Marc Santos](#)
Cc: communications@opalco.com
Subject: Bailer Hill letter of support
Date: Wednesday, April 3, 2024 7:57:14 AM

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The alternatives presented are striking:

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The urgency to act on climate is extreme. This project should be seen as a learning opportunity. Obviously, we all, the backers in particular, want to see it be exemplary. But we mustn't let perfection be the obstacle to this crucial climate action.

The county must keep in mind that NIMBYism and permitting challenges are the obstacle to much of what needs to be done to mitigate the worst scenarios of climate disruption. And done quickly.

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panel, they quickly runoff to the ground. Because this project (and trees) generally increases soil carbon, we can expect to see increases infiltration over the continued haying option or the development option. What makes the bigger difference is the size of the impervious surface and the relative permeability of the ground cover. Roads and house foundations are relatively impervious, whereas grazed pasture under solar panels is pervious.

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Respectfully,

David Bill
Midnight's Farm
Lopez Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Comment on Bailer Hill Microgrid Project
Date: Wednesday, April 3, 2024 8:11:40 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Tad Sommerville <tad@sommerwindgroup.com>
Sent: Wednesday, April 3, 2024 8:00 AM
To: Community Development <dcd@sanjuanco.com>
Subject: Comment on Bailer Hill Microgrid Project

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Dear SJC DCD:

The OPALCO Bailer Hill Road microgrid project represents a significant non-conforming use. Like all solar farms, it will change the appearance of the subject property. Nonetheless, I am withholding my pro/con comment – but I do have other comments.

Whereas the First Amendment allows comment from anyone, you should give the greatest weight and deference to those opining from San Juan Island, especially from the surrounding neighborhoods of the proposed microgrid project.

Due to our island topography, it is easier to think, “Out of sight, out of mind” since one might never travel through the affected neighborhoods. If a significant non-conforming project with visual impacts was planned for Orcas, I would not want a bunch of folks from other islands jumping on the bandwagon and outweighing my opinions – that would not be fair.

Sadly, both Inslee, and our selfish legislature, have mismanaged the state’s energy policy. They have made bad decisions and passed bad

bills (e.g., HB1589), the results of which will put substantive – but preventable – stress on the grid.

Thank you.

Tad Sommerville

Orcas OPALCO member

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Wednesday, April 3, 2024 9:08:00 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: peter albert <pkalbert@hotmail.com>
Sent: Wednesday, April 3, 2024 9:01 AM
To: Community Development <dcd@sanjuanco.com>; communications@opalco.com
Subject: Support for Bailer Hill Microgrid

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Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Peter Albert

Sent from my iPad

From: [Steve Ulvi](#)
To: [Marc Santos](#)
Subject: Bailer Hill Microgrid CU Permit
Date: Wednesday, April 3, 2024 9:12:30 AM

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There are many specious concerns circulating regarding this necessary (and overdue) project. I fully support such microgrid installations and we will need many more. They have to be sited where the annual sun track and terrain is the most favorable, not just anywhere. Aside from aesthetic considerations that are being addressed through vegetative screening the key question is whether the plan and all activities on site for 25 years clearly conform with the Open Space and Agricultural Use ordinances that are in place.

In specific....is an 18,000 sq foot concrete pad planned for batteries etc? That should be reduced to the maximum extent possible. Water use should not be allowed to increase to include irrigation of pasture. Sound baffling should surround any components emitting noticeable noise on adjacent properties. Natural flat colors and camo patterns should fuzz the visual appearance of structures and panel standards.

Bald Eagle perching is not an issue and these birds do not hunt the pasture as they are primarily scavengers along shorelines and roadways.

This should be permitted if basic modifications to ease the appearance, operational noise and impermeable surfaces are required.

Steve Ulvi
136 Baker Vista Trail
San Juan Island

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Wednesday, April 3, 2024 10:29:32 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Steven <steven@rockisland.com>
Sent: Wednesday, April 3, 2024 9:20 AM
To: Community Development <dcd@sanjuanco.com>
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This makes sense... good for local energy back up and added income for farmers Sent from my iPhone

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122
Date: Wednesday, April 3, 2024 10:32:18 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Rene Poldo <renep_da@yahoo.com>
Sent: Wednesday, April 3, 2024 9:46 AM
To: Community Development <dcd@sanjuanco.com>
Subject: I support the OPALCO Bailer Hill Solar Microgrid project LANDUSE-23-0122

[You don't often get email from renep_da@yahoo.com. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

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We don't support Solar farms over farm land. We support rooftop solar panels ONLY! Once you cover almost 20 acres of farmlands with black panels, what is to keep everyone from doing it?

Tim&Rene Poldo
Sent from my iPhone

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Pending OPALCO Solar Project
Date: Wednesday, April 3, 2024 10:33:52 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Dan Garson <dangarson@gmail.com>
Sent: Wednesday, April 3, 2024 9:51 AM
To: Community Development <dcd@sanjuanco.com>
Cc: communications@opalco.com
Subject: Pending OPALCO Solar Project

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Dear DCD staff and Commissioners:

My wife and I are part-time residents in Friday Harbor. We installed solar panels on our home in 2022 under a program sponsored by OPALCO that provided incentives to residential customers. Under this program, we have had significant annual energy savings on our electricity bills, as well as satisfaction knowing we are contributing to the overall increased energy efficiency and sustainability of the SJIs' electric grid. We have, likewise, been greatly impressed by OPALCO's efforts to improve reliability and expand the solar electricity capacity of the system it operates. OPALCO has been an outstanding utility service provider to us and to the islands it serves.

My wife and I support OPALCO's application for a solar farm project on the Island and encourage the Commissioners to approve this project and any future projects, should OPALCO seek to further expand its solar generation capacity.

Yours truly,
Daniel & Deborah Garson
600 Timber Lane
Friday Harbor, WA 98250

From: [Krista Bouchey](#)
To: [Marc Santos](#)
Cc: [Communications](#); [Foster Hildreth](#)
Subject: Bailer Hill Letter of Support - OPALCO General Manager
Date: Wednesday, April 3, 2024 10:44:20 AM
Attachments: [Outlook-xmvakhmn.png](#)
[Letter of Support GM OPALCO.pdf](#)

You don't often get email from kbouchey@opalco.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Marc,

Attached you will the Letter of Support from the OPALCO General Manager.

Thanks!

--

Krista Bouchey, CCC | she/hers
Assistant Manager of Communications
Orcas Power & Light Cooperative
www.opalco.com
w: 360-376-3560 m: 360-317-8225

The Island Way - Determining our own energy future

Find out how you can get prepared: www.opalco.com/islandway





April 3, 2024

Marc Santos
Community Development
P.O. Box 947
Friday Harbor, WA 98250

Dear Mr. Santos,

Subject: San Juan County RE: LANDUSE-23-0122 OPALCO Microgrid

I am writing to formally endorse the proposed solar and battery storage project that OPALCO has submitted a Conditional Use Permit for. As the General Manager, I have thoroughly assessed the project's merits and its significance to our cooperative's mission and values.

One of the foremost reasons for our support is the imperative to meet decarbonization mandates while ensuring the reliability of our power supply. With fossil fuel generators being retired at a faster rate than renewable resources can replace them, the risk of blackouts during peak demand events and storms is a pressing concern. This local energy project offers a practical solution to bolster our power supply, particularly during emergencies.

I am pleased to highlight the collaborative efforts that have gone into this project. Our partnership with Oak Knoll Farm to graze the Bailer Hill property demonstrates our commitment to sustainable land use practices. Furthermore, our collaboration with the San Juan Islands Conservation District to develop a farm plan for the site underscores our dedication to improving soil health over the project's duration.

The project has already received National Environmental Policy Act (NEPA) approval, underscoring our commitment to environmental stewardship. The infrastructure improvements planned for the site will not only benefit the solar project but also enhance conditions for current and future farming activities.

OPALCO has secured a \$1M grant from the WA Dept of Commerce's Clean Energy Fund. This grant will enable us to allocate a portion of the project benefits to low-income households in San Juan County, demonstrating our commitment to equitable access to clean energy solutions. OPALCO has close to 1200 members who have signed up and are eagerly awaiting this Community Solar project so they can buy shares and reap the benefits of solar power. It is clear our community is ready to embrace renewable energy projects such as these.

I believe that this solar and battery storage project represents a significant step forward in our county's journey towards sustainability and resilience. I urge your full support for this initiative, which promises to benefit our region environmentally, economically, and socially.



Thank you for considering our endorsement. Should you require any further information or clarification, please do not hesitate to contact me directly.

Sincerely,
Foster Hildreth, General Manager

From: [Adrienne & Floyd Bourne](#)
To: communications@opalco.com; [Marc Santos](#)
Subject: Support of OPALCO Bailer Hill Micro grid
Date: Wednesday, April 3, 2024 11:10:27 AM

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Hello,

I am writing to you in support of the OPALCO Bailer Hill micro grid and community solar program. When I drive past a landscape with windmills or solar panels, I think about the people in that community who are considering future needs, climate change and are willing to take action. I don't drive past those renewable energy sites and think "oh the horror!" or think of solar panels in a rural landscapes as being an "eyesore". Renewable energy infrastructure adds to our landscape in many beneficial ways.

OPALCO has found a way to work with a local farm to continue to use this land for agricultural purposes, compatible with the natural environment, explore our energy independence for the future. This project gives me hope and shows San Juan County can be an innovative leader in our remote rural community. OPALCO's plan also allows for the solar panels to be removed after 25 years and will improve soil conditions for future land use.

Thank you,
Adrienne Bourne

From: [Faith Van De Putte](#)
To: [Marc Santos](#)
Subject: Bailer Hill Conditional Use Permit
Date: Wednesday, April 3, 2024 11:18:07 AM

You don't often get email from faithvdp@gmail.com. [Learn why this is important](#)

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Hello Marc,

As a farmer on Lopez Island I am writing in support of issuing OPALCO the conditional use permit to build the Bailer Hill Solar Microgrid Project. This is an important project to demonstrate an agrivoltaic system which can be a win/win for combining food production, energy generation and community resilience. The definition of agrivoltaic is the co location of solar generation and agricultural activity. Being on Agricultural Resource Land the agricultural aspect of this project is paramount.

OPALCO is already demonstrating a variety of best practices for agrivoltaic projects and that should be taken into consideration in granting this conditional use permit. Those include:

- working directly with the farmer (Oak Knoll Farm) in the design of the project
- Working with the San Juan Islands Conservation District to assess the site and create a farm plan.
- design to meet the farmers' needs in supporting a viable farm operation for the life of the array including fencing, access to water, panel height and spacing.
- Having a signed contract with a farmer that includes compensation for vegetation management services
- A plan for installation that safeguards the topsoil, minimizes disturbance and compaction
- A plan for decommissioning

This project has the potential to open up a new form of agriculture in the islands that could be a way for farmers to adapt to climate change and economic conditions. It may be in the future that farms would want to develop these kinds of projects as a way to utilize the shade and create a long term income stream. I hope that this innovation can be added to the tool belt of our community. It will benefit everyone.

Thank you,

Faith

Faith Van De Putte
Midnight's Farm LLC
Lopez Island, WA
faithvdp@gmail.com
360-468-3269 farm
206-551-5260 cell

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Community Solar Project
Date: Wednesday, April 3, 2024 12:46:19 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: srisser at rockisland.com <srisser@rockisland.com>
Sent: Wednesday, April 3, 2024 12:29 PM
To: Community Development <dcd@sanjuanco.com>
Cc: communications <communications@opalco.com>
Subject: Bailer Hill Community Solar Project

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Dear Island neighbors,

We very much approve the installation of the Community Solar Project by Opalco at the corner of Bailer Hill Road and Douglas Road.

The combination of solar array and grazing agriculture has been well documented to be a mutually beneficial combination. The animals graze under the panels and keep the area around the array from growing up to brush, and can take shelter from the sun under the panels. This arrangement simultaneously preserves agricultural land and produces badly needed local electricity.

Those who criticize the solar arrays as "ugly" are not considering the environmental damage done by oil wells and mega dams, which we are trying to replace with more sustainable energy.

As climate change brings us hotter summers we will be well advised to be more locally sustainable as the demand for energy from Bonneville is expected to be much greater and the supply stretched farther.

This project has been in the works for several years and has been publicized by Opalco. It is a great way for people who have no solar potential on their property to join the Community Solar Project as partners.

Peter and Susan Risser
1822 Wold Rd
Friday Harbor, Wa. 98250
360-378-5448

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill Solar Project -- Yes!!
Date: Wednesday, April 3, 2024 12:52:28 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Sara Hiebert Burch <shieber1@swarthmore.edu>
Sent: Wednesday, April 3, 2024 12:41 PM
To: Suzanne Olson <SOlson@opalco.com>
Cc: Community Development <dcd@sanjuanco.com>; Communications <Communications@opalco.com>
Subject: Re: Bailer Hill Solar Project -- Yes!!

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Dear Suzanne,

A couple of weeks ago, I wrote a letter in support of the solar project at the corner of Bailer Hill and Douglas Roads (see below). In the last portion of that letter, I wrote:

"I would like to strongly urge OPALCO to consider additional sites that do not involve agricultural land. In Tucson, solar panel arrays have been erected as cover for parking lots. I'd like to see the Marketplace parking lot and other such spaces strongly considered for future solar arrays. I understand that the structure needed to support such arrays is more expensive than that for arrays on the ground, but I think it would help islanders know that the open spaces that we love so well are not going to be the only target."

Since I wrote my original letter, I have had a chance to discuss the history, the environmental implications, and the legal ramifications of the Bailer Hill solar project at great length, and **what I have learned has caused me to change my mind**. I still strongly support solar projects on the island, but I now equally strongly urge OPALCO to:

- **Be more transparent** about this (and any other) solar project and how it interfaces with the

San Juan Valley agricultural designation. We have had some public communications disasters in the last while on this island; it now looks like we have another one on our hands. We need to get this right, right from the start!

- **Propose solar installations that are not in prime areas** that are governed by hard-won ordinances that protect the beauty of our island, including over parking lots, on buildings, and in other locations not on prime land (e.g., the sites on Saltspring Drive). There are plenty of them.
- **Act quickly** so that we can get this done.

I have no personal need for any solar installation--we live in a net negative house where all of our power needs, including charging our EV, are met by our own solar panels. In fact, we pay for the privilege of having our excess power distributed to our neighbors here on the island because we think being grid-tied is a neighborly thing to do, and a way to help our community reach toward energy independence. I'm speaking on behalf of the greater community here.

Sincerely,

Sara Hiebert Burch

On Mon, Mar 18, 2024 at 2:47 PM Suzanne Olson <SOlson@opalco.com> wrote:

Thanks, Sara!

Suzanne

Suzanne Olson, Communications Manager
Orcas Power & Light Cooperative
360-317-7203 (m)

Find what you're looking for at www.opalco.com

From: Sara Hiebert Burch <shieber1@swarthmore.edu>

Sent: Monday, March 18, 2024 11:37 AM

To: dcd@sanjuanco.com <dcd@sanjuanco.com>

Cc: Communications <Communications@opalco.com>

Subject: Bailer Hill Solar Project -- Yes!!

Some people who received this message don't often get email from shieber1@swarthmore.edu. [Learn why this is important](#)

To Whom It May Concern:

I'm a full-time SJI resident and OPALCO customer who is concerned about how our community is

going to withstand the changes to our energy future. When the Bonneville contract expires in 4 years, we're not going to be able to go back to the electricity prices of the "good old days." We're going to be competing with bigger, more influential communities for power, and we are going to be on the losing end of that deal. Preserving the character of the island is going to require that we proactively head off these future challenges to our way of life.

Go solar! I am 110% behind establishing solar arrays on San Juan Island. We need to start producing the power we use right here, so that when a truck smashing into a power pole or a transformer blows in Anacortes we won't lose all of our power. Solar will change the look of a small corner of the island, but that's a small price to pay for the benefits. And I'm thrilled to know that the agricultural zoning of this property will be honored by having Sara Pope's sheep grazing underneath the panels. That's a win-win in my opinion.

Protest signs: I've seen the signs that have started to go up at the Bailer/Douglas corner, which shout "No power plant!" These cannot possibly be put there by anyone who understands the energy future we're headed for, the future that is coming for everyone: higher electricity prices and a changing climate. Solar will help us address both of those issues.

Great timing: I am especially glad that OPALCO isn't waiting until 4 years from now to begin this project. Bravo! We need to look forward, plan for the future reality, and educate everyone on the island about our energy future and what it will look like if we don't act. It's easy to put up a sign every time some kind of change is proposed, but harder to justify it if one has the facts.

Future sites on SJI: I would like to strongly urge OPALCO to consider additional sites that do not involve agricultural land. In Tucson, solar panel arrays have been erected as cover for parking lots. I'd like to see the Marketplace parking lot and other such spaces strongly considered for future solar arrays. I understand that the structure needed to support such arrays is more expensive than that for arrays on the ground, but I think it would help islanders know that the open spaces that we love so well are not going to be the only target.

Thank you for your attention to our energy future!

Sara Hiebert Burch
70 Egg Lake Rd
Friday Harbor, WA 98250
267-591-2219

From: [Laura Dhatt](#)
To: [Marc Santos](#)
Subject: Public Comment on Solar Microgrid (I Live On Bailer Hill RD)
Date: Wednesday, April 3, 2024 1:17:30 PM

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I plan to submit comments today on this project and just wanted to alert you to the fact that an adjacent resident (my husband and myself) will be submitting a comment today.

Regards,
Laura

From: [Barbara Buck](#)
To: [Marc Santos](#)
Subject: LANDUSE-23-0122OPALCO Microgrid
Date: Wednesday, April 3, 2024 1:32:22 PM

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My name is Barbara Buck and I am appalled that OPALCO would choose to deface the property located on the corner of Douglas Rd and Bailer Hill Rd. It not only is a beautiful piece of property but it is designated AG. This project should be located on property designated comercial. San Juan Valley is a treasure and a project such as this should be located nowhere near it.

Sincerely

Barbara B Buck
POB 100
Friday Harbor, WA
98250

From: [Sundstrom, Paula](#)
To: [Marc Santos](#)
Subject: LANDUSE-23-0122: Bailer Hill Microgrid Project
Date: Wednesday, April 3, 2024 2:03:15 PM

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April 2, 2024

San Juan County Department of Community Development
Attn. Marc Santos
135 Rhone Street
Friday Harbor, WA 98250

Re: LANDUSE-23-0122: Bailer Hill Microgrid Project

Dear Planning Department and Hearing Examiner,

I join Darcie Nielsen, together with the majority of our community, in expressing profound dismay that the County would consider allowing a vast solar array project on 19.27 acres located at the corner of Douglas and Bailer Hill Roads within the San Juan Valley Heritage Plan Overlay District. Darcie Nielsen was integral in leading us as a community through that grueling process of developing the new San Juan County Comprehensive Plan under the Growth Management Act in the early 90's which still stands today with subsequent updates. I remember it well, as many do... and no one has said it better than Darcie in her detailed letter written to you on March 29, 2024.

There are so many layers of protection on San Juan Valley... Starting with the late 1970's San Juan Valley property owners were approached to voluntarily give up development rights by downzoning their properties to R40 to preserve the Valley. Those islanders gave up monetary value because their belief in protecting San Juan Valley was so strong. This is when the County adopted its first Comprehensive Plan designating San Juan Valley, with its prime agricultural soils and long history of farming, as Agricultural land. And then in 1990 the County opted in to the Growth Management Act, thus the new Comprehensive Plan and the Open Space and Conservation Plan which rated San Juan Valley landscape the most important on San Juan Island after American Camp Historical Park. And then to top it all off in 2001 came the San Juan Valley Heritage Plan. Also this proposed corner is part of the San Juan Islands Scenic Byway designated by Washington State in 2009. (Interestingly enough that post with signs was cut down on March 23rd. Are they trying to hide that the proposed solar plant is to be located on a Scenic Byway?)

The proposed solar microgrid project is totally inconsistent with all these years of citizen driven efforts to protect the historic San Juan Valley farm lands, open space, pastoral landscapes, and significant view corridors that were painstakingly defined in the 1991 Open Space and Conservation Plan. I can assure you that everyone engaged in the process at that time never envisioned the prospect of vast solar arrays blanketing and darkening agricultural lands in San Juan Valley. If this had been anticipated it would have been specifically addressed and not allowed as clearly shown by the intent of the Plan.

OPALCO has shown total disregard of these established regulations in their attempt to bully and get their way; however they still stand. They have gone off the rails and forgotten they are a member owned cooperative. They aren't fooling anyone by proposing to throw a few sheep around their solar panels to attempt to qualify as AG, which by the way only allows development on 20% of the land with 80% required to remain open space, and that 20% is contained in a building envelope not scattered throughout the entire 19.27 acres such as their solar panels are depicted on their map. Their application claims that the solar plant covers less than 20% of the acreage of the proposed lot which is disingenuous, deceptive, and frankly a lie. A lot of people are angry at the idea that OPALCO thinks they can bully their way into breaking these restrictions that have been upheld since inception, because if that were to happen it will be total mayhem. Why would anyone think they would have to abide by the rules? OPALCO will become the new precedent.

I fully support the long overdue shift to renewable energy—solar, wind, water, and so on. (I am currently looking into putting solar panels on my large garage/shop, as many who have signed the Petition against this location already have solar, including a community leader Vern Howard who has the entire roof of Marketplace covered with solar panels.) However, OPALCO's proposal for a solar array of this magnitude on undeveloped agricultural land in a recognized significant sensitive protected open space view corridor is absolutely unnecessary when there are already built out and development impacted areas that could be used to site solar microgrids through innovative collaborative efforts with public agencies and other land holders. There are alternative venues on San Juan Island that would be less obtrusive, less

problematic in terms of flights into the airport, and less destructive of the very environment we are trying to protect.

Thank you for your consideration.

Respectfully,

Paula Sundstrom
1256 San Juan Valley Rd
Friday Harbor, WA 98250
paula@sanjuanislands.com

From: [Doug Popham](#)
To: [Marc Santos](#)
Subject: OPALCO solar project
Date: Wednesday, April 3, 2024 2:15:51 PM

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Marc,

I have two comments on the solar project proposed by OPALCO.

First is location. Could this be placed in a less conspicuous location? Like some south facing slope surrounded by trees? I'm not in agreement that AG land should be allowed to be 'temporarily' placed in a more Industrial status.

Second is OK. This is happening. Please require OPALCO to line the southerly and easterly boundaries of the parcel with a 20' line of Hawthorns or similar. This is prime valley property. Filling it up with 15 acres of mirrorlike solar panels will be a ghastly eyesore. Especially for those of us that live beyond this project and will drive by it every day for the duration.

Doug Popham
20 Clipper Way
FH

From: [Wynne Higgins](#)
To: [Marc Santos](#)
Subject: Proposed Solar field on protected Valley land
Date: Wednesday, April 3, 2024 2:44:47 PM

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Hi Marc, I am a 38 year resident of the island 11 years of which I lived on Wade Sundstrom's farm on Douglas Rd in San Juan Valley. I am not opposed to Solar energy but I am opposed to it being developed on land we fought hard to zone agricultural and to preserve the Valley's views. I am also opposed to the fact that Opalco has not brought this up for a vote to all of its Members! I believe most people on the island don't even know about this proposal. I only heard about this project from some concerned friends. Honestly I cannot imagine owning a piece of valley view property and having someone come in to say they will be installing a field of metal panels in my or anyone's view. Again I am all for sustainability and I sincerely believe there is a way to succeed in this without damaging our quality of Life. Perhaps somewhere on the island there is a sunny field not in the main view and driving corridor that could be purchased. Other people have suggested more roof top solar installation in town. I think Opalco needs to be transparent and in Co- Operation with its members. Thank you for listening. Hope people will do the right thing and work together. Sincerely, Wynne Higgins
Sent from my iPhone

From: [Robert Memmott](#)
To: [Marc Santos](#)
Subject: RE: LANDUSE-23-0122 OPALCO Microgrid
Date: Wednesday, April 3, 2024 3:23:19 PM

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Firstly, I want to express my wholehearted support for sustainable energy solutions. The move to incorporate solar energy is commendable and aligns with our shared vision for a greener future. Solar energy, both on rooftops and as larger power generation installations, represents a significant step forward in our collective environmental responsibility.

However, I am writing to voice my concern regarding the selection of locations for these solar plots. The scenic road in question is not only a vital artery for locals but also a significant draw for tourists who visit our island to experience its unparalleled natural beauty. This area serves as a gateway to several prime destinations that are integral to the island's charm and, consequently, its tourism-driven economy.

While I fully support the shift towards renewable energy, I believe that the aesthetic and environmental integrity of our island should be carefully considered in the planning stages. Preserving the visual appeal of our landscapes is crucial, not only for the wellbeing and enjoyment of our community but also for maintaining the tourism that significantly contributes to our local economy.

Therefore, I kindly urge the county to reconsider the proposed location for the solar energy plots. There are alternative sites that could accommodate such projects without compromising the island's scenic vistas and natural heritage. Engaging with the community to identify these alternatives could foster a more inclusive approach and ensure the sustainable development aligns with the interests of all stakeholders.

Thank you for considering my concerns.

Warm regards, Sarah Garbett

From: [Samantha Bryner](#)
To: [Marc Santos](#)
Subject: San Juan Valley Solar Power Grid
Date: Wednesday, April 3, 2024 3:26:32 PM
Attachments: [image001.png](#)

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I am writing my **STRONG** disagreement with your proposed location for this solar panel grid. Who thinks that is a good spot for that sort of eyesore in our valley that has been protected as a view corridor for many years now.

As a 51year resident of Friday Harbor I am blown away at the choice for this project. No, please do not install it there. I am sure there are other well suited properties for such an installation.

It saddens my heart that since Opalco purchased that property (most likely it is the most convenient for them) that without a vote of the people they are asking to get a conditional use permit. Would you grant such a permit to an individual? I think not.

Please explain why it can even be a consideration.

Thank you and please deny the application.

Samantha Bryner / Managing Broker
Windermere SJI
55 Spring St., POB 3049
Friday Harbor, WA 98250
Main 360-378-3600
Cell 360-378-8184



From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Support for Bailer Hill Microgrid
Date: Wednesday, April 3, 2024 3:33:16 PM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Juan Lopez <lopez@rockisland.com>
Sent: Wednesday, April 3, 2024 3:01 PM
To: Community Development <dcd@sanjuanco.com>; +communications@opalco.com
Subject: Support for Bailer Hill Microgrid

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[sample text - edit to suit]

Please support OPALCO's solar + battery microgrid on Bailer Hill Road. This local energy resilience is essential to keeping our County running during the uncertainties of the energy transition - and OPALCO's plan to share the land with sheep grazing is a good use of county ag land. The land will be in better shape for ag use when the project is decommissioned in 25 years.

Please approve the conditional use permit and be a part of the solution for a healthy energy future.

Thank you!

Juan And Heidi Lopez

From: [Betsy Dues](#)
To: [Marc Santos](#)
Subject: Opalco solar micro grid project
Date: Wednesday, April 3, 2024 3:34:51 PM

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April 3, 2024

Hello Marc Santos: I am deeply concerned over the proposed Opalco solar micro grid project for San Juan Valley, at the corner of Douglas and Bailer Hill road. My Sundstrom family has owned property in this valley since 1919. This is not at all what was intended as agricultural planning for the valley. I have personally strived to preserve my farm and as steward with the Preservation Trust properties, preserve and protect the landscape and scenic vistas enjoyed and expected by all. You will find that others in the valley have worked hard all their lives to preserve and protect this. I am certain there are other properties that will meet the needs of this project, less conspicuous to the beloved San Juan Valley vistas and agriculture. Please help to protect this incredible landscape from inappropriate development. Acknowledge those who have respected and cared for these properties for many generations. Thank you, Betsy Sundstrom Dues. San Juan Valley property owner at 322 Douglas Road, Friday Harbor, WA

Sent from my iPad

From: [Laura Dhatt](#)
To: [Marc Santos](#)
Subject: Public Comment on Bailer Hill Microgrid Project - Adjacent Owner Comments
Date: Wednesday, April 3, 2024 3:48:53 PM
Attachments: [Microgrid Project COmments.docx](#)

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find the attached comments on this project. We are owners of parcel 352724005000 that is adjacent at 298 Bailer Hill Rd, Friday Harbor, WA 98250.

TO: Marc Santos
FROM: Davin and Laura Dhatt
298 Bailer Hill Rd, Friday Harbor WA
RE: Bailer Hill Solar Microgrid Project – Public Comments.

This letter is regarding the Bailer Hill Solar Microgrid & Battery Storage (CUP) project for which Opalco has filed a LANDUSE-23-0122 to conditional permit to use parcel 352413002000 for other than Agricultural use.

I am opposed to this project for the following reasons:

1. This parcel is zoned AG and is in the San Juan Valley Heritage Overlay District. This means that use of the land is required to comply with both AG zoning regulations and with San Juan Valley Overlay regulations. A solar farm and battery storage facility does not conform to the stated goals, priorities and regulations of this parcel for either the AG zone or San Juan Valley Heritage Overlay District:
 - a. This parcel has been in agricultural production of bailing and/or silage for at least the last 15 years up until it was purchased by Opalco in 2020. Since then, the grass has been cut and bailed through 2022 and not thereafter.
 - b. The intention to install solar panels covering effectively the majority of the 19 acre parcel prevents any possibility of existing or future grass/hay production and limits the use to livestock grazing, if that is even a viable option.
 - i. PRESERVE PLANTINGS: The permit application comments regarding 2.2.N Agricultural Goal #2 to protect farmland... includes an explanation that the project will remove invasive species and solar arrays will be placed to allow approximately 90% of the site for livestock grazing and agricultural planting. They are suggesting that the fact that there is 90% of the parcel left as impervious surface is not consistent with that 90% also being viable for plantings. Plantings not only require rain and soil but also sun. The arrays are placed specifically to harvest the sun and will block the vast majority of this parcel from sun, ergo not viable for ag related plantings other than for grazing.
 - ii. LIVESTOCK GRAZING: While it is true that the land might conceivably be used for grazing, it is questionable why a farmer would graze their animals on land with livestock hazards (solar panels and other unknown installation features) when there is an entire AG zoned valley with other livestock graze leasing opportunities. It should be noted that, the application states that Opalco is agreeable to installation of

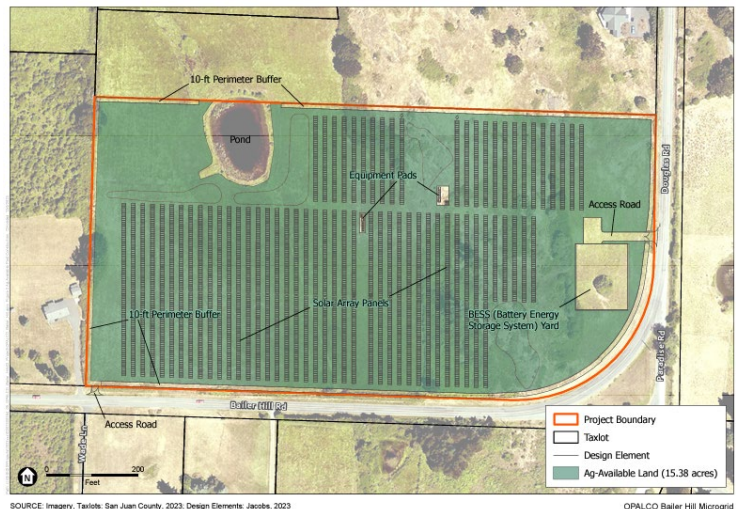
the solar panels at a height that allows for livestock grazing (specifically sheep). However, sheep are one of the shorter grazing animals on the island and if panels are installed at a height custom for safe sheep grazing, they will likely be too low for horses, cows and alpacas, all of which graze in this San Juan Valley.

Oak Knoll Farm endorsement: The applicant states that Oak Knoll Farm has been grazing this site for years. This is untrue as there has been no livestock grazing on this parcel in the 15 years that we have lived on an adjacent parcel. I acknowledge that the owner of Oak Knoll Farm has written a letter in support of this project, stating they have a current grazing lease on the parcel, despite the fact that have not previously nor are they currently grazing this parcel.

In Summary: This AG zoned farmland will effectively be converted to extremely limited use potential grazing of livestock which are no taller than sheep.

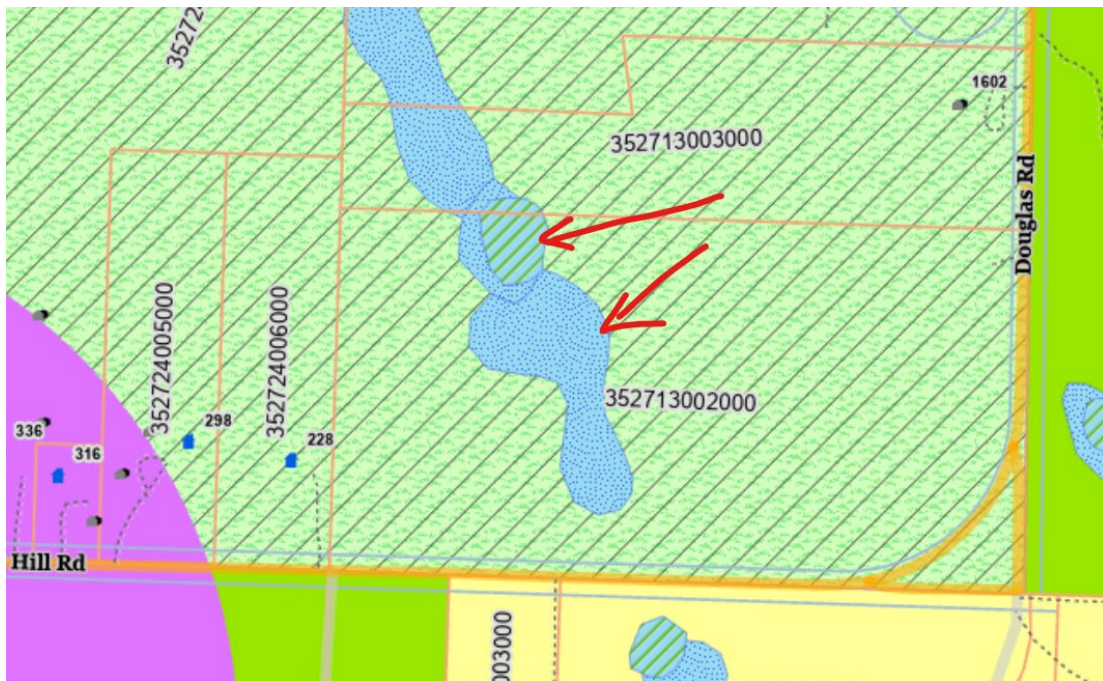
- c. SJC Code 18.80.100 D. Condition Use Permit Criteria for Approval criteria D2 states “the proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located.” The goals and policies are:
 - i. “...protect the physical conditions and characteristics of agricultural and forest resource lands, including **social** and **environmental** benefits, which are conducive to the **use of such lands for long term commercial production.**” However, this project is contrary to the social goal of maintenance of scenic landscapes. All one must do to assess if this goal is met is to look at the application before and after (see below). The applicant hired a visual consultant to assess the visual impact on KVP or Key Viewpoints. The concluding remarks suggest that the solar farm’s vast arrays and battery bank, including fencing and retention ponds would have only brief visual impact on travelers passing on this road. However adjacent homes as well as those parcels across this open and visually accessible San Juan Valley will have an unending view of this change from agricultural, pastoral to power plant. From my home I will have a direct view of this power plant as will most all neighboring homes within the valley area. It is highly possible if not likely that our property values will be adversely impacted by this project. But much more importantly our

daily living and enjoyment of the scenic landscape will severely impacted.



- d. SJC Code 18.80.100 D. Condition Use Permit Criteria for Approval criteria D3 states “The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval;”
 - i. However, the installation of this power plant in this San Juan Island SCENIC BYWAY within the San Juan Valley Heritage Overlay District would create significant adverse impact on human and natural environments. The massive solar farm that is planned is visually inescapable and an eyesore. It is fully incongruent with the aesthetic of the heritage farming valley.

- ii. Although this parcel is not within the Bald and Golden Eagle Protection Zone that extends into our parcel 352724005000, from our window we are able to observe frequent (nearly daily) roosting of Bald Eagles in two trees located on this parcel, one intended for removal.
- iii. The applicant states that no wetlands are located on the subject parcel. I acknowledge that the wetlands on this parcel may be excluded due to being human made (for farming purposes). However, these wet areas are used by numerous wildlife and would be unavailable when the planned 7' tall fencing is installed around the parcel.



Conclusion: The proposal of a solar farm on this particular property is a good fit with this parcel ONLY in that there is very good solar exposure in the entire San Juan Valley AG overlay District. Everything else about this project is a poor fit with the intent of the goals and priorities for the zoning of this parcel.

This project converts precious AG zoned land in this scenic pastoral landscape and plants a stake on THE scenic byway corner of Douglas and Bailer Hill Rd with a man-made, huge and highly visible solar farm that is visually inescapable and completely incongruent with

the visual aesthetic that is the signed stated goal of the 2022 Comprehensive Plan for the Agricultural Zone and San Juan Valley Heritage Overlay District.

In addition to the visual impact, is the impact to the subtraction of farmable land, reducing this parcel to be useable only as potentially less desirable grazing of livestock limited in height to those of sheep or shorter.

In additional the visual and farmable land impact is the impact to the natural resources that abound in this AG zone. There is impact to deer by the intended security fencing and the impact to Bald and Golden Eagles by the removal of roosting trees, reduction of their prey in this parcel and the addition of the solar panels and electro-magnetic as well as visual disturbances created that have the potential to disrupt wildlife habitation.

It is with my greatest hope that the permit hearing evaluates the near term but much more importantly the long-term impact to this precious AG zoned San Juan Valley Overlay District and Washington State designated San Juan Island Scenic Byway but the conversion of viable scenic farmland to a solar power plant with the potential for extremely limited use short height livestock grazing. I recognize that solar is part of the future in reduction of petrochemical dependance and I support that. And I recognize that this could be a “not in my back yard” kind of letter. But it truly is a strong held desire to have the planning committee make decisions that are strongly supportive of the goals and policies of the Comprehensive Plan for this San Juan Valley Heritage Overlay District and AG zone.

From: [Elly J](#)
To: [Marc Santos](#)
Subject: LANDUSE-23-0122 Bailer Hill Microgrid Project
Date: Wednesday, April 3, 2024 4:05:37 PM
Attachments: [Solar Grid letter April 3 2024.pdf](#)

You don't often get email from ellen.johnson77@gmail.com. [Learn why this is important](#)

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Please see attached letter opposing the above referenced.

Sincerely,

Ellen (Elly) Johnson
Windermere Real Estate
Friday Harbor, WA 98250
360-317-1575



Professional Courteous Service

Ellen Louise Johnson
541 Westcott Drive
Friday Harbor, WA 98250

April 3, 2024

Marc Santos
San Juan County
Department of Community Development
135 Rhone Street
Friday Harbor, WA 98250

Re: LANDUSE-23-0122
Bailer Hill Microgrid Project

Dear Planning Department and Hearing Examiner

I vehemently oppose the proposed solar grid on the corner of Bailer Hill Road and Douglas Road.

This defies every effort that has been made over the past 50 plus years to preserve the beautiful San Juan Valley agricultural area. This project would be unsightly in this location and especially as it is along a designated scenic byway. Grazing sheep under the solar panels is a poor suggestion and does not make the plan any less unattractive.

The glare from the solar panels would be a dangerous hazard to flights in and out of the Friday Harbor airport.

Other possible locations need to be identified that would provide sufficient sunlight to be effective and where the glare would not be observable from roads and residences and would not be a hindrance to air traffic.

There are unresolved questions as to the cost saving that would be attained as opposed to future costly repairs and parts replacement. More time and thought needs to go into any future plan for a solar grid project on our island.

I vote no.

Sincere Regards,

Ellen Louise Johnson

541 Westcott Drive
Friday Harbor, WA 98250

From: [Sam Buck](#)
To: [Marc Santos](#); [Lynda Guernsey](#)
Cc: [Steve Buck](#); [Sundstrom, Paula](#); [Barbara Buck](#)
Subject: Solar Farm -
Date: Wednesday, April 3, 2024 7:46:05 PM

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To Whom it may concern regarding the proposed Solar Farm to be located within the San Juan Valley Heritage Farm Agreement.

While I love the idea of a solar farm somewhere else, IF you allow that industrial installation on that protected land, you will be setting a precedent for attorneys' representing other land holders within that same zoning. If another such owner or subsequent owner, decides to apply for an unanticipated land use also violating the current land use agreement, the courts will very likely have to be sympathetic based on treating everyone equal. What ground would they have to deny? Subdivisions have lost their ability to enforce CC&R's because the HOA board allowed one homeowner to do something and then later tried to block another from doing something similar. Everyone must be treated equally in our form of government, so far.

Do you really seek to violate the very intent of all of the land holders who, for the sake of maintaining the open space of San Juan Valley, sacrificed other intended uses? If not for the substantial efforts and passion of those folks, the valley could be filled with 10-acre tracts of homes. My father, the second Sam Buck (I am the 3rd), was instrumental in putting that coalition together because he loved San Juan Valley, and it was no small task.

It might seem like a little exception that will not be that big of a deal, but I believe that by doing so, you will be offering up a thread that once pulled will eventually cause dissolution of one of the first collaborative, bipartisan conservation efforts born out of love for San Juan Valley.

Sam Buck
Managing Broker
360.317.6277

Coldwell Banker/San Juan Islands, Inc.
105 Spring St / PO Box 100
Friday Harbor, WA 98250
360.378.2101
www.SamBuck.com

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: Bailer Hill solar project
Date: Thursday, April 4, 2024 7:18:01 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

-----Original Message-----

From: Beth Spaulding <spauld4@rockisland.com>
Sent: Wednesday, April 3, 2024 9:10 PM
To: Community Development <dcd@sanjuanco.com>
Subject: Bailer Hill solar project

[You don't often get email from spauld4@rockisland.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I am writing to express my concern over the OPALCO Bailer Hill Solar project. I am concerned about the wildlife in the area. The two large fir trees will be removed. These are roosting trees for a pair of eagles. They also hunt in the pasture. Hawks sit on the phone lines on the south side and hunt in the pasture. Foxes hunt there and deer graze. They all use the pond as do migratory birds.

It is zoned as agricultural land. They say it will be used for sheep grazing, but then contradict themselves by saying the buttercups are poisonous to the sheep. If chemicals are used to eliminate the weeds, the drainage will go to the pond on the property and continue down to our pond. How will that affect the wildlife?

The county is trying to preserve Garry Oak trees and there is one on the border with Bailer Hill which will be removed.

Residents have worked for years to preserve the rural landscape of our island. That corner is probably one of the busiest corners by locals and tourists going to Limekiln. Looking at over 5000 panels, a large metal building surrounded by a six foot tall chain link fence is not the view anyone wants to see.

The photo and renditions OPALCO shared are very deceiving. They are from where there is a rise on the property which makes it look like the panels will barely be visible. The view from the start of the property on Douglas Rd. and from the curve onwards on the south side gives you a full view of the property.

If backup power is needed for the hospital, EMT building, and airport as reported that this would provide (I'm sure they all have generators), then put solar panels on their roofs or property.

Sincerely,

Beth Spaulding

336 Bailer Hill Rd. (Our property is adjacent at the northwest side)

Sent from my iPad

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: comments regarding the solar farm on Bailer Hill Rd.
Date: Thursday, April 4, 2024 7:19:39 AM

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250
Four Day Work Week: Tuesday - Friday

From: Heidi Brown <musicwithheidi@gmail.com>
Sent: Wednesday, April 3, 2024 6:05 PM
To: Lynda Guernsey <lyndag@sanjuanco.com>
Subject: comments regarding the solar farm on Bailer Hill Rd.

You don't often get email from musicwithheidi@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Lynda Guernsey, Administrative Specialist II and Planning Department,

As a future steward of land along Douglas Road, and of which is currently in my family, I would like to submit the following comments to the Planning Department regarding the proposed solar farm land use at the corner of Bailer Hill and Douglas Rd.

I believe that the visible location and 19 acre extent of a solar farm at Bailer Hill and Douglas Rd is inconsistent with the intent to protect *visual open space resources* and agricultural land in San Juan Valley per the Comprehensive Plan. As such, solar farms were probably not even under consideration as a proposed agricultural use some 30 years ago when the Open Space and Conservation Plan was created. Also, If OPACLO is allowed to build their solar farm, this would set a precedent, and that would open the way for other property owners in the Valley to do the same.

The uniqueness of the San Juans must be considered, as stated in the San Juan County Open Space and Conservation Plan (1991): "Open space is a precious resource. The Jan Juans are well known nationally for their open, rural character, the island mystique, the nearness of nature, abundant wildlife, the distant mountain views and the accompanying quality of life." Solar panels in that location would disrupt the rural character, the views, and possibly the movement of wildlife.

Also, it seems that many communities have a gap in their code that leaves the city or community vulnerable for allowing a land use that is not defined nor explicitly allowed in their local land use

laws. According to the American Planning Association, “a conspicuous silence on the part of local policies, plans, and regulations on the topic of solar energy use constitutes a significant barrier to adoption and implementation of these technologies.”

Respectfully,

Heidi Brown

From: [Lynda Guernsey](#)
To: [Marc Santos](#)
Subject: FW: comments regarding the solar farm on Bailer Hill Rd.
Date: Thursday, April 4, 2024 7:22:18 AM

Hi Marc,

The email below did not come into the DCD inbox but into my email inbox.

Just FYI

Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Lynda Guernsey <lyndag@sanjuanco.com>
Sent: Thursday, April 4, 2024 7:20 AM
To: Marc Santos <marcs@sanjuancountywa.gov>
Subject: FW: comments regarding the solar farm on Bailer Hill Rd.

Hi Marc,

Please see the email below that came into the DCD inbox.

Regards,

Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579

SAN JUAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

Four Day Work Week: Tuesday - Friday

From: Heidi Brown <musicwithheidi@gmail.com>
Sent: Wednesday, April 3, 2024 6:05 PM
To: Lynda Guernsey <lyndag@sanjuanco.com>
Subject: comments regarding the solar farm on Bailer Hill Rd.

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Also, it seems that many communities have a gap in their code that leaves the city or community vulnerable for allowing a land use that is not defined nor explicitly allowed in their local land use laws. According to the American Planning Association, "a conspicuous silence on the part of local policies, plans, and regulations on the topic of solar energy use constitutes a significant barrier to adoption and implementation of these technologies."

Respectfully,

Heidi Brown

Marc Santos

From: Vince Dauciunas <vdauciunas@rockisland.com>
Sent: Friday, March 29, 2024 11:30 AM
To: Marc Santos
Subject: San Juan County RE: LANDUSE-23-0122 OPALCO Microgrid
Attachments: Letter of Support Board.pdf

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Marc Santos
Community Development

Letter attached:

Respectfully,
Vince Dauciunas
Friday Harbor



March 29, 2023

Marc Santos
Community Development
P.O. Box 947
Friday Harbor, WA 98250

Dear Mr. Santos,

Subject: San Juan County RE: LANDUSE-23-0122 OPALCO Microgrid

On behalf of the OPALCO Board of Directors, I wish to express our support for the proposed solar and battery storage project on San Juan Island. The OPALCO team has spent considerable time analyzing the need for projects like these and the importance of these projects for our energy future. This project represents a significant step towards meeting decarbonization mandates while ensuring power supply reliability, particularly during peak demand events and storms when fossil fuel generators may no longer be available.

We understand that as the region transitions to renewable energy sources, the challenge of maintaining power supply reliability becomes paramount. With fossil fuel generators being retired faster than renewable resources are developed to replace them, the risk of blackouts looms large. Therefore, we believe that local energy projects like this one play a crucial role in providing a dependable power supply, especially during emergencies.

There are significant positive environmental and community aspects of this project. Partnering with neighboring sheep farmer Oak Knoll Farm to graze the Bailer Hill property not only ensures continued land use but also contributes to sustainable agricultural practices. Additionally, our collaboration with the San Juan Islands Conservation District to develop a farm plan for the site demonstrates our commitment to improving soil health over the project's lifespan.

The project aligns with the San Juan County Comprehensive Plan, emphasizing the importance of alternative energy resources while minimizing environmental impacts and promoting energy independence.

The project has received National Environmental Policy Act (NEPA) approval, underlining our commitment to environmental stewardship. The infrastructure improvements planned for the site will not only benefit the solar project but also enhance conditions for current and future farming activities, including vehicle access, fencing, power supply, and water.

OPALCO secured a \$1M grant from the WA Dept of Commerce's Clean Energy Fund. This grant will enable us to dedicate a portion of the project benefits to low-income households in San Juan County, furthering our commitment to equitable access to clean energy.



This solar and battery storage project embodies our cooperative's values of sustainability, community engagement, and innovation. We urge your full support for this initiative, which promises to benefit our region environmentally, economically, and socially.

Sincerely,

Vince Dauciunas

Vince Dauciunas, OPALCO Board President