



A. BACKGROUND

1. Name of proposed project, if applicable:

Iron Horse Solar ("Project")

2. Name of applicant:

OneEnergy Development, LLC

3. Address and phone number of applicant and contact person:

Taylor Steele
206 NE 28th Ave, Suite 202
Portland OR, 97232
(503) 964-6763

4. Date checklist prepared:

February 15th, 2016

5. Agency requesting checklist:

Kittitas County Community Development Services

6. Proposed timing or schedule (including phasing, if applicable):

The Project is currently planned to begin construction as early as June 2016 and begin operation as early as September 2016. This schedule is contingent upon outstanding technical studies required to interconnect the Project to the local utility grid, but minimal schedule impacts are anticipated. The schedule also depends on ability and timing of obtaining permits and local weather conditions.

The Project will be built out in a single phase and is anticipated to take roughly four to five months to complete. Anticipated implementation dates are:

- Engineering and Permitting: January 2015 through June 2016
- Construction: Summer 2016
- Operation: Q4 2016

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No, OneEnergy Renewables("OER") does not have any plans for future additions, expansion, or further activity related to our connected with this Project proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The following supplemental studies were conducted in preparation of this project:

- Environmental Review with FWS (Complete)
- Geotechnical Review (Complete)
- ALTA Survey (Complete)
- Phase 1 Environmental Site Assessment (Complete)

- Solar Glare Hazard Analysis Report (Complete)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

To our knowledge, there are no applications pending for government approvals related to this property.

10. List any government approvals or permits that will be needed for your proposal, if known.

Anticipated government approvals are as follows:

- KCCDS Clearing, Grading, Access and Building Permits
- SEPA Checklist
- KCCDS Conditional Use Permit
- L&I Electrical Permit
- Hydraulic Permit from WDFW (Need is to be determined)
- Stormwater Permit (Need is to be determined)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Located one half mile due east of Kittitas, WA via Clerf Road, the proposed Project would occupy up to 47.5 acres of a larger, 67-acre property comprised of 2 parcels owned by Bill Hanson. OneEnergy Development LLC and the landowners have signed a 25-year lease agreement to allow a section of the property to be leased for solar energy development. The property owner, Bill Hanson, owns several adjacent parcels that are used for agriculture.

Total generating capacity for the project is anticipated to be four and a half (4.5) megawatts ("MW") alternating current ("AC"). To put 4.5 MW in perspective, an average household rooftop system is less than 20 kW or 0.02 MW. At 4.5 MW, the Project is able to achieve significant economies of scale and cost advantages over a typical rooftop system. Thus, the Project is a cost effective way of developing and selling solar power.

The Project would contain approximately 18,594 solar photovoltaic ("PV") panels installed on a racking system that follows the sun throughout the day to maximize energy output. The racking system and panels would be supported by steel piles driven to a depth of six (6) to eight (8) feet below grade. The top of the panels would stand no higher than eight (8) feet.

In addition to the steel support system and PV panels, the project would include Eaton Power Xpert 1500kW inverters to convert direct current ("DC") power from the sun into AC power that the utility uses throughout its system. Each inverter would be coupled with a medium voltage step-up transformer to increase the voltage of the power to be consistent with the local utility's lines.

For insurance, security, and liability purposes, the project site would be enclosed by an eight (8) foot high chain link perimeter fence. Interior gravel drives would allow

access to various parts of the Project for periodic operations and maintenance activities.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: 320 Caribou Road Ellensburg, WA 98926

Section/township/range: S1/T17N/R19

Lat/Long: 46.988433° -120.399226°

Legal Description: ACRES 57.23, CD. 9607; SEC. 1, TWP. 17, RGE. 19; PTN. W1/2 SE1/4 ELY OF CARIBOU RD.; LESS 2.70 CO. RD.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

The Site is very flat with little change in slope and minimal topography. There is no cover or shrubbery present on the site. The Project area varies in elevation from approximately 1720 to 1690 feet above mean sea level, sloping gradually to the southwest. With an average slope of <1.5%, there is elevation change over the whole of the approximately 47.5 acres.

- b. What is the steepest slope on the site (approximate percent slope)?

The Project area has an estimated maximum slope of 2%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The near surface soils within the Site were identified using information from the U.S. Natural Resources Conservation Service (NRCS) Web Soil Survey. The soils series in the Site Boundary are grouped into four general map units: Brickmill, Mitta, Manastash-Durtash and Opnish. The Table below shows the map units within the Site area.

Table. X Map Unit Table

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
601	Brickmill gravelly ashy loam, 0 to 2 percent slopes	2.4	5.3%
621	Mitta ashy silt loam, flooded 0 to 2 percent slopes	0.1	0.3%

625	Manastash-Durtash complex, 5 to 10 percent slopes	0.5	1.1%
635	Opnish ashy loam, 0 to 2 percent slopes	34.4	75.1%
791	Mitta ashy silt loam, drained, 0 to 2 percent slopes	8.3	18.2%
Totals for Area of Interest		45.7	100%

Soil Descriptions

Brickmill gravelly ashy loam, 0 to 2 percent slopes

The Brickmill series consists of very deep, moderately well drained soils formed in old alluvium with an influence of volcanic ash in the upper part. Brickmill soils are on piedmont slopes grading from mountain footslopes to basin floors. Slopes are 0 to 5 percent. The mean annual precipitation is about 11 inches and the mean annual temperature is about 49 degrees F. **Brickmill soils** are moderately well drained; slow runoff; permeability is moderate above the lithologic discontinuity, and rapid to very rapid below. This soil has an irrigation induced water table at 30 to 40 inches with its uppermost limit occurring at some time between during the mid-May to mid-October growing season. These soils are used for pasture, limited cropland, and wildlife habitat. Native vegetation is bluebunch wheatgrass, Sandberg bluegrass, and big sagebrush.

[Source: USDA Soil Series https://soilseries.sc.egov.usda.gov/OSD_Docs/B/BRICKMILL.html]

Mitta ashy silt loam, flooded, 0 to 2 percent slopes

The Mitta series consists of very deep, moderately well drained soils that formed in alluvium mixed with volcanic ash in the upper part. Mitta soils are on flood plains, fan aprons, fan skirts and inset fans. Slopes are 0 to 2 percent. The mean annual precipitation is about 10 inches and the mean annual temperature is about 49 degrees F. **Mitta soils** are moderately well drained; slow runoff; moderately slow permeability. This soil is irrigated and drained. This soil has an irrigation-induced water table at 30 to 60 inches during the mid-May to mid-October growing season. These soils are used for irrigated crop production and livestock grazing. When irrigated, hay, oats, wheat, corn, potatoes, and peas are among the crops grown.

[Source: USDA Soil Series https://soilseries.sc.egov.usda.gov/OSD_Docs/M/MITTA.html]

Manastash-Durtash complex, 5 to 10 percent slopes

The Manastash series consists of moderately deep to a duripan, well drained soils formed in loess and alluvium. Manastash soils are on fan remnants, terrace remnants, and partial ballenas of piedmonts. Slopes are 0 to 30 percent. The mean annual precipitation is about 11 inches and the mean annual air temperature is about 48 degrees F. Manastash soils are well drained; runoff is very slow to medium; permeability is moderate above the subsoil, slow in the subsoil, and very slow within the duripan. These soils are used for irrigated crops, pasture, range and wildlife habitat. Native vegetation is bluebunch wheatgrass, Sandberg bluegrass, and big sagebrush.

[Source: USDA Soil Series https://soilseries.sc.egov.usda.gov/OSD_Docs/M/MANASTASH.html]

The Durtash series consists of shallow to a duripan, well drained soils formed in loess and alluvium on alluvial fans. Slopes are 2 to 30 percent. The mean annual precipitation is about 10 inches, and the mean annual air temperature is about 49 degrees F. Durtash soils are well drained, medium runoff; slow permeability. Well drained, medium runoff; slow permeability. Rangeland and wildlife habitat; Native vegetation is bluebunch wheatgrass, Sandberg bluegrass, cusick bluegrass, and Wyoming big sagebrush.

[Source: USDA Soil Series https://soilseries.sc.egov.usda.gov/OSD_Docs/M/MANASTASH.html]

Opnish ashy loam, 0 to 2 percent slopes

The Opnish series consists of very deep, moderately well drained soils formed in alluvium with an influence of volcanic ash in the surface. These soils are on alluvial fans. Slopes are 0 to 2 percent. The mean annual precipitation is about 10 inches and the mean annual temperature is about 49 degrees F. Opnish soils are moderately well drained; slow runoff; moderately slow permeability. This soil has an irrigation-induced water table with its uppermost limit occurring at some time between the mid-May to mid-October growing season. This soil is used for irrigated crop production and livestock grazing. Native vegetation is greasewood and saltgrass. When irrigated, hay, oats, wheat, corn, potatoes, and peas are among the crops grown.

[Source: USDA Soil Series https://soilseries.sc.egov.usda.gov/OSD_Docs/O/OPNISH.html]

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

As per a preliminary geotechnical study conducted in September of 2015, there are no indications of unstable soils on within the Site area.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

A total of 44 cubic yards of topsoil is expected to be excavated from the site for the construction of the driveway and transformer pad. The material will be spread out evenly in the vicinity of the driveway and hydroseeded.

A total of approximately 95 cubic yards of clean gravel, from an approved source, will be imported for the construction of the driveway and subgrade of the transformer pad.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

As with any construction projects, erosion could occur but none is expected. The Project is sited on previously-disturbed agricultural land impacted by farm equipment, installation of fences, road construction, ditching and utility pole placement. The Project is designed to be low impact development. The site has a very shallow slope where the driveway and transformer pad are to be constructed and the site is vegetated with natural grasses so erosion is not anticipated. Reclamation measures will be implemented to restore the temporarily disturbed near-surface soils at the Project site. Permanent impacts from Project construction will be minimized whenever possible, enabling the land to return to pasture or other agricultural uses at the end of its useful life.

Only a minimal amount of soil disturbance will be required during construction of the Project. The vast majority of existing grass and topsoil will be left intact as-is, with

foundation posts installed directly through the existing surface. Erosion prevention measures will be in place to minimize the need to remove existing vegetation and to leave soils in place.

Anticipated grading during construction will be minimal, limited to (1) repair or even out some isolated paths (i.e. worn tracks in the existing grade from farm equipment use), and (2) excavation of trenches for the installation of underground conduit and cables. No export or stockpiling of topsoil is expected. At the conclusion of construction, disturbed areas will be re-seeded with a weed free, low growing native seed mix.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The Project will create approximately 8,703 (SF) of new impermeable surface (pads for grid connection and power quality equipment, 8,223 SF gravel driveway, three 120 SF inverter pads, and one 120 SF transformer pad). This is approximately 6.5% of the total parcel area and 9% of the developed portion of the parcel. Although the solar panels themselves are impermeable, the panels are relatively small (each roughly 4' x 6'), disconnected from each other, and installed over the existing soil surface. Rainwater and snowmelt will simply drip from the panels and infiltrate the surface, and no channeling of run-off is expected.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Soil Erosion Plan

The Project is not expected to result in significant adverse impacts to soils, nor create any significant erosion. Construction activities required for the Project are expected to have a ground disturbance area of approximately 8,703 SF of excavated surface. If the final Project disturbance area exceeds acreage thresholds that trigger a National Pollutant Discharge Elimination System (NPDES) stormwater permit, impacts from the construction of solar facilities will be addressed and regulated through erosion control measures required by Washington Department of Ecology.

OER will follow the guiding principles of the 2012 Stormwater Management Manual for Eastern Washington, as Amended in December 2014 (The 2014 SWMMWW), using erosion prevention as the primary protection at the site, with sediment controls used as a secondary system.

Where possible and to the best extent feasible, these include:

- Preserve the existing vegetation.
- Design the project to be compatible with the existing topography, soils, and vegetation.
- Schedule grading and construction to minimize soil exposure, especially during the rainy season.
- Inspection and maintain of control measures during construction.

The following Best Management Practices (BMPs) will be used to prevent erosion and control sediment:

- Minimize concentrated flows and divert runoff away from exposed or critical areas.

- Minimize slope steepness and slope length.
- Keep runoff velocities low by using channel linings or temporary structures in drainage channels.
- Prepare drainage ways and outlets to handle concentrated or increased runoff.
- Use flagged poles or stakes to mark storm drains, catch basins, curb inlets, and other BMPs
- Vegetate and mulch disturbed areas.

In addition, the Project will use typical silt control measures such as silt fencing and straw rolls along the lower side of any grades to prevent eroded soil, if any, from leaving the site. A laydown area used to offload and stage material will be created near the entrance to the Project site on the property and will be installed as a level gravel area sufficient to allow for deliveries and material staging and minimize the need for vehicles on the site as well as minimize the tracking of soil onto the roads from the site.

Soil Compaction Plan

During construction the following equipment will likely be used:

- Small Tracker drilling/vibratory pile driving rigs - used to install the foundations posts for the solar array
- Small Excavation Equipment/Backhoe -used to excavate and compact trenches for underground electric cables
- 4-wheel drive forklifts -used to move and stage material around the Project site

Such equipment is no more likely than standard farm equipment to create undue soil compaction. The majority of other construction work for the Project uses hand tools and manual labor to connect panel racking, panels, and wiring. No remediation of compaction is necessary or expected.

Summary of Planned Erosion Control and Compaction Measures for Project

1. Leave majority of existing soil and grasses in place.
2. Minimize grading to repair of worn paths.
3. Other soil disturbance limited to trenching for cabling and conduit.
4. Use best management practices for silt control such as silt screens and straw rolls at low areas to contain any soil erosion that does occur during construction.
5. Re-seed disturbed areas with certified weed free, native low-growing seed mix, that will become quickly established and require little to no maintenance. All disturbed areas will be hydro-seeded to prevent erosion. The runoff from the driveway will be treated and controlled using Full Dispersion (BMP F6.42, Eastern Washington Low Impact Development Guidance Manual, June 2013)
6. Use lightweight equipment as described in this plan.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

By definition, solar farms do not emit air pollution.

Construction: The primary air-quality issue during construction will be dust from non-point sources, such as earthwork and construction traffic. This type of dust is described as fugitive dust. Fugitive dust created in this Project is expected to be less than a typical construction project because this project will not require excessive earthwork. Other potential sources of pollutants are mobile combustion engines from earthwork equipment and an increase in vehicle traffic by workers. These types of pollutant sources should have little impact to the air quality.

Operations: As a solar generation facility, the Project will emit no pollutants during operation.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No, the Project will not have any off-site sources of emissions or odor.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The Project will not have sources of emissions, therefore there are no proposed measures to reduce or control emissions or other impacts to air.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Caribou Creek, a tributary of the Wilson Creek Sub-basin, borders the northern edge of the project. Caribou creek runs along the western boundary of the property and then diagonals across the upper portion of the parcel. The diagonal crossing marks the north boundary for the Project area. No crossings, developments or impacts are expected to occur to Caribou creek during construction or operations. To further protect Caribou Creek, OER will adhere to a 100 foot buffer as recommended by the Department of Fish and Wildlife (WDFW).

Although no work is anticipated to take place with-in the aforementioned buffer, if any construction or maintenance affects Caribou Creek, OER will acquire a Hydraulic Project Permit from the WDFW.

Additionally, there is an irrigation canal that runs north-south through the east side Project area. No impacts to the irrigation ditch or larger irrigation system are anticipated.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Work within 200' of the canal and the creek consists of the installation of fencing and driving pin piles for the support of the solar panel arrays. As per FWS recommendations, we will maintain a 100' buffer to the creek and a minimum of 30' the irrigation canal and have no plans to work in the neither the canal nor the creek.

Washington Department of Fish and Wildlife ("WDFW") completed a

site review for any potential impact to State or Federal endangered species in July 2015. In that process, WDFW informed OER that Caribou Creek is a fish-bearing stream and will require a stream buffer. OER will work with WDFW to protect Caribou creek and any potential species in the site plan development and Project operations. OER has included a 100' buffer in the site plan as per WDFW's recommendations and plans to continue incorporating WDFW recommendations into the site design.

The broader parcel has no wetland areas as per the United States Fish and Wildlife Service's National Wetlands Inventory (see Appendix C). The western border of the site is located in the the 100-year FEMA floodplain (see Appendix D). The preliminary site plan included in this application does intersect the floodplain and includes a 100' buffer to Caribou Creek. This design is subject to change based upon further site analysis and surveying.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material will be placed in or removed from surface waters or wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The Project will not require any surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Caribou Creek and the area immediately surrounding it is in a 100-year floodplain. OER plans to avoid this floodplain and give it an appropriate buffer. OER has consulted with the planners at the Kittitas County Planning Department who have approved the design in the preliminary site plan in regards to the flood-plain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Groundwater will not be withdrawn. No discharges will be made to groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals, . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This project does not include any septic tanks or other waste discharging systems. There will be no waste material that will be discharged into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Subject to Department of Public Works requirements for fire road access, this Project will contain a gravel roadway, which is considered a pollution generating surface. The driveway will be used intermittently and the runoff from the driveway will primarily infiltrate, but whatever does flow off the driveway will flow through a vegetated buffer for treatment and infiltration. The runoff does not flow into other waters.

The future solar panel arrays will be constructed with pin piles and the non-pollution generating surface runoff will infiltrate between and under the panels.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

There will be no waste materials that could enter ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. Minimal addition to impervious surface. Measures will be taken to keep runoff on site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The Project proposes to apply BMP's from the Eastern Washington Low Impact Development Manual to reduce and control runoff water. BMP F6.42, Full Dispersion, will be used for the runoff from the gravel driveway. The driveway will be sloped to one side at 2% and then flow through the natural vegetation for treatment and infiltration.

BMP 4.8, Minimal Excavation Foundations, will be used to minimize the impacts from the solar panel arrays. The use of pin piles to support the solar panels retains the native soils and areas for infiltration of the runoff from the solar panels.

3. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Approximately 199,496 square feet, or 4.6 acres, of the existing vegetation will be removed for this Project to accommodate the inverter pads, gravel driveway and internal compacted roads.. The site will be replanted with a weed-free native seed mixture.

- c. List threatened and endangered species known to be on or near the site.

The U.S. Fish & Wildlife Service IPaC Trust Resource Report identified no threatened or endangered species known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Upon complete construction of the solar facility, the project will create and abide by a prepared Vegetation Resources Management Plan for the solar facility. The Vegetation Resources Management Plan will be prepared in accordance with regulatory agency guidance from Kittitas County. The intent of this Plan is to describe goals and objectives for vegetation management activities related to the Project construction and operation. OER will comply with the laws and recommendations of Kittitas County, the Washington State Noxious County Weed Control Board, the Kittitas County Noxious Weed Control Board and any other identified stakeholders.

During construction, OER will employ Best Management Practices (BMP's) to avoid impacts to native plants species when possible. These include erosion control and temporary fencing protection. In addition, site preparation will consist of clearing the existing vegetation only in those areas where construction, grading, and road improvements will occur. Once the site is prepared, the installation of racking systems, modules and inverter pads will use internal site access roads. Avoiding incidental impacts to vegetation during construction helps promote plant communities that are more resistant to non-native plant invasion. Shrubs, grass, and groundcover will, to the maximum extent practicable, remain between rows and under the solar modules. At the conclusion of construction, disturbed areas will be re-seeded with a weed free, low growing native seed mix.

The proposed landscaping for this Project as not been finalized. OER will work with the appropriate regulatory agencies to comply with measures to preserve or enhance vegetation on the site using native plants and landscaping when appropriate.

- e. List all noxious weeds and invasive species known to be on or near the site.

There are no known noxious weeds or invasive species at this time.

4. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

As per the U.S. Fish and Wildlife IPaC tool and confirmation from the local Washington Department of Fish and Wildlife Office, birds and animals that may potentially be on or near the site include;

Birds: Greater Sage Grouse, Marbeled Merrelet, Cuckoo

Mammals: Canada Lynx, Grizzly bear, Grey Wolf

Fish: Bull Trout, Moutain Sucker

WDFW completed a site review for any potential impact to State or Federal endangered species in July 2015. In their initial review, WDFW determined that the site does not include any areas of Priority Habitat Species ("PHS").

- b. List any threatened and endangered species known to be on or near the site.

WDFW completed a site review for any potential impact to State or Federal endangered species in July 2015. In their initial review, WDFW determined that the site does not include any areas of PHS but is in the vicinity of two species occurrence records: the greater sage-grouse and the Mountain Sucker.

While there is record of greater sage-grouse lek located approximately 3 miles to the southwest of the Project, this record consists of a single male last observed during the spring of 1994, is not considered to be an active lek and WDFW noted that they do not expect there to be adverse impacts from the Project on sage grouse or sage grouse habitat.

- c. Is the site part of a migration route? If so, explain.

To OER's knowledge, no the site is not part of a migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

WDFW also informed OER that Caribou Creek is a fish-bearing stream and will require a stream buffer. OER will work with WDFW to protect Caribou creek and any potential species in the site plan development and Project operations. OER has included a 100' buffer in the site plan as per WDFW's recommendations and plans to continue incorporating WDFW recommendations into the site design.

- e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on the site.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The Project's energy needs include a small amount of electricity needed to run a security light and an electricity meter.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the proposed solar facility will not negatively affect the potential use of solar energy on adjacent sites.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

5. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

Based on the findings of a Phase 1 Environmental Site Assessment, there is no known contamination at this site.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemicals/conditions that might affect project development and design. PV modules do not contain hazardous materials or dangerous chemicals. The predominant material in PV modules is silicon, the second most abundant material in the Earth's crust. Sand and almost all rocks contain silicon combined with oxygen.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There will be no toxic or hazardous chemicals stored, used or produced during development, construction or operation.

- 4) Describe special emergency services that might be required.

There will not be any special emergency services required.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

OER will construct the project to comply with all applicable federal, state and industry standards that relate to environmental health hazards. During construction OER will employ BMPS to reduce and control the potential for environmental health hazards. Similarly, during operation, OER will continue to implement applicable BMPS reduce and control the potential for environmental health hazards

6. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There is no existing noise that may affect our Project in the area.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term basis: During construction of this Project, all noise shall be maintained below the average daily ninety decibel (90dB) rating at the property lines.

During construction, some increased noise is expected from activities that include compacting, grading and driving of foundation piles for solar panel supports. Most construction activities will take place during normal business hours and will be conducted in accordance with local bylaws and noise ordinances.

Noise generated by construction of the Project is expected to vary, depending on the construction activities. The Table below lists the typical noise levels associated with common construction equipment at various distances.

Noise Levels From Common Construction Equipment at Various Distances (dBA)

	Typical Sound Pressure Level	Expected Sound Pressure Level at		
	50 feet	1,000 feet	2,500 feet	5,000 feet
Construction Equipment				
Bulldozer (250 to 700 horsepower)	88	62	54	43
Front-end loader (6-15 cubic yd.)	88	62	54	43
Truck (200-400 horsepower)	86	60	52	41
Grader (13- to 16-foot blade)	85	59	51	40
Shovel (2 to 5 cubic yards)	84	58	50	39
Portable generators (50 to 200 kw)	84	58	50	39
Mobile Crane (11 to 20 tons)	83	57	49	38
Concrete Pumps (30 to 150 cubic yd.)	81	55	47	36
Tractor (3/4 to 3 cubic yd.)	80	54	46	35

Source: Barnes et al., 1997

During operations, the site will be unmanned and minimal noise is expected. Noise generated at the Project will be from the occasional traffic, along with the Project's transformers and inverters.

Solar panels are silent during normal operations. The only noise generated from the electrical equipment at the facility would be from the transformers and inverters at each power center. As solar farms become more common, more studies have been done demonstrating the low impact of noise during operation.

The tracking system electrical motors create minor mechanical noises as the rotate the panels to track the sun. Estimates show that the tracking system noise would be

approximately 75 dBA. At a distance of 400 feet, the noise level would drop to less than 40 A-weighted decibels ("dBA") – less than the level of a refrigerator. The inverters and transformers emit a low level hum while operational during daylight hours that would be nearly imperceptible at property lines.

As currently designed, the Decibel ("dB") level for Project components are as follows (attenuating at 6dB per double the distance from the origin):

- Modules & Racking – Canadian Solar CS6X-320P0 db
- Inverters – Eaton Power Xpert 1500 < 78 dB(A) at a distance of 10 ft
- Transformer(s) – Cooper Power Systems <60 db per NEMA TR1 Standard
-

This compares to the typical sound levels measured in the environment and industry as follows:

Noise Source at a Given Distance	A-Weighted Sound Level in Decibels	Noise Environments	Subjective Impression
Civil defense siren (100 feet [ft])	130		
Jet takeoff (200 ft)	120		Pain threshold
	110	Rock music concert	
Pile driver (50 ft)	100		Very loud
Ambulance siren (100 ft)			
	90	Boiler room	
Freight cars (50 ft)		Printing press plant	
Pneumatic drill (50 ft)	80	In kitchen with garbage disposal running	
Freeway (100 ft)	70		Moderately loud
Vacuum cleaner (10 ft)	60	Data processing center	
Department store; light traffic (100 ft)	50	Private business office	
Large transformer (200 ft)	40		Quiet
Soft whisper (5 ft)	30	Quiet bedroom	

	20	Recording studio	
	10		Hearing threshold

[Source: Beranek, L.L. 1988. *Acoustical Measurements*. American Institute of Physics. Woodbury, New York.]

The noise generated by the Project will be minimal. Noise generated by solar facilities is anticipated to be masked by other background sources (i.e. farming practices, wind conditions and local traffic). Inverters tend to generate the most noise on solar sites. The anticipated inverters for this project, Eaton Power Xpert 1500 kW, are warranted by the manufacturer not to exceed a maximum sound power level 67 dBA at 33-feet (10 meters). Even at maximum sound levels, the inverters will generate less noise than many activities frequently practiced in rural farming communities such as; tractor operations, grain auger operations and chainsaw operations. This Project will have little to no impact on the noise environment in and around the general vicinity of the Site.

3) Proposed measures to reduce or control noise impacts, if any:

During construction, some increased noise is expected from activities that include compacting, grading and driving of foundation piles for solar panel supports. To mitigate for noise impacts, Most construction activities will take place during the normal business hours of 8 am and 6 pm and will be conducted in accordance with local bylaws and noise ordinances including but not limited to Kittitas County Code Section 9.45.010: Public Distrubance noises.

Additionally, all noise generating construction activities will be conducted between the hours of 7 a.m. and 10 p.m in accordance with WAC 173-60-050.

During operation, there are no measures to reduce or control noise impacts as the Project anticipates a low level noise of interior to the perimeter fence. Noise reduction occurs at 6dB per double the distance.

8. Land and shoreline use

b. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site and adjacent sites is primarily agricultural. The proposal will affect land use covering approximately up to 47.5 acres to accommodate solar energy production. There will be no impact to neighboring land uses. The Project will not force a significance change in accepted farm practice on surrounding lands. The only farming practices that will be impacted are those that originally occurred on the leased premises.

Additionally, this Project will not result in the conversation of rural land to urban uses.

c. Has the project site been used as working farmlands or working forest lands? If so, describe.

How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Yes, the site has been used as working farmland. Up to 47.5 acres will be converted to non-farm use for the Project. At the end of the Project's life, the site will be returned to the conditions equivalent to those prior to construction and operation of the project. After the last remnants of the solar facilities are removed and hauled off-site, the land will be tilled to restore the soils to a density and consistency suitable for farming. The site will be reseeded with an appropriate weed-free seed mix in order to provide soil stability and moisture retention prior to the resumption of farming.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The Project will neither affect nor be affected by surrounding working farm or forest land, business operations, oversized equipment, pesticide application, tilling or harvesting.

- d. Describe any structures on the site.

There are no existing buildings on the proposed area of development.

- e. Will any structures be demolished? If so, what?

No structures will be demolished in any stage of this proposed action.

- f. What is the current zoning classification of the site?

The Project site is located within the Agricultural 20 zone in Kittitas County.

- g. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation for the site is Rural Working.

- h. If applicable, what is the current shoreline master program designation of the site?

The project will not be located near any rivers designated under the shoreline master program.

- i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

To our knowledge, no parts of this site have been classified as critical area by the city or the county.

- j. Approximately how many people would reside or work in the completed project?

There will be no people residing in or working on the completed project. Long-term

project operations will require minimal maintenance. During operations, the Project site will be unmanned. Quarterly to yearly maintenance on the solar array components will most likely occur, along with periodic site visits for operational monitoring.

- k. Approximately how many people would the completed project displace?

No people will be displaced in any stage of this project.

- l. Proposed measures to avoid or reduce displacement impacts, if any:

Not Applicable.

- m. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

To ensure that the project is compatible with existing land uses and plans, OER will submit all necessary applications for local land use approvals and permits in Washington.

OER plans to obtain a Conditional Use Permit ("CUP") for the installation of the facility.

- n. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Project is located on land zoned as Agricultural 20 ("AG 20") where a solar energy generating facility is an allowed per Section 17.61.020 of the Kittitas County Code. The use is in conformance with all required standards and criteria of the County code.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

There will be zero units provided.

- b. Approximately how many units, if any, would be eliminated? Indicate whether hi

There will be zero units eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

Not Applicable.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

System Layout - The Project will consist of single-axis PV modules supported on stationary piles. Each row of solar panels will be strung together in a north-south

orientation and the panels will tilt on a single-axis (facing East in the morning and tilting toward the West following the sun through the course of each day to maximize energy output.). Each string of panels is arranged in rows with approximately eight to twelve feet of space between the rows. The racking system and panels would be supported by steel piles driven to a depth of 6 to 8 feet below grade. The top of the panels would stand no higher than 8 feet – approximately the height of a mature corn plant.

b. What views in the immediate vicinity would be altered or obstructed?

The Site vicinity is predominantly comprised of working hay fields in a rural setting where activity is typically agricultural in nature. The Project profile is will be no taller than 8 feet, lower than a one-story building. There are no recreational facilities within a one-mile radius of the project. There are no designated scenic highways within a two-mile radius of the project, nor are there any recognized scenic vistas. There are no anticipated visual obstructions and visual alterations are limited to a small radius of the Project footprint.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The following attributes of the proposed Project and description of existing conditions in the vicinity of the project Site reduce the visual impacts of the Project:

- PSE's electrical distribution infrastructure is located adjacent to the site.
- The project site is already disturbed by agricultural uses.
- The landscapes that are proposed for conversion are not rare or unique.
- The land is topographically flat, minimizing the need for grading.
- The project is not located in the vicinity of an area of high scenic quality (i.e. wilderness areas or National parks)
- A relatively small number of people live in the visual sphere of influence, and few would be affected directly by the project's aesthetic impacts.
- The roads in the immediate project area are very lightly traveled and do not have scenic designations. Solar panels, which are the primary feature of the project would be installed at a height that would not block long distance views or be visible from beyond a small view shed.
- Glare impacts are minimal, as described in the Project narrative and below.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Photovoltaic solar panels are designed to absorb sunlight. A monocrystalline silicon solar cell, absorbs two-thirds of the sunlight reaching the panel's surface. Therefore, only one-third or 30 percent of the sunlight reaching the surface of the solar panel has the opportunity to be reflected.

The panels are manufactured with an anti-reflective layer to maximize solar absorption and minimize glare. The system will be designed for optimal energy production while mitigating solar glare to the best extent possible. The U.S. Air Force has studied glare

impact from flat-panel solar projects to airports, and determined that such glare is similar to “weathered white concrete” and poses minimal risk. For more detail, a document entitled, “Final Environmental Assessment Outgrant for Construction and Operation of a Solar Photovoltaic System in Area I, Nellis Air Force Base, Clark County, Nevada, March 2011, U.S. Air Force, can be found at this URL: <http://www.dtic.mil/cgi-bin/GetTRDoc?AD=ADA566604>.

Any glare created from the panels would not be significantly more than the current farm use. Comparable levels of glare are listed below to help put this in context.

- 45% Dry sand
- 30% Monocrystalline silicon solar cell
- 25% Grass type vegetation
- 20% Needle leaf coniferous trees
- 10% Broad leaf deciduous trees

Furthermore, glare would only impact a particular receptor nearby for a brief period throughout the day, as the panels would constantly track the angle of the sun. Existing vegetation surrounding the property, plus any additional vegetative screening planted as part of the Project, would mitigate almost all glare from the project.

Using the Sandia National Laboratory Glare Hazard Analysis Tool (SGHAT), developed in associate with the Federal Aviation Administration, there are no issues of glare produced by the project. The table below identifies the eight points that were input into the SGHAT tool on December 21, 2015.

Table 5. SGHAT Glare Observation Points

Observation point	Latitude (deg)	Longitude (deg)	Ground elevation (ft)	Eye-level height above ground (ft)	Glare analysis results
Clerf Rd. from East	46.958932	-120.396326	1689.81	6.0	No glare found
Clerf Rd. from South	46.985902	-120.399523	1685.00	6.0	No glare found
Clerf Rd. from West	46.986049	-120.406422	1674.26	6.0	No glare found
I-90 from East	46.972756	-120.387711	1666.12	6.0	No glare found
I-90 from West	46.971526	-120.419383	1611.26	6.0	No glare found
Clerf Residence	46.993858	-120.395074	1778.62	6.0	No glare found
Vantage Hwy. from East	47.001094	-120.394256	1754.78	6.0	No glare found
Vantage Hwy. from West	47.000802	-120.405306	1741.13	6.0	No glare found

If glare were to occur, it would only impact a particular nearby receptor for a brief period throughout the day, as the PV system constantly tracks the angle of the sun. It is expected that, existing vegetation surrounding the property, plus any additional vegetative screening planted as part of the Project, would mitigate almost all glare from the Project.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

As per the SGHAT results referenced above, no, the glare potential could not be considered a safety hazard and will not interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

There are no existing off-site sources of light or glare that may affect our proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

As per the SGHAT results referenced above, there is minimal concern for glare impact caused by the proposed Project, no measures are currently in place to reduce or control light and glare impacts.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are no recreational opportunities in the immediate vicinity.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed Project will not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not Applicable.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Per OER's current knowledge, there are no concerns regarding structures, sites or listings in the national, state and local preservation registers. During the SEPA review, the WA Department of Archaeology and Historic Preservation Review is expected to confirm or clarify this determination.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Per OER's current knowledge, there are no concerns regarding landmarks, features or other such evidence.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Using the Washington Information System for Architectural and Archaeological Records Data, we have determined that this site is not in the Historic Property Inventory ("HPI") and that there are no Historic Register Records on or near this site. Gretchen Kaehler at the Washington State Department of Archaeology and Historic Preservation was also able to confirm this determination.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

At this point, there are no plans or required permits to avoid, minimize, or compensate for loss, changes to, and disturbance to resources.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Transporter routes will be used to bring in equipment, materials and the labor force to the Site area. The main transporter route to the facility from areas outside of Kittitas Valley is I-90. As an Interstate Highway, I-90 is a designated freight route and provides a safe and efficient transportation route. The primary transporter route will use Exit 115 to take Main St. North to Clerf Road and continue east on Clerf road before turning North on Caribou Road to access the site via an access road on the west side of Caribou road. This route is preferred due to its close proximity to the Site, existing interstate exit, and the minimization of traffic on state and local roads. All transporter routes will use only existing highways and local county roads. This project will not require construction of or improvements to any new and/or existing roads.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Neither the site nor the affected geographic area is being served by public transit.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The Project would have zero additional parking spaces. The Project will eliminate zero parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposal will not require any transportation system improvements.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The Project will not use or occur in the vicinity of water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be

trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

During the brief construction period, there will be some increase in traffic volumes. Major material and equipment will be delivered by tractor trailers and offloaded by construction vehicles (lulls, tracked vehicles, and front loading equipment). A staging area will be utilized for unloading of equipment and materials. Throughout the duration of the construction, it is estimated that materials will be delivered by approximately 150-200 trucks (flatbed, and others) over the course of the construction period. Daily construction traffic will include cars, pickup trucks, and other personnel vehicles. Total vehicle visits is expected to be less than 20 per day on average during the course of construction. The anticipated construction window is approximately three to four months. This information is based upon input from EPC contractors for similarly-sized projects.

The construction of the Project will involve the use of numerous pieces of construction equipment and support vehicles at various stages of construction. This will include grading and excavation equipment such as graders, bulldozers, trenchers, and back-hoes, as well as general construction equipment such as, cranes, pile drivers, fork lifts, water trucks, pick-up trucks, and generators. Deliveries of solar modules and support structures, electrical components, concrete and aggregate will occur throughout the construction period. Based on similar sized solar projects in Oregon in 2015, the following estimated vehicle usage during site preparations and installation of array and equipment is expected:

- Pre-construction Deliveries: 10 trucks to deliver equipment (trenching, grading, etc.).
- Initial Deliveries: 12-15 trucks of modules, 12-15 trucks of racking equipment, and 6-8 trucks of posts.
- Additional deliveries during construction: 4-5 trucks of pipe, and 4-5 trucks or wiring supplies 1-2 times per week.
- Post-construction deliveries: 10 trucks to remove equipment.
- Construction site maintenance: Weekly trucks to service bathrooms and manage on-site waste.

During operations, the Project site will be unmanned, and traffic is expected to be minimal. Traffic will mostly be limited to maintenance crews for mowing and vegetation maintenance. Quarterly to yearly maintenance on the solar array components will most likely occur, along with periodic site visits for operational monitoring.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The Project will not affect or be affected by the movement of agricultural and forest products on the roads or streets in the area.

h. Proposed measures to reduce or control transportation impacts, if any:

Not Applicable.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection,

police protection, public transit, health care, schools, other)? If so, generally describe.

The Project will not affect or be affected by the movement of agricultural and forest products on the roads or streets in the area.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Not Applicable.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity: Will be used for a small meter and a light for security purposes (Quantities to be determined).

Water: Will be used for occasional cleaning of the panels and vegetation maintenance. It is likely that this water will be trucked in. (Quantities to be determined).

17. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: _____

Position and Agency/Organization: _____

Date Submitted: _____

18. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.