

## WESTSIDE SOLAR PROJECT NARRATIVE

### I. PREAMBLE

Heelstone Development, LLC (“**Heelstone**”), on behalf of Westside Solar, LLC (“**Applicant**”), is pleased to present this proposal for the construction and operation of a utility-scale photovoltaic solar energy facility (the “**Project**”). The Project qualifies as a “Solar Power Production Facility” (“**SPPF**”) under the Kittitas County Code (the “**Ordinance**”). The Project will be developed, constructed and operated in compliance with the Ordinance, as well as federal, state and local regulations.

Heelstone is uniquely situated to bring this Project to completion based on our extensive experience in developing similar projects. Heelstone is a leading solar energy facility developer and operator with expertise in developing, financing, constructing, operating, and maintaining solar photovoltaic projects. Formed in 2012 and headquartered in Chapel Hill, North Carolina, Heelstone has developed, constructed, and now operates over 60 utility-scale projects with a combined capacity of approximately 400 MW.

Heelstone prides itself on establishing long-term relationships in the areas in which we develop our projects. We strive to ensure that our development will not create an adverse impact on the community but will instead enhance the communities in which we develop. This Project is no different.

In collaboration with Puget Sound Energy, this Project is expected to bring approximately 5 MWac of renewable energy to the area. This Project will help offset emissions and environmental impacts associated with traditional, fossil fuel-based power generation. Kittitas County will benefit from increased tax revenue associated with the Project with little to no additional strain on public resources. More details about the impact of the Project are included in Applicant’s Compliance Narrative.

### II. LOCATION

The Project will be located on approximately 46.3 acres currently owned by Dunn Family Corporation and further described as current Kittitas County Tax Parcel Numbers 19440, 19441, 19442, 10577, 10579, and 10580. The table below lists the per parcel acreage. Applicant will purchase the property from the current owner, the Dunn Family Corporation, prior to construction. Please see the enclosed Site Plan for more details about the location of the Project.

**PARCEL TABLE**

Tax Parcel Number	Acreage on Deed	Current Owner
19440	8.22	Dunn Family Corporation
19441	8.78	Dunn Family Corporation
19442	9.27	Dunn Family Corporation
10577	8.71	Dunn Family Corporation
10579	8.21	Dunn Family Corporation
10580	3.02	Dunn Family Corporation

**III. GENERAL PROJECT DESCRIPTION**

The Project is a utility-scale solar energy facility that will connect into the Puget Sound Energy infrastructure and sell the power it generates directly to Puget Sound Energy.

- The Project will consist of photovoltaic solar panels (“**PV Panels**”) on single-axis tracking racks. The PV Panels will convert sunlight into electricity. The single-axis racking system will run in rows north to south and will slowly rotate east to west to follow the sun across the sky each day.
- The Project will include the necessary wiring, inverters, transformers, and other equipment required to interconnect the Project to the existing power lines at the site.
- The Project will not include a water system, sewage disposal, or any buildings.
- A gravel road and/or dirt road will provide access to the project and connect the major equipment areas to the entrance. A hammerhead, or equivalent turn around mechanism, meeting the requirements of the 2015 International Fire Code Appendix D will be located outside the fence. A 20’ internal accessway will encircle the project.
- Natural and planted buffers will be maintained consistent with the requirements of Chapter 17.61C.090(1) of the Ordinance in order to buffer views from adjacent rights-of-way and residential properties.
- The Project will be surrounded by a locked security fence with appropriate warning signs and contact information.
- The Project will sell the power it generates to Puget Sound Energy pursuant to a signed power purchase agreement.

**IV. BENEFICIAL DEVELOPMENT**

In addition to complying with local, state and federal guidelines, Heelstone strives to minimize any adverse impact of its development on the community. Some beneficial attributes of this Project include the following:

- Compared to other projects of this scale, the Project will have a **short construction timeline**.
- The Project **will not generate any odors or other emissions**.
- The Project will be located and **designed to avoid jurisdictional wetlands and streams wherever possible and minimize ground disturbance**.
- The PV Panels will **sit lower than a single-story home**.
- **Minimal impervious surfaces** will be present.
- Once constructed, the Project will **generate less traffic than a single-family home**. A small operation and maintenance crew will visit the site regularly to perform routine maintenance including landscaping services.
- The Project will **not require any additional utilities, water, or sewage management**.
- The Project is **easily decommissioned**. At the end of the project's useful life, project equipment will be removed to restore the underlying land to near pre-project state.