

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)**

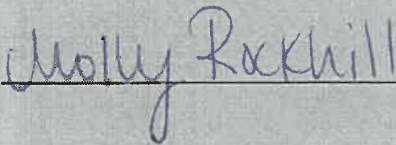


\$250.00 Kittitas County Department of Public Works**

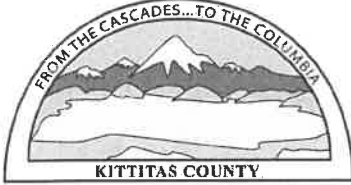
\$430.00 Kittitas County Public Health

\$1,280.00 Total fees due for this application (One check made payable to KCCDS)

** Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: 	RECEIPT# 
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KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD19-02880

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: WESTSIDE SOLAR LLC
1414 RALEIGH ROAD SUITE 210
CHAPEL HILL NC 27517

Cashier: MOLLY ROCKHILL
Payment Type: CHECK (787)

Date: 10/22/2019

SE-19-00016 SEPA

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
SEPA Checklist (Health)	\$430.00	\$430.00	\$0.00
SEPA Review (PW)	\$250.00	\$250.00	\$0.00
SEPA Checklist	\$600.00	\$600.00	\$0.00
SE-19-00016 TOTALS:	\$1,280.00	\$1,280.00	\$0.00
TOTAL PAID:		\$1,280.00	

A. BACKGROUND

1. Name of proposed project, if applicable:

Response: Westside Solar Project

2. Name of applicant:

Response:

Westside Solar, LLC ("Applicant")

Heelstone Development, LLC ("Heelstone")

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OCT 22 2019
Kittitas Co. CDS

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

Response:

Rachel Donahue

1414 Raleigh Road – Suite 210

Chapel Hill, NC 27517

Phone: 904-705-1346

Email: REDonahue@HeelstoneEnergy.com

4. Date checklist prepared:

Response: 10/21/2019 for Conditional Use Permit Submittal

5. Agency requesting checklist:

Response: Kittitas County Community Development Services

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

Response: The proposed schedule is as follows:

- 1. Permitting and engineering completed in Q4 2019 and Q1 2020;*
- 2. Construction in Q2 and Q3 2020, and commercial operation in Q3 2020;*
- 3. Construction is estimated to take about three months and the exact timing will depend on weather.*

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

Response: Heelstone does not have any plans for future addition or expansion of the Project at this time.

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

Response: The following attachments were prepared to supplement this checklist:

- Wetland Delineation and Conceptual Mitigation Plan (Attachment A)*
- Preliminary Stormwater Site Plan (Attachment B)*
- Noxious Weed Management Plan (Attachment C)*

- *Vegetation and Habitat Monitoring Trip Report (Attachment D)*
- *Phase I ESA Report (Attachment E)*
- *Cultural Resource Survey (Attachment F)*

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.

Response: To our knowledge, there are no applications pending for government approvals of other proposals related to this property.

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

Response: A permitting matrix is included below:

<i>Act/Law</i>	<i>Permit/Authorization</i>	<i>Permit Trigger</i>	<i>Agency/Contact</i>
Federal Permits			
<i>Section 404 Clean Water Act</i>	<i>Section 404 – Nationwide Permit</i>	<i>Access Road</i>	<i>U.S. Army Corps of Engineers</i>
State Permits			
<i>Historic Preservation Act Compliance</i>	<i>Section 106 Review</i>	<i>Applicants receiving a section 404 permit from the U.S. Army Corps must undergo a Section 106 review</i>	<i>Washington Authority Delegated to State Department of Archaeology and Historic Preservation (DAHP)</i>
<i>State Environmental Policy Act</i>	<i>Chapter 197-11 Washington Administrative Code</i>	<i>Conditional use permit per Kittitas County</i>	<i>Kittitas County</i>
<i>Clean Water Act – Section 401</i>	<i>Water Quality Certification</i>	<i>Applicants receiving a section 404 permit from the U.S. Army Corps are required to obtain a section 401 water quality certification</i>	<i>Washington Department of Ecology</i>
<i>National Pollutant Discharge Elimination System (NPDES)</i>	<i>General Construction Permit</i>	<i>Required for land disturbances greater than 1 acre</i>	<i>Washington Department of Ecology</i>
<i>Forest Practices Act (76.09 RCW)</i>	<i>Forest Practices Permit</i>	<i>Harvesting trees from onsite</i>	<i>Washington Department of Natural Resources (WDNR)</i>
	<i>Electrical Permit</i>	<i>The electrical components at the site</i>	<i>Washington State Department of Labor & Industries (L&I)</i>
County Permits			
<i>Conditional Use (KCC 17.60A) Solar Power Production Facilities (KCC 17.61C)</i>	<i>Conditional Use Permit</i>	<i>Development occurring within Kittitas County</i>	<i>Kittitas County</i>

Building Code (KCC 14.04)	Building Permit	Construction occurring within Kittitas County	Kittitas County
Grading (KCC 14.05)	Grading Permit	Construction occurring within Kittitas County	Kittitas County

- 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.)**

Response: The Project is a 4.99 MW photovoltaic solar energy facility. It will be located on approximately 46 acres located in Kittitas County, Washington. The final design will include arrays of photovoltaic solar panels on single-axis trackers (that will slowly track the sun's movement east to west throughout the day), inverters, transformers, and associated wiring and equipment. Power generated by the Project will be transmitted via the electrical grid to Puget Sound Energy's existing Cle Elum substation.

- 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.**

Response: The Solar Power Production Facility (SPPF) will be located on Westside Road near the city of Cle Elum, Washington. The site is located in the Southwest ¼ of Section 33, Township 20 North, Range 15 East. The property is further identified as six tax parcels in Kittitas County: Tax Parcel Numbers 19440, 19441, 19442, 10577, 10579, and 10580 totaling approximately 46 acres. The property is further legally identified as

- *Lots 1, 2, and 3 of the Rodney T. Dunn Estate Short Plat No. 1; and*
- *Lots 2, 3, and 4 of the Rodney T. Dunn Estate Short Plat No. 2.*

Please see Site Plan attached as Attachment G.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

Response: The majority of the site consists of slopes less than 3%, but steep slopes approaching 70% exist on the southern boundary line.

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.

Response: According to data on file with the USDA Natural Resources Conservation Service (NRCS) Online Soil Mapper, the site consists of the following soil types, including percent coverage:

- Roslyn ashy sandy loam, 0 to 5 percent slopes, 0.2%
- Xerofluents, 0 to 5 percent slopes, 29.9%
- Quicksell loam, 0 to 5 percent slopes, 3.7%
- Patnish – Mippon – Myzel complex, 0 to 3 percent slopes, 66.2%

The most common components of soil on-site are loam, clay loam, clay, sandy loam, and loamy sand. The Project does not involve removing any of these soils.

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

Response: No, there is no evidence of unstable soils in the vicinity of the Project.

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.

Response: The majority of the site is flat. No mass grading is required for the installation of the solar facility.

Grading will be limited to construction of an all-weather access road from Westside Road and the required fire apparatus all weather turn-around. Although the site is predominantly flat, there is a forested embankment from Westside Road down to the site that changes approximately 20 feet in elevation over approximately 40 feet with slopes ranging from 50% to a maximum of 70%.

The Project is currently determining the best location for the access road to minimize grading and fill. Two alternatives, Option A and B, for the driveway are being evaluated. The fill will consist of common fill and crushed run stone. The gravel access driveway will comply with Kittitas County Code and 2015 International Fire Code. Estimates of the total volumes of fill are currently being prepared and will be based on the final design alternative

selected in consultation with Kittitas County, Washington Department of Ecology, and the US Army Corps of Engineers. Preliminary estimates of the total area of each driveway alternative is provided in the Site Plan (Attachment G).

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

Response: The potential for erosion as a result of the Project will be minimal, and appropriate measures to control erosion will be taken.

Clearing: No mass grading, clearing or grubbing is needed to install the solar panels. The site is vegetated with natural grasses, shrubs, and trees. The clearing of vegetation will be minimal.

Construction: The anticipated construction schedule is expected to occur during the dry summer months when erosion is not a significant concern. Any potential erosion will be managed and mitigated through commonly accepted construction best management practices ("BMPs"). The construction of the access driveway will be performed in accordance with Washington Department of Ecology guidance and with the use of appropriate construction BMPs to limit erosion and sedimentation. Site soils are not listed as having high erosion potential by NRCS (See NRCS Soils report, included with Attachment B.)

Use: The steepest slope where the panels will be located is approximately 3%. The site will almost be fully vegetated, and there will be little increased chance of erosion during operation of the Project.

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

Response: The access gravel road, which is expected to be approximately 3% of the site. Please note that the solar panels were considered disconnected or ineffective impervious surfaces that would allow precipitation to run in between and around the individual panels to infiltrate the vegetated ground underneath. As such, this area should not be considered impervious.

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

Response: Applicant has prepared a preliminary Stormwater Site Plan (Attachment B) to address erosion control matters. A detailed grading plan, stormwater plan and erosion control plan will be prepared for the Project prior to construction. As a general matter, during construction, appropriate BMP's from the 2019 Stormwater Management Manual for Eastern Washington will be used to reduce and control erosion. Earthwork and grading at the site will be minimal compared to other project types, and will be limited to the grading necessary for the all-weather access road. Permanent stormwater controls on site will include Full Dispersion (BMP F6.42) to infiltrate runoff from impervious surfaces and maintain the existing hydrology of the site. Temporary construction laydown and parking areas will be protected and restored to pre-construction conditions following construction. In addition, the natural grasses and vegetation between the rows of panel will act as a

filter strip, removing excess silt from stormwater runoff and slow the velocity of any applicable runoff.

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.

Response: Air emissions during construction will be from diesel-powered equipment, and vehicular emissions associated with construction traffic, gravel access road construction, and airborne (fugitive) dust. Dust emissions from the Project are expected to be minimal compared to other project types, as mass earthwork and grading are not required for installation of the solar panels. In addition, due to the natural vegetation on site, fugitive dust is expected to be minimal.

As a solar power production facility, the Project will not be a source of emissions during its operation. Following construction, no personnel will be working at the site on a daily basis. The site will be maintained by a small crew, who will visit the site periodically. Air emissions during operation and maintenance will not be a significant source of impacts to air quality.

The Project will result in a reduction in air emissions because the Project's solar power energy will offset the carbon emissions of fossil-fuel power generation.

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

Response: No off-site sources of emissions or odor are known that would affect the proposal. Kittitas County is not designated as a non-attainment area for Air Quality standards by EPA.

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

Response: If needed during construction, dust suppression techniques, like the application of water to access roads, work areas, and areas with minimal vegetation cover, will be utilized during construction to reduce or control emissions.

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.

Response: An apparent man-made pond is located on adjacent property approximately 30 feet north of the northeast corner of the site.

Tillman Creek is located on adjacent property approximately 500 feet to the west of the project site. Tillman Creek drains to the Yakima River, about one-third of a mile away from the site.

A palustrine forested wetland (Wetland 1) is present along the southern portion of the site. A palustrine open water and scrub-shrub wetland (Wetland 2) is present in the northwest corner of the site. More information on these wetlands, including information on their location and delineation is included the Wetland Delineation and Conceptual Mitigation Plan (Attachment A).

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.

Response: Please see attached Site Plan (Attachment G). In general, construction in or near waterbodies on site will be conducted in accordance with BMP guidelines to minimize any release of hazardous materials into groundwater or surface water.

Wetland 1 - Due to the configuration of the property where the entire road frontage is parallel to Wetland 1, the only way to access the site is through Wetland 1. An existing dirt driveway is located within the delineated Wetland 1 in the southern portion of the site. This existing unpaved road provides the current landowners with seasonal access to the property from Westside Road. The Project will need to create an improved all-weather access road for construction of the Project and subsequent maintenance. The access road will be designed to comply with the Kittitas County Code and the 2015 International Fire Code.

The Project is currently evaluating the least impactful location for the all-weather access road. Please see Site Plan (Attachment G) that depicts the two access road options - Option A and Option B.

- *Option A would be an access road through the narrowest point of Wetland 1 and thus minimize the area of horizontal impacts. However, Option A would likely require more grading and earthwork to achieve the maximum grade requirements allowed by the Kittitas County Code and 2015 International Fire Code.*
- *Option B would utilize an already existing dirt access road. This option would require less grading, but impact more of Wetland 1.*

Depending upon the access option selected, the access road would impact a total 0.22 acres with Option A or a total of 0.44 with Option B. Further analyses are being conducted to determine the best option. Either option will use crushed gravel surfacing to provide access to the Project and interconnection equipment. Design of the final driveway alternative will be based on consultation and permitting requirements of the US Army Corps of Engineers, Washington Department of Ecology, and Kittitas County.

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.

Response: A preliminary estimate of the fill volume required for the all-weather access drive are being prepared for both Option A and Option B.

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

Response: No, the Project does not require water surface withdrawals or diversions. If water is needed during construction, it will be sourced from a municipal water source or other vendor.

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

Response: No, the proposal does not lie within a 100-year floodplain.

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.

Response: The operation of the Project does not involve the discharge of waste materials to surface waters. During construction, the Project will safeguard against inadvertent discharges of waste material to surface waters through the use of Construction and Source Control BMPs per the Stormwater Management Manual for Eastern Washington.

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.

Response: No groundwater will be withdrawn, and 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.

Response: Not applicable - No sewer or septic system is needed to support the Project. During construction, on-site portable toilets will be used. The portable toilet rental company will regularly service the toilets and properly dispose of the waste offsite.

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.

Response: Stormwater on site will be managed to maintain existing hydrology and flow patterns. All proposed impervious surfaces on site meet the definition of non-pollution generating impervious surfaces according to the 2019 Stormwater Management Manual for East Washington. Any runoff will infiltrate into vegetated area surrounding each surface per Full Dispersion (BMP F6.42) guidelines and will not flow into any other waters at the site.

Construction of the access roads, staging areas, and solar arrays could result in stormwater runoff into surrounding soils. However, consistent with Washington State Department of Ecology guidance for Eastern Washington stormwater management practices, the applicant plans to use low-impact construction methods, including the use of lightweight equipment, imparting minimal compaction to soils; minimal site clearing and grading; and continued vegetation of the great majority of the site, including under and between the solar panel arrays. After construction, the generation site will be seeded with a weed-free seed mix. The vegetation between the rows of solar panels will act as a filter strip, removing excess silt from stormwater runoff, slowing the velocity of the runoff and encouraging infiltration prior to discharge. It is expected that the installation of the Project will not substantially alter the current stormwater regime on the site.

During the operation of the Project, a minimal amount of water will be used to periodically remove dust from the solar panels – no detergents or products will be used in or generated by panel washing. Panel washing will be conducted such that all water runoff infiltrates the soil surrounding each panel.

Please refer to the Stormwater Management Plan for additional information (Attachment B).

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

Response: No. No products or waste materials will be stored permanently on site. Inadvertent discharges of waste material to surface and ground water during construction will be prevented through the use of Construction and Source Control BMPs per the 2019 Stormwater Management Manual for Eastern Washington.

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

Response: No. Stormwater on site will be managed to maintain existing hydrology and flow patterns. No mass grading is proposed, so existing drainage basins will not be altered. Any runoff will infiltrate into vegetated area surrounding each impervious area per Full Dispersion (BMP F6.42). Please refer to the Stormwater Management Plan for additional information (Attachment B).

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

Response: Permanent and construction stormwater controls for the Project will be designed in accordance with the 2019 Stormwater Management Manual for Eastern Washington. The surface area of exposed soil will be minimized throughout construction activities. Portions of the project site will be restored as soon as feasible after completion of construction activities in that area.

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

BMP F6.42 – Full Dispersion will be utilized to control runoff from impervious areas by infiltration to soil.

4. 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?

Response: Vegetation will be removed as needed for construction of the all-weather access road for the Project. Vegetation removal in Wetland 1 will be kept to the minimum needed to construct the access road to comply with the Kittitas County Code and the 2015 International Fire Code. To the extent feasible, if any native plants are removed during the construction of the access road, as part of the wetland mitigation, these native plants will be retained and replanted elsewhere on the site. Please refer to Wetland Delineation and Conceptual Mitigation Plan (Attachment A).

Vegetation may be removed as needed to construct the driveway and install solar arrays. As necessary, all such removal will be performed under a Forest Practices Permit. The majority of tree cover on the site is outside of the area of proposed development and will not be impacted by the Project. Impacts to existing pasture/grass vegetation will be minimal and limited to interconnection equipment pads and to pile foundations for solar array racking equipment. Solar panels will rotate throughout the day, minimizing shading and maintaining existing vegetation around the panels.

In accordance with Kittitas County Code Section 17.61C.090, the construction and maintenance activities at the Project will not introduce or spread noxious weeds and other undesirable weed species. The Project will follow the Noxious Weed Management Plan included in Attachment C.

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

Response: No state or federally listed threatened or endangered plant species are known to be on or near the Project.

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

Response: The Wetland Delineation and Conceptual Mitigation Plan (Attachment A) provides information on proposed native plantings to enhance functions of proposed buffers and existing wetlands on site. Additional landscaped buffers will be planted along the eastern and western sides of the developed area to provide visual screening to adjacent properties and to act as a wildlife corridor. Please see Site Plan (Attachment G).

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

Response: The following noxious weeds were observed onsite during a June 3, 2019 vegetation and habitat site visit. Survey methodology and complete results are outlined in the Noxious Weed Management Plan (Attachment C).

Common Name	Scientific Name	Status in Washington State ¹
Spotted knapweed	<i>Centaurea stoebe</i>	Class B
Russian knapweed	<i>Acroptilon repens</i>	Class B
Sulfur cinquefoil	<i>Potentilla recta</i>	Class B
Oxeye daisy	<i>Leucanthemum vulgare</i>	Class C
Canada thistle	<i>Cirsium arvense</i>	Class C
Dalmatian toadflax	<i>Linaria dalmatica</i>	Class B
Absinth wormwood	<i>Artemisia absinthium</i>	Class C
Field bindweed	<i>Convolvulus arvensis</i>	Class C
Reed canary grass	<i>Phalaris arundinacea</i>	Non-native
Yellow salsify	<i>Tragopogon dubius</i>	Non-native
Bulbous bluegrass	<i>Poa bulbosa</i>	Non-native

¹Class A Weeds: Non-native species whose distribution in Washington is still limited. Preventing new infestations and eradicating existing infestations are the highest priority. Eradication of all Class A plants is required by law.

Class B Weeds: Non-native species presently limited to portions of the state. Species are designated for control in regions where they are not yet widespread. Preventing new infestations in these areas is a high priority.

Class C Weeds: Noxious weeds which are already widespread in Washington or are of special interest to the state's agricultural industry. The Class C status allows counties to enforce control if locally desired.

5. 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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Response: During the June 3, 2019 vegetation and habitat site visit, the field team observed the following:

*Birds: a single red-tailed hawk (*Buteo jamaicensis*), nesting American goldfinches (*Spinus tristis*), and red-winged blackbirds (*Agelaius phoeniceus*).*

Mammals: Deer scat was observed in the ponderosa pine stand, and a single collapsed burrow was observed in one of the herbaceous wetlands.

Please see the Vegetation and Habitat Monitoring Trip Report (Attachment D) for additional details.

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

Response: There are no threatened and endangered animal species known to be on the site. The following species have the potential to occur nearby:

Common Name	Scientific Name	Status in Washington State	Notes
Federally-Listed Special Status Species (Informal List)			
Canada Lynx	<i>Lynx canadensis</i>	Threatened	
Gray Wolf	<i>Canis lupus</i>	Endangered	
Gray Wolf (Western Distinct Population Segment)	<i>Canis lupus</i>	Proposed Endangered	
North American Wolverine	<i>Gulo gulo luscus</i>	Proposed Threatened	
Marbled Murrelet	<i>Brachyramphus marmoratus</i>	Threatened	
Northern Spotted Owl	<i>Strix occidentalis caurina</i>	Threatened	
Yellow-billed Cuckoo	<i>Coccyzus americanus</i>	Threatened	
Bull Trout	<i>Salvelinus confluentus</i>	Threatened	

State-Listed Special Status Species			
Northern Spotted Owl	<i>Strix occidentalis</i>	Endangered	Management Buffer, Priority Habitat Area: Any Occurrence ¹
Sharp-tailed Snake	<i>Contia tenuis</i>	Candidate	Priority Habitat Area: Any Occurrence
¹ Any Occurrence: Applies to a priority species with limiting habitat that is not known or to a species that is so rare that any occurrence is important in a land use decision (DFW 2019).			

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

Response: Yes. It is part of migration route for the Bald Eagle, Black Swift, Brewer’s Sparrow, Golden Eagle, Lewis’s Woodpecker, Olive-sided Flycatcher, Sage Thrasher, White Headed Woodpecker, Williamson’s Sapsucker, and Willow Flycatcher.

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

Response: The Project is consulting with WDFW and USFWS to determine specific recommendations for protection and enhancement of wildlife during construction and operation of the site. The Wetland Delineation Report (Attachment A) describes proposed mitigation measures to enhance wetland habitat functions on site through the use of native plantings and other measures.

During construction, all vehicles and equipment entering and leaving the site will be inspected to verify that no invasive species are being transported from or onto the site. Once constructed, there will be no noises or lights that would deter wildlife. The fencing at the site will be wider spaced wire fencing, instead of traditional chain link, to increase the accessibility to small wildlife.

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

Response: No known invasive animal species were observed onsite or are known to live on or near 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.

Response: The Project will use distribution level electric energy for operation. The Project is a photovoltaic solar generation facility and will be a net generator of electricity. It will export electric energy to the larger grid.

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

Response: No, the Project (including the height of vegetative buffers and panels) will not create shading impacts that would 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:

Response: The Project is a solar energy generation facility and therefore an energy conservation feature. The solar energy produced by the Project will offset the generation and emissions produced by fossil-fuel power plants. In addition, the Project will use modern, efficient DC-to-AC inverters. No additional energy conservation measures are included in the plans.

7. 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.

Response: No indications of environmental health hazards were identified at the site. For more information, please refer to the Phase 1 Environmental Site Assessment (Attachment E).

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

Response: There is no known contamination at the site from present or past users. For more information, please reference the Phase 1 Environmental Site Assessment (Attachment E). There is the Old Milwaukee Railroad and Old Milwaukee Railroad Depot within one mile from the site with clean-up reports filed. However, this Project and the site are not expected to be impacted as a result of these clean-up reports.

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.

Response: There are no known existing hazardous chemicals/conditions that might affect project development and design. No underground hazardous liquid or gas transmission lines are mapped on or near the site by the National Pipeline Mapping System.

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.

Response: Fuel and oils associated with construction equipment are the only known potentially toxic or hazardous substances to be used on site. Use of fuels and oils during construction will be in accordance with all appropriate construction

Best Management Practices. The construction contractor will be responsible for maintaining a Spill Control Plan during construction on site. The Project does not anticipate having any other toxic or hazardous chemicals stored, used, or produced on site during the development, construction, or operation of the Project.

4) Describe special emergency services that might be required.

Response: The Project does not require any special emergency services. The Project will be designed to meet the requirements of the Kittitas County Fire Marshal for compliance with the 2015 International Fire Code. There will be no permanent habitable structures on site that would require special fire or police emergency services.

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

Response: The Project will use BMPs for chemicals during the construction of the Project. The Project has setbacks from adjacent property owners and buffers. Please see Site Plan (Attachment G)

b. Noise

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

Response: There are no known sources of noise in the area that would affect the Project. There is a quarry (Ellensburg Cement) located to the north of the site, but it is not anticipated to affect the Project.

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.

Response: During construction there will be short-term noise related to trucks delivering materials to the site and work related to the installation of the solar panels. Construction is anticipated to occur during daylight hours for a duration of approximately three months. The Project will comply with applicable noise regulations, including Kittitas County noise ordinances (KCC 9.45)

During long-term operation there will be a low-level hum generated by the operation of inverters and transformers. Typical sound emissions for transformers are 50 dbA at a distance of 100 ft, which is comparable to sound levels generated by conversation or ambient sound in an average home. The nearest residence is more than 200 feet from the closest proposed interconnection equipment.

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

Response: A landscaped screening buffer is proposed along the eastern and western property lines. Vegetation in the landscaped buffer, when mature, will provide sound attenuation benefits in addition to visual screening. Sound from construction activities will comply with local and state requirements. To the extent

feasible, construction will be limited to normal business hours. Any noise from construction shall adhere to the noise guidelines outlined by the Washington State Legislature in WAC 173-60-040.

8. Land and Shoreline Use

a. 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.

Response: The Project is located in the Agriculture 5 zoning district (KCC 17.28A.010). Although the site has an agricultural past, it has not been farmed for several decades. It is currently undeveloped and unused, except for the occasional storage of farm equipment.

The Project will meet the intent of Kittitas County Code 17.28A.010 and permits agricultural and low-density residential development to co-exist compatibly. The site is bordered by residential properties and farmsteads across Westside Road to the south, farmsteads with agricultural land, and wooded areas to the east and west, and recreational public space to the north. The neighboring land uses are primarily rural residential. The Project is similar in scale to other rural residential uses. In accordance with Item 5 of Kittitas County Code 17.60A.015, the proposal will have a low-profile and will not impact neighboring land or their land uses.

b. 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?

Response: The site has been historically used as working farmland. However, according to conversations with the current landowner, the land has not been farmed for several decades. In recent years, the site has been used to store farm equipment and periodically mowed to stay in compliance with the county's weed control policies.

The Project helps maintain and preserve the intent of the Agriculture 5 zoning district by preserving the property for future farmland. At the end of the Project, Kittitas County requires that the Project decommission the site by removing the equipment and associated improvements and restoring the property. This will enable the site to be used for future agricultural purposes and thus preserving the farmland for future generations.

Water rights associated with the site will be retained in accordance with the Water Rights Retention Plan submitted to Kittitas County.

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:

Response: No. Surrounding farm and forestry land uses will not impact the Project and the Project will not affect surrounding farming or forestry operations.

c. Describe any structures on the site.

Response: There is an existing, small (30-ft by 15-ft) shed located in the southeastern corner of the site.

d. Will any structures be demolished? If so, what?

Response: The existing shed will be removed at the discretion of the current owner or removed during construction.

e. What is the current zoning classification of the site?

Response: The site is currently zoned as Agriculture 5 within Solar Overlay Zone 2.

f. What is the current comprehensive plan designation of the site?

Response: The site is designated as rural residential in the current Kittitas County Comprehensive Plan.

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

Response: Not applicable – the site does not fall within the Shoreline Master Plan boundary.

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

Response: Hamer Environmental has identified to two critical areas on the site: Wetland 1 which abuts Westside Road and Wetland 2 which is in the northwest corner of the site. More information regarding these wetlands and the project mitigation plan are included in the Wetland Delineation and Conceptual Mitigation Plan (Attachment A).

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

Response: Not applicable - No habitable structures are proposed as part of the Project. Once the Project is operational, a small crew would visit the site periodically for operation and maintenance work, including landscape maintenance.

j. Approximately how many people would the completed project displace?

Response: The Project will not displace any people.

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

Response: Not applicable - The Project will not displace any people.

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

Response: The site is currently zoned Agriculture 5 within Solar Overlay Zone 2. The Project is considered a Solar Power Production Facility and is allowed in this zoning jurisdiction with a Conditional Use Permit. This SEPA Checklist is being prepared as a part of the Conditional Use Permit Application to Kittitas County in accordance with Kittitas County's Zoning Ordinance, specifically Chapter 17.61C. The CUP process and the materials submitted by the Applicant will ensure that the Project is compatible with existing and projected land uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Response: The site is not designated as an agricultural or forest land of long-term commercial significance. The Project will preserve the option for agricultural and forest lands in the future. Once the Project is decommissioned, the site will be restored to predevelopment conditions and may be used for agricultural purposes at that time.

9. Housing

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

Response: Not applicable. No housing units will be provided.

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

Response: Not applicable. No housing units will be eliminated.

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

Response: Not applicable. No housing impacts will result from the proposed project.

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?

Response: The tallest structure will be the solar panel arrays, which is anticipated be approximately 13 feet. The Project will at all times comply with the development standards of Kittitas County and will not exceed a maximum height of 20 feet as measured from grade at the base of the equipment to its highest point during operation.

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

Response: The site contains dense vegetation that naturally buffers the view of the internal site from most directions. This existing forest cover will be maintained by the Project so views remain unaltered from the north, east, and public right-of-way to the south. Additional planted buffers will be added along the eastern and western sides of the development. Views of the existing pasture from the neighboring property immediately to

the west would be altered by the presence of solar arrays. Please see *Visual Impact Assessment Report (Attachment H)* that provides a depiction of the Project from various viewpoints.

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

Response: The Project will use screening buffers. The natural vegetation that exists along Westside Road will screen the Project from routine view of the public right-of-way. Planted vegetative buffers are proposed on the eastern and western borders of the site to further screen the Project from adjacent properties.

11. Light and Glare

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

Response: Solar panels have a lower glare potential than regular glass, flat water, or snow. The Project will not produce glare that would negatively impact surrounding properties, wildlife, or livestock. The Project will use modern solar panels that are designed to absorb light and not reflect light.

No permanent lighting is proposed as part of the Project, however temporary lighting may potentially be used during construction. All temporary lighting will be shielded and downward-facing to the maximum extent possible in accordance with Kittitas County Code development standards.

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

Response: No. As noted above, the Project will not produce glare that will negatively impact surrounding properties, wildlife, or livestock. No permanent lighting is proposed as part of the Project, however temporary lighting may potentially be used during construction. All temporary lighting will be shielded and downward-facing to the maximum extent possible.

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

Response: None – the Project will not be affected by off-site sources of light or glare.

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

Response: As noted above in subsections (b) and (c), there are no expected light or glare impacts. Any temporary lighting will be shielded and downward facing to the extent possible, consistent with the Kittitas County Code development standards.

12. Recreation

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

Response: There are two designated recreational opportunities in the immediate vicinity. Iron Horse State Park is approximately one-half mile from the site and the Iron Horse Recreational Trail directly abuts the north property line of the site.

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

Response: No, the 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:

Response: No recreation opportunities will be impacted or provided by the Project. The Project is setback at least 100 feet from the Iron Horse Recreational Trail that no impacts are expected. In addition, there is sufficient natural buffer that will further screen the Project from the Iron Horse Recreational Trail. The Project will be surrounded by a fence which will prevent trespassing on to the site.

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? If so, specifically describe.

Response: No. Please see the Cultural Resource Survey (Attachment E) for more information.

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.

Response: No. An archaeological field study and shovel testing was conducted in conjunction with the Cultural Resource Survey (Attachment E).

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.

Response: Records from Washington Department of Archaeology and Historic Preservation's Information System for Architectural and Archeological Records Data were reviewed to determine if previously recorded archaeological resources have been identified in or near the project area. A pedestrian survey was conducted at the site to look for artifacts, features, or other evidence of archaeological resources. Shovel testing was also performed at the site. Please see Cultural Resource Survey (Attachment E).

In addition, the Applicant reached out to the following tribes ahead of the pedestrian survey to provide information on the development and invited the tribes to the pedestrian survey: Yakima Nation, Snoqualmie Tribe, and the Confederated Tribes of Colville Reservation.

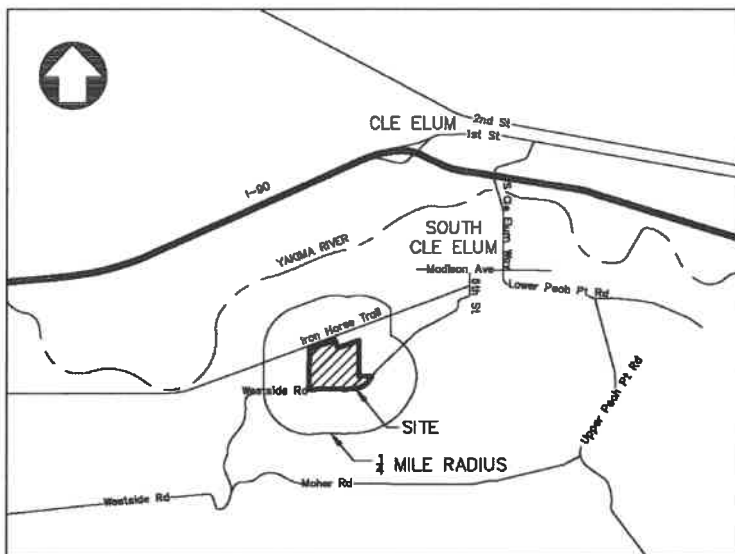
d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Response: Not applicable – no loss, changes, or disturbance to resources will result from the proposed project. No further cultural resources survey work was recommended as a result of the Cultural Resource Survey (Attachment F).

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.

Response: The following streets and/or highways will be used to access the site: Interstate 90; 1st Street, S. Cle Elum Way, Madison Avenue, 6th Street, and Westside Road in the City of Cle Elum. Please see the vicinity map below:



VICINITY MAP
N.T.S.

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?

Response: The site is not served by public transit. The nearest transit stop is located in North Bend, Washington, approximately 56 miles from the site.

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

Response: The Project will not eliminate or create any 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).

Response: The Project will not require any new roads or transportation facilities, or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities. The Project will be adequately serviced by existing highways and once constructed, will generate less traffic than a single-family home.

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

Response: The Project is unlikely to use rail transport or water transport. During construction, it is expected that materials and equipment will be transported to the site using existing roads. The operation of the Project will only require periodic visits to the site, which will be exclusively through existing roads.

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?

Response: Once the Project is complete, it will be remotely monitored with operations and maintenance crews visiting periodically (monthly, quarterly and annually) for scheduled maintenance and repairs.

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.

Response: No. The Project will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

Response: Not applicable – no transportation impacts will result from the proposed project.

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.

Response: The Project will not result in an increase to any public services. The Project will be operated and monitored remotely. Therefore, no increase in public services is expected for public transit, healthcare, or schools.

For security, the Project will have an 8-foot security fence that is secured and locked. No additional police protection is expected.

Fire is extremely rare on a solar project and existing fire services should be sufficient to address any fire concerns with the Project. These concerns are addressed by product safety standards, the National Electrical Code provisions and the permit/inspection prior to energizing / commissioning of the Project.

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

Response: The Applicant will provide a Kittitas County Fire Marshal-approved fire management plan in accordance with the Development Standards of the Kittitas County Code prior to or in conjunction with the building permit application. In addition, the Project will provide sufficient access to appropriate personnel in the event of an emergency (e.g. lock-box or similar access).

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.

Response: No additional utilities will be required by the Project.

C. 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 William B. Owens, Jr.

Position and Agency/Organization: President of Westside Solar, LLC

Date Submitted: October 18, 2019