

Comment Number	Issues Raised	SEPA Checklist Category	Commenter	Date Comment Received	Summarized Comment(s)	Applicant's Response
Comment 1	None	Utilities	Washington State Department of Health Russell E. Mau, PhD, PE Regional Engineer Office of Drinking Water	12/5/2019	Dr. Mau requested that the project not encircle "water" on Section 16 of the SEPA since the project does not require a water utility.	Comment acknowledged.
Comment 2	Visual Impacts	Aesthetics	Susan Black	12/9/2019	Concern for view shed impacts for neighbors, travelers of Westside Road, and users of John Wayne Trail. Asks if a different location could be used, such as near the wind farms.	See Response Letter from Heelstone Renewable Energy.
Comment 3	None	Utilities	Kittitas County Department of Public Health Holly Erdman Environmental Health Specialist II	12/9/2019	Public Health has no comments or concerns.	Comment acknowledged.
Comment 4	Report revisions needed	Cultural Resources	Washington State Department of Archaeology and Historic Preservation Sydney Hanson Transportation Archaeologist	12/10/2019	DAHP's letter contained the following requests: 1. "The prehistoric and historic context for the project area provided in the cultural resources survey report is too general and of inadequate length. We request that the Cultural Setting section of the report is revised to include additional relevant information about the area's history and prehistory." 2. "The number of shovel test probes dug by the consultant (8) is inadequate for the size of the proposed project area (47 acres). We request that the consultant return to the project area and carry out additional shovel testing, particularly in the open field area north of Westside Road." 3. "Typically, all shovel test probes should extend to a depth of 100 cm. The consultant's shovel tests extended a maximum depth of only 52 cm, and no justification was provided as to why. DAHP requests that all additional shovel test probes are excavated to a depth of at least 100 cm." 4. "DAHP finds the description of the results of the shovel test probes in Table 1 to be inadequate. No discussion of stratigraphy is provided, nor are details such as soil texture, Munsell colors, etc. DAHP requests that this information is recorded and provided for all additional shovel probes."	See Response Letter from Terry Ozburn with Archaeology Investigations Northwest.

Comment 5	Visual Impacts	Aesthetics	Gary Lohman 531 Winchester Drive	12/11/2019	Asks for a condition that the property be kept clean and free from old parts or garbage and presentable from the roadside at all times.	Comment acknowledged.
Comment 6	None	Energy and Natural Resources	Washington State Department of Natural Resources (DNR) Shane Early Forest Practices Coordinator Southeast Region	12/11/2019	DNR reiterates that an approved Forest Practices Application/Notification (FPA) is required before timber harvest and clearing/grading actions are taken.	Comment acknowledged.
Comment 7	Report revisions needed	Cultural Resources	Washington State Department of Archaeology and Historic Preservation (DAHP) Stephanie Jolivette Local Government Archaeologist	12/11/2019	DAHP requests that a site form and a final report be uploaded to their online submittal system.	See Response Letter from Terry Ozburn with Archaeology Investigations Northwest.
Comment 8	Visual Impacts	Aesthetics	Fred & Virginia Becker 40 Snow Ridge Drive Cle Elum	12/12/2019	The Beckers express a general dissatisfaction with the design, location, and visual impacts of the Project. They reference a waste of good farmland, wildlife habitat, and groundwater recharge.	See Response Letter from Heelstone Renewable Energy.
Comment 9	None	Utilities	Bonneville Power Administration Keith D. Kistler Realty Specialist-Wenatchee District Real Property Services	12/13/2019	Keith reviewed the application and found that it will not directly impact BPA's facilities. Keith asked how the project will connect to the PSE substation.	Comment acknowledged. Project is planning to interconnect to PSE's Cle Elum substation.
Comment 10	Wetland buffers are not adequate	Water	Washington State Department of Ecology Gwen Clear Environmental Review Coordinator Central Regional Office	12/16/2019	Ecology recommends a Kittitas County's widest buffer for Wetland 2 of 100'. Because Wetland 2 will be impacted, Ecology can require a buffer that complies with their regulatory guidance. They would require a 200' buffer which could be reduced if the two items in Chapter 6.6.1.1 of Wetland mitigation in Washington State, Part 1 can be met. Ecology recommends access through Alternative A with the use of a culvert to provide hydrologic connectivity. Ecology recommends fencing or flagging of the wetland buffers during all construction and clearing activities. In the event impacts to the wetland and wetland buffers are unavoidable, a compensatory mitigation and monitoring plan must be submitted to the County, Ecology, and the USACE. Placement of fill in the wetland may require an individual or general permit from USACE. Care must be taken to prevent entry of sediment and turbidity into the unnamed stream and adjacent wetlands.	See Response Letter from Catherine Billor with Ecology & Environment.

Comment 11	Land Use and Visual Impacts	Aesthetics	Melvin & Deborah Kuhlman 1671 Westside Road Cle Elum, WA 98922	12/16/2019	Neighbors will have visual and financial impacts. The Kuhlman's would rather see rural residences on these properties. Concerns for wildlife are also expressed. The letter references specific sections of Kittitas County's Code.	See Response Letter from Heelstone Renewable Energy.
Comment 12	Incompatible land use	Land Use	Deborah Hofferber 5084 Westside Road Cle Elum, WA 98922	12/17/2019	The Project should not be allowed on agricultural zoned land with irrigation rights surrounded by private residences.	See Response Letter from Heelstone Renewable Energy.
Comment 13	None	Utilities	Kittitas County Department of Public Works Zachery Peebles Engineering Technician I	12/17/2019	The Project will require an address/access permit from Public Works. The access road will be a minimum of 20' wide with a compact gravel surface layer. The Fire Apparatus Turnarounds will need to be constructed to IFC Appendix D. A turnaround will be required at the end of any road segment over 150' and needs to be within 150' of the last structure the road services. A grading permit is required for any dirt work exceeding 100 cubic yards.	Westside Solar will work with the Department of Public Works to incorporate measures into site design.
Comment 14	Incompatible land use	Land Use	Rick Hofferber 5084 Westside Road Cle Elum, WA 98922	12/17/2019	This project should not be allowed on agricultural zoned land with irrigation rights surrounded by private residences.	See Response Letter from Heelstone Renewable Energy.
Comment 15	Incompatible land use	Land Use	Robert and Tami Bator 1704 Westside Rd Cle Elum, WA	N/A	Concern for view shed impacts for neighbors and Westside Road. Asks if a different location could be used, such as near the wind farms. Also, includes concern about wildlife migration disruption.	See Response Letter from Heelstone Renewable Energy.
Comment 16	Reduced Property Values and Visual Impacts	Aesthetics	Caroline and Gary Kurtz 911 Westside Rd. Cle Elum, WA	12/18/2019	Concern for their property values and neighboring property values dropping. Also concerned with the viewshed from their home. Mentions that the lighting would also be an issue. The letter cites the Solar Overlay Zones that were instituted by Kittitas County. They provide a list of properties sold within 12 months that they propose were negatively affected by their proximity to power lines.	See Response Letter from Heelstone Renewable Energy.

Comment 17	Incompatible Land Use, Visual Impacts, Wildlife Effects, Decommissioning, Critical Areas	Land Use, Aesthetics, CAO	Jeffrey Harr and Lori Nevin 1811 Westside Rd. Cle Elum, WA, 98922	12/18/2019	Project does not preserve rural character. Project does not benefit the local community. The existing vegetative buffer is insignificant because it does not screen the project properly year-round. The property will lose its ability to be restored after the Project is decommissioned due to transferring water rights. Loss of agricultural land. No plan for the two identified drinking water wells on the site. The project does not adequately protect the fish and wildlife habitat. The proposed mitigation plan calls for Aspens which would negatively affect neighboring properties. The project is not in compliance with the Kittitas Critical Areas Ordinance. The project's sound will negatively affect the apiary on their property. Concern that the Project does not comply with the standards presented by the USFWS letter to Kittitas County on July 7, 2017. Letter references issues with solar as stated by a member of the Kittitas County Planning Commission	See Response Letter from Heelstone Renewable Energy.
Comment 18	Incompatible Land Use	Land Use	Robbie Schuette Ellensburg, WA	12/18/2019	Project does not belong on agricultural zoned land with irrigation rights and surrounded by private residences	See Response Letter from Heelstone Renewable Energy.

Comment 19	Wildlife Impact	Wildlife Impact	US Department of Fish & Wildlife Scott Downes, Area Habitat Biologist	12/18/2019	<p>Washington Department of Fish & Wildlife comments on the following subjects:</p> <ol style="list-style-type: none"> 1. Site Selection - Project minimizes habitat impacts by selecting a pre-disturbed habitat and not within a principal wildlife migration corridor. 2. Habitat Impacts - Minimal habitat impacts associated with the project other than the forested area in the NE corner. 3. Perimeter Fence Design - WDFW mentions uncertainty regarding the fence design and makes specific recommendations to accommodate wildlife. <p>USFWS makes a few recommendations.</p> <ol style="list-style-type: none"> 1. WDFW requests that prior to the mitigation plan being finalized, WDFW be allowed to review and submit comments on subsequent versions of the mitigation plan to adequately compensate for loss of wildlife habitat. Specific comments are included in the letter. 2. WDFW requests that prior to the fence design being finalized, WDFW be allowed to review and provide comments to the design. The design should show full specification including wire spacing on the fence and locations of the wildlife slots. 3. WDFW requests additional information regarding the hydrological connections of the waterbodies on site, as the requirement of a Hydraulic Project Approval permit hinges on this information. To assist in the gathering of this information, WDFW requests access to perform a field investigation of the on-site hydrology. In addition, WDFW requests clarification on if any in-water work is planned within the mapped wetlands. Depending on the results of the hydrologic connectivity and work planned, a Hydraulic Project Approval application may be needed for project implementation. 	See Response Letter from Heelstone Renewable Energy.
Comment 20	Incompatible Land Use, Wildlife Impact, Visual Impacts, Insufficient Buffer	Land Use, Animals, Aesthetics	Robert and Teresa Van Lone P.O. Box 842 South Cle Elum, WA	12/18/2019	<ol style="list-style-type: none"> 1. The property does not meet the Solar Overlay Zone 2 qualifications due to its past history of successful agriculture and future as a traditional agricultural property. 2. Adjacent landowners demand a 12-month delay to the County's consideration/determination of the CUP while they engage the services of their own wildlife, wetlands, and geological consultations to assess impacts of the project to their land 3. Proposed vegetative buffer zone will not be planted near the Van Lone property, leaving the solar project visually exposed to visitors and travelers on the Iron Horse Trail and to the Van Lone property. 	See Response Letter from Heelstone Renewable Energy.

Comment 21	Trespassing	None	Washington State Parks and Recreation Commission Brian Patnode, PLA 270 9th St. N.E., Suite 200 East Wenatchee, WA 98802	12/19/2019	1. Potential Adverse Impact: Trespass Mitigation Measure: Consider brown or black chain link fencing around the property line and screening with vegetation. Signage could reduce the potential for trail users to enter private property.	The Project will be surrounded by a locked security fence with appropriate warning signs. It will also utilize vegetative screening.
Comment 22	General Opposition	None	Mary Ann Hingst	12/19/2019	Does not want a solar project next to her or on Westside Road.	See Response Letter from Heelstone Renewable Energy.
Comment 23	Wildlife Impact, Incompatible Land Use	Land Use, Animals	Ray and Bunny Rogalski	12/19/2019	Expresses concern for wildlife and migratory patterns. Also, states preference that A5 zoning be preserved.	See Response Letter from Heelstone Renewable Energy.