Schnebly Coulee Solar Energy Project SEPA Checklist

A. Background

1. **Name of proposed project, if applicable:** *Schnebly Coulee Solar Energy Project*

2. **Name of applicant:** *Schnebly Coulee Solar Energy LLC*

3. **Address and phone number of applicant and contact person:**
Abi Light
One South Wacker Drive Suite 1800
Chicago, Illinois 60606
Phone: 971-346-4987
Email: alight@invenergy.com

4. **Date checklist prepared:** April 1, 2024

5. **Agency requesting checklist:** *Kittitas County Community Development Services*

6. **Proposed timing or schedule (including phasing, if applicable):**
   - *Conditional Use Permit Submittal: April 2024*
   - *Start of construction: Q3 2025*
   - *Commercial operation: Q4 2026*

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
No plans for future additions, expansion, or further activity connected with this proposal.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
Additional environmental information provided in this checklist can be found in the following environmental reports conducted by the Applicant for the proposed project:
   - *Habitat Management Plan (Appendix A)*
   - *Wetland and Other Waters Delineation Report (Appendix B)*
   - *Wildlife and Habitat Survey Report (Appendix C)*
   - *Vegetation Management Strategy (Appendix D)*
   - *Stormwater Management Plan (Appendix E)*
   - *Kittitas County Noxious Weed Lists (Appendix F)*
   - *Cultural Resource Inventory (Appendix G) [CONFIDENTIAL]*
   - *WDFW Record on Stream Typing (Appendix H)*

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.**
Please refer to response to Question A.10.

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

Federal Permits

Permit Name	Agency	Authority	Description
Bureau of Land Management Right-of-Way	Bureau of Land Management Wenatchee Field Office		Application for a right of way crossing over BLM-administered lands was submitted in December 2023.

State Permits

Permit Name	Agency	Authority	Description
National Pollution Discharge Elimination System (NPDES) Permit, Construction Stormwater Permit	Washington Department of Ecology	Clean Water Act, Section 402 (33 U.S.C. § 1342); 40 C.F.R. § 122.	A permit regulating stormwater runoff is required for construction activities that disturb more than 1 acre of ground. In Washington this is regulated through the Construction Stormwater General Permit.
Washington State Environmental Policy Act (SEPA)	Kittitas County	RCW Title 43.21C	SEPA review is conducted by the designated lead agency, which is Kittitas County.
Oversize Load Movement Permit/Load Registration	Washington State Department of Transportation Commercial Vehicle Services 7345 Linderson Way SW P.O. Box 47367 Olympia, WA 98504-7367 (360) 704-6340 (p) (360) 704-6391 (f) cvspermits@wsdot.wa.gov	RCW Title 46.44	Detailed information about regulations governing oversize vehicles can be found in Chapter 4 of the Washington State Commercial Vehicle Guide.
Archaeological Site Alteration and Excavation Permit	Department of Archaeology and Historic Preservation	RCW Title 27.44 and 27.53; Washington Administrative Code Chapter 25.48	If archeological artifacts or human remains are discovered during construction, an Archaeological Site Alteration and Excavation Permit will be required.

Local Permits

Permit Name	Agency & Contact Information	Authority	Description
Kittitas County Conditional Use Permit	Kittitas County Community Development Services 411 N Ruby St., Suite 2 Ellensburg, WA 98926 (509) 962-7506 (p) (509) 962-7682 (f) cds@co.kittitas.wa.us	Kittitas County Code Chapter 17.61C.050	The placement or construction of an SPPF in Solar Overlay Zones 2 and 3 shall require conditional use permit approval.
Kittitas County Building Permit	Kittitas County Community Development Services 411 N Ruby St., Suite 2 Ellensburg, WA 98926 (509) 962-7506 (p) (509) 962-7682 (f) cds@co.kittitas.wa.us	Kittitas County Code Chapter 14	A building permit must be obtained for each "building or structure" to "be erected, placed, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished." A preliminary site analysis must be completed before applying for a building permit. Water permitting may also be required to obtain a building permit.
Kittitas County Grading Permit	Kittitas County Department of Public Works 411 N Ruby St., Suite 1 Ellensburg, WA 98926 (509) 962-7523 (p) (509) 962-7663 (f) publicworks@co.kittitas.wa.us	Kittitas County Code Chapter 14	A grading permit is required for "grading or filling upon a site involving more than one hundred (100) cubic yards" unless one of the exemptions in KCC 14.05.060 is satisfied.

Local Permits

Permit Name	Agency & Contact Information	Authority	Description
Kittitas County Access Permit	Kittitas County Department of Public Works 411 N Ruby St., Suite 1 Ellensburg, WA 98926 (509) 962-7523 (p) (509) 962-7663 (f) publicworks@co.kittitas.wa.us	Kittitas County Code Chapter 12; RCW 36.75.130	An access permit is required to "construct any access providing direct movement to or from any Kittitas County maintained road from or to property adjoining the road."
Kittitas County Haul Route Permit	Kittitas County Department of Public Works 411 N Ruby St., Suite 1 Ellensburg, WA 98926 (509) 962-7523 (p) (509) 962-7663 (f) publicworks@co.kittitas.wa.us	RCW 36.75.270; 46.44.080	Kittitas County Haul Route Permit application

11. Give a 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.)

The Project is a ground-mounted photovoltaic (PV) solar power production facility that will generate up to 90 megawatts (MW) of renewable energy. The Applicant has leased approximately 1,300 acres of private land which encompasses the Project area. The Buildable Area refers to all acreage within the fence of the facility. Excluding contingency areas, the Buildable Area consists of 695 acres. Contingency areas are identified as backup building locations if parts of the Buildable Area are found unsuitable during construction. A transmission line will transport energy from a Project substation to the Poison Spring Substation owned by Puget Sound Energy (Point of Interconnection), located approximately 2.8 miles east of the Project area (Transmission line area). Please refer to the Project Description for additional information.

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.

The Project is located in unincorporated Kittitas County. The Project is situated east of and adjacent to Stevens Road, 0.5 miles north of Interstate 90 and 0.5 miles South of Vantage Highway. The Project area and Transmission line area includes all or portions of Township 17 North, Range 20 East, Sections 11, 13, 14 and Township 17 North, Range 21 East, Sections 8, 9, 17, 19, 20. Please refer to the Site Plan for a visual and the table below for legal descriptions.

Legal Description

Landowner	Area	Legal Description	Assessor Parcel Number
Poison Springs LLC	Project Area	• SEC. 11; TWP. 17; RGE 20; ALL OF N1/2 OF SEC. E OF KRD; SE1/4; PTN SW1/4; 19.43 CO RD ACRES • SEC. 13, TWP. 17, RGE. 20; ALL FRACTIONAL; EXCEPT SLY & WLY OF KRD; 4.80 ROAD ACRES • SEC. 14; TWP. 17; RGE. 20; SW1/4 NE1/4 NORTH HALF • SEC. 14; TWP. 17; RGE. 20; NW1/4 NE1/4 • SEC. 14; TWP. 17; RGE. 20; PTN NE1/4 NW1/4; E1/2 SE1/4 NW1/4; LESS 7.10 DITCH R/W, 1.29A CO RD	• 17-20-11000-0001 • 17-20-14020-0018 • 17-20-14010-0002 • 17-20-14010-0003 • 17-20-13000-0003
Bass, Randall S. & Sheila W.	Project Area	• SEC 14; TWP.17; RGE 20; Parcels 11-20	• 17-20-14010-0007 • 17-20-14010-0001 • 17-20-14010-0005 • 17-20-14010-0008 • 17-20-14000-0001 • 17-20-14000-0002 • 17-20-14000-0003 • 17-20-14000-0004 • 17-20-14000-0005 • 17-20-14000-0006
Poison Springs LLC	Transmission Area	• THAT PORTION OF SEC. 19; TWP 17 N; RGE 21 E; W.M., LYING N OF THE NLY ROW LINE PRIMARY STATE HIGHWAY NO.7 (SR 90) • THAT PORTION OF SEC. 20; TWP 17; RGE 21 E; W.M., LYING N OF NLY ROW LINE OF PRIMARY STATE HIGHWAY NO. 7 (SR 90) • All OF SEC. 17, TWP 17 N; RGE 21 E; W.M. • THAT PORTION OF THE E1/2SW1/4 AND SE1/2 OF SEC. 8, TWP 17 N; RGE 21 E; W.M., LYING S OF THE SLY ROW OF VANTAGE HIGHWAY.	• 17-21-19020-0002 • 17-21-20030-0001 • 17-21-17000-0001 • 17-21-08040-0003
BLM	Transmission Area	• SEC. 18; TWP. 17; RGE S1/2 • SEC. 24; TWP. 17; RGE. 20	• 17-21-18000-0002 • 17-20-24010-0001
Doris E Clerf	Transmission Area	• ALL OF SEC. 9; TWP 17 N; RGE 21 E; W,M., LYING SLY OF VANTAGE COUNTY ROAD AS ESTABLISHED BY DEED RECORDED IN BOOK 56 OF DEEDS, PAGE 431, UNDER AUDITOR FILE NO. 126294	• 17-21-09000-0002

B. Environmental Elements

1. Earth

a. General description of the site:

The Project area is comprised of approximately 1,300 acres of private land. The land's historic and current use consists primarily of cattle and sheep grazing. Topography on-site ranges from 1,950 feet (ft) to 2,100 ft Mean Sea-Level (MSL). The Project area is not located within a shoreline district.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other: *Rolling*

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

The steepest slope within the Buildable area is approximately 12%.

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.

Based on the Natural Resources Conservation Service (NRCS) Web Soil Survey data, a total of 22 soil-types are found within the Project area. The Wetland and Other Waters Delineation report provided as Appendix B includes a table (Table 2) listing all soil types found on-site. None of the soil types are considered hydric. Most of the soils are loamy in texture, but also include a mix of silt and mineral material. The most common soil types found on-site are listed below:

- *Selah loam, 2 to 5 percent slopes, well drained, prime farmland if irrigated (21.0%)*
- *Terlan-Durtash-Selah compex, 2 to 5 percent slopes, well drained, not prime farmland (14.8%)*
- *Terlan-Durtash-Selah complex, 5 to 15 percent slopes, well drained, not prime farmland (14.3%)*

No agricultural lands of long-term commercial significance are found within the Project Area.

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

There are no indications or recent history of unstable soils in the immediate vicinity.

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.

The Stormwater Management Plan (Appendix E) indicates a total area of 125 acres (Conservative Estimate: 150 acres) graded with approximately 8,500 cubic yards (CY) of cut and 7,500 CY of fill. The remaining 1,000 CY of material will be spread out across the site. No material will be imported or exported.

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

The Stormwater Management Plan is included as Appendix E. A final grading plan will be prepared in advance of construction when seeking a grading permit pursuant to KCC 14.05.080.

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

Approximately 20 of the 695-acre buildable area (approx. 2.8%) is considered covered by impervious surfaces. Components that factor into this calculation include access roads, substation, and inverters. Solar panels are not determined to be pollutant generating impervious surfaces, and thus not included in these calculations. Further evaluation of impervious surfaces is found in the Stormwater Management Plan in Appendix E.

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

The Applicant has prepared a preliminary Stormwater Management Plan per KCC 17.61C.070, to address erosion control methodology, included as Appendix E. The final grading plan will also cover stormwater pollution prevention methods ahead of construction.

A detailed grading, stormwater, and erosion control plan will be prepared prior to construction of the Project. Standards dictated in the Washington Department of Ecology Stormwater Management Manual for Eastern Washington will be met throughout construction including erosion control fencing, the use of lightweight equipment, efforts to minimize total ground disturbance, and revegetation of the site post-construction.

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.

Emissions during construction include exhaust from diesel-powered equipment and fugitive dust from disturbed soils and impervious surfaces. The impact would be low in magnitude, localized, and would have a temporary duration. Construction vehicles would contribute usual emissions such as CO2, sulfur dioxides and nitrogen oxides in typical amounts, and construction activities may produce PM10 dust particulates. However, because of the limited construction duration (9 to 12 months) and limited number of vehicles compared to transportation or residential projects, overall air emissions would not be significant. During construction, dust control measures will be implemented to minimize airborne (fugitive) dust. Dust will be controlled by limiting grading, stabilizing soils, and watering areas when dry.

The Project is a solar power generation facility and will not produce any emissions while in operation. With the exception of vehicle exhaust emissions during construction and operations, the Project will not produce air pollution or greenhouse gases. The Project will result in a reduction in air emissions because the Project's solar power generated will offset the carbon emissions from fossil-fuel powered energy generation.

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

Response: There are no off-site sources of emissions or odor that would affect this proposal. The Project is not located within a non-attainment area for any criteria pollutants, and air emissions associated with the construction of the Project are not expected to significantly impact the attainment status of the airshed or short-term air quality limits (EPA 2019).

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

Response: Emissions caused by the proposed Project will only occur during the temporary construction phase of the Project. All diesel-powered equipment would use ultra-low sulfur diesel as feasible and would be operated with BMPs to reduce engine idle times, and exhaust. Fugitive dust would be minimized through the application of water (with approved dust control additives as needed) and vehicle speed reduction. If necessary, the construction contractor would arrange for delivery of water and/or suppressants to the active construction site. Permanent and temporary reseeding would be performed to reduce soil erodibility.

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.**

Within the Project area, there are five palustrine emergent wetlands (PEM) identified. All five wetlands were located on the western boundary of the Project area and likely connect to the Kittitas Reclamation District's irrigation canal. It is anticipated that all delineated wetlands will be considered waters of the State and regulated by Ecology. All identified wetlands on-site were assessed with Ecology's Wetland Rating for Eastern Washington and given a Category III classification (Appendix B). All wetlands on-site will be avoided with at least a 150-foot buffer per Kittitas County Code Chapter 17A.07.030.

Within the Project area, six NWI and NHD Riverine streams were identified via desktop analyses. Following the EPA's Streamflow Duration Assessment Methods (SDAM), these NWI and NHD Riverine steams were classified as ephemeral drainages. The results of the wetland and other waters field survey determined that all six ephemeral drainages do not meet specifications of waters of the State per CAO Chapter 17A.04.020, which

specifies that non-perennial streams must be upstream from and physically connected by an above-ground channel system to Type S, F or Np and/or Ns Waters (WAC 222-16-030) in order to be considered a water of the State, which these drainages do not possess (Appendix B). The Applicant performed a site visit with WDFW to examine ephemeral drainages 1,2, & 3 (Figure 5, Appendix B) based on their proximity to components of the solar facility. Due to the absence of defined bed or banks and no perennial springs, WDFW confirmed those features do not meet the definition of Typed waters-S, D, or N (Np, Ns) (Appendix H).

Please see Appendix B for a detailed Wetland and Other Waters Delineation Report.

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.**
   No, the Project will not require any work over, in, or adjacent to the described waters. The Project is currently using a 150ft setback to the wetlands described. Based on Kittitas County Critical Area regulations Chapter 17A.07.030, Category III wetlands have a buffer requirement of 150ft for land use with high impact.

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 a general description, purpose, and approximate quantities if known.**
   The proposed Project does 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.**
   The proposed Project 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.**
   The proposed Project does not involve any discharge 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 a general description, purpose, and approximate quantities if known.**
   No water will be withdrawn from a well for drinking water or other purposes. During construction, water will be transported from an off-site source.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**
   No sewer or septic is needed. The proposed Project will share an Operation & Maintenance building with the Vantage Wind Energy Project. During construction, on-site portable toilets will be used. Portable toilets used during construction will be regularly serviced and waste will be properly disposed off-site.

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.**
   Runoff on-site primarily occurs from precipitation and snow melt. Natural drainage features found on-site typically run from the northeast to the southwest and connect with the unnamed Kittitas Reclamation

District (KRD) irrigation canal located west and adjacent to the Project area. These drainage features transport runoff into the KRD irrigation canal.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**
   No waste materials will enter ground or surface waters with this proposed Project. There will be no waste materials stored permanently on-site. Any inadvertent spill during construction will be addressed following construction and source control BMPs pursuant to 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.**
   The proposal would impact a drainage feature located in the northeast corner of the Project area. This drainage feature depicted as Ephemeral Drainage 1 (Figure 5, Appendix B) would need to be filled in and compacted to accommodate panels. The Applicant will implement temporary swales to divert runoff into temporary drainage basins as seen on Site Plan (Sheet Number C-502).

4. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**
   A preliminary grading plan is included as Appendix E. A SWPPP for the construction phase will be prepared in accordance with the Washington Department of Ecology's Stormwater Management Manual for Eastern Washington (WECY 2019) ahead of facility construction; best management practices will include some or all of the following:
   - *Preserving natural vegetation and maintaining vegetation around the perimeter.*
   - *Stabilizing disturbed areas with temporary seeding of annual plants such as annual ryegrass, intermediate wheatgrass, or sterile triticale. Permanent seeding with plants such as perennial ryegrass, slender wheatgrass, Sandberg bluegrass, and/or western wheatgrass.*
   - *Mulching as temporary cover and/or to enhance plant establishment.*
   - *Stabilizing construction access driveway at Stevens Road and limiting road gradient to less than 15%.*
   - *Dust control by first limiting generation of dust, and then sprinkling exposed areas with water or locally approved palliative.*
   - *Using level spreaders to convert runoff to sheet flow by dispersing a concentrated flow of water over a large area with existing stable vegetation.*

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?**
   According to the 2019 National Land Cover Database, the Project area is mapped as Shrub/Scrub (79%), followed by Herbaceous (18%), Developed, Open Space (2%), and Hay/Pasture (<1%). Field verification

confirmed the dominant habitat type within the Project area is shrubsteppe (84%), followed by eastside steppe (11%), and rangeland/disturbed land (5%). Shrubsteppe habitat within the Project area consists of big Sagebrush (Artemisia tridentata), rabbit brush (Ericameria nauseosa), and bitterbrush (Purshia tridentata). Eastside steppe is present in patches throughout the Project Area and consists primarily of Idaho fescue (Festuca idahoensis), Sandberg bluegrass (Poa secunda), and needle-and-thread grass (Hesperostipa comata), with a low density of shrubs. Cheatgrass (Bromus tectorum), an invasive annual grass, is present throughout the Project Area (Appendix C).

Vegetation will be maintained across the site to the maximum extent possible. Where vegetation disturbance is required, drive-and-crush will be implemented to maintain the roots of the vegetation intact. Where grading is required, reseeding will be performed to re-establish vegetation as soon as possible. Please see Appendix D Vegetation Management Strategy for additional information.

c. List threatened and endangered species known to be on or near the site.
No federally or state listed plant species are known to occur within the Project area nor were identified within the Project area during field surveys.

Please see Appendix C for the Wildlife and Habitat Survey Report.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
The Applicant has agreed to implement measures to preserve or enhance vegetation as described in the Vegetation Management Strategy provided as Appendix D including the following:

- *Select species that are adapted to local soil and climate conditions.*
- *Choose planting dates and methods that ensure an acceptable survival rate.*
- *Control weeds that impede establishment of desirable species.*
- *Plant seed to maintain sufficient cover to reduce wind and water erosion.*
- *Plant a diverse seed mix to promote biodiversity.*
- *Use certified source-identified seed and plants, when available.*
- *Mow to reduce competition from weeds.*
- *Use appropriate naturalized species.*
- *Apply natural mulches to conserve soil moisture and suppress weeds during vegetation establishment.*

e. List all noxious weeds and invasive species known to be on or near the site.
Please see Appendix F for Kittitas County's Noxious Weed List.

5. Animals

a. List any birds and other animals that 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:**

Table 5-1 shows the wildlife species that were observed during the Wildlife and Habitat Survey Report (Appendix C) performed by Environmental Science Associates (ESA).

Table 5-1. Wildlife Species		
Common Name	**Scientific Name**	**Protection Status**
AVIAN		
Passerines		
red-winged blackbird	*Agelaius phoeniceus*	*None*
grasshopper sparrow	*Ammodramus savannarum*	BCC[1]
sagebrush sparrow	*Artemisiospiza nevadensis*	*State Candidate; PHS[2]*
short-eared owl	*Asio flammeus*	*BCC*
red-tailed hawk	*Buteo jamaicensis*	*None*
California quail	*Callipepla californica*	*None*
turkey vulture	*Cathartes aura*	*None*
killdeer	*Charadrius vociferus*	*None*
northern harrier	*Circus hudsonius*	*PHS*
common raven	*Corvus corax*	None
horned lark	*Eremophila alpestris*	*None*
merlin	*Falco columbarius*	*None*
prairie falcon	*Flaco mexicanus*	*PHS; BCC*
American kestrel	*Falco sparverius*	*None*
Wilson's snipe	*Gallinago delicata*	*None*
loggerhead shrike	*Lanius ludovicianus*	*State Candidate; PHS*
sage thrasher	*Oreoscoptes montanus*	*State Candidate; PHS; BCC*
house sparrow	*Passer domesticus*	*None*
cliff swallow	*Petrochelidon pyrrhonota*	None
ring-necked pheasant	*Phasianus colchicus*	*None*
black-billed magpie	*Pica hudsonia*	*None*
vesper sparrow	*Pooecetes gramineus*	*None*
mountain bluebird	*Sialia currucoides*	None
Brewer's sparrow	*Spizella breweri*	*None*
western meadowlark	*Sturnella neglecta*	*None*
American robin	*Turdus migratorius*	*None*
mourning dove	*Zenaida macroura*	*None*
white-crowned sparrow	*Zonotrichia leucophrys*	*None*
MAMMALS		
coyote	*Canis latrans*	*None*
elk	*Cervus elaphus*	*PHS*
pocket gopher sp.	*Geomys sp.*	*None*
black-tailed jackrabbit	*Lepus californicus*	*State Candidate; PHS*
mule deer	*Odocoileus hemionus*	*PHS*
cottontail	*Sylvillagus sp.*	*None*
REPTILES		
pygmy short-horned lizard	*Phrynosoma douglasii*	None

BCC[1]; Birds of Conservation Concern
PHS[2]; Priority Habitat Species

b. List any threatened and endangered species known to be on or near the site.
Based on desktop analyses and field verification, no federally listed threatened or endangered species are known or are likely to occur within the Project area due to lack of suitable habitat being present. No critical habitat for federally listed species occur within the Project. One species listed as state endangered, ferruginous hawk (Buteo regalis), has potential to occur within proximity to the proposed Project. The ferruginous hawk was not identified within the Project area during field surveys.

Please see the Wildlife and Habitat Survey Report (Appendix C) for additional details.

c. Is the site part of a migration route? If so, explain.
No; the site is not part of a migration route.

d. Proposed measures to preserve or enhance wildlife, if any.
The Applicant has agreed to implement measures to preserve or enhance wildlife as described in the Habitat Management Plan provided as Appendix A including the following:

- *Consolidation of panel arrays within the NW portion of the Project area to conserve larger contiguous swaths of quality shrub-steppe*
- *Modification of project and fencing design to accommodate big game movement and Kittitas County Reclamation District (KRD) plans to install an adjacent exclusionary elk fence:*
  - *The facility design was modified to install a wildlife corridor through the northern half of the Project to accommodate KRD planned installment of an adjacent jump out location and east to west movement of big game.*
  - *Extending perimeter fencing to abut KRD fence at the canal in the northern portion of the project to prevent big game passage. Gates will be installed at each end of this fenced segment to allow for quick release of wildlife, if necessary.*
- *Incorporation of WDFW preferred elk perimeter fencing design to restrict big game movement into the facility but allow for permeability of other small wildlife.*
- *Fencing in areas of the Project, that would otherwise not be fenced, to prevent elk permeability and support WDFW and KRD's initiative to reduce local landowner/elk conflicts.*
- *Revegetation and vegetation maintenance during construction and operation*
- *Establishing conservation easements in proximity of Project*
- *Schnebly Solar will work with WDFW to coordinate sagebrush harvest onsite during the fall season prior to construction to allow for seed propagation to occur in an offsite area*

Please refer to the Habitat Management Plan (Appendix A) for a full list of conservation measures and details regarding mitigation.

e. List any invasive animal species known to be on or near the site.
No known invasive animal species are known to be 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.
The Project is a solar power production facility that would generate and export renewable electricity to the grid. The project will also use a small amount of electricity from the grid for the inverters.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
The Project will not create any shadow effect or other negative effects that would impact the potential use of

solar energy by adjacent properties. Solar panels for the proposed project will not exceed 20 feet in height.

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.
The Project is a solar energy generation facility which will create a net increase in energy. The Project will consume a small amount of energy to operate and will output up to 90 MW of renewable energy generated.

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 because of this proposal? If so, describe.
Potentially hazardous materials that may be used during construction include paint, unused solvents, and spent vehicle and equipment fluids and components. The proposed facility does not include a battery energy storage system, thus lowering the risk of fire.

No extremely hazardous materials (As defined by 40 Code of Federal Regulations 355) are anticipated to be produced, used, stored, transported, or disposed of at the Project during operation. The substation and transmission line will contain high-voltage equipment, presenting a fire risk. Vegetation management along the transmission line, proper grounding, and equipment spacing at the substation will mitigate the fire risk posed by electric equipment.

1. **Describe any known or possible contamination at the site from present or past uses.**
There are no known or possible contaminations at the site from present or past uses.

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 existing hazardous chemicals/conditions that might affect project development and design.

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.**
During operation, no hazardous chemicals will be stored, used, or produced by the project.

4. **Describe special emergency services that might be required.**
No special emergency services are anticipated for the proposed Project. The Project will be designed to meet the requirements of the Kittitas County Fire Marshal and the 2021 International Fire Code. Prior to operations, the Applicant would meet with the appropriate local fire departments to provide a tour of the site, including review of access points and Project components, and review the site's emergency response plan which will include safety data sheets as appropriate. A site-specific emergency response plan will be developed ahead of facility construction.

5. **Proposed measures to reduce or control environmental health hazards, if any.**
The applicant will use best management practices for chemicals used during the construction and operation of the Project. A Spill Prevention Control and Countermeasure (SPCC) plan will be implemented during construction and operations. Any oily waste, rags, or dirty hazardous solid waste will be collected in sealable drums and removed for recycling or disposal by a licensed contractor. Project infrastructure will be fenced, gated, and monitored to prevent unauthorized access. Project infrastructure will meet the National Electric Safety Code for ground clearance. The site will be equipped with fire protection equipment in accordance

with the Washington fire code, and the Applicant will provide mutual assistance to the local fire departments in the case of fire in or around the Project area during construction. The proposed Project does not include a battery energy storage system which reduces the risk of environmental health hazards.

b. Noise

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

No existing noise would affect the proposed 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)?

Short-Term Noise Levels:

Construction activities would produce localized sound on a temporary basis within active construction locations in the Project area. Construction activities at the Project can be generally divided into five phases: Site preparation, grading, preparation of staging areas, and on-site access routes; Array foundation and structure installation (including pile driving), conductor installation, and construction of control enclosure; Solar panel assembly and connecting electrical components; Inverter pad construction, substation installation, cabling and terminations, and gen-tie construction; and Array and interconnection commissioning, revegetation, and waste removal and recycling.

Sound generated by Project construction is expected to vary depending on the construction phase but will primarily occur during weekday daytime hours (7 a.m. – 10 p.m.) for 9 to 12 months. Sound generated by construction vehicles (200-400 horsepower [hp] trucks) will be expected to occur on the Project access road during all phases of construction.

Table 7-1. Sound Levels from Common Construction Equipment at Various Distances

Construction Equipment	Expected Sound Level by Distance (dBA)			
	50 feet	1,000 feet	2,500 feet	5,000 feet
Bulldozer (250 to 700 hp)	88	62	54	43
Front-end loader (6 to 15 cubic yards)	88	62	54	43
Truck (200 to 400 hp)	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 kilowatts)	84	58	50	39
Mobile crane (11 to 20 tons)	83	57	49	38
Concrete pumps (30 to 150 cubic yards)	81	55	47	36
Tractor (0.75 to 2 cubic yards)	80	54	46	35
Source: Barnes et al. 1976				

In addition to the construction equipment listed in Table 7-1, pile driving may be needed to install the foundations of the solar modules. Sound from pile driving is generated from both the ram striking the pile as well as the operating steam, air, or diesel exhaust as it is exhausted from the cylinder, unless hydraulic impact hammers are used. A pile driver needed for this type of application is expected to produce a sound pressure level of 96 dBA at 50 feet assuming an impact rate of 1,400 blows per minute. It is expected that sound from pile driving would attenuate to 64 dBA at approximately 2,000 feet and would attenuate to below 60 dBA within 1 mile of this construction activity. Pile driving is a temporary construction activity

expected to last approximately 17 weeks (about 4 months).

Long-Term Noise Levels:
The primary sound sources during operations are the inverters, distribution transformers, and substation transformers and would primarily occur during daytime hours while the facility is generating electricity.

Noise Level Compliance:
The Project will comply with applicable noise regulations stated in KCC 9.45 and WAC 173-60-040.

3. Proposed measures to reduce or control noise impacts, if any.
To the extent practicable, construction and operation activity would be scheduled during daytime hours (6 a.m. – 10 p.m.). All equipment would be maintained in good operating order to minimize sound emissions.

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.
The Project is located in the Agriculture 20 zoning district and Solar Overlay Zones 2 and 3. Transmission facilities associated with the Project extend into the Forest and Range zoning district within Solar Overlay Zones 2 and 3. Land Use designation in the area is considered rural working. The Project is situated on land currently used for seasonal grazing. To the east of the Project area, land is consistent with open rangeland. Located northeast and adjacent to the Project area is the Sage Hills Homeowner Association. This area has been subdivided into lots roughly 20-acres in size, most of which are currently undeveloped. Portions of the western boundary of the Project are adjacent to the KRD irrigation canal and Stevens Road. There are 3 residencies situated southwest of the Project area, one of which is a participating landowner of the Project.

The Project complies with Kittitas County Code requirements set forth in KCC 17.29 and KCC 17.56 as it relates to the solar generating facility located in A-20 Agriculture Zone and the transmission facility located in the Forest and Range Zone. The Project will meet minimum setback requirements for SPPFs under KCC 17,61C,090(5) which states "All solar equipment associated with a SPPF shall meet the minimum zoning setbacks for the zoning district in which the SPPF is located, or 25 feet, whichever is greater". The Project design has a minimum setback of 100 feet from the fence line to the property boundary.

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 because 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?
The Project area has been used for seasonal grazing. The Applicant has discussed options with the participating landowners to mitigate the loss of grazing space used. Based on the design of the facility, landowners and the Applicant believe the Project will not interfere with the ability to continue grazing practices in the surrounding area.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?
The proposed Project will not affect normal business operations of surrounding working farm or forest land. Neighboring landowners and the Applicant believe the Project will not interfere with surrounding grazing practices. The Project is a passive use of the land that will not produce any substantial noise, land applications, or other possible impacts to surrounding activities. The Project itself will also not be affected by

surrounding working farm of forest land normal business operations.

c. Describe any structures on the site.
There is a cell tower located in the southern portion of the Project area, southeast of Bently Road.

d. Will any structures be demolished? If so, what?
No structures will be demolished.

e. What is the current zoning classification of the site?
The Project area is located in the Agriculture 20 Zone within Solar overlay Zones 2 and 3. The Transmission line area is located in the Agriculture 20 and Forest and Range Zone within Solar Overlay Zone 3.

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

g. If applicable, what is the current shoreline master program designation of the site?
Not Applicable. The Project is not situated within a shoreline district.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes. Desktop review shows County critical areas including waterways mapped as Type 2 Fish Bearing, and Type 4 Non-fish Seasonal streams and a critical aquifer recharge area.
The Applicant conducted a site visit with WDFW to determine the classification of the Type 9 streams located in the northeast corner the Project. Due to the absence of defined bed or banks and no perennial springs, WDFW confirmed those features do not meet the definition of Typed waters-S, D, or N (Np, Ns).

The proposed Project will avoid all waterways that are considered Type 2 and Type 9 streams with a 100-foot setback while Type 4 streams will have a 40-foot setback. The Project will completely avoid the area mapped as a Critical Aquifer Recharge Area.

i. Approximately how many people would reside or work in the completed project?
One to two people would work at the Project during operations.

j. Approximately how many people would the completed project displace?
No people will be displaced due to this Project.

k. Proposed measures to avoid or reduce displacement impacts, if any.
Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
Please refer to the Criteria for Approval to see how the Project is compatible with existing and projected land uses and plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.
The proposed Project is not located within an irrigation district. The lands are not high value agricultural lands and are currently used for seasonal grazing. Through conservation easements, the project will mitigate impacts to the grazing use of the lands. Upon completion of the operations of the Project, the Project will be decommissioned. As part of the decommissioning process all facility components will be removed, lands will be restored to their predeveloped condition and can be used as they are currently and historically.

9. Housing

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

No housing units will be required or provided for the proposed Project. During the construction phase, workers will stay in nearby hotels. Once operational, the Project will employ 1 to 2 full-time workers, who will secure residential housing in close proximity to the Project site.

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

No housing units will be eliminated for this proposed Project.

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

Not Applicable as the proposed Project will have no impacts to housing.

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?

The tallest structures will be the transmission line poles which would range from 90-140 feet depending on spacing between poles. The solar panels will be approximately 15 feet tall at full tilt.

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

The Project would not obstruct views in the area; viewers would still be able to see across the open landscape in all directions. The Project would be viewable in the immediate vicinity but would continue to be surrounded by the rural working landscape of agricultural operations and quarries.

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

The Project was designed in a manner to reduce and control aesthetic impacts. Project plans such as re-seeding, fence design, and the fragmentation of solar panel area, among other mitigation measures, serve to control possible aesthetic impacts of the Project.

11. Light and Glare

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

The Project will utilize motion-activated lighting for security. Additional temporary lighting may be used during construction. All lighting used will be downward facing and shielded in accordance with Kittitas County Code 15.580.040.

The potential for glare from solar panels is generally low. Solar panels used for the proposed project will be equipped with anti-reflective coatings that reduce the amount of sunlight reflected. These coatings enhance light absorption, contributing to the efficiency of energy conversion, and help minimize glare. Solar panels are also designed with textured surfaces to scatter sunlight rather than reflect it in a concentrated manner. This texture helps minimize glare by diffusing the light. Smooth and highly reflective surfaces, such as glass windows, water bodies, or metal structures, may create more intense glare. The solar panels will be affixed to a racking system which tracks the sun's movement across the sky throughout the day. This tracking means that any reflection off the panels will be directed towards the sun.

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

Light or glare from the finished project would not be a safety hazard or interfere with views. The solar panels are glare resistant and designed to absorb light instead of reflecting it. Additionally, the racking system is designed to track the sun throughout the day which reduces the likelihood of glare for observers on the ground.

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 the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any.
Not Applicable as the proposed Project will have no glare impacts.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
The Palouse to Cascades State Park Trail along with the John Wayne Trail are located approximately 0.5 miles southwest of the Project area. Interstate 90 separates the Project area from these trails. Additionally, there are two Bureau of Land Management parcels (ID: 070833 & 210733) that are located adjacent to the southeastern section of the Project area.

b. Would the proposed project displace any existing recreational uses? If so, describe.
The Project is situated on private land and would 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? If so, specifically describe.
There are no historic resources that are potentially eligible for listing in national, state, or local registers; please refer to Appendix G for the Cultural Resource Inventory submitted under separate cover for confidentiality.

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.
A Cultural Resources Inventory was completed in coordination with the Washington State Department of Archaeological and Historic Preservation and interested tribes and is provided as Appendix G. This inventory found some evidence of Indian and historic use but no protected resources.

***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.**

Please refer to Appendix G.

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.
The pre-construction Cultural Resources Inventory was conducted to avoid and minimize disturbance to resources. Contractors will be required to follow an Inadvertent Discovery Plan to avoid and minimize impacts to any resources found during construction.

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.

Primary Route (Travelling from west of Project):

Take Interstate-90 exit 115 onto Main Street, travel ~1 mile > Turn right onto 1st Avenue and travel ~0.1 miles > Turn right on Parke Creek Road > Follow Parke Creek Road for ~4.5 miles, then turn right on Stevens Road > Follow Stevens Road for ~2.2 miles to reach the site access point.

Secondary Route (Travelling from east of Project):

Turn left off Vantage Highway onto Parke Creek Road and travel ~1.2 miles > Turn left onto Stevens Road > Follow Stevens Road for ~2.2 miles to reach the site access point.

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?

The site is not served by public transit. The nearest transit stop is in Ellensburg, approximately 10 miles west of the site.

c. 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 Project may require improvements to county roads. If so, these improvements will be determined via the execution of a road use agreement with the county ahead of construction.

d. 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 immediate vicinity of) water, rail, or air transportation.

e. 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?

Upon completion of the Project, approximately two to three vehicular trips by staff per day are expected. Staff will use personal vehicles such as light pickup trucks to travel to the site. Peak volumes will usually occur around 7:00am and 3:00pm. Vehicular trips may increase during maintenance and repairs. This amount of operational use is not expected to have any impact on traffic volumes.

During construction, the Project will see an increase in daily trips up to 250 per day (125 each way). This daily volume would be approximately 80% passenger vehicles and up to 20% non-passenger vehicles such as delivery trucks. This increase in traffic would be temporary in nature, only during construction and peak delivery of equipment to the site. Construction traffic from passenger vehicles would be expected between 6:00-7:00 AM from Ellensburg and the surrounding area to the Project site via Interstate 90 and between 3:00 and 6:00 PM returning. Delivery and non-passenger vehicle trips would be spread out throughout the day. This estimate is based on the applicant's experience constructing and operating similar projects in Oregon and Washington.

Approximately 16,920 vehicles pass Kittitas on Interstate 90 annually according to Washington State Department of Transportation 2022 data.

f. 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 interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

g. Proposed measures to reduce or control transportation impacts, if any.
During construction, appropriate transportation mitigation measures such as the use of flagging, signage, and carpooling would be implemented. Although some heavy construction equipment and materials would be hauled to the site during construction, they would have direct access to the parking area on site and should not have impacts on area roads and access. If increased traffic levels warrant additional signage or manpower to control and direct traffic, any such measures deemed necessary by Kittitas County Public Works Department to reduce traffic impacts would be supplied. Operations of the Project would not significantly affect traffic; therefore, no mitigation measures are proposed during Project operation.

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 proposed Project will not result in an increased need for public services. The Project will have a secure fence along its perimeter with a Knox box to allow the fire department access to the facility.

b. Proposed measures to reduce or control direct impacts on public services, if any.
Site security and vegetation management ensure there is no increased need for fire or police protection. In operations, up to two new full-time employees will manage the site, thus no additional needs for public services will result from the proposed Project.

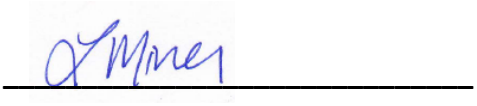
16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
No utilities are currently available at the site. No utilities will be required by the Project.

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.
No 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.



Type name of signee: Laura Miner

Position and agency/organization: Authorized Signatory, Schnebly Coulee Solar Energy LLC

Date submitted: April 3, 2024