

**Verbatim Transcript of Monthly Council Meeting**  
**Washington State Energy Facility Site Evaluation Council**  
**February 16, 2021**



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WASHINGTON STATE  
ENERGY FACILITY SITE EVALUATION COUNCIL  
Lacey, Washington  
February 16, 2021  
1:30 p.m.

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Telephonic Monthly Council Meeting  
Verbatim Transcript of Proceedings

(All participants appeared virtually.)

REPORTED BY: TAYLER GARLINGHOUSE, CCR 3358

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A P P E A R A N C E S

Councilmembers:

KATHLEEN DREW, Chair

STACEY BREWSTER, Utilities and Transportation Commission

MIKE LIVINGSTON, Department of Fish and Wildlife

KATE KELLY, Department of Commerce

ROB DENGEL, Department of Ecology

Assistant Attorney General:

JON THOMPSON

EFSEC Staff:

SONIA BUMPUS

KYLE OVERTON

STEW HENDERSON

TAMMY MASTRO

JOAN OWENS

STEPHEN POSNER

PATTY BETTS

AMY MOON

Local Government and Optional State Agencies:

BILL SAURIOL, Goose Prairie

Also in Attendance:

JENNIFER DIAZ, Wild Horse

ERIC MELBARDIS, EDP Renewables

JEREMY SMITH, Chehalis Generation Facility

MARK MILLER, Chehalis Generation Facility

CHRIS SHERIN, Grays Harbor Energy

KIP WHITEHEAD, Energy Northwest

DAVE KOBUS, Scout Clean Energy

PAT LANDESS, Scout Clean Energy

OWEN HURD, Tuusso

BLAKE BJORNSON, OneEnergy

ANN SIQVELAND, OneEnergy

TIM MCMAHAN, Stoel Rives

JASON EARLS, Yakima County

NOELLE MADERA, Yakima County

1 LACEY, WASHINGTON; FEBRUARY 16, 2021

2 1:30 P.M.

3 --o0o--

4 P R O C E E D I N G S

5  
6 CHAIR DREW: Good afternoon. This is  
7 Kathleen Drew. I Chair the Washington State Energy  
8 Facility Site Evaluation Council meeting, and I will  
9 be -- I am calling this meeting to order today.

10 Before we begin with roll call, I thought I  
11 would make a couple of introductory comments since we do  
12 have two projects that have filed applications with us  
13 in the past since our last meeting, and we will be  
14 establishing the site councils for those according to  
15 our state law and have letters out to those who, under  
16 our state law, have an ability to participate but they  
17 have not yet been formed.

18 Secondly, although we have just introductory  
19 information to be presented today, we will have  
20 opportunities for public comment within the 60 days of  
21 when those applications have been filed. So although we  
22 aren't taking public comments today, we will be  
23 providing that opportunity to everyone who is  
24 interested, and we look forward to your participation in  
25 this process.

1                   We will be discussing when those will be  
2 held. At this point, given our COVID situation, we do  
3 expect those to be virtual. If you want to sign up to  
4 receive project information, you can do so on our  
5 website or by calling our general information number.

6                   So with that, again, I am asking for the --  
7 the clerk to first call the roll of the EFSEC Council  
8 and then the Staff members and then the representatives  
9 of the facilities and the projects who are on the agenda  
10 for today.

11                   Ms. Mastro, will you please call the roll?

12                   MS. MASTRO: Good afternoon, Chair Drew.  
13 Good afternoon, Councilmembers. This is Tammy Mastro  
14 for the record.

15                   Department of Commerce?

16                   MS. KELLY: Kate Kelly, present.

17                   MS. MASTRO: Department of Ecology?

18                   MR. DENGEL: Rob Dengel, present.

19                   MS. MASTRO: Department of Fish and  
20 Wildlife?

21                   MR. LIVINGSTON: Mike Livingston, present.

22                   MS. MASTRO: The Natural Resources position  
23 is vacant.

24                   Utilities and Transportation Commission?

25                   MS. BREWSTER: Stacey Brewster, present.

1 MS. MASTRO: Local jurisdictions and  
2 optional state agencies for the Goose Prairie Project,  
3 Department of Transportation?

4 MR. SAURIOL: Bill Sauriol, present.

5 MS. MASTRO: Thank you.

6 The assistant attorney general for EFSEC?

7 MR. THOMPSON: Jon Thompson is present.

8 MS. MASTRO: EFSEC Staff, Sonia Bumpus?

9 MS. BUMPUS: Sonia Bumpus is present.

10 MS. MASTRO: Amy Moon?

11 MS. MOON: Present. Thank you, Tammy.

12 MS. MASTRO: Thank you, Amy.

13 Kyle Overton?

14 MR. OVERTON: Here.

15 MS. MASTRO: Joan Owens?

16 MS. OWENS: Present.

17 MS. MASTRO: Patty Betts?

18 MS. BETTS: Present.

19 MS. MASTRO: Stew Henderson?

20 MR. HENDERSON: Present.

21 MS. MASTRO: Stephen Posner?

22 MR. POSNER: Stephen Posner, present.

23 MS. MASTRO: Representatives for the

24 operational updates, Kittitas Valley Wind?

25 Wild Horse Wind Power Project?

1 MS. DIAZ: Jennifer Diaz, present.

2 MS. MASTRO: Grays Harbor Energy Center?

3 MR. SHERIN: Chris Sherin is present.

4 MS. MASTRO: Columbia Generating Station?

5 MS. RAMOS: Mary Ramos, present.

6 MS. MASTRO: Chehalis Generation Facility?

7 MR. SMITH: Jeremy Smith, present.

8 MR. MILLER: Mark Miller, also present.

9 MS. MASTRO: Thank you, Mr. Miller.

10 Counsel for The Environment for the Goose  
11 Prairie Project, would you like to introduce yourself?

12 Will the court reporter please introduce  
13 yourself?

14 THE COURT REPORTER: This is Tayler  
15 Garlinghouse.

16 MS. MASTRO: Thank you, Ms. Garlinghouse.

17 Chair Drew, there is a quorum for the  
18 regular EFSEC Council as well as the Goose Prairie  
19 Council. Thank you.

20 CHAIR DREW: Thank you, Ms. Mastro.

21 Also, if there's anyone on the line who  
22 would like to introduce themselves at this point, please  
23 do so. Go ahead.

24 MR. SHERMAN: This is -- this is Bill  
25 Sherman as counsel for The Environment. I'm afraid that

1 I was muted when I introduced myself a moment ago.

2 Sorry about that.

3 CHAIR DREW: Thank you.

4 MR. KOBUS: This is Dave Kobus with Scout  
5 Clean Energy for Horse Heaven Wind Farm.

6 MR. HURD: This is Owen Hurd, TUUSSO Energy  
7 with the Columbia Solar Projects.

8 MR. MELBARDIS: Eric Melbardis, EDP  
9 Renewables, Kittitas Valley Wind Power Project.

10 MR. BJORNSON: This is Blake Bjornson with  
11 OneEnergy for the Goose Prairie Solar Project.

12 CHAIR DREW: Thank you. And I believe that  
13 was Eric Melbardis before that with Kittitas Valley; is  
14 that correct?

15 MR. MELBARDIS: That was correct.

16 MS. SIQVELAND: This is Ann Sigveland with  
17 OneEnergy Renewables for the Goose Prairie Solar  
18 Project.

19 MS. MADERA: Noelle Madera with Yakima  
20 County Planning.

21 CHAIR DREW: I'm sorry, I'm not sure we  
22 heard your name. Could you please state it again?  
23 Thank you.

24 MS. MADERA: Noelle Madera, N-o-e-l-l-e,  
25 last name is M-a-d-e-r-a, and I'm with Yakima County



1 Planning.

2 CHAIR DREW: Thank you.

3 MR. EARLS: Jason Earls with Yakima County  
4 Planning.

5 MR. MCMAHAN: Tim McMahan with Stoel Rives  
6 law firm on behalf of the Scout Horse Heaven Project and  
7 OneEnergy Goose Prairie.

8 CHAIR DREW: Thank you.

9 At this point, we will move on to our  
10 proposed agenda, which is before you.

11 Councilmembers, is there a motion to adopt  
12 the proposed agenda?

13 MS. KELLY: Kate Kelly, move to adopt the  
14 agenda as written.

15 MR. DENGEL: Rob Dengel, second.

16 CHAIR DREW: Thank you.

17 All those in favor, please say "aye."

18 COUNCILMEMBERS: Aye.

19 CHAIR DREW: All those opposed?

20 Motion to adopt the agenda is approved.

21 Moving on to minutes. We have two sets of  
22 minutes from January. The first we will take up is the  
23 January 19th, 2021 Council meeting minutes. Is there a  
24 motion to approve the minutes from January 19th, 2021,  
25 the regular Council meeting?

1 MR. DENGEL: Rob Dengel, motion to approve  
2 minutes.

3 MR. LIVINGSTON: Mike Livingston will second  
4 that motion.

5 CHAIR DREW: Thank you.

6 Is there any discussion or comments on the  
7 minutes?

8 Hearing none, all those in favor of  
9 approving the minutes from the regular meeting on  
10 January 19th, 2021, please say "aye."

11 COUNCILMEMBERS: Aye.

12 CHAIR DREW: Those opposed?

13 Motion carries.

14 Moving on to the public comment hearing of  
15 January 19th, 2021. For those minutes, is there a  
16 motion to approve the minutes?

17 MS. BREWSTER: This is Stacey Brewster.  
18 I'll move that we approve the minutes from the public  
19 comment hearing on January 19th, 2021.

20 CHAIR DREW: Thank you.

21 MS. KELLY: Kate Kelly, second.

22 CHAIR DREW: Thank you.

23 Discussion? I do have one correction to  
24 make on page 4. Pull this up here. Line 2 it says,  
25 Determination to improve the PSD Amendment 5 Permit, and

1 it should be Determination to approve the PSD Amendment  
2 5 Permit.

3 So with that change, are there any other  
4 proposed changes?

5 Hearing none, all those in favor as -- of  
6 approving the minutes as amended, please say "aye."

7 COUNCILMEMBERS: Aye.

8 CHAIR DREW: All those opposed?

9 I heard a couple of you, so I'm assuming we  
10 have a majority in favor to be approved.

11 Moving on to our first operational update,  
12 Kittitas Valley Wind Power Project, Mr. Melbardis?

13 MR. MELBARDIS: Good afternoon, Chair Drew,  
14 EFSEC Staff, and Council. For the record, this is Eric  
15 Melbardis with EDP Renewables speaking on behalf of the  
16 Kittitas Valley Wind Power Project. We had nothing  
17 nonroutine to report during the period. We are just  
18 enjoying winter wonderland over here today.

19 CHAIR DREW: Thank you. We even got to  
20 experience a little bit of that in Western Washington,  
21 although it's sunny right now and the snow seems to have  
22 disappeared at my home anyway.

23 Moving on to Wild Horse Wind Power Project,  
24 Jennifer Diaz.

25 MS. DIAZ: Yes, thank you, Chair Drew and

1 Councilmembers. This is Jennifer Diaz with the Wild  
2 Horse Wind Project, and I have no nonroutine updates for  
3 the month of January.

4 CHAIR DREW: Thank you.

5 Chehalis Generation Facility, Mr. Smith?

6 MR. SMITH: Good afternoon, Chair Drew,  
7 EFSEC Council, and Staff. This is Jeremy Smith, the  
8 environmental analyst representing Chehalis Generation  
9 Facility. The facility has no nonroutine updates for  
10 the month of January.

11 CHAIR DREW: Thank you.

12 Columbia Generating Station and WNP-1/4,  
13 Ms. Ramos?

14 MS. RAMOS: Thank you. Good afternoon,  
15 Chair Drew, EFSEC Staff, and Councilmembers. This is  
16 Mary Ramos reporting for Energy Northwest. For the  
17 month of January 2021, Energy Northwest requested and  
18 received an extension for annual air emissions source  
19 registration for Columbia Generating Station. We're  
20 continuing to discuss with Department of Ecology the --  
21 the scope of emissions source report.

22 And then also, regarding the Industrial  
23 Development Complex Inert Waste Landfill, we are working  
24 to address comments we received from EFSEC and  
25 Department of Ecology. That's all I have.

1 CHAIR DREW: Thank you.

2 Any questions?

3 Okay. Thank you very much.

4 Moving on to Desert Claim Wind Power  
5 Project, Ms. Moon.

6 MS. MOON: Good afternoon, Council Chair  
7 Drew and Councilmembers. For the record, this is Amy  
8 Moon providing an update on the Desert Claim Project.  
9 EFSEC Staff continue to coordinate with Desert Claim;  
10 however, there are no other project updates at this  
11 time.

12 CHAIR DREW: Thank you.

13 Next on our agenda is Columbia Solar  
14 Project, Mr. Overton.

15 MR. OVERTON: Yes, this is Kyle Overton, the  
16 site specialist for Columbia Solar. This past month,  
17 EFSEC Staff received a preliminary draft of the Initial  
18 Site Restoration Plan, or ISRP, from Columbia solar.  
19 Staff in the process of our initial review in  
20 consultation with our independent contractor determined  
21 that the plan complies with facility's SCA in regulation  
22 primarily WAC 463-72.

23 The ISRP is required to be approved by the  
24 Council per WAC 463-72-030. Once the review is  
25 complete, EFSEC Staff will prepare a recommendation to

1 the Council for their consideration.

2 Is there any questions?

3 CHAIR DREW: Are there any questions from  
4 Councilmembers?

5 MS. BREWSTER: This is Stacey Brewster.  
6 Kyle, do you have an idea of when we could expect that  
7 report?

8 MR. OVERTON: I don't have the really firm  
9 date of it. We're still coordinating with the  
10 facilities to get some initial information to complete  
11 their plan.

12 MS. BREWSTER: Thank you.

13 CHAIR DREW: And as I understand it, there  
14 will be additional plans. Specific plans are required  
15 to go to the Council for approval, but some of the Staff  
16 will coordinate and respond to between them and the  
17 facility operator and owner. But we will keep -- give  
18 you an update as to when you can expect it and certainly  
19 provide you with adequate time for review. Thank you.

20 Moving on to the Invenergy...

21 MR. SHERIN: Chair Drew?

22 CHAIR DREW: Sorry, I lost my -- my focus on  
23 the agenda there for a quick minute. Mr. Sherin.

24 MR. SHERIN: Good afternoon, Chair Drew,  
25 Councilmembers, and Staff. This is Chris Sherin, plant

1 manager at Grays Harbor Energy Center. Grays Harbor  
2 Energy Center doesn't have any nonroutine items to  
3 report for the month of January.

4 CHAIR DREW: Thank you. And we did complete  
5 the public hearing in the amendment on Title 5, so  
6 that's in effect now I understand?

7 MR. SHERIN: Yes, that is correct, the PSD  
8 Amendment 5.

9 CHAIR DREW: Thank you. And we look forward  
10 to hearing more about your technology upgrade as you get  
11 further into the spring here, so thank you.

12 MR. SHERIN: Welcome.

13 CHAIR DREW: Goose Prairie Solar Project.  
14 Again, for those of you who may have joined since my  
15 opening statement, Goose Prairie Solar Project has  
16 applied to us for review of the project. We will have a  
17 public comment meeting within the 60 days from the time  
18 the application is received. So for today's  
19 presentation, we won't be taking public comments and  
20 questions, but we will have an ability for  
21 Councilmembers to ask questions after the presentation.

22 With that, I'll turn it over to Mr. Overton.  
23 I am not hearing Mr. Overton. Is there -- is there --  
24 do we have --

25 MR. OVERTON: Is this working now?

1 CHAIR DREW: Yes, there you are.

2 MR. OVERTON: Sorry about that.

3 CHAIR DREW: No problem.

4 MR. OVERTON: So this is Kyle Overton, the  
5 site specialist for Goose Prairie. I don't know if you  
6 heard, but I did want to provide some more info for the  
7 Grays Harbor update. Their -- their PSD was -- their  
8 amended PSD was issued on January 28th.

9 And -- and for Goose Prairie, EFSEC received  
10 an application for site certification and an application  
11 for expedited processing on January 19th for the Goose  
12 Prairie Solar Project, which was submitted by OneEnergy  
13 Renewables.

14 The ASC proposes the construction of an  
15 80-megawatt solar facility with optional battery storage  
16 to be located in Yakima County.

17 At this time, Staff is coordinating with  
18 State agencies and third-party contractors to review the  
19 application for completeness and compliance with that  
20 regulation, primarily WAC 463-60 and 463-43.

21 Our first step as mentioned is to determine  
22 if there's any additional information needed to conduct  
23 a full review of the ASC. If any are identified, Staff  
24 will prepare a data request, which will be submitted to  
25 the applicant for their response, which will then get



1 attached to their initial application.

2 In conjunction with the overall ASC review,  
3 Staff are working on addressing expedited processing  
4 request. To determine if the project is eligible for  
5 expedited processing, two questions must be answered per  
6 WAC 463-43-030, the first being if the environmental  
7 impact as a proposed project is not significant or have  
8 to be mitigated to a nonsignificant level under SEPA.

9 The second is if the project is consistent  
10 with -- and in compliance with local land use  
11 regulation.

12 Prior to making these determinations, WAC  
13 463-43 requires EFSEC to conduct a public information  
14 meeting and a land use consistency hearing within 60  
15 days of receipt of the expedited processing application,  
16 and that deadline would be March 20th, 2021.

17 At this time, Staff's proposing a tentative  
18 date of March 16th to hold these meetings, which is the  
19 date of the regularly scheduled March Council -- Council  
20 meeting. Staff anticipates scheduling the public  
21 information meeting and land use hearing later in the  
22 day of the 16th and holding these virtually to  
23 accommodate COVID-19 restrictions.

24 Does anybody have any questions before I  
25 turn it over to the representative of One -- OneEnergy

1 Renewables who has prepared a presentation to introduce  
2 their project?

3 CHAIR DREW: Are there any questions from  
4 Councilmembers?

5 MR. OVERTON: So I think Blake Bjornson is  
6 going to do the presentation here. I'll hand it over to  
7 him.

8 MR. BJORNSON: Great. Thank you, Kyle.  
9 Can everybody hear me okay?

10 CHAIR DREW: Yes.

11 MR. BJORNSON: Thank you.

12 All right. Yes, thank you. My name is  
13 Blake Bjornson. I'm the manager of product development  
14 in OneEnergy, and we are happy to be here to introduce  
15 the project and our project team and excited to get  
16 going in this process with EFSEC.

17 So next slide, please. Just a quick agenda  
18 of what I'm going to be touching on today. Like I say,  
19 going to introduce our team a little bit. I know we've  
20 got some new members of the EFSEC Council, so I wanted  
21 to just quickly cover some solar basics and then get  
22 into an overview of the project including the location  
23 and kind of where we're at with development and then  
24 open up to questions.

25 So next slide. And go ahead, next slide,

1 please. So OneEnergy is headquartered in the state of  
2 Washington in Seattle. We have had success developing  
3 projects here in the West with multiple operational  
4 projects in both Oregon and Montana and a number of  
5 other projects in our development pipeline including  
6 here in Washington. The -- we're really excited about  
7 having a project that's -- that's close to home, and we  
8 look forward to being able to hopefully one day take  
9 folks out to Yakima County directly from Olympia here.

10 As far as who is going to be working on this  
11 project, like I said, my name is Blake Bjornson. We've  
12 also got on the call today Ann Sigveland. Ann is a  
13 director of development and going on seven years with  
14 OneEnergy. She will be leading development -- or she is  
15 leading development of the project in the West. And  
16 she's been in the renewable energy industry since 2007  
17 with previous solar and wind development experience at  
18 EDP Renewables and EDF Renewable Energy.

19 We also have on the call today as he  
20 mentioned Tim McMahan supporting us from Stoel Rives.

21 Go ahead to the next slide, please. So like  
22 I said, I know some folks are new to the Council since  
23 Columbia Solar, so I just wanted to touch quickly on  
24 some of the major components.

25 First and foremost, as you guessed, we're

1 going to have some solar panels out there. Same type of  
2 panel that you see on a -- on a residential or  
3 commercial facility. And one cool thing is the  
4 antireflective coating, which really enhances the amount  
5 of power -- or the amount of solar energy that's not  
6 lost to reflection and turned into electricity.

7 Also got the racking. Those hold the  
8 panels, and we are proposing a single axis tracking  
9 technology that would rotate throughout the day to track  
10 the sun. And then that's held up by minimally invasive  
11 steel posts that are driven into the ground.

12 Next slide, please. So we've got a couple  
13 of electrical components to get that electricity into a  
14 usable form to get it onto the grid. There are the  
15 inverters that change the power into a useable type of  
16 power, and then there's the interconnection  
17 infrastructure, which has safety equipment and -- and  
18 different controls to actually put it onto the grid.  
19 And we work closely with the interconnecting utility or  
20 provider, which in this case is Bonneville Power  
21 Administration.

22 Next slide. Wanted to touch on the -- the  
23 optional battery energy storage system. I guess, first  
24 of all, just to say it is optional. The commercial  
25 discussions and -- and what exactly the buyer of the

1 power wants will -- will ultimately decide whether we --  
2 whether set storage is included with the project or not.

3 The benefits of storage include reducing  
4 renewable curtailments, being able to provide power when  
5 the sun doesn't necessarily shine, and limit price  
6 spikes related to evening peak ramping demand, so being  
7 able to shift some of that power.

8 Any battery that would be used would be  
9 listed or certified by the underwriter's laboratory,  
10 which is the industry's foremost safety and  
11 sustainability third-party standard. And kind of as you  
12 can see here, these are modular self-contained units  
13 that have all the built-in systems that are required  
14 including, as you can see, there's a new standard, NFPA  
15 855, that's been developed for the standard for the  
16 installation of stationary energy storage systems. So  
17 there's some high-level -- there's some -- there's some  
18 requirements that have been created to -- to make sure  
19 that these are safe.

20 Okay. Next slide, please. This will be the  
21 final -- final couple components here. There's fencing  
22 with the security fence up to eight feet in height that  
23 would be installed around the perimeter. And we would  
24 work with the County and the landowner and other  
25 interested or- -- agencies to make sure that we design

1 the appropriate fence. And then we'll have roads for  
2 access into the facility and within the facility for  
3 operations and maintenance.

4 Next slide, please. I wanted to talk a  
5 little bit about why solar is a great Washington  
6 product. So I actually want to start on the second  
7 bullet there. The Clean Energy Transformation Act,  
8 CETA, has certainly increased the demand for solar  
9 projects in the state. And as the Department of  
10 Commerce in its recently released 2021 energy strategy  
11 talks specifically about the significant quantities of  
12 new clean generation that will be required to -- to meet  
13 the future energy requirements of Washington, and this  
14 project will be a great contributor to that goal.

15 Solar also correlates well with peak demand,  
16 especially in the summer. We can site it close to  
17 existing infrastructure, no use of water, and then sun's  
18 going to be shining, so there's no fuel price risk  
19 associated with it.

20 And finally, the solar is compatible with  
21 agriculture. It's -- it does not have any negative  
22 impacts on adjacent agricultural uses, and the landowner  
23 is provided with supplemental income, which helps a lot  
24 for them. And at the end of the project, we can remove  
25 the -- remove the project and the land can be returned

1 to either its current use or whatever the landowner  
2 wants to do with the -- with the land at that time.

3 Next slide, please. A few more things that  
4 are kind more specific benefits to local communities.  
5 One of them, taxes. There will be -- throughout the  
6 life of the project, the project will deliver a reliable  
7 and sustainable source of revenue to the County, which  
8 can, of course, provide funding for schools, roads,  
9 police, fire rescue, et cetera.

10 There's the recurring land expenditures that  
11 just talks about the lease payments. Those -- you know,  
12 those can really help diversify the landowner's income,  
13 which allows for more resilience through volatility of  
14 ag markets. And then there's also operation and  
15 maintenance to keep the -- to keep the project going,  
16 things like vegetation management.

17 Local spending during the -- especially  
18 during the construction will have, you know, up to  
19 300 -- as many as up to 300 jobs during construction,  
20 which brings, you know, money into the community for  
21 local contractors, hotels, food, things like that. And  
22 then, of course, spending on things like electrical.

23 I will give a little bit to the [inaudible]  
24 project. This is taken of the sites. Again, this is --  
25 again, this is -- this sort of -- well, we will get

1 to -- the next page I have a map, so we'll jump next to  
2 that. Yes, so here's the project location. You can see  
3 Yakima sort of in the center of the map. We are about  
4 eight miles east of Moxee in the Moxee Valley, and that  
5 yellow line you can see there is the BPA line crossing  
6 the -- that goes right across the project site.

7 It's actually the second site for this same  
8 project. OneEnergy conducts thorough early due  
9 diligence on sites, and that includes rigorous desktop  
10 analysis through online mapping and early engagement  
11 with agencies. And this instance, we actually had site  
12 control and interconnection position on the same line  
13 but about 12 miles east and in response to some WDFW  
14 feedback, we moved the project to this current location.

15 Next slide, please. The other reason we  
16 chose this location is the very high solar energy  
17 resource. So this is a map produced by the National  
18 Renewable Energy Lab, NREL, and shows solar radiation in  
19 the state. And as you can see, there's that darker  
20 shade here in the south -- southern part of the state.  
21 Yakima County has a -- is square in that -- that really  
22 high resource, which of course just means that each  
23 solar panel can produce more electricity on an annual  
24 basis than ones that are in a lower resource area, say,  
25 in Seattle.



1           And, you know, while the solar resource is  
2   better east of the Cascades, there's limited electrical  
3   infrastructure, and so a really key component in siting  
4   is to look for those existing transmission lines to  
5   reduce the impacts of new products.

6           Next slide, please. Just wanted to zoom in  
7   a little bit closer in on the site here. So a little  
8   bit of background. The project encompasses two private  
9   landowners. There's what we call Meacham and Martinez  
10   that you will see in the application. Meacham is shown  
11   here in green and Martinez is in orange. The -- the  
12   properties are used in CRP and grazing right now, CRP,  
13   the Conservation Reserve Program from USDA, and both --  
14   both landowners have provided letters of support, which  
15   are Attachment C to the application.

16           As I mentioned earlier, the yellow line  
17   shows the existing BPA transmission line that we -- the  
18   project will be interconnected to. And you can see the  
19   point of interconnection identified by the P. And  
20   additionally south of that, you can see the access off  
21   of State Route 24, and the project will not require any  
22   additional roads to access the site.

23           Just real quickly, the turquoise lines here  
24   you see are the facility parcel boundaries, and the  
25   shaded areas, the orange and green shaded areas, are the

1 sole extent of landowner site control, for which we had  
2 all our biological and cultural studies completed. We  
3 call that the survey area in the application. And then  
4 within that, you can see it's a little bit harder to see  
5 in this, but there's a red outline, which is within that  
6 survey area, and that's the facility area extent, which  
7 I will discuss a little bit more in detail in the next  
8 slide.

9           Before we get there, I wanted to point out a  
10 couple of additional things. You can see the ephemeral  
11 stream -- there are a couple of ephemeral streams that  
12 were delineated. Those are in blue. Those are tide  
13 five streams, ephemeral streams, and the County did not  
14 have any regulations for that type of stream; however,  
15 we intend to avoid those as you can see in our layouts  
16 with a 50-foot buffer. And then the area in the black  
17 is the sage draw that we've also committed to avoiding  
18 as higher quality habitat.

19           And if you go to the next slide, please. I  
20 just wanted to spend a moment on the area definitions  
21 that we use. I just said a few of them. So there's the  
22 facility parcels, and -- and just to make sure, these  
23 are laid out also in our application in Section 2.A.2.D,  
24 2.A.2.D. So the facility area is defined as the area  
25 within the project sets plus the access roads to connect

1 any distinct areas. That's the facility area.

2 As currently designed, facility occupies  
3 approximately 595 acres. We are asking -- and we are  
4 asking for a maximum size of 625 acres. That would be  
5 the facility area. Facility area's fully within what we  
6 call the facility area extent, which is a microsite  
7 boundary within which that facility area will be placed.  
8 So that totals 789 acres, and that's what you see as in  
9 the red in this map. So the purple -- and the purple is  
10 what is the currently designed facility area.

11 And like I said, the facility area extent is  
12 wholly located within the survey area, which was for our  
13 biological and cultural surveys. So just wanted to  
14 touch base on kind of an important part of understanding  
15 some of the terminology in our -- in our applications.

16 Next slide, please. And this will be the  
17 last slide. Just wanted to touch on the project status a  
18 bit. So kind of the macro level, we think about project  
19 development needing to satisfy these five components.  
20 So with land, we've got site control secured for  
21 adequate lands. We've got interested private landowners  
22 that are seeking endeavors by their income streams.

23 We've got interconnection. We've received  
24 our facility study, which is the final study from BPA,  
25 which shows that we can interconnect to this location

1 easily, both in terms of minimal new facilities and  
2 feasible costs. And the project is sited immediately  
3 adjacent to the existing infrastructure, which limits  
4 impacts. And this limited scope lower cost  
5 interconnection ultimately means cheaper electricity for  
6 the consumer.

7               For strong resource, as I mentioned earlier,  
8 this is one of the best spots in the state for solar.  
9 This project is anticipated to produce about 180  
10 gigawatt hours in the first year, which is equivalent to  
11 the annual electricity consumption of over 14,500 hours,  
12 so a pretty great spot to have solar.

13              So the two you can see there in gray are of  
14 course the permit, here we are. And I will talk about  
15 next steps in a moment, but -- and then the energy  
16 sales, which, again, CETA's creating high demands for  
17 renewables in the state, we're actively engaged in state  
18 proposals and negotiations with a number of entities and  
19 targeting a commercial operation date as soon as  
20 November of 2022.

21              And I guess maybe I'll just focus here --  
22 stay here on the permit for a second and talk about next  
23 steps. Kyle mentioned the -- we've got the land use  
24 consistency meeting and the public information meeting  
25 on March 16th that we look forward to participating in,

1 and I guess I will leave it at that and let -- let you  
2 discuss further from there.

3                   So with that, if you'd go to the last slide,  
4 please. I just wanted to make a couple final notes.  
5 One is kind of an administrative note. I took great  
6 pains in the application to use bookmarks quite a bit,  
7 so in both the PDF version and Word version, there are  
8 bookmarks to all the different sections. So I really  
9 encourage you to use those to jump around in the  
10 document when you need to.

11                   And then I also wanted to give my sincere  
12 thanks to EFSEC Staff for their assistance for the last  
13 many months. The whole crew, including Chair Drew,  
14 Sonia, Kyle, Patty, Stephen, and Tammy, have all been  
15 really great to work with. Really appreciate that and  
16 looking forward to going down this process with you all.

17                   With that, I will open up to any questions.

18                   CHAIR DREW: Thank you, Blake.

19                   Are there any questions from Councilmembers?

20                   MR. DENGEL: This is Rob Dengel. I have a  
21 question regarding the operation. So looking through  
22 your application, it looks like you have a maintenance  
23 and operation facility that you're going to put on site,  
24 but I think it was in your notes you also mentioned that  
25 you wouldn't be having a full-time person working at the

1 site. So I was just wondering, what do operations look  
2 like from a long-term staffing perspective just to get a  
3 better understanding of the nature of this solar  
4 project?

5 MR. BJORNSON: Yeah, thank you. So in terms  
6 of operation maintenance, you're correct that there will  
7 be a building on site or we're -- we're asking to permit  
8 for a building. Each owner and the, you know, whether  
9 they have a building on site that holds things like  
10 extra panels or electrical equipment that needs to be  
11 serviced, you know, that -- that might be up to --  
12 that's different depending on who's operating the  
13 project.

14 But we have -- you know, typically solar  
15 projects are serviced by operations and maintenance sort  
16 of -- what's the right word -- consultants, that are  
17 servicing a number of projects in an area so that the  
18 solar project itself does not require a full-time staff.  
19 A solar project of this size does not require a  
20 full-time staff on site. But when there are issues that  
21 come up, they can be called on to -- to go and fix  
22 things.

23 And then there's also, you know, annual  
24 maintenance that's scheduled, and so those -- those  
25 would be scheduled with that -- with that company as

1 well. That's typically how it's -- how it's done.

2 MR. DENGEL: Thank you.

3 CHAIR DREW: Any other questions from  
4 Councilmembers?

5 MR. LIVINGSTON: Yeah, Chair, this is Mike  
6 Livingston.

7 CHAIR DREW: Go ahead.

8 MR. LIVINGSTON: So first I just wanted to  
9 thank Blake and the team for the -- the consideration of  
10 moving the site from that wet farther eastern location  
11 to this one. From a Fish and Wildlife standpoint,  
12 siting is the key for these projects. The more we can  
13 get them away from impact wildlife habitat the better,  
14 so appreciate that.

15 I wanted to also acknowledge the preliminary  
16 work that is done on the rare plants and big game  
17 habitat corridors. I'm curious if there's any  
18 additional survey work intended to be done. Though the  
19 likelihood is low, there's still a possibility given the  
20 proximity of the site to the Yakima Training Center  
21 where we do have one of our remaining sage grouse  
22 populations left, there's some possibility that they're  
23 occurring in the general area. So I'm curious if you're  
24 planning on doing any more wildlife surveys. Ground  
25 squirrels are another potential species of concern, jack

1 rabbits, burrowing owls.

2 And then I -- one other question would be,  
3 are you guys -- you know, one of the things that we've  
4 grappled with for the solar project in particular is  
5 that these large eight-foot fences can be barriers to  
6 wildlife movements, and they can also be potential  
7 collision sites for, in particular, birds. And so I  
8 don't know if you're looking at best management practice  
9 for how to minimize those types of collisions. Thanks.

10 MR. BJORNSON: Yeah, thank you for the  
11 questions. So on the survey work, we conducted surveys  
12 at the site over the course of two years, 2019 and 2020  
13 spring surveys, and conducted outreach to the local WDFW  
14 folks who provided feedback on our survey protocol and  
15 made sure that we were doing the appropriate work out  
16 there.

17 In terms of sage grouse in particular, no  
18 sage grouse were identified on the site during either  
19 survey. And I don't think we anticipate -- we do not  
20 anticipate at this time doing additional survey work,  
21 and I encourage you to -- you know, all the survey -- or  
22 the survey reports are included of course in the permit  
23 as an attachment, I believe it's Attachment F.

24 And I would say -- do I want to say any more  
25 on the surveys? Yeah, you know, different ground



1 squirrels, there were -- all the findings can be found  
2 in that Attachment F.

3 In terms of the fence, yes, we also did  
4 the -- we've discussed the fence design with WDFW as  
5 well and have committed to raising the bottom by four  
6 inches off the ground and also committed to not using  
7 razor wire on the top.

8 And we do have some ongoing conversation  
9 with WDFW in terms of rounding out the -- the mitigation  
10 and making sure that the project minimizes impacts to be  
11 least as possible. So we continue to look forward to  
12 continue discussing those impacts and -- as we go  
13 forward.

14 And I would also encourage, the habitat  
15 mitigation memo is Attachment R to the application, and  
16 that -- that has a kind of our assessment of where we're  
17 at with mitigation at -- at this present time and  
18 provides some of the other things that we've done for  
19 mitigation tactics.

20 MR. LIVINGSTON: Thank you for those  
21 responses. I appreciate that.

22 MR. BJORNSON: Thank you.

23 CHAIR DREW: Blake, I do have a question  
24 too. In terms of the agricultural lands, do you know if  
25 any of them are designated of long-term significance?

1                   MR. BJORNSON: I believe in Yakima County,  
2 all agricultural lands -- when they did the land use  
3 planning, all agricultural lands have that designation.  
4 They do not distinguish within the agricultural zoning  
5 district.

6                   CHAIR DREW: And can you explain what the  
7 different kinds of agriculture that are currently  
8 happening on this property are?

9                   MR. BJORNSON: Yes. So the Meacham  
10 property, which is the southernmost property, the one  
11 that's adjacent to State Route 24, that is in the  
12 Conservation Reserve Program, so it's been sitting  
13 fallow and does not have any active agricultural  
14 practices.

15                   The Martinez property is routinely used for  
16 grazing in the winter. As you can see in the -- in the  
17 Attachment C, the landowner support letter, it doesn't  
18 have very high value for them as a -- as winter habitat,  
19 but -- or excuse me, as winter grazing, but it is used.  
20 And you can see there's one particular portion that has  
21 a bit heavier grazing usage that's in the Martinez  
22 property that's south of the transmission line. But  
23 otherwise, it's not used a lot, but it is used for  
24 grazing.

25                   CHAIR DREW: Thank you.

1 Other questions?

2 Okay. Hearing none, thank you very much for  
3 your presentation and we will continue to -- the Staff  
4 will work with you in terms of the review, and we will  
5 also work to set up the informational meeting and the  
6 land use consistency meeting in order to gather the  
7 input from the public at that time. Thank you.

8 MR. BJORNSON: Great. Thank you so much.

9 CHAIR DREW: Moving on to Horse Heaven Wind  
10 Project, Ms. Moon?

11 MS. MOON: Thank you, Chair Drew. On  
12 February 8th, 2021, EFSEC received an application for a  
13 site certification from Scout Clean Energy proposing the  
14 construction and operation of the Horse Heaven Wind Farm  
15 Project. The application for site certification, also  
16 known as an ASC, proposes the construction of a  
17 renewable energy generation facility that would have a  
18 maximum nameplate energy generating capacity of up to  
19 1,150 megawatts for a combination of wind and solar  
20 facilities as well as battery energy storage systems, or  
21 BESS. The proposed project is located in Benton County,  
22 Washington, south of Kennewick.

23 According to the ASC if approved, the  
24 applicant is anticipating commercial operation of the  
25 first phase to be built by the end of calendar year

1 2023.

2 EFSEC is working to schedule the public  
3 information meeting and land use hearing to be held on  
4 the same day within 60 days of applicant receipt before  
5 April 9th. These are anticipated to be virtual  
6 meetings, or virtual meeting and hearing.

7 EFSEC is sending notification letters this  
8 week to local and State agencies who have an  
9 opportunity to appoint someone to sit on the Council.  
10 EFSEC is also developing a project mailing list. People  
11 can sign up for the project mailing list on the Horse  
12 Heaven Project specific website. That's -- first go to  
13 the EFSEC website and then you can scroll through the  
14 facilities to Horse Heaven.

15 The Horse Heaven Project application  
16 included a request for the expedited process, which has  
17 a 120-day State Environmental Policy Act, otherwise  
18 known as SEPA, review timeline. June 8th will be the  
19 120 days.

20 As Kyle Overton previously presented, the  
21 Horse Heaven Wind Farm Project is subject to the same  
22 Washington Administrative Codes as the Goose Prairie  
23 Solar Project.

24 Does the Council have any questions?

25 CHAIR DREW: Any questions at this point for

1 Ms. Moon?

2 Okay. Hearing none.

3 MS. MOON: Okay. We will now have a brief  
4 project overview presentation by the Horse Heaven Wind  
5 Farm Project applicant.

6 UNIDENTIFIED SPEAKER: Not hearing anything.

7 CHAIR DREW: Yes, we can't hear the  
8 presenter yet.

9 MR. LANDESS: Hello. Can you all hear me  
10 now?

11 CHAIR DREW: Yes, we can. Go ahead.

12 MR. LANDESS: Okay. Apologies for the  
13 technical difficulties. Okay. Want to -- want to  
14 discuss -- introduce Scout Clean Energy, give an  
15 overview of our project team as well as the Horse Heaven  
16 Project. We will also touch on components of the  
17 environmental protections and reviews that you will find  
18 in our application materials. I will close with a  
19 summary of the community engagement that has been  
20 conducted over the past year, and -- and also allow some  
21 time for questions from Council or Staff at the end of  
22 our presentation.

23 So Scout Clean Energy is a leading renewable  
24 energy developer, owner, and operator. We have -- we  
25 are headquartered in Boulder, Colorado, and have a local

1 office here in the Tri-Cities. Scout was founded in  
2 2016 but made up of a long-standing management team with  
3 an extensive track record of developing utility scale  
4 wind projects.

5 Scout currently has a -- over a  
6 3,000-megawatt portfolio that includes wind, solar, and  
7 energy storage projects across 12 states. The most  
8 recent Scout project to come online is our Bitter Ridge  
9 Wind Farm, which is located in Jay County, Indiana.  
10 That site began operations in October 2020.

11 I'd also like to introduce the broader --  
12 broader project team and consultants that helped prepare  
13 our application for site certification. Tetra Tech was  
14 responsible for the environmental review analysis in  
15 preparation of the application.

16 West is our avian and bat study and  
17 statistical analysis consultant.

18 Westwood helped or assisted with our  
19 preliminary engineering design and survey work.

20 And HRA, or Historical Research Associates,  
21 is our archaeological and cultural study consultant for  
22 the project.

23 Here's our presentation team. They're -- I  
24 am Pat Landess and also Dave Kobus is the lead project  
25 manager for the Horse Heaven Wind Farm. His experience

1 includes leading development of the Nine Canyon Wind  
2 Farm, which is currently operating in Benton County,  
3 Washington. Dave is a resident of Richland, Washington,  
4 which is just a few miles from the proposed Horse Heaven  
5 project site.

6 Now, I would like to let Dave talk a little  
7 bit and discuss more of the details about the Horse  
8 Heaven project that is proposed for Benton County.

9 MR. KOBUS: Thank you, Pat, and good  
10 afternoon, everyone. I hope folks can hear me. As can  
11 be seen on the slide, the Horse Heaven Wind Farm Project  
12 will be located just south of the Tri-Cities. At its  
13 closest point, it's approximately four miles  
14 south/southwest of the city of Kennewick and as you can  
15 see as well on the larger Tri-Cities urban area.

16 To date, the company has substantial site  
17 control in the area. We've got just over 70,000 acres  
18 with wind energy lease and easement agreements with the  
19 participating landowners. So the project area consists  
20 primarily of private agricultural land what -- where  
21 each turbine and associate access roads on average  
22 affects only about a half acre from agricultural  
23 production.

24 There's also a few parcels of state school  
25 trust land, which we have hopes to support up to ten

1 wind turbines plus a portion of the solar project.

2 And then we're fortunate we have two planned  
3 interconnections with the electrical grid. There is one  
4 on the eastern side of the project near Interstate 82,  
5 which runs north-south through the project area. And  
6 then on the -- the west site control boundary, there's  
7 also a planned interconnection there, both are on the  
8 Bonneville system.

9 Scout Clean Energy's been working to develop  
10 a wind project in Benton County since 2016. In the  
11 process, we've -- we've acquired assets as well as filed  
12 for additional interconnection capacity that will allow  
13 the addition of solar and battery storage components.  
14 This allows us to scale the project up to 1,150  
15 megawatts of renewable energy.

16 The project will permit up to 244 wind  
17 turbine generator locations with the exact model and --  
18 and precise corresponding locations to be determined  
19 closer to construction, as it will be dependent on  
20 available manufacturer production schedules and will be  
21 selected through a competitive process.

22 Combining wind, solar, and battery storage  
23 as a hybrid system helps to mitigate one of the biggest  
24 disadvantages of renewable power and that's in its  
25 variability. Building these components at the same



1 location can enhance grid reliability by providing  
2 electrical generation during more hours of the day as  
3 well as the ability to store power when it's needed the  
4 most. Also, hybrid renewable energy resources in this  
5 region have enhanced value due to generation peaks  
6 coinciding with power demand peaks where one technology  
7 can contribute during the [sound interference] of  
8 another.

9           So flexibility's key as depending on the  
10 preferences of the eventual power purchaser of a power  
11 sales agreement for the facility. The relative wind,  
12 solar, battery storage ratios may change where  
13 additional solar, battery storage is constructed with  
14 correspondingly fewer wind turbines. This flexibility  
15 also includes the potential for the project to be built  
16 in phases and even have multiple offtakers.

17           So Scout originally intended to pursue local  
18 permitting throughout our development planning efforts  
19 as wind, solar, and battery storage are allowable  
20 conditional uses in Benton County. However, in -- in  
21 recent months, the project size and scope have expanded  
22 as well as the evolving challenges associated with  
23 public meetings due to the pandemic all adding to the  
24 environmental review complexity.

25           We also appreciated that the EFSEC process

1 ensures robust public involvement opportunities that we  
2 believe match or exceed the local permitting process.  
3 So the State process ensures that expert resources are  
4 available to accomplish review without undue burden on  
5 local agencies with limited resources.

6 We have met with Benton County staff and  
7 officials multiple times throughout the course of our  
8 development effort, and our team continues dialogue as  
9 questions arise. And Benton County has been provided  
10 the land use section of the application. Consistency  
11 with local land use will be determined through the site  
12 certification process.

13 I'd like to touch on components of the  
14 environmental reviews that you will find in our  
15 application materials. To give you a sense of the  
16 natural environment within the project boundary area,  
17 approximately 74 percent is agricultural land, primarily  
18 dry land wheat farming, 11 percent is grassland, and 8  
19 percent is shrub land.

20 Now, the shrub land I can further identify  
21 that of the -- you know, high value of shrub land, 1  
22 percent is sagebrush shrub-steppe in our micro-siting  
23 corridors, and very little of it is impacted by solar.  
24 In fact, less than .1 percent.

25 The list of studies have all been recently

1 concluded and are in the application materials. The  
2 wildlife studies were conducted over the past three  
3 years.

4 Now, our review also considered  
5 environmental health impacts, which includes such  
6 factors as the aesthetics, ambient noise, and shadow  
7 flicker, which you can see a bit there shown on the  
8 slide. Setbacks are established for statutory criteria  
9 as well as industry standards.

10 Visual simulations have also been developed  
11 based at numerous viewpoints in the surrounding area.  
12 The view that you see here is -- is from Clodfelter Road  
13 looking southeast. So on the inset, you can kind of get  
14 oriented how the -- the photo was taken relative to the  
15 full layout of -- of the wind turbine site.

16 For areas with broad vistas such as this,  
17 wind energy projects can result in change to the  
18 landscape. You know, you're going to see them. But  
19 participating landowners will experience a very small  
20 impact on the actual use of their land.

21 So in this region, wind turbines must be  
22 placed in the most windy sites, which are higher in  
23 elevation so they'll occupy ridge lines like you see  
24 often around the area. Consequently, they will be  
25 visible to a varying extent depending on your vantage

1 point.

2 As I mentioned earlier, the majority of the  
3 project site is extensively used for agriculture, but  
4 regardless of the land use, cultural resource  
5 investigations of all areas were completed and detailed  
6 reports are available in the application along with  
7 their findings.

8 Now, I will turn the presentation back over  
9 to Pat to address community outreach, which certainly  
10 has been challenging due to the recent gathering  
11 restrictions in the state.

12 CHAIR DREW: There you are.

13 MR. LANDESS: Sorry. Thank you. Can you  
14 hear me now?

15 UNIDENTIFIED SPEAKER: Yes.

16 MR. LANDESS: Thank you.

17 Thanks, Dave.

18 It's important for us to conduct meaningful  
19 public engagement and certainly while safely weathering  
20 the -- the pandemic. We're using a variety of online  
21 tools to connect with residents and local stakeholder  
22 groups at -- near the Horse Heaven Project.

23 In December, a public opinion survey was  
24 conducted by EMC Research. Their study assessed Benton  
25 County voter sentiment on renewable energy development

1 broadly as well as Horse Heaven Project specifically.  
2 The results of that survey are detailed in our  
3 application materials.

4 I also wanted to touch on the supplemental  
5 information that we'll be filing as part of our  
6 application for site certification with the Council once  
7 it's completed. The -- the two main forthcoming  
8 documents are the ambient noise monitoring report as  
9 well as the habitat mitigation plan.

10 And to wrap up now, appreciate the -- the  
11 time and would like to answer -- answer any questions  
12 that Council or Staff may -- may have after our  
13 introduction.

14 CHAIR DREW: Thank you to both of you. My  
15 question is about the agricultural use of the property,  
16 and I understand agricultural use with wind is somewhat  
17 different than solar. You are planning both activities.  
18 Are the lands considered to be -- the agricultural lands  
19 long-term -- of long-term significance and what is your  
20 thought about the continued use for agriculture?

21 MR. KOBUS: Yes, appreciate the question,  
22 Chair Drew. All of the land that's within the area of  
23 site control is GMA ag zoned. And so, you know, as I  
24 mentioned, the -- the way the -- the land is utilized,  
25 it's primarily dry land wheat. Where the solar panels

1 will be placed will -- will cause a change in the -- the  
2 use of the land as the solar panels will take it out of  
3 any agricultural production. And the intention is to  
4 reseed the areas where there's -- the solar panels will  
5 be with native grasses.

6 CHAIR DREW: Thank you. And so do you see  
7 some ongoing participation outside of the project exact  
8 footprint in terms of the lease land for that dry land  
9 agriculture? That's kind of the question I was after.

10 MR. KOBUS: Yeah, wherever the wind turbines  
11 are placed, there will be a, you know, small impact,  
12 approximately a half acre per wind turbine. And so  
13 those agricultural activities will continue. In fact,  
14 the farmers generally appreciate the additional roads as  
15 that helps them in their farming operations as well.

16 In -- in the solar areas, they will be  
17 fenced as you've heard previously, but we'll work with  
18 the services to make sure that that fencing is, you  
19 know, adequate for safety of the project, but, you know,  
20 minimizes the impact environmentally.

21 CHAIR DREW: Thank you.

22 Are there other questions from  
23 Councilmembers?

24 MR. DENGEL: This is Rob Dengel with  
25 Ecology. I have a couple of questions I would like to

1 ask.

2 So a couple questions on the project, nature  
3 of the project, one thing I couldn't find in any of the  
4 materials is whether or not you already had leases to  
5 cover the 35-year -- -year useful life of all the  
6 equipment or how the ownership -- because my  
7 understanding is that there are multiple landowners  
8 involved in this project. If you can speak to that,  
9 please.

10 MR. KOBUS: Yes, appreciate the question.  
11 This is Dave Kobus with Scout. We have almost all of  
12 the leases executed. We certainly have commitments from  
13 all of the landowners within that site control, you  
14 know, at least verbally committed. The one area where  
15 we may have to rely on letters of consent is with the  
16 State lands where the Department of Natural Resources,  
17 you know, will depend on the -- the SEPA evaluation as  
18 part of our application to conclude their efforts in  
19 their leasing activities.

20 But they have indicated that they are  
21 supporting our wind development parcels as well as the  
22 solar as well as the associated right-of-way that will  
23 be needed.

24 CHAIR DREW: So if I could follow up on  
25 that. So DNR is looking to our SEPA process to inform

1 their decision?

2 MR. KOBUS: That's correct.

3 CHAIR DREW: Thank you.

4 MR. DENGEL: Just a few other quick  
5 questions here, and that is, the energy production on  
6 the turbines, I couldn't quite find it, but it looks  
7 like it's 350 megawatts; is that right? It's kind of  
8 the vast majority of the energy production coming from  
9 solar at 6,570 megawatts.

10 MR. KOBUS: You know, I -- I'm not sure the  
11 numbers you're referring to, but suffice it to say that  
12 the maximum number of turbines that we could construct  
13 is -- is 244, and if I recall correctly, that equates to  
14 about 650 megawatts production from -- from the wind  
15 turbines. So the remaining 500 megawatts would be  
16 the -- the potential of solar if we have that balance of  
17 wind and solar desired by our offtakers.

18 But, you know, as I mentioned, the number of  
19 wind turbines could be fewer if we desire more solar  
20 associated with the project, but our nameplate limit  
21 will be 1150 megawatts.

22 MR. DENGEL: Okay. Thank you. That's  
23 useful. Apologize. Looks like the number I cited was  
24 the average. So yeah, okay. So all right. So makes a  
25 lot more sense.



1           And then my last question is regarding the  
2   bird mitigation. I was looking over the SEPA documents,  
3   can you just kind of describe at a high level what's  
4   done on the turbine standpoint for mitigation? I had a  
5   difficult time finding anything specific.

6           MR. KOBUS: Well, as -- as I recall related  
7   to turbine placement, we will have the standard setbacks  
8   that, you know, are associated with -- with the zoning  
9   for the property. We will also have setbacks associated  
10  with wildlife such as nesting areas. I mean, one that  
11  comes to mind is ferruginous hawk nesting areas.  
12  There's a standard setback that -- that we would use  
13  from those.

14           So, you know, other than specific identified  
15  locations, it's pretty much the -- going to be the  
16  standard protocol in the wind industry guidelines.

17           MR. DENGEL: Thank you.

18           MS. KELLY: Chair -- Chair Drew, this is  
19  Kate Kelly.

20           CHAIR DREW: Go ahead.

21           MS. KELLY: I just had a question about the  
22  battery storage. Can you -- can you talk a little bit  
23  about what that might look like or how that would work?

24           MR. KOBUS: Yeah, the -- the best way to  
25  describe it is the -- the battery storage would come

1 in -- in modular-type units, you know, similar to what  
2 you saw earlier relative to inverters for the solar  
3 project. But these -- these modular units would be  
4 installed on -- on concrete pads and they're -- they're,  
5 you know, kind of like a shipping container, and then  
6 there would be the -- the cooling systems that would be  
7 required would also be on the end of the units and then  
8 they would be stacked -- not stacked but side by side  
9 on -- on a footprint close to where the collector  
10 substations would be for the project.

11 And so each battery storage container for  
12 the technology we're currently looking at is about three  
13 megawatts per container. So if you had 150 megawatts,  
14 of course there -- you know, there would be 50  
15 containers that would be sited.

16 MS. KELLY: And so the -- the scope of the  
17 how many containers there are and what they look like is  
18 conditioned on what kind of deals you reach with folks  
19 who need the power?

20 MR. KOBUS: Yeah, the way, you know, it will  
21 work is we will, you know, bid the project into requests  
22 for proposal of processes, and we'll identify an  
23 offering, you know, that we believe is consistent  
24 with what the request for proposals are looking for, and  
25 then we'll negotiate with the interested party. They

1 may say that, you know, they -- they don't need battery  
2 storage, all they want is wind. They may say that they  
3 want the hybrid facility that -- that has wind and  
4 storage but no battery. Or they could, you know,  
5 identify needing battery and -- and not so much solar.

6 So it will really be a negotiation process  
7 to refine at the end of the day what has the greatest  
8 value for the interested offtakers.

9 MR. LANDESS: And if I may just add a couple  
10 notes, as it's laid out in our -- our application for  
11 all of the different resource analyses, it's -- it's --  
12 we're looking at the maximum, you know, impacts of the  
13 build-out. So it's -- it's as if -- the resource  
14 analyses are completed as if all or, you know, both 150  
15 megawatt battery storage systems at, you know, either  
16 projects collector substation location would be  
17 constructed and -- and under operations.

18 CHAIR DREW: So our -- our process would be  
19 to review the application, and then pending the outcome  
20 of that process once that's completed, if it's a  
21 positive outcome, then the negotiations would be under  
22 that overall footprint?

23 MR. LANDESS: That's correct.

24 CHAIR DREW: Okay. Thank you.

25 MR. KOBUS: Yes, and just -- just another

1 point of clarification that, yeah, whatever we build  
2 would -- would be within the footprint we've identified  
3 in the application. So in other words, we've -- we've  
4 identified the most impactful case and -- and may end up  
5 scaling back from there.

6 Also with -- with the battery storage, it's  
7 not considered generation. So, you know, when we speak  
8 1150 megawatts as the nameplate capacity of the project,  
9 that's not counting the -- you know, the two 150  
10 megawatt potential battery storage systems. Hope that  
11 clears it up.

12 MS. KELLY: Thank you. That's helpful.

13 CHAIR DREW: Any other questions from  
14 Councilmembers?

15 MR. LIVINGSTON: Yeah, Chair, this is Mike  
16 Livingston. I got a -- I got a few.

17 CHAIR DREW: Go ahead.

18 MR. LIVINGSTON: So one thing that I -- I  
19 kind of dove in a little bit into the -- the West  
20 Incorporated report, noticed the timeline of the -- the  
21 wildlife surveys that had been completed, they're two to  
22 three years old. I don't know if there's more continued  
23 surveys going on that will lead up to the final  
24 decisions for siting of specific turbines.

25 Dave, you mentioned the ferruginous hawk.

1 It's currently a State-threatened species, and we are  
2 under current public review for a potential  
3 recommendation to our Commission to uplift endangered --  
4 State-endangered, so that species is really kind of  
5 imperilled. And Benton and Franklin Counties are like  
6 the, if you will, the stronghold for the species. So  
7 there's -- there's some real concern there that we want  
8 to make sure that siting is done properly for that  
9 particular species.

10 So I wanted to know -- and I've got some  
11 other questions, but I want to know, are there  
12 additional update surveys planned, because ferruginous  
13 hawk in particular will move around from different  
14 territories, and so it will be important to note where  
15 they are when you are making these decisions.

16 MR. KOBUS: Appreciate the question, Mike.  
17 At this point, we do not plan any additional surveys.  
18 The -- you know, we had the two-year baseline survey,  
19 you know, relative to standard protocols. And then as  
20 we expanded the site, we did an additional one-year of  
21 large bird surveys on the eastern side of the project.

22 But, you know, we do have a bird and bat  
23 conversation strategy that -- that will be a living  
24 document and, you know, we will work with services and  
25 adapt as necessary.

1                   MR. LIVINGSTON: Okay. Thank you. And then  
2 one other wildlife-centered question, and you're  
3 probably aware of this, the snow geese numbers in --  
4 particularly in the wintertime have just been really  
5 increasing in that area. They spend a lot of time on  
6 the wheat fields and then further down onto the Columbia  
7 River. And so that's something to keep in mind.  
8 They're not an imperilled species and in some -- some  
9 situations they can be at a nuisance level on the  
10 breeding grounds, but they are economically important  
11 both from a hunting as well as a wildlife watching  
12 perspective. So I think that'll be an important species  
13 to keep in mind as you're doing your siting decisions as  
14 well.

15                   And then finally, and I'm going to geek out  
16 for a second, and just note that in the West report,  
17 there were five observations of Washington ground  
18 squirrels, which to my knowledge don't occur in Benton  
19 County. That would be Townsend's. So I think that  
20 would be an important thing for you guys for your  
21 records to make sure that you get that -- that  
22 corrected.

23                   And with that, Chair, I'm done with my  
24 questions and comments.

25                   CHAIR DREW: Thank you.

1 Any other questions from Councilmembers?

2 MS. KELLY: Chair, this is Kate Kelly again.  
3 They -- at the end of their presentation, there was talk  
4 about additional documents that were being produced.  
5 Does -- does that mean the application isn't complete  
6 right now or -- until we receive those or are those just  
7 part of the ongoing process?

8 CHAIR DREW: I will ask Staff to answer  
9 that. Ms. Moon or Ms. Bumpus?

10 MS. BUMPUS: Hi, Chair Drew. This is Sonia  
11 Bumpus. So the application is being reviewed for  
12 completeness, and those reports are items that we would  
13 need to complete the reviews. So we do see those as  
14 pieces of information that are needed to make the  
15 application complete, but we're also reviewing  
16 everything else we have so that we can develop a  
17 comprehensive list of questions and things that we might  
18 need just clarified to put together to send to Scout  
19 Clean Energy.

20 CHAIR DREW: And that's --

21 MS. BUMPUS: Does that help answer the  
22 question?

23 CHAIR DREW: The -- just a second. And  
24 that's common in terms of even though we've received the  
25 application, we already start that 60-day period in

1 order to have the first comment -- public comment period  
2 and the land use consistency hearing, so we're -- we're  
3 on that timeline, but that doesn't mean we won't be  
4 asking for additional information. And I'll take  
5 whoever it is that wanted to comment on it as well. Was  
6 that someone from Scout?

7 MS. KELLY: Chair, this is Kate. That --  
8 that answered my question. So thank you both very much.

9 CHAIR DREW: Okay. Thank you.

10 Are there additional questions from  
11 Councilmembers?

12 Thank you very much for your presentation,  
13 and we look forward to getting additional information as  
14 we move forward.

15 Again, for those of you who are  
16 participating on this call in terms of listening or  
17 viewing it, this will be -- the applications are posted  
18 on our site, and there are opportunities for you to sign  
19 up on mailing lists, which are electronic as well, and  
20 to continue to get information on the project. And we  
21 look forward to hearing from you in our future meetings  
22 for public comment. So appreciate that.

23 We're moving on now to the revised third  
24 quarter cost allocation, Ms. Bumpus.

25 MS. BUMPUS: Yes, thank you. Good



1 afternoon, Chair Drew and Councilmembers. This is Sonia  
2 Bumpus for the record. We have done our third quarter  
3 cost allocation, but with the two new projects that  
4 we've received, Goose Prairie in January and Horse  
5 Heaven Wind Farm in February, we've needed to update our  
6 cost allocation. So this cost allocation that you're  
7 seeing in your packets here is for January 19th, that's  
8 when it begins, incorporates the Goose Prairie Solar  
9 Project into the cost allocations. So I will just very  
10 quickly go through these.

11 For Kittitas Valley Wind Farm, 8 percent;  
12 Wild Horse, 8 percent; Columbia Generating Station is 24  
13 percent; Columbia Solar, 8 percent; WNP-1, 3 percent;  
14 Whistling Ridge, 3 percent; Grays Harbor 1&2, 13  
15 percent; Chehalis, 12 percent; Desert Claim Wind Power  
16 Project, 8 percent; Grays Harbor 3&4, 4 percent; and  
17 Goose Prairie, 9 percent.

18 So this cost allocation became effective  
19 January 19th when the new application was received by  
20 Goose Prairie. In February we received the -- February  
21 8th to be precise -- the application for site  
22 certification for the Horse Heaven Wind Farm.

23 We also have another change, as of February  
24 18th, two days from now, the Grays Harbor Energy Site  
25 Certification Agreement for Units 3 and 4 will be

1     expiring. So for the cost allocation that you are  
2     looking at now that begins February 8th, it removes the  
3     portion that Grays Harbor Energy Units 3 and 4 would  
4     typically carry, and it shifts those costs and then it  
5     also adds in Horse Heaven Wind Farm. So I'll read these  
6     percentages off.

7                     For Kittitas Valley Wind Power Project, 7  
8     percent; Wild Horse, 7 percent; Columbia Generating  
9     Station, 24 percent; Columbia Solar, 8 percent; WNP-1,  
10    3 percent; Whistling Ridge, 3 percent; Grays Harbor 1&2,  
11    12 percent; Chehalis, 12 percent; Desert Claim Wind  
12    Power Project, 6 percent; Grays Harbor Energy 3&4 is  
13    reduced to 0 percent; Goose Prairie, 9 percent; and  
14    Horse Heaven, 9 percent.

15                    And these are going to be our cost  
16    allocation percentages until March 31st, the end of the  
17    quarter for fiscal year 2021. Are there any questions  
18    for me?

19                    CHAIR DREW: Thank you for that. We have a  
20    few changes going on, so appreciate that we're keeping  
21    up to date with our cost allocation, and thank you for  
22    your presentation.

23                    We are at the end of our meeting for today,  
24    our agenda, so thank you all for your participation, for  
25    the presentations, for the questions, and we look

1 forward to a busy year. Our meeting is adjourned.

2 (Adjourned at 2:58 p.m.)

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C E R T I F I C A T E

STATE OF WASHINGTON

COUNTY OF THURSTON

I, Tayler Garlinghouse, a Certified Shorthand  
Reporter in and for the State of Washington, do hereby  
certify that the foregoing transcript is true and  
accurate to the best of my knowledge, skill and ability.



Tayler Garlinghouse

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