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## Transcript of Proceedings

*March 20, 2024*

### Energy Facility Site Evaluation Council v.

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WASHINGTON STATE

ENERGY FACILITY SITE EVALUATION COUNCIL

MONTHLY MEETING

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Wednesday, March 20, 2024

-Hybrid Proceedings-

Taken at 621 Woodland Square Loop Southeast, Lacey,  
Washington, and via Microsoft Teams

Reporter: Lori K. Haworth, CCR, RPR

1 APPEARANCES

2 STATE AGENCY MEMBERS:

3 Kathleen Drew, Chair  
4 Elizabeth Osborne, Department of Commerce  
5 Eli Levitt, Department of Ecology  
6 Mike Livingston, Department of Fish and Wildlife  
7 Lenny Young, Department of Natural Resources  
8 Stacey Brewster, Utilities & Transportation  
9 Commission

10 LOCAL GOVERNMENT AND OPTIONAL STATE AGENCIES:

11 Horse Heaven:  
12 Ed Brost, Benton County  
13  
14 Badger Mountain:  
15 Jordyn Guilio, Douglas County  
16  
17 Wautoma Solar:  
18 Dave Sharp, Benton County  
19  
20 Carriger Solar Project:  
21 Matt Chiles, Klickitat County

22 ASSISTANT ATTORNEY GENERALS:

23 Jon Thompson  
24 Zack Packer

25 ADMINISTRATIVE LAW JUDGES:

Laura Bradley  
Dan Gerard

COUNCIL STAFF:

26 Andrea Grantham	27 Stew Henderson
28 Ami Hafkemeyer	29 Joanne Snarski
30 Amy Moon	31 Alex Shiley
32 Joan Owens	33 Ali Smith
34 Karl Holappa	35 Sonia Bumpus
36 Sara Randolph	37 Maria Belkina
38 Sean Greene	39 Lisa McLean
40 Lance Caputo	41 Adrienne Barker
42 John Barnes	43 Alondra Zalewski
44 Sonja Skaland	45 Zia Ahmed
46 Audra Allen	

APPEARANCES (Continuing)

OPERATIONAL UPDATES:

Kittitas Valley Wind Project:  
Jarred Caseday, EDP Renewables

Wild Horse Wind Power Project:  
Jennifer Galbraith, Puget Sound Energy

Chehalis Generation Facility:  
Jeremy Smith, Chehalis Generation

Grays Harbor Energy Center:  
Sara Randolph, EFSEC Staff

Columbia Solar:  
Thomas Cushing, Greenbacker Capital

Columbia Generating Station & WNP-1/4:  
Felicia Najera-Paxton, Energy Northwest

Goose Prairie Solar:  
Jacob Crist, Brookfield Renewable

High Top & Ostrea:  
Sara Randolph, EFSEC Staff

Whistling Ridge:  
Lance Caputo, EFSEC Staff

Badger Mountain:  
Joanne Snarski, EFSEC Staff

Wautoma Solar:  
Lance Caputo, EFSEC Staff

Hop Hill Solar:  
John Barnes, EFSEC Staff

Carriger Solar:  
Joanne Snarski, EFSEC Staff

Horse Heaven Wind Farm:  
Amy Moon, EFSEC Staff

Wallula Gap:  
John Barnes, EFSEC Staff

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APPEARANCES (Continuing)

COUNSEL FOR THE ENVIRONMENT:

Sarah Reyneveld

IN ATTENDANCE:

Wallula Gap, One Energy Renewables:  
Tanner Gillespie  
Nathan Stottler  
Erin Lynch

1 CHAIR DREW: Good afternoon. This is  
2 Kathleen Drew, Chair of the Energy Facility Site  
3 Evaluation Council, calling today's meeting to order.

4 Ms. Grantham, will you call the roll?

5 MS. GRANTHAM: Certainly.

6 Department of Commerce?

7 Department of Ecology?

8 MS. OSBORNE: Sorry. Elizabeth Osborne  
9 present for Commerce. My apologies.

10 MS. GRANTHAM: No worries. Thank you,  
11 Ms. Osborne.

12 Department of Ecology?

13 MR. LEVITT: Don't know how to do the mic.  
14 Eli Levitt present.

15 MS. GRANTHAM: Mr. Levitt is present.

16 Fish and Wildlife?

17 MR. LIVINGSTON: Mike Livingston present.

18 MS. GRANTHAM: Department of Natural  
19 Resources?

20 MR. YOUNG: Lenny Young present.

21 MS. GRANTHAM: Utilities and  
22 Transportation Commission?

23 MS. BREWSTER: Stacey Brewster present.

24 MS. GRANTHAM: Local government and  
25 optional state agencies. For the Horse Heaven Project,

1 Benton County, Ed Brost?

2 For Badger Mountain, Douglas County, Jordyn  
3 Guilio?

4 MS. GUILIO: Jordyn Guilio present.

5 MS. GRANTHAM: For the Wautoma Solar  
6 Project, for Benton County, Dave Sharp?

7 MR. SHARP: Present.

8 MS. GRANTHAM: Washington State Department  
9 of Transportation, Paul Gonseth?

10 For the Hop Hill Solar Project, for Benton  
11 County, Paul Krupin?

12 For the Carriger Solar Project, Klickitat  
13 County, Matt Chiles?

14 MR. CHILES: Matt Chiles present.

15 MS. GRANTHAM: Assistant attorney  
16 generals. Jon Thompson?

17 MR. THOMPSON: Present.

18 MS. GRANTHAM: Jenna Slocum?

19 Zack Packer?

20 MR. PACKER: Present.

21 MS. GRANTHAM: Administrative law judges.  
22 Adam Torem?

23 For Council staff. Sonia Bumpus?

24 MS. BUMPUS: Present.

25 MS. GRANTHAM: Ami Hafkemeyer?

1 JUDGE GERARD: Dan Gerard is here, by the  
2 way. I am not sure if you had me on roll call.

3 MS. GRANTHAM: Thank you. And that was  
4 Dan Gerard?

5 JUDGE GERARD: It was. Thank you.

6 MS. GRANTHAM: Thank you.

7 JUDGE BRADLEY: Also, ALJ Laura Bradley is  
8 present.

9 MS. GRANTHAM: Thank you.

10 Back to Council staff. Amy Moon?

11 MS. MOON: Amy Moon present.

12 MS. GRANTHAM: Stew Henderson?

13 MR. HENDERSON: Present.

14 MS. GRANTHAM: Joan Owens?

15 MS. OWENS: Present.

16 MS. GRANTHAM: Dave Walker?

17 Sonja Skaland?

18 MS. SKALAND: Present.

19 MS. GRANTHAM: Sara Randolph?

20 MS. RANDOLPH: Present.

21 MS. GRANTHAM: Sean Greene?

22 MR. GREENE: Present.

23 MS. GRANTHAM: Lance Caputo?

24 MR. CAPUTO: Present.

25 MS. GRANTHAM: John Barnes?



1                   Joanne Snarski?

2                   MS. SNARSKI: Present.

3                   MS. GRANTHAM: Alex Shiley?

4                   MS. SHILEY: Present.

5                   MS. GRANTHAM: Ali Smith?

6                   MS. SMITH: Ali Smith present.

7                   MS. GRANTHAM: Karl Holappa?

8                   MR. HOLAPPA: Karl Holappa present.

9                   MS. GRANTHAM: Audra Allen?

10                  MS. ALLEN: Present.

11                  MS. GRANTHAM: Zia Ahmed?

12                  MR. AHMED: Present.

13                  MS. GRANTHAM: Maria Belkina?

14                  MS. BELKINA: Present.

15                  MS. GRANTHAM: Lisa McLean?

16                  MS. MCLEAN: McLean present.

17                  MS. GRANTHAM: Adrienne Barker?

18                  MS. BARKER: Present.

19                  MS. GRANTHAM: Catherine Taliaferro?

20                  Alondra Zalewski?

21                  MS. ZALEWSKI: Present.

22                  MS. GRANTHAM: For operational updates.

23                  Kittitas Valley Wind Project, Jarred Caseday?

24                  MR. CASEDAY: Jarred Cass-a-day present.

25                  MS. GRANTHAM: Caseday. Excuse me. Thank

1 you.

2 Wild Horse Wind Power Project, Jennifer  
3 Galbraith?

4 MS. GALBRAITH: Jennifer Galbraith  
5 present.

6 MS. GRANTHAM: Grays Harbor Energy Center,  
7 Chris Sherin?

8 Chehalis Generation Facility, Jeremy Smith?

9 MR. SMITH: Jeremy Smith present.

10 MS. GRANTHAM: Columbia Generating  
11 Station, Felicia Najera-Paxton?

12 MS. NAJERA-PAXTON: Present.

13 MS. GRANTHAM: Columbia Solar, Thomas  
14 Cushing?

15 MR. CUSHING: Thomas Cushing present.

16 MS. GRANTHAM: Goose Prairie Solar, Jacob  
17 Crist?

18 MR. CRIST: Jacob Crist present.

19 MS. GRANTHAM: And do we have anyone  
20 present for the Counsel for the Environment?

21 MS. REYNEVELD: Yes. Sarah Reyneveld is  
22 present. Thank you.

23 MS. GRANTHAM: Thank you.

24 Chair, there is a quorum for all of the  
25 councils. Thank you.

1 (Pause in proceedings.)

2 CHAIR DREW: Okay. Thank you. A little  
3 microphone issue here.

4 Now we will move on to our proposed agenda.  
5 Council members, you see the proposed agenda in front of  
6 you. Is there a motion to adopt the proposed agenda?

7 MR. YOUNG: Lenny Young. So moved.

8 CHAIR DREW: Thank you.

9 Second?

10 MR. LEVITT: Second. Eli Levitt.

11 CHAIR DREW: Thanks.

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

13 MULTIPLE SPEAKERS: Aye.

14 CHAIR DREW: Opposed?

15 Motion carries.

16 Moving on to the meeting minutes from  
17 February 21st, the monthly Council meeting minutes. Is  
18 there a motion to approve the minutes?

19 MS. BREWSTER: Stacey Brewster. So moved.

20 CHAIR DREW: Thank you.

21 Second?

22 MR. LIVINGSTON: I second. Mike  
23 Livingston. Second.

24 CHAIR DREW: Okay.

25 I have two changes/edits to make: On page 10,

1 line 20, changing the name "Jerry" to "Jeremy," and on  
2 page 26, line 25, after the word "and," add the word  
3 "expect." Are there any other corrections to the  
4 minutes?

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

8 MULTIPLE SPEAKERS: Aye.

9 CHAIR DREW: Opposed?

10 Motion carries. The minutes are approved.

11 Moving on to our facility updates. Kittitas  
12 Valley Wind Project, Mr. Caseday?

13 MR. CASEDAY: Good afternoon, Chair Drew,  
14 EFSEC Council, and staff. This is Jarred Caseday with  
15 EDP Renewables for the Kittitas Valley Wind Project. We  
16 had no -- nothing nonroutine to report for this period.

17 CHAIR DREW: Okay. Thank you.

18 Wild Horse Wind Power Project, Ms. Galbraith?

19 MS. GALBRAITH: Yes. Thank you, Chair  
20 Drew, Council members, and staff. For the record, this  
21 is Jennifer Galbraith with Puget Sound Energy at the  
22 Wild Horse wind facility. And I also have nothing  
23 nonroutine to report for the month of February.

24 CHAIR DREW: Okay. Thank you.

25 Chehalis Generation Facility, Mr. Smith?

1 MR. SMITH: Good afternoon, Chair Drew,  
2 Council members, and staff. This is Jeremy Smith, the  
3 Operations Manager for the Chehalis Generation Facility.  
4 And I, as well, have no nonroutine items to report for  
5 the month of February.

6 CHAIR DREW: Thank you.

7 Grays Harbor Energy Center, Mr. Sherin or, if  
8 he is not there, Ms. Randolph?

9 MS. RANDOLPH: Thank you. Good afternoon,  
10 Chair Drew, Council members. For the record, this is  
11 Sara Randolph, Site Specialist for Grays Harbor.

12 The Annual Compliance Certification, ACC, has  
13 been reviewed and is in your packet. The application  
14 for a modification for the Air Operating Permit, AOP,  
15 has been reviewed. We have been reviewing and  
16 coordinating with ORCAA, the permit writer, to develop  
17 amendments and anticipate going to the Council at the  
18 April Council meeting. The National Pollutant Discharge  
19 Elimination System, NPDES, permit is under review.  
20 There are no other updates at this time to report.  
21 Thank you.

22 CHAIR DREW: Thank you.

23 Are there questions for Ms. Randolph?

24 Can you remind me about what the process is  
25 again? You will bring it to us to review, and following

1 that, there will be a public hearing on the permit?

2 MS. RANDOLPH: It goes out for public  
3 comment for 30 days.

4 MS. HAFKEMEYER: Correct. For the record,  
5 this is Ami Hafkemeyer. Staff anticipate bringing the  
6 draft amendment to the Air Operating Permit for this  
7 facility to the Council to open up for a 30-day public  
8 comment period, as Ms. Randolph just mentioned.  
9 Following that, any comments received would be  
10 addressed, and then it would go to the EPA for review  
11 before being issued.

12 CHAIR DREW: Okay. Thank you very much.  
13 It's been a little while since we have had one, so I  
14 just wanted to make sure we knew what the process was  
15 there.

16 Columbia Solar, Mr. Cushing?

17 MR. CUSHING: Good afternoon, Chair Drew,  
18 Council members, EFSEC staff. This is Thomas Cushing  
19 speaking on behalf of Columbia Solar. There are no  
20 nonroutine updates to report.

21 CHAIR DREW: Thank you.

22 Columbia Generating Station, Ms. Najera-Paxton?

23 MS. NAJERA-PAXTON: Good afternoon, Chair  
24 Drew, Council members, and staff. For the record, this  
25 is Felicia Najera-Paxton providing updates for Energy

1 Northwest's Columbia Generating Station and Washington  
2 Nuclear Project 1 and 4.

3 Columbia Generating Station has one nonroutine  
4 update to provide for this month's meeting, regards to  
5 environmental compliance. On March 6th, we -- in the  
6 written update, there is a greater detailed report, but  
7 on March 6th, we had -- we experienced a total -- a  
8 maximum daily effluent limit excursion for total  
9 residual halogen, or TRH, out of our NPDES permit,  
10 discharge into the Columbia River. The level of the  
11 permit max is 0.1 milligrams per liter. Our exceedance  
12 at the time of discovery was -- let me try to see if I  
13 said it right here. Actually, I don't think we provided  
14 that, so. Whenever we reviewed the data, it appears  
15 that -- that the issue was an ongoing issue. Upon  
16 discovery, we closed down the discharge, and we were  
17 able to treat, through dehalogenation, the system. It  
18 was due to equipment failure. We submitted a five day  
19 report following our immediate report on the day of  
20 discovery to EFSEC, and we are continuing to investigate  
21 the equipment malfunction that resulted in this  
22 violation. And if you all have any questions, then  
23 please take your time to read the report, and I am  
24 available to answer any questions.

25 CHAIR DREW: Are there any questions for

1 Ms. Najera-Paxton?

2 Okay. We have a hand up. Let me see here.

3 Mr. Young?

4 MR. YOUNG: Has the equipment that  
5 malfunctioned been either repaired or replaced?

6 MS. NAJERA-PAXTON: So yes, it has been  
7 repaired, but we are investigating a mechanism to  
8 prevent a recurrence, and that's part of the -- what we  
9 call "CAP" program, or Corrective Action Program, where  
10 we do a risk analysis and kind of a deep dive into the  
11 issue to prevent the reoccurrence.

12 And currently, we are in compliance. We are --  
13 we actually kind of are surprised that this occurred,  
14 just because we had redundancies in place, which was how  
15 we were able to verify it for the period of time that we  
16 did have discharge, where, the -- the levels, once they  
17 did increase, we were able to identify when they did  
18 increase and kind of backtrack from there and identify  
19 the issue.

20 MR. YOUNG: Okay. Thanks. Could you  
21 provide us an update on how that process is going at our  
22 next monthly meeting?

23 MS. NAJERA-PAXTON: Yes, sir. We will --  
24 we are committed to submit an update next month.

25 MR. YOUNG: Thank you.



1 CHAIR DREW: Thank you.

2 Goose Prairie Solar, Mr. Crist?

3 MR. CRIST: Good afternoon, Chair Drew,  
4 EFSEC Council, and staff. For the record, this is Jacob  
5 Crist, Senior Project Manager on behalf of Brookfield  
6 Renewable.

7 So the project remains on schedule, on an  
8 accelerated schedule, actually trying to pull COD  
9 commercial operations into 2024. And in communications  
10 with BPA, we are likely to achieve our accelerated  
11 schedule.

12 The PV Panel delivery finished up in February.  
13 Perimeter fence finished up in February. Racking and  
14 tracker activities all continue. Module installation  
15 continues. Terminations on inverters, combiner boxes  
16 all are hovering around 30 percent. And then  
17 Above-Ground Wire Management, installation is ongoing.

18 For environmental compliance, we had no  
19 discharge to report in February, and the project is  
20 draining as expected. We are continuing to hold the  
21 weekly environmental compliance inspections and site  
22 inspections with WSP with no findings significant  
23 reported to-date. And then we did hold a Washington  
24 Department of Ecology and EFSEC SWPPP inspection on-site  
25 in the month of February.

1           And then one additional item not on the report.  
2           For a follow-up from the January Report. The diesel  
3           fuel spill that was reported in January, we received the  
4           soil test results back, and everything was negative for  
5           diesel fuel penetrating the ground at any depth. So  
6           that area has been completely cleaned up, gravel back on  
7           top of the area, and the tank has been moved and in a  
8           secondary containment at this time.

9           Any questions?

10           CHAIR DREW: Thank you. Yes. When are  
11           you -- is the schedule now for completion of  
12           construction? And then you said even operations for --  
13           to begin operations this year.

14           MR. CRIST: Yes. So we -- it's an 80  
15           megawatt facility. We are looking -- we are looking at  
16           mid June to test; start our 90-day testing period with  
17           the utility BPA with our first 20 megawatt block. It  
18           wouldn't be considered commercially operational per  
19           EFSEC definition at that time. Per EFSEC definition,  
20           it's more likely going to land in late September. Our  
21           current project schedule has late September. Our  
22           baseline project schedule was in January of 2025. So we  
23           pulled it back approximately three months. Three and a  
24           half months.

25           CHAIR DREW: Okay. Thank you very much.

1 MR. CRIST: Thank you.

2 CHAIR DREW: High Top & Ostrea,  
3 Ms. Randolph?

4 MS. RANDOLPH: Thank you, Chair Drew,  
5 Council members, and staff. For the record, this is  
6 Sara Randolph, Site Specialist for High Top & Ostrea.  
7 EFSEC staff are continuing to work with the developer on  
8 preconstruction requirements and plans. We have no  
9 other updates at this time.

10 CHAIR DREW: Thank you.

11 Whistling Ridge Project update, Mr. Caputo?

12 MR. CAPUTO: Thank you, Chair Drew, and  
13 Council members. The applicant for the Whistling Ridge  
14 Energy Project has submitted two petitions to the  
15 Council to amend their Site Certification Agreement. We  
16 are finalizing the details of the public informational  
17 meetings to be held before the Council. We will notify  
18 the public when these meetings are scheduled.

19 May I answer any questions?

20 CHAIR DREW: Any questions?

21 Okay. Thank you.

22 Badger Mountain Project update, Ms. Snarski?

23 MS. SNARSKI: Thank you, Chair Drew, and  
24 good afternoon, Council members. For the record, this  
25 is Joanne Snarski, the Siting Specialist for Badger

1 Mountain Solar.

2 Efforts continue on the development of the  
3 supplemental cultural resources survey. A work plan has  
4 been completed for the initial pedestrian survey.

5 Additionally, we are very near full execution  
6 of the land use license agreement we are entering into  
7 with the Department of Natural Resources to perform the  
8 necessary tasks needed on state lands. The work will  
9 likely begin in late April or May. As a reminder, the  
10 findings of this survey will inform the cultural  
11 resources section of the draft Environmental Impact  
12 Statement.

13 Finally, EFSEC and the Department of Ecology  
14 have been working with the applicant on some final field  
15 assessment work that will be performed this spring.  
16 This work is intended to confirm and/or eliminate  
17 wetland characteristics on the proposed site. Again,  
18 this work is necessary to inform the water resources  
19 section of the draft Environmental Impact Statement.

20 May I answer any questions?

21 CHAIR DREW: Are there any questions for  
22 Ms. Snarski?

23 Thank you.

24 Wautoma Solar Project update, Mr. Caputo?

25 MR. CAPUTO: Thank you, Chair Drew, and

1 Council members.

2 Staff are continuing coordination with our  
3 contracted agencies, Tribal staff, and the applicant to  
4 refine/identify mitigation. Staff anticipate issuing a  
5 mitigated determination of nonsignificance ahead of the  
6 April 17th meeting. This will be notice to the public  
7 and have a minimum 14-day public comment period. Staff  
8 are also working in coordination with the Office of  
9 Administrative Hearings and our AG support in  
10 preparation of the adjudicative proceedings logistics.

11 May I answer any questions?

12 CHAIR DREW: Any questions for Mr. Caputo?

13 Thank you.

14 Hop Hill Solar, Mr. Barnes?

15 MR. BARNES: Thank you, Chair Drew, and  
16 Council members. For the record, this is John Barnes,  
17 EFSEC staff, for the Hop Hill application.

18 Work is progressing with the applicant to  
19 complete studies and reports needed to make a SEPA  
20 determination. We are continuing to coordinate and  
21 review the application with our contractor, contracted  
22 agencies, and Tribal governments.

23 Are there any questions?

24 CHAIR DREW: Any questions for Mr. Barnes?

25 Thank you.

1 Carriger Solar?

2 MS. SNARSKI: Thank you, Chair Drew, and  
3 Council members. For the record, this is Joanne  
4 Snarski, the Siting Specialist for Carriger Solar.

5 As you may recall, last August, we sent a  
6 letter to the applicant, Cyprus Creek Renewables,  
7 regarding the preliminary SEPA notification, the State  
8 Environmental Policy Act, as required by the Revised  
9 Code of Washington 80.50.090. Based on their  
10 application submittals, Staff determined their proposal  
11 may have significant impacts on visual aesthetics and  
12 cultural resources.

13 Within the same law, the applicant is also  
14 allowed to revise their application with the intention  
15 of working towards a mitigated determination of  
16 nonsignificance. Through this past fall, Staff worked  
17 closely with the applicant on this issue, and it  
18 resulted in a request for some additional simulations to  
19 be completed for the visual impact assessment. Our  
20 request included fencing and panel setbacks from the two  
21 primary transportation roads adjacent to the proposed  
22 site. Earlier this month, we received drafts of the  
23 requested simulations. Following internal discussion,  
24 we have a few additional clarifying questions which we  
25 provided to the applicant this week. Next steps will

1 include meeting with the applicant and further  
2 evaluation of their mitigation proposal to reduce  
3 impacts to visual aesthetics for nonsignificance.

4 With regards to the cultural resources. The  
5 applicant is working on revising the cultural resource  
6 survey, based on recent comments from the Yakama Nation.  
7 The final survey and completion of the traditional and  
8 cultural resource survey by the Yakama Nation late this  
9 year will be used to inform the SEPA determination for  
10 these resources.

11 Are there any questions?

12 CHAIR DREW: Are there any questions for  
13 Ms. Snarski?

14 Thank you for the update.

15 Horse Heaven Wind and Solar Farm, Ms. Moon?

16 MS. MOON: Thank you. Good afternoon,  
17 Council, Chair Drew, and EFSEC Council members. For the  
18 record, this is Amy Moon reporting on the Horse Heaven  
19 Wind Project.

20 Staff are working on preparing the draft  
21 recommendation report to the Governor, as well as a  
22 draft Site Certification Agreement containing conditions  
23 as discussed by the Council in the December, January,  
24 and February Council meetings. We currently anticipate  
25 providing these documents for Council review and public

1 comment on April 1st through April 10th. Comments will  
2 be provided to the Council for consideration, and staff  
3 will ask that the Council take a vote on the  
4 recommendation at the April 17th Council meeting.

5 Does the Council have any questions?

6 CHAIR DREW: Are there any questions for  
7 Ms. Moon?

8 Thank you.

9 MS. MOON: You're welcome.

10 CHAIR DREW: Moving on to the Wallula Gap  
11 application update, Mr. Barnes?

12 MR. BARNES: For the record, this is John  
13 Barnes, EFSEC staff, for the Wallula Gap application.

14 On February 23, 2024, EFSEC received Wallula  
15 Gap -- or, from Wallula Gap LLC an application to  
16 develop and build a 60 megawatt solar facility with  
17 optional battery storage which will be located in Benton  
18 County. EFSEC staff are currently working to secure a  
19 venue for the public meeting hearing, as well as land  
20 use hearing. According to RCW 80.50.090, this hearing  
21 needs to take place 60 days after receiving the  
22 application. Once details have been finalized, an  
23 announcement will be posted to the Council website with  
24 time and location details.

25 Here with me today are Tanner Gillespie and



1 Nathan Stottler with Wallula Gap LLC to introduce you to  
2 the project. At this time, I'd like to turn the  
3 presentation over to them to begin their presentations.

4 MR. STOTTLER: Thanks, John, and thanks,  
5 Chair Drew, Council members, and staff. For the record,  
6 my name is Nathan Stottler. I am an Associate Director  
7 for Development at One Energy Renewables --

8 CHAIR DREW: If I could ask you to pause  
9 for just a second? Thank you.

10 Mr. Young, I saw your hand up.

11 MR. YOUNG: No, I did not raise my hand.

12 CHAIR DREW: Oh. Okay. My apologies.

13 Continue.

14 UNIDENTIFIED SPEAKER: We have an echo.

15 CHAIR DREW: Yes. I heard it.

16 MR. STOTTLER: Is there still an echo?

17 UNIDENTIFIED SPEAKER: Better.

18 MR. STOTTLER: Okay, great.

19 As I said, my name is Nathan Stottler. I am an  
20 Associate Director for Development at One Energy  
21 Renewables, the applicant and developer for the Wallula  
22 Gap Solar Project.

23 As Mr. Barnes mentioned, we submitted our  
24 application just about a month ago, and, yeah, here  
25 today to give you a quick intro to the project.

1           If we can skip to the next slide, please.

2           A quick agenda for the presentation today. I  
3 am going to give an introduction to One Energy as a  
4 company and the folks that are working on this project,  
5 then we will jump to an intro for the Wallula Gap Solar  
6 Project, and we'll close up with some questions.

7           One Energy is a Seattle-based independent  
8 developer of renewable -- of mostly solar and some  
9 battery solar projects. We have offices located across  
10 the United States, also in Portland, Oregon, Boulder,  
11 Colorado, Madison, Wisconsin, and Washington, D.C. We  
12 were established 15 years ago. And in that time, we  
13 have been working on developing and building community  
14 solar projects, distributed generation projects, and  
15 large-scale solar projects like the Wallula Gap Project,  
16 and that's resulted in 1.2 gigawatts of solar projects  
17 that have been built and are now operating across 120  
18 distinct completed sites in the United States. And of  
19 that 1.2 gigawatts, 270 megawatts of those have been  
20 built or are under construction by One Energy, itself,  
21 and that's spread across 47 projects, so.

22           The team of people at One Energy working on the  
23 Wallula Gap Project are comprised of myself, Tim  
24 Gillespie, Manager of Project Development, and Erin  
25 Lynch, an Associate of Project Development, as well.

1           One Energy prides itself on selecting very  
2 carefully targeted solar project sites that are  
3 low-impact and high-benefit for the land, for the  
4 landowner, and the community. This has resulted in our  
5 current pipeline of 4,000 megawatts that One Energy is  
6 working on in development, including 350 megawatts of  
7 solar project sites spread across nine solar project  
8 sites in Washington state, and that is actually not  
9 inclusive of the 80 megawatt project called "Goose  
10 Prairie" that you all have -- I think you had already  
11 heard about on this call, that was built by One Energy,  
12 Inc., permitted through EFSEC in 2020 and 2021, with the  
13 SCA signed by Governor Inslee in late 2021 there. That  
14 project is located in Yakima County and was sold to  
15 Brookfield Renewables and is currently under  
16 construction. So. That's it on the background for One  
17 Energy, and now we can jump in to Wallula Gap Solar.

18           So this project is located about four miles  
19 west of Plymouth, Washington, just north of the Columbia  
20 River, and just along State Highway 14, and also a few  
21 miles east of Patterson.

22           You can skip to the next slide there.

23           The landowners for the project are Farmland  
24 Reserve -- I am sorry, I am not sure how I got muted  
25 there. But the landowners for the project are Farmland

1 Reserve Incorporated. The site control is a long-term  
2 land use agreement that was signed in December of 2021.  
3 The zoning for the parcels is GMAAD, the Growth  
4 Management Agricultural -- sorry. The Growth Management  
5 Act, Agricultural District. This is in Benton County.  
6 Land use for the project right now is uncultivated  
7 pasture and agricultural operations, so driving,  
8 grazing. The land has previously been in use for  
9 cultivation. It was previously irrigated by the  
10 landowner. It no longer is. They have moved their  
11 pivots off of the land and have decided to move their  
12 water to other -- other pieces of land that are going to  
13 be more productive for them. So currently, the land  
14 is -- fairly underused. Utility interconnection is  
15 through Benton PUD for delivery to BPA. So we have  
16 ongoing interconnection applications with both of those  
17 utilities.

18 The system size is 60 megawatts AC for solar  
19 with an optional 240 megawatt hour battery storage  
20 system. The facility's parcels total 1,220 acres. The  
21 project area extents, and which is also our leased area  
22 with the landowner, it is just 437 of those acres, and  
23 the facility area will be 392 acres, so that 392-acre  
24 facility area will be micro-sited within the 437-acre  
25 project area extent. So we want to -- you know, we are

1 looking at the full project area extent for the permit  
2 so that we have the option to make that final impact  
3 within that area as -- as conditions deem necessary as  
4 we enter construction. The projected annual output for  
5 the project is just under 138,000 megawatt hours per  
6 year. An estimated on-line date would be end of year  
7 2026 currently.

8 We can skip to the next slide, and we can take  
9 a look at the site.

10 So following a robust alternatives analysis and  
11 just general siting exercise that One Energy conducted  
12 in Benton County, we arrived at this site which we  
13 believe is -- is the preferred site for a few reasons I  
14 have listed here. It has a higher -- high solar energy  
15 resource; very close proximity to existing transmission  
16 infrastructure; fairly flat topography across the site.  
17 It's, as I mentioned, uncultivated, unirrigated, and  
18 land that has been historically developed, and there are  
19 very few nearby neighbors that would be served by the  
20 project, so.

21 Yeah. I think we can skip to the next slide  
22 for a few images of the site as it is today.

23 So as you can see, fairly flat. Somewhat  
24 rocky, which I think contributes to the landowner not  
25 wanting to actually cultivate the land. Just not worth

1 the inputs for the crops that they are able to get off  
2 of the soil here.

3 All right. And then our development timeline.  
4 This year and next year, completing permitting and  
5 development. Starting in 2026, we begin construction,  
6 with that wrapping up at the end of year 2026. And then  
7 I have my dates a little bit off here, but Q1 2027 and  
8 on will be operations and maintenance. And in terms of  
9 operations and maintenance, at this point, One Energy is  
10 in early discussions with the local sheep grazer to  
11 maintain the project area and the agricultural use of  
12 the land.

13 All right. And our final slide here is a  
14 rendering of the site from State Route 14 looking  
15 northeast across the solar project.

16 And that's all I have for you. Open myself up  
17 to any questions.

18 CHAIR DREW: Council members, are there  
19 any questions for Mr. Stottler?

20 Ms. Bumpus, go ahead.

21 MS. BUMPUS: Thank you, Chair Drew. I  
22 just wanted to clarify something going back to Amy  
23 Moon's update about the Horse Heaven Project.

24 We talked about reviewing comments that come in  
25 through the comment period prior to the April 17

1 meeting, and the point I wanted to add to that update is  
2 that staff will be reviewing those comments, and our  
3 approach is to look at those comments and develop  
4 recommendations for the Council in terms of edits to the  
5 documents that respond to or otherwise address those  
6 comments. So I just wanted to make that clarifying  
7 point as we prepare for the April meeting.

8 CHAIR DREW: Okay. Thank you. Thank you.

9 And thank you, Mr. Stottler, for the  
10 presentation. And we will look forward to the public  
11 informational meeting and land use hearing that are  
12 coming up.

13 MR. STOTTLER: All right. Thank you,  
14 Chair Drew.

15 CHAIR DREW: So at this point, we have  
16 come to the end of our agenda. We have no further  
17 business, so our meeting is adjourned. Thank you,  
18 everyone.

19 (Proceedings adjourned at 2:05  
20 p.m.)  
21  
22  
23  
24  
25

1 STATE OF WASHINGTON ) I, Lori K. Haworth, CCR, RPR,  
2 ) ss a certified court reporter  
3 COUNTY OF PIERCE ) in the State of Washington, do  
4 hereby certify:

5 That the foregoing Monthly Meeting of the  
6 Washington State Energy Facility Site Evaluation Council  
7 was conducted in my presence and adjourned on March 20,  
8 2024, and thereafter was transcribed under my direction;  
9 that the transcript is a full, true and complete  
10 transcript of the said meeting, transcribed to the best  
11 of my ability;

12 That I am not a relative, employee, attorney or  
13 counsel of any party to this matter or relative or  
14 employee of any such attorney or counsel and that I am  
15 not financially interested in the said matter or the  
16 outcome thereof;

17 IN WITNESS WHEREOF, I have hereunto set my hand  
18 this 3rd day of April, 2024.

19 /s/LORI K. HAWORTH, CCR, RPR  
20 Certified Court Reporter No. 2958  
21 My CCR certification expires 07/17/24.