Goose Prairie Solar

Public Information Meeting

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OneEnergy Renewables
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Stoel Rives, LLP
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Agenda

• Introduction
• Solar Basics
• Location
• Design, Construction and Operations
• Consultation and Analysis
• Project Status and Next Steps
• Questions and Discussion
Introduction
OneEnergy Overview

OneEnergy is a privately held developer of utility-scale and community solar projects across the U.S.

- 30 employees, headquartered in Seattle with offices in Oregon, Wisconsin, Colorado, and Washington DC

- Founded in 2010, OneEnergy has a proven track record of project development and delivery, with more than 700MW in operation.

- With an active solar and storage pipeline of over 1 GW, OneEnergy has extensive project development experience and the scale to help you achieve the lowest cost energy.

- Experience working with investor-owned utilities, public power, and commercial & industrial customers.
Solar is a Great Washington Product

▪ Washington is a national leader with the Clean Energy Transformation Act (CETA) passed by legislature in 2019.
  ▪ 100% greenhouse gas neutral by 2030.
  ▪ 100% clean energy requirement by 2045.

▪ Compatible with agriculture and supplemental income for landowners
  ▪ No impacts to common local farming practices
  ▪ Non-permanent use – land restored at end of project life and landowners can return to agricultural use
  ▪ Panels are no taller than an average apple tree, and projects are quiet, emissions-free, and low-maintenance
  ▪ Project area re-seeded after construction with native seed mix, improving local water and soil quality

▪ Production profile that correlates well with peak demand (especially in summer), modular scaling no intensive use of water, and zero fuel price risk.
Washington Communities Benefit From Solar

**Taxes**
Property taxes and payments for local schools, roads, and community over life of the project

**Recurring Annual Expenditures**
Lease payments & annual O&M

**Local spending**
Direct & indirect spending on local contractors, supplies, materials, esp. during construction

**Jobs & Labor**
Development, construction and contracting
Solar Basics
Basic Components

Panels

- Photovoltaic cells made of crystalline silicon convert sunlight to electricity.
- Individual cells are connected together and sandwiched between glass and a polymer back sheet. An aluminum frame provides the panel’s structure.
- Anti-reflective coating on the glass exterior reduces energy lost to reflection.

Racking

- Steel racking system supported by steel posts
- Tracking technology maximizes energy production by following the sun throughout the day
- Minimally invasive mounting systems for easy reclamation
Basic Components

Inverters
- Inverters convert solar energy into a form the electrical grid can use.
- Each inverter coupled with a medium voltage step-up transformer to increase the voltage of the power.

Interconnection Infrastructure
- Main step-up transformer to utility voltage.
- Control house with protective equipment.
- Placed a safe distance from any public access on a secure cement pad.
Basic Components

Battery Energy Storage System

- Optional equipment with the potential to store and smooth the variable renewable generation with array of benefits.
- Equipment listed or certified by Underwriters Laboratory (UL)
- Built in accordance with National Fire Protection Association (NFPA) Standards and fire codes.
Basic Components

Fencing
- A security fence up to 8 feet in height will be installed around the perimeter.
- Fence height and gates in accordance with County and emergency services access needs.

Roads
- Low impact maintenance roads
- Fire vehicle turnarounds
- Access roads 20’ wide per International Fire Code.
Location
Facility Area Extent: Micrositing boundary within which the Facility Area will be wholly encompassed.
Design, Construction and Operations
Stakeholders/Consultation
Construction

• **Schedule**
  • 9-12 months
  • Start early 2022

• **Jobs**
  • Estimated 300 at peak
  • Up to 60% hired locally

• **Trades**
  • Electricians
  • Equipment operators
  • Truck drivers
  • General laborers
Operations and Maintenance

- **Project Life**
  - Expected 35 years
  - Potential for updated equipment to extend life

- **Minimal on-site maintenance**
  - Remotely monitored
  - Routine and as-needed maintenance checks

- **Vegetation management**
  - Panel washing
Decommissioning and Site Restoration

- Initial Site Restoration Plan
  - Objective to restore the site to pre-Facility condition or better
  - Removal of equipment
  - Restoration of any disturbed soils
  - Provisions for funding or bonding arrangements
Consultation and Analysis
Earth

- Geotechnical Site Investigation and Critical Areas/Geohazards Report
  - Not at risk from flooding, steep slopes or hazards associated with alluvial fan deposits.
  - Not a threat to the public health, safety, or welfare of the citizens.
  - Will not increase the risk from geologic hazards on the site or to the surrounding properties.

- Potential Impacts
  - Erosion

- Mitigation
  - Geotechnical recommendations
  - Erosion and Sediment Control Plan
  - Stormwater Pollution Prevention Plans
  - Vegetation and Weed Management Plan
Air

- Potential Impacts
  - Vehicle exhaust emissions, fugitive dust particles and potential temporary concrete batch plant

- Mitigation
  - Adherence to applicable federal and state laws
  - Best management practices for dust management and limiting vehicle emissions
Wetlands and Surface Waters

- Studies/Consultation
  - Wetland Delineation Report
  - Finding: Ephemeral Type 5 Streams
  - Dept of Ecology
  - Army Corps of Engineers

- Potential Impacts
  - Bridge or culvert/ford stream crossing

- Mitigation
  - Yakima County: no buffer required
  - Avoiding streams with a 50-foot buffer
  - Stream crossing designed and constructed following state and local regulations
Stormwater Runoff

- Studies/Consultation
  - Phase I ESA and geotechnical report
  - Department of Ecology

- Potential Impacts
  - Surface water runoff and infiltration

- Mitigation
  - Construction Stormwater General Permit
    - Erosion and Sediment Control Plan
    - Stormwater Pollution Prevention Plan
  - Vegetation and Weed Management Plan
  - Spill Prevention, Control and Countermeasures Plan
Wildlife & Plants

- Desktop Due Diligence
  - WDFW Priority Habitat and Species
  - USFWS Information for Planning and Consultation
- Consultation with WDFW

<table>
<thead>
<tr>
<th>Date</th>
<th>Consultation</th>
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<tbody>
<tr>
<td>Fall 2017</td>
<td>Outreach for initial site 12 miles east. Feedback led to new site.</td>
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<tr>
<td>Summer 2018</td>
<td>Consultation regarding Meacham site.</td>
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<tr>
<td>Spring 2019</td>
<td>Site visit with WDFW.</td>
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<tr>
<td>Spring 2020</td>
<td>Consultation update including Martinez site.</td>
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- Studies and Reports
  - Wildlife and Habitat Survey Report
  - Review of Rare Plant Occurrence and Big Game Movement
  - Habitat Mitigation Memo
Wildlife & Plants

• Mitigation
  • Moved site to less ecologically sensitive area
  • Avoiding sage draw
  • Fence adjustments
  • Utilizing CRP and previously impacted areas
  • Best Management Practices
  • Revegetation
  • Habitat Restoration and Mitigation Plan
Environmental Health - Hazardous Materials

- Consultation
  - East Valley Fire Department and Yakima County Fire Marshal

- Fire Safety Mitigation
  - Electrical Codes, Fire Codes and UL certification
  - Electrical Permit
  - Emergency Plans
  - Training

- Battery Energy Storage System
  - National Fire Protection Association (NFPA) Standards
Land Use

- Consultation
  - Ongoing consultation with Yakima County since Oct 2017

- Land Use Consistency Review
  - Consistent with Yakima County Code and Comprehensive Plan
  - Comply with all setbacks and environmental regulations

- County Certification of Zoning Compliance
  - Allowable as a Type 3 use in the Agricultural zone subject to a conditional use permit
Noise

- Studies
  - Acoustic Assessment Report

- Impacts
  - Construction noise
  - Operational noise
    - Below state law limits at all residences
  - Sound generated from highway and agricultural operations are expected to be relatively higher than Facility operations.

- Mitigation
  - Limiting construction to daytime hours
  - Complaint resolution procedure to address neighbor concerns
Light, Glare and Aesthetics

- Visual Impact Assessment
  - BLM Visual Resource Management system
  - Key Observation Points

- Results
  - Minor to moderate impacts
Light, Glare and Aesthetics

- Solar Glare Reports
  - ForgeSolar
  - Results
    - No glare expected at residences or for aircraft
    - No glare expected for motorists on State Route 24
    - Some glare for motorists driving along Morris Lane and Desmarais Cutoff

- Federal Aviation Administration and Department of Defense
  - Determination of No Hazard
  - No direct impacts to military operations
Cultural and Archaeological

- Consultation
  - Department of Archaeology and Historic Preservation
  - Yakama Nation

- Studies
  - Cultural Study

- Impacts
  - Currently designed to avoid all protected resources
  - If impacts to protected resources, all laws and regulations will be followed.

- Mitigation
  - Avoidance and/or Permits
  - Unanticipated Discovery Plan
  - Ongoing consultation
Traffic

- Consultation
  - WA Dept of Transportation

- Travel Route and Approach
  - State Route 24 to private road
  - Deeded approach at SW corner

- Construction Traffic
  - 184 round trips/day

- Operations Traffic
  - Limited routine maintenance

- Mitigation
  - WSDOT General Permit
  - Traffic Control Plan
Project Status and Next Steps
Project Status

- **Land**
  - Site control secured for maximum possible project footprint

- **Grid IX**
  - Access secured to existing high-voltage transmission lines with available interconnection and transmission capacity

- **Solar Resource**
  - Strong, proven energy resource bringing diversity benefits to the electrical grid

- **Permit**
  - Acquire all necessary local, state and federal permits required to develop, build, own and operate the project

- **Energy Sales**
  - Project’s location close to Mid-C trading hub provides opportunity for many potential buyers.
Questions and Discussion

Thank you!

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