

Informational Public Meeting

Cypress Creek Renewables-High Top Solar & Ostrea Solar Projects

June 1, 2022



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WASHINGTON STATE
ENERGY FACILITY SITE EVALUATION COUNCIL

Docket No. EF-220212
HIGH TOP SOLAR & OSTREA SOLAR PROJECTS
INFORMATIONAL PUBLIC MEETING
JUNE 1, 2022
5:00 P.M.

VERBATIM TRANSCRIPT OF PROCEEDING

REPORTED BY: ANITA W. SELF, RPR, CCR #3032

1 A P P E A R A N C E S

2
3 (All participants appeared via Teams videoconference)

4
5 STATE AGENCY MEMBERS PRESENT:

- 6 KATHLEEN DREW, Chair
- 7 KATE KELLY, Department of Commerce
- 8 ELI LEVITT, Department of Ecology
- 9 MIKE LIVINGSTON, Department of Fish and Wildlife
- 10 STACEY BREWSTER, Utilities and Transportation
- 11 Commission
- 12 LENNY YOUNG, Department of Natural Resources

13 ASSISTANT ATTORNEY GENERAL:

14 JON THOMPSON

15 COUNCIL STAFF:

- 16 AMI HAFKEMEYER
- 17 JOAN OWENS
- 18 ANDREA GRANTHAM
- 19 SONIA BUMPUS
- 20 STEWART HENDERSON

21 COUNSEL FOR THE ENVIRONMENT:

22 SARA REYNEVELD

23 GUESTS IN ATTENDANCE:

- 24 TAI WALLACE, Cypress Creek Renewables
- 25 JESS MOSLEH, Cypress Creek Renewables
- 26 PATTI LORENZ, TRC Companies
- 27 SUSAN DRUMMOND, Law Offices of Susan Drummond
- 28 ERIN BERGQUIST, TRC Companies
- 29 AMANDA MCKINNEY, Yakima County Commissioners
- 30 STAN ISLEY, Yakima Valley Audubon Society Conservation
- 31 Chair
- 32 MICHAEL TOBIN, North Yakima Conservation District

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

2 JUNE 1, 2022

3 5:00 P.M.

4

5 CHAIR DREW: Good evening. My name is
6 Kathleen Drew, and I am chair of the Washington Energy
7 Facility Site Evaluation Council or EFSEC.

8 If I could begin by asking you all to make
9 sure that your microphones are muted unless you are
10 speaking to the group. And for those of you on the
11 phone, you could try a *6 if -- if you don't have
12 another way to mute.

13 Welcome, and thank you for joining EFSEC
14 this evening for our public informational meeting and
15 land use consistency hearing for the proposed Cypress
16 Creek Renewables Projects, High Top Solar and Ostrea
17 Solar.

18 The purpose of EFSEC's meeting tonight is
19 to share information about the project, and EFSEC's
20 review process, and to hear your public comment.

21 EFSEC statute RCW 80.40.090 requires EFSEC
22 to conduct a public informational meeting within
23 60 days of receipt of an Application for Site
24 Certification, abbreviated ASC. The applicant,
25 Cypress Creek Renewables, submitted their application

1 or ASC to EFSEC on April 7th, 2022.

2 During the first hour this evening, and it
3 likely will take less time, 5:00 to 6:00, we will have
4 a presentation by the applicant about the proposed
5 project, introduce the Counsel for the Environment, or
6 CFE, and then have a presentation about EFSEC's review
7 process by EFSEC staff.

8 The presentations and information on how
9 to submit written comments are on our website,
10 www.efsec.wa.gov. Go to drop-down screen under Energy
11 Facilities to the Cypress Creek Projects page.

12 And following the presentations, we will
13 begin oral public comment on the project. Speakers
14 will be allowed three minutes each. Since we will
15 develop our recommendation with information developed
16 on our record, we very much want you to send us your
17 comments directly, either speaking at this meeting or
18 sending written comments to us through our comment
19 website before midnight tonight at the link on the
20 website, or at any time -- any time during the project
21 by emailing directly to efsec@utc.wa.gov.

22 Again, although this is a specific meeting
23 asking for comment, and a specific hearing on land use
24 consistency, we do accept comments throughout the
25 process.

1 In the Chat, you see the Comment link.
2 Following the informational meeting, we will
3 convene -- and I will say that we will complete the
4 speakers that sign up and those that are present who
5 would like to speak, and then have a 15-minute break,
6 and we will then convene the Land Use Consistency
7 hearing as required by RCW 80.50.090, sub 2, and WAC,
8 W-A-C, that's Washington Administrative Code,
9 463-26-035.

10 This Land Use Consistency hearing may
11 begin before 6:30 p.m. During this hearing, the
12 public will be given an opportunity to provide
13 testimony regarding the proposed project's consistency
14 and compliance with land use plans and zoning
15 ordinances. The Land Use Consistency hearing will
16 begin no later than 30 minutes after the conclusion of
17 the informational public meeting. Again, I said I
18 plan to do a 15-minute break between the two, which
19 may end before 6:30 p.m.

20 The council is committed to providing a
21 full, fair, and safe opportunity for all voices to be
22 heard in a respectful atmosphere. To help us all have
23 a productive and safe meeting, we ask that you honor
24 the following ground rules.

25 All speakers must be respectfully treated.

1 No clapping, cheering, or jeering during the meeting.
2 This includes speaking out of turn, loud talking
3 either in support or in opposition. Mute your
4 microphone unless you're called on to speak. And if
5 you don't have a mute button, again, try dialing *6 to
6 mute/unmute, turn off your video cameras unless you
7 are speaking, and that's mostly to make sure we have
8 the bandwidth and nobody gets cut out. Please be
9 respectful to all participants within the chat.

10 I would like at this point to have our --
11 Ms. Owens call the roll for the council.

12 MS. OWENS: Thank you, Chair Drew. And --

13 CHAIR DREW: If I may for a second.

14 MS. OWENS: Yes.

15 CHAIR DREW: I would -- I would ask for
16 councilmembers to briefly turn on your video camera so
17 that the people who are at this meeting can see you.
18 Thank you.

19 Go ahead, Ms. Owens.

20 MS. OWENS: Department of Commerce?

21 MS. KELLY: Kate Kelly, present.

22 MS. OWENS: Department of Ecology?

23 MR. LEVITT: Eli Levitt, present.

24 MS. OWENS: Department of Fish and
25 Wildlife?

1 MR. LIVINGSTON: Mike Livingston, present.

2 MS. OWENS: Department of Natural
3 Resources?

4 MR. YOUNG: Lenny Young, present.

5 MS. OWENS: Utilities and Transportation
6 Commission?

7 MS. BREWSTER: Stacey Brewster, present.

8 CHAIR DREW: Thank you. And you don't
9 have to leave your cameras on. I just -- I know
10 there's different connectivity issues, so I just
11 wanted to make sure people could see that you are here
12 with us this evening.

13 Also, I would like to say that, according
14 to our EFSEC statute, during the application process,
15 we extend an invitation to the local government to
16 supply us with an additional member during the
17 application process, and that is Yakima County. We
18 have sent letters to Yakima County, but have not yet
19 received a member to participate during this process.
20 So we look forward to having someone named by Yakima
21 County.

22 Moving on to the rest of the roll call,
23 will you also, Ms. Owens, call the EFSEC staff?

24 MS. OWENS: Yes. Sonia Bumpus.

25 MS. BUMPUS: Sonia Bumpus is present.

1 MS. OWENS: Ami Hafkemeyer.

2 MS. HAFKEMEYER: Ami Hafkemeyer, present.

3 MS. OWENS: Amy Moon?

4 Joe Wood?

5 Patty Betts?

6 Stew Henderson?

7 MR. HENDERSON: Stew Henderson, here.

8 MS. OWENS: Andrea Grantham?

9 MS. GRANTHAM: Andrea Grantham, present.

10 MS. OWENS: And Dave Walker?

11 That's all the EFSEC staff, Chair.

12 CHAIR DREW: Thank you.

13 At this point, since we will call the
14 Counsel for the Environment for -- oh, let's introduce
15 our EFSEC Assistant Attorney General, Jon Thompson.

16 MR. THOMPSON: Yes. Hi. This is Jon
17 Thompson, present.

18 CHAIR DREW: Thank you.

19 And I will formally call this meeting to
20 order with the roll call of the councilmembers as we
21 have already begun.

22 At this point, we will move to the
23 introductions for the Cypress Creek Renewables
24 representatives. If you would like to introduce your
25 team, please.

1 MR. WALLACE: Good evening, Chair Drew.
2 This is Tai Wallace, senior director of development
3 for Cypress Creek Renewables. On our team today, we
4 have Jess Mosleh, developer; we have Julie Alpert, who
5 is our environmental manager, senior environmental
6 manager; and then we also have Erin Bergquist from our
7 consultancy, TRC, who's supported us through the
8 environmental process on these projects. Thank you.

9 CHAIR DREW: Thank you.

10 And according to our agenda, we now have
11 the Counsel for the Environment introduction. If you
12 could, Counsel Sherman (phonetic), introduce yourself
13 and your team, and what role it is that you play
14 during this process.

15 MS. REYNEVELD: Hi. My name is Sara
16 Reyneveld, and I am managing assistant attorney
17 general with the Environmental Protection division,
18 and I am assigned as Counsel for the Environment on
19 these projects. As the Counsel for the Environment, I
20 represent the public and its interest in protecting
21 the quality of the environment in accordance with RCW
22 80.50.080. Thank you.

23 CHAIR DREW: Thank you.

24 Moving on now to the presentation by the
25 Cypress Creek. Oh, before we begin, this is one very

1 important person I have yet to introduce, and that's
2 our administrative law judge, Laura Bradley.

3 JUDGE BRADLEY: Good afternoon, everyone.
4 Laura Bradley. I'm the administrative law judge
5 presiding over the proceedings this evening.

6 CHAIR DREW: Yes. And after we finish our
7 presentations and go to the public comment, Judge
8 Bradley will be the presider, as well as during the
9 land use consistency hearing.

10 Thank you, Judge Bradley.

11 JUDGE BRADLEY: Thank you.

12 CHAIR DREW: Okay. Presentation by the
13 applicant.

14 MS. MOSLEH: Hello. Thank you, Madam
15 Chair Drew, EFSEC councilmembers, and EFSEC staff and
16 stakeholders. Thank you all for your time today.

17 Next slide, please.

18 My name is Jess Mosleh, and I'm a Cypress
19 Creek Renewables project developer. It's an honor to
20 be here representing Cypress in our ~~F-site~~ ^{EFSEC} application
21 for Ostrea and High Top projects.

22 Next slide, please.

23 Here's a quick overview of what we'll be
24 presenting to you all today. The team will be walking
25 you through our overall goal as a company, our west

1 transmission team, project status for both Ostrea and
2 High Top, and we'll open up the discussion for
3 questions and comments at the end.

4 Next slide, please.

5 I'd like to start off by introducing our
6 team. Tai Wallace is senior development director for
7 our transmission scale projects. As you know, I'm a
8 project developer. Seija Stratton is our
9 environmental director. Julie Alpert is our senior
10 environmental manager. And last but definitely not
11 least is our TRC project manager consultant, Erin
12 Bergquist.

13 Our statement as an organiza- -- oh --
14 thank you. Our statement as an organization is:
15 Powering a Sustainable Future, One Project at a Time.
16 We have an incredible team at Cypress, and the company
17 takes a lot of pride in the work we do in terms of
18 management and development, as well -- as well as
19 financing, operating, and owning utility-scale
20 projects.

21 Over the last seven years, Cypress Creek
22 has developed over eight gigawatts of solar, and we
23 continue to increase our solar and storage pipeline
24 today.

25 I will now be handing the next few slides

1 over to our senior director, Tai Wallace, and he will
2 provide background on Cypress Creek and how we operate
3 in our markets.

4 Next slide, please.

5 MR. WALLACE: Thank you, Jess. I
6 apologize. I'm not able to turn my camera on;
7 otherwise, I would.

8 But good evening, Madam Chair Drew, EFSEC
9 councilmembers, EFSEC staff, Yakima County, and
10 interested parties. Thank you for this opportunity to
11 present our High Top and Ostrea projects to you this
12 evening.

13 So, as I said, I'm -- I'm the senior
14 director of development for Cypress Creek. I manage
15 our western transmission-scale markets, so these are
16 our large project, large interconnection, high voltage
17 projects. I lead project and market development
18 across the western United States, and oversee the team
19 that's developing these two projects here today.

20 Cypress is a mission-driven organization,
21 as Jess indicated, and -- and we support the
22 transition to clean, affordable, renewable sources of
23 energy. We've had a presence in the Pacific Northwest
24 market since our founding, and have been thoughtfully
25 developing these projects that are before you today

1 since early 2018.

2 Cypress's mission is to power a
3 sustainable future, one project at a time. Obviously,
4 in this case, we're presenting two projects, but these
5 projects have both been thoughtfully sited to minimize
6 impacts to the environment and community while, in our
7 view, augmenting economic and workforce development
8 (audio disruption).

9 The projects are part -- part of
10 Cypress Creek's \$500 million of planned capital
11 investments in clean energy in the state of Washington
12 through (audio disruption) environment. Cypress is
13 committed to helping Washington and Washington-based
14 organizations meet their decarbonization targets now
15 and into the future. These targets and mandates are
16 some of the most comprehensive in the nation, and will
17 require the build-out of solar and renewable resources
18 to achieve it.

19 Next slide, please.

20 So, as a values-oriented organization --
21 and I'm not going to dictate or -- or read back what's
22 on the slides here, but I will, however, summarize how
23 we approach development with the intention of
24 protecting the environment, creating opportunities for
25 those in the communities where our projects are

1 located, and supporting both local and state
2 initiatives (audio disruption).

3 You know, in this presentation, we'll
4 highlight our conviction in creating community
5 benefit, demonstrated by our requirement of our
6 general contractor to employ a community workforce
7 agreement for the construction of the Ostrea project.

8 This agreement will ensure that we have
9 preferred access for local workforce, as well as
10 targets for the hiring of women, persons of color,
11 veterans, other protected and disadvantaged (audio
12 disruption). You know, we'll be highlighting the fact
13 that we have secured offtake for the energy and
14 environmental attributes associated with the Ostrea
15 project, a Washington-based corporation, so the
16 collaborative effort with our partner that we'll
17 announce later this year in a little bit more of a
18 formal fashion. But you know -- you know, we look to
19 ensure that Ostrea creates a net positive benefit to
20 the environment, community, and the work (audio
21 disruption). We're working to replicate this with
22 High Top in terms of offtake, and to have -- you know,
23 with another set of partners, so we can provide the
24 same type of local community as Ostrea.

25 We employed our collective creativity both

1 with our project team, inclusive of our consultants,
2 developers, engineers, and in coordination and close
3 consultation with a number of agencies and
4 stakeholders, many of whom are here today at this
5 hearing.

6 We -- we aim to site these projects in
7 areas where they mitigate conflict with local land
8 use, conform with long-range land use planning, and
9 avoid, to the greatest extent possible, any potential
10 impacts, or serious impacts to cultural resources,
11 sensitive habitats, species of concern, and water
12 resources.

13 These are all benefits in addition to the
14 expected \$22 to \$30 million in projected property tax
15 revenue that we will generate for the county of Yakima
16 and its residents over the (audio disruption) of these
17 projects.

18 Next slide, please.

19 So I'm going to end my introduction and
20 pass it back over to Jess with just a couple comments
21 here on our core competencies as an organization. You
22 know, this is something that we feel stakeholders are
23 always, you know, interested about, and interested in,
24 you know, what are our capabilities to manage and
25 develop these projects.

1 Cypress is not just a renewable energy
2 developer. In the past eight years, we have become a
3 differentiated, vertically-integrated, independent
4 power producer, a long-term asset manager and
5 owner-operator of renewable projects across the
6 country.

7 We develop projects with the intent to
8 retain those projects, and be stakeholders in those
9 projects that we're able to create. Our development
10 division has developed over eight gigawatts of
11 utility-scale projects, and this is growing
12 increasingly over time.

13 We develop both on the transmission and
14 distribution in community scale for utility-scale
15 projects across the country. We're an American-based
16 company that has financed over \$3 billion in solar
17 projects through partnerships and relationships that
18 we've developed over the last decade, and we also
19 performed asset management and operations and
20 maintenance services for our own fleet of over 200
21 operating assets across the country, as well as for
22 owners of hundreds of third-party operating projects
23 across the country.

24 Finally, Cypress Creek is financially
25 stable. We're backed by our investor-owner, EQT

1 Infrastructure, and a network of some of the biggest
2 creditors and investors in the world.

3 Next slide, please. And Jess, back to
4 you. Thank you.

5 MS. MOSLEH: Thank you, Tai.

6 So this slide demonstrates visual
7 representation of a few of our Cypress regional
8 transmission-scale projects. As Tai mentioned, we
9 develop, permit, and operate projects of many
10 different sizes across the country, but I'd like to
11 emphasize that we have direct experience developing in
12 the western region. I also have personal experience
13 developing the Texas market, and you can see one of
14 our operating Texas assets on the bottom left corner.

15 Next slide, please.

16 Moving on to our Ostrea project status.
17 Ostrea is an 80-megawatt project in Yakima County.
18 We're currently en route to achieve our commercial
19 operating date by the second quarter of 2024.

20 Our Bonneville facility study is in
21 process, and we're expecting our engineering and
22 procurement agreement and interconnection agreement
23 this year.

24 We've received our PacifiCorp affected
25 facility study, and we've also been granted long-term

1 firm transmission service rights for the project. We
2 have over 1,600 acres under site control for Ostrea,
3 and I'd like to highlight that our development process
4 is thoughtful, and from the very beginning, we focus
5 on micro-siting. We intentionally acquired over 1,600
6 acres with the intent to reduce the acreage and be
7 mindful of land feature -- land features surrounding
8 the project area.

9 For Ostrea, we avoided shrubsteppes,
10 slopes, wetlands, flood plain, and other features in
11 order to have as minimal of impact as possible on the
12 land. The topographic and ALTA boundary surveys have
13 been completed, as well as the geotechnical and
14 hydrologic and hydraulic assessments. Additionally,
15 the modules and equipment procured for the project are
16 from North America.

17 A very exciting update on Ostrea is that
18 we recently secured offtake for the project. We
19 successfully executed a purchase power agreement with
20 an investment grade rated commercial counterparty.
21 One hundred percent of the renewable energy credits
22 and energy produced from Ostrea will be delivered to
23 Washington customers, powering a Washington-based
24 investment grade customer's energy demand, and helping
25 that customer achieve its carbon mitigation targets.

1 As we move forward with the project this
2 year, we are on schedule to achieve financial notice
3 to proceed by December 2022.

4 Next slide, please.

5 Moving on to the environmental studies
6 completed for Ostrea, as you can see on the table on
7 the left-hand side of this slide, we completed several
8 reports from land use to rare plants, wildlife
9 connectivity analysis, wetlands, glare, and many
10 others.

11 The primary goal of each environmental
12 report was to gain a deep understanding of the land's
13 sensitive areas in order to avoid and help mitigate
14 any impacts the project may have on-site.
15 Fortunately, the study results were favorable, and
16 they indicated no major impact on the project
17 location.

18 Next slide, please.

19 The consultation and outreach performed
20 for Ostrea consisted of reaching out to several local,
21 state, tribal, and federal agencies. Shown on the
22 table on this slide, you can see we coordinated with
23 16 different agencies for guidance for zoning for the
24 project layout.

25 Next slide, please.

1 Cypress Creek has a community workforce
2 agreement in place for Ostrea that supports objectives
3 in WAC chapter 296-140 to promote and ensure access
4 for women, persons of color, veterans, and other
5 disadvantaged groups, as well as preferred access for
6 local workers.

7 Cypress -- Cypress will be providing jobs
8 with whole prevailing wage through this agreement.
9 There is a demand and preference for workers that
10 live -- live in or near the project area. We'll be
11 responsible for the outreach efforts to obtain bids
12 from engineering and procurement contractors that meet
13 this criteria.

14 Not only are we implementing the standard
15 for Ostrea, but providing jobs for local minorities in
16 every project -- excuse me -- in every project area we
17 develop in is a priority.

18 Aside from targeting a local workforce,
19 Cypress also sponsors several college programs across
20 the markets we work in. In the state of Washington,
21 we currently have a partnership with the Oregon
22 Institute of Technology where we sponsor a scholarship
23 for students in the renewable energy space.

24 We met with one of their representatives
25 this past month and discussed paid internships for the

1 student's work with Cypress during the summer break
2 for those involved with the program, and to get some
3 hands-on experience in the solar industry. This also
4 opens up many opportunities for these students who
5 potentially work with Cypress after graduation.

6 Next slide, please.

7 Onto our High Top project. I realize this
8 may seem a bit duplicative from our Ostrea slide, but
9 since both projects are under one application, we
10 thought it was important to highlight the project size
11 on a clear table for both.

12 High Top is adjacent to Ostrea, and both
13 projects are under the same landowner. High Top is
14 also an 80-megawatt project with a commercial
15 operating date of late 2024.

16 Similar to Ostrea, the topographic and
17 ALTA boundary surveys for High Top are complete, and
18 the geotechnical and hydrologic and hydraulic
19 assessments are also finalized.

20 We do not currently have an offtaker for
21 the project, but one of the main goals we're working
22 through is to have an offtaker secured by the end of
23 2022.

24 Like Ostrea, we secured over 1,500 acres
25 with the intention to reduce the acreage on the

1 project site to avoid any land features, such as
2 wetlands, flood plains, slopes, and shrubsteppe.

3 We are in the process of adding storage to
4 the project, which will amplify energy security when
5 needed.

6 Next slide, please.

7 We completed the same studies for High Top
8 as we did for Ostrea, and the environmental studies
9 confirmed no major impacts on this land.

10 Working together side by side with our
11 dedicated consultant, TRC, we ensured the
12 environmental reports captured every topic from land
13 use to airspace.

14 Next slide, please.

15 The same local, state, tribal, and federal
16 agencies were contacted for High Top, and on the
17 left-hand side of the slide, you can see the zoning
18 layout for the project.

19 As shown on the site plan, one can see
20 where the panels will be placed, which clearly
21 demonstrates working around slopes and streams that
22 were not suitable for the placement of the RA area.

23 Next slide, please.

24 Thank you all very much for your time
25 today. We will now be opening up this time for

1 questions and comments.

2 CHAIR DREW: Councilmembers, do you have
3 questions at this point?

4 MS. MCKINNEY: Hi, this is Yakima County
5 Commissioner Amanda McKinney. Is this the correct
6 time to make public comment on behalf of Yakima
7 County?

8 CHAIR DREW: We will be taking public
9 comment after the presentations both here, and then we
10 have an EFSEC presentation on our process. Thank you.
11 So we will call you after that.

12 MS. MCKINNEY: Thank you, Kathleen.

13 CHAIR DREW: So, for questions, you
14 mentioned that you have similar processes in place for
15 the two projects. Does that include the community
16 project/workforce project agreement? Is that in place
17 for both?

18 MR. WALLACE: Madam Chair Drew, I'll take
19 that question. That is not in place yet for High Top.
20 That is something that is part of the conversation
21 with our offtake partners. We always propose when we
22 go out in the state of Washington that we do either a
23 project labor agreement or community workforce
24 agreement. But ultimately, you know, we have to make
25 sure that our offtaker is comfortable with the (audio

1 disruption) file for those. But in general, you know,
2 that -- that is our -- our hope and intent is to
3 follow the same path as Ostrea.

4 CHAIR DREW: Okay. Thank you.

5 Another question I have is, the area is
6 known for the travel of wildlife from the reserva- --
7 the Yakima military property north of you --
8 Department of Defense property north of you to other
9 areas south. How will your project impact that?

10 MR. WALLACE: We are currently still, you
11 know, completing our wildlife connectivity analysis.
12 I believe TRC, if they're on, could speak a little bit
13 more to that, where we're at in the process. But in
14 general, we have attempted to site the Ostrea project
15 to maintain a lot of that north-to-south connectivity
16 between the two subarrays.

17 The High Top site will also be split by
18 the easement associated with the transmission lines,
19 to allow for east-to-west connectivity, and that will
20 also adhere to the Ostrea site as well.

21 So in general, for, you know, the impacts
22 of our project, we've tried to be very thoughtful, you
23 know, in leaving open those areas, as well as any
24 areas associated with delineated features or for
25 (audio disruption) or, you know, associated high

1 topographic feature areas.

2 We have also stayed away from the northern
3 boundaries getting up close to the Yakima Training
4 Center, so I don't believe that we actually abut any
5 of those boundaries or fence lines associated with the
6 training center, allowing for connectivity in those
7 areas as well.

8 CHAIR DREW: Thank you.

9 MS. BERGQUIST: Erin Bergquist from TRC,
10 and I will follow up.

11 We will have a wildlife connectivity
12 analysis in shortly. It is based on the WDFW data
13 showing where the ~~lease~~^{least} path cost analysis is for the
14 wildlife moving through the site. And as Tai noted,
15 the site has been designed to avoid the corridors and
16 keep open those riparian areas, or those (audio
17 disruption) stream channels.

18 CHAIR DREW: You mentioned there's one
19 property owner, and you didn't purchase the property;
20 you are -- purchased a lease. Is that correct?

21 MR. WALLACE: That's correct.

22 MS. BERGQUIST: That's correct.

23 MR. WALLACE: So we have -- we currently
24 have the option to lease, and we will exercise that
25 option upon approval, obviously.

1 CHAIR DREW: Okay.

2 And then, in terms of the current use of
3 the property, what is the current use?

4 MR. WALLACE: The current use, I believe,
5 is limited grazing and -- and fallow land. I will
6 have to double-check, if I could reply back with our
7 (audio disruption) associated with it.

8 CHAIR DREW: Okay.

9 Councilmembers, are there any additional
10 questions?

11 Oh, I have one more. Sorry. Oh, I see
12 someone here.

13 Mr. Livingston, I'll let you go ahead and
14 then I'll come back.

15 MR. LIVINGSTON: Thank you, Chair Drew.
16 I'm just curious, is there any association with the --
17 the Black Rock project that's just to the east that's
18 been approved through Yakima County permitting
19 recently?

20 MR. WALLACE: There is not,
21 Mr. Livingston. That is a project that is developed
22 by another developer. I believe that is BayWa that
23 has been announced publicly in the press.

24 MR. LIVINGSTON: And just a follow-up.

25 So I appreciate the consideration for

1 connectivity for wildlife habitat. Is there -- I'm
2 trying to think of how the -- the two projects -- the
3 two separate projects marry up to each other, or if
4 they do, or if that's -- they're separate, and -- and
5 why -- why you are doing two projects as opposed to
6 just one?

7 MR. WALLACE: I'm happy to answer both of
8 those to the best of my ability, Mr. Livingston.

9 So in terms of the abutment of the two
10 projects, ours and the others, I honestly am not quite
11 sure. We don't have their boundaries, you know,
12 and -- and know exactly where their fence line is.
13 That is something that, you know, we'll likely work to
14 confirm once we, you know, have some time to
15 investigate their presentation and approval.

16 But the one thing that I would like to
17 note is that, in general, if you look at the appendix,
18 I believe it is slide 21, our western-most project,
19 High Top, we are not going all the way over to the
20 eastern -- or sorry -- the western-most property line.
21 You know, we're keeping a pretty wide corridor open
22 there.

23 And so, that is property that is of this,
24 you know, area under site control, as we call it, but
25 it is not within our proposed fence line area and

1 project area after we've gone through net mitigation.
2 So, you know, at least from what we see today, we do
3 believe that there will be north-to-south connectivity
4 there, as well as the east-west connectivity through
5 the transmission.

6 CHAIR DREW: I think Mr. Livingston was
7 asking you why you split your application into two --
8 is that correct, two projects?

9 MR. WALLACE: Certainly.

10 MR. LIVINGSTON: I would like the answer
11 to both of those questions, and so I appreciate the
12 clarification.

13 CHAIR DREW: Oh, okay. Good.

14 MR. WALLACE: And to Mr. Livingston, to
15 your second question, the reason there is due to our
16 actual interconnection. So Ostrea is interconnecting
17 with Bonneville Power's transmission line. This is a
18 115-kilovolt transmission line that runs parallel for
19 a short period of time to PacifiCorp's 115 -- or
20 sorry -- 230 kV transmission system, which is where
21 the High Top project is interconnecting.

22 From our view, when we were siting and,
23 you know, conceptualizing these projects, we thought
24 that it was best to try and find a location that was
25 as rural and -- and exurban as possible in the area of

1 these transmission lines where they run alongside
2 parallel in the same corridor so as to -- to maintain
3 as much contiguity and consistency as possible, and to
4 mitigate any potential issues with, you know, land use
5 in more populated areas of the county.

6 CHAIR DREW: So, you mentioned that the --
7 I think it was Ostrea -- Ostrea, then, is going to be
8 connected to BPA but parallel to PacifiCorp, but you
9 also mentioned that you do have an agreement with
10 PacifiCorp for that Ostrea -- am I remembering that
11 correctly?

12 MR. WALLACE: Yeah. So PacifiCorp is an
13 affected transmission system for our Ostrea project,
14 so we have -- our facility study and our agreement is
15 being tendered with PacifiCorp for Ostrea for
16 associated upgrades to their transmission lines.

17 And then, for the High Top project, we
18 have a separate interconnection agreement already
19 executed for that project with PacifiCorp. And then
20 Ostrea will eventually have an interconnection
21 agreement with Bonneville Power.

22 CHAIR DREW: Okay. Okay.

23 I'm trying to -- to keep the two straight,
24 but I appreciate that. Thank you.

25 MR. WALLACE: Understood.

1 CHAIR DREW: Are there any other questions
2 from councilmembers?

3 One more I had is you mentioned the Oregon
4 Institute of Technology, and -- and how it serves
5 Washington. Will it be Washington residents as well
6 who can apply to that program?

7 MR. WALLACE: So we currently have a
8 standing scholarship that are open to residents or
9 students from anywhere that are attending the -- the
10 university, the school. So they have three campuses
11 is my understanding, one in Seattle, one in Portland,
12 and one in Klamath Falls.

13 We've had that scholarship program running
14 for three years, and it's a four-year commitment. I
15 mean, we're working with them to extend and expand
16 upon that so that we can provide more opportunities
17 as, you know, we are an owner-operator, and our
18 intention is to, you know, hire in-market technicians
19 and operations and maintenance folks, you know, to
20 support the -- the operation of this project. And our
21 preference is always to try and, you know, hire folks
22 from the local community and -- and provide, you know,
23 well-paying jobs and benefits for -- for residents of
24 this community.

25 CHAIR DREW: Okay. Thank you. Thank you

1 for your presentation.

2 At this point, I think we will move on to
3 the presentation about the EFSEC siting process.

4 MR. WALLACE: Thank you kindly for the
5 opportunity. Looking forward to the next
6 presentation.

7 MS. MOSLEH: Thank you for your time.

8 MS. HAFKEMEYER: Welcome, everybody.
9 Thank you all for coming to participate this evening.
10 My name is Ami Hafkemeyer, the Siting and Compliance
11 Manager with the Energy Facility Site Evaluation
12 Council. I have a short presentation to go over the
13 EFSEC process for those of you who are new to EFSEC.

14 A little bit of history of the agency.
15 EFSEC was created in 1970 for the siting of thermal
16 power plants. The intent was to create a one-stop
17 permitting agency for large energy facilities.

18 EFSEC is comprised of state and local
19 government members who review each application before
20 making a recommendation to the governor. This
21 decision preempts other state or local governments.

22 You can see here that EFSEC is comprised
23 of members from several different state-level
24 agencies. The chairperson is appointed by the
25 governor, and there are standing members from five

1 other agencies, appointed by those agencies to sit on
2 the council.

3 The current council is made up of
4 Chairwoman Kathleen Drew, Eli Levitt from the
5 Department of Ecology, Mike Livingston from the
6 Department of Fish and Wildlife, Kate Kelly from the
7 Department of Commerce, Lenny Young from the
8 Department of Natural Resources, and Stacey Brewster
9 from the Utilities & Transportation Commission.

10 There are additional agencies that may
11 elect to appoint a councilmember during the review of
12 an application. These agencies are the Department of
13 Agriculture, the Department of Transportation, the
14 Department of Health, and the military department.
15 For the Horse Heaven project, the Department of
16 Agriculture has appointed Derek Sanderson --
17 Sandison -- apologies.

18 Local governments must also appoint a
19 councilmember for the review of a project in their
20 area. For the Horse Heaven project, Ed Brost has been
21 appointed. For the Badger Mountain project, Jordan
22 Julia has been appointed. And as Chair Drew
23 mentioned, a councilmember has not yet been appointed
24 for the High Top and Ostrea projects, but we look
25 forward to that appointment.

1 When a project is located at or near a
2 port, the Port Authority may also appoint a member,
3 though this position is a non-voting member.

4 As I mentioned previously, EFSEC was
5 created to oversee the siting of thermal power plants.
6 Facilities falling into EFSEC's jurisdiction include
7 any nuclear facility where the primary purpose is to
8 produce and sell electricity. We also oversee
9 non-hydro, non-nuclear thermal facilities with
10 capacity of 350 megawatts or greater.

11 There's no threshold for alternative
12 energy sources such as wind or solar, but they may
13 choose to opt in, as well as transmission lines over
14 150 kilovolts.

15 Thresholds for pipelines, refineries, and
16 storage facilities that would fall under EFSEC's
17 jurisdiction are found in the Revised Code of
18 Washington, or RCW 80.50.060.

19 Here is a map of the facilities under
20 EFSEC's jurisdiction. You can see marked in red,
21 there are five operating facilities, including two
22 natural gas facilities, one nuclear facility, and two
23 wind facilities. The blue marks indicate the four
24 additional facilities that are approved but are not
25 yet operating. There are two wind facilities and two

1 solar facilities. The clear circle is the facility
2 under -- currently under decommissioning, and EFSEC is
3 currently reviewing applications for three projects
4 marked in green, including the High Top and Ostrea
5 projects, which are what bring us here this evening.

6 Here is a flowchart showing the general
7 process an applicant may go through when they submit
8 an application to EFSEC. Apologies. There are three
9 concurrent processes during an application review:

10 The land use and -- land use consistency and
11 adjudicative hearing process, the State Environmental
12 Policy Act or SEPA process, and the permitting process
13 for applicable environmental permits.

14 You can see that there are multiple
15 processes that happen concurrently when EFSEC is
16 reviewing an application. One process is the land use
17 hearing and adjudicative process. I'm sorry. I
18 didn't mean to repeat myself. All of these processes
19 ultimately feed into the council's recommendation made
20 to the governor.

21 Where an adjudication proceeding is
22 required, a record is compiled, and parties to the
23 adjudication are identified. In the process of
24 preparing for the adjudication, sometimes there are
25 stipulations and settlements that come out between the

1 parties.

2 The council looks at all the information
3 in the adjudication record, and then deliberates.
4 Finally, the council draws their findings and
5 conclusions from the information provided throughout
6 these proceedings, and incorporates those finding in
7 their recommendation to the governor.

8 With regards to the SEPA process, when an
9 application -- applicant requests expedi- -- expedited
10 process, such as for this process, a review is done to
11 establish whether or not the project meets the
12 criteria of a determination of non-significance, a
13 DNS, or a mitigated determination of non-significance,
14 or MDNS.

15 If the SEPA-responsible official
16 determines that a project meets the criteria of a DNS
17 or MDNS, an environmental impact statement is not
18 required. In this process, a determination is noticed
19 to the public, and there is a minimum 15-day public
20 comment period on an MDNS.

21 When a determination of significance and a
22 decision to prepare an EIS is made, public comments
23 are taken on the scope of the EIS. After public
24 comments for scoping, the SEPA-responsible official
25 determines the scope of an EIS, a draft EIS is

1 prepared and issued, with a minimum 30-day public
2 comment period, after which a final EIS is prepared
3 and released.

4 To be considered for expedited processing,
5 an applicant must make the request in writing. The
6 project must meet two criteria. First, it must be
7 determined to be consistent with local land use
8 policy, and, second, the SEPA determination must be
9 that of a DNS or MDNS, as I previously mentioned. In
10 this process, no adjudication is required. The
11 council prepares their recommendation to the governor
12 in an expedited time frame under this process.

13 EFSEC is the issuing agency for any
14 applicable environmental permits a facility may
15 require, which may include water quality and air
16 quality permits. These permits are identified in the
17 final order with the council's recommendation to the
18 governor.

19 At the conclusion of the council's review
20 of an application, a recommendation is made to the
21 governor to either approve or reject the application.
22 This initiates a 60-day window within which the
23 governor will then approve the application, reject the
24 application, or remand the application back to the
25 council for reconsideration.

1 Any application that is rejected by the
2 governor is a final decision for that application. If
3 an application is approved by the governor, EFSEC then
4 has oversight of the environmental compliance for the
5 life of the facility.

6 EFSEC has standing contracts with
7 applicable state agencies that assist in the
8 monitoring and enforcement of conditions either in the
9 site certification agreement, identified permits, or
10 stipulations in the EIS or MDNS. EFSEC's enforcement
11 authority extends to the issuance of any penalties, as
12 they may apply.

13 That wraps up my presentation for the
14 evening. Before I end, I'd like to remind everybody
15 how they may submit comments for this proposal. If
16 you'd like to sign up to speak this evening, you may
17 call the EFSEC main line at 360-664-130 -- I'm
18 sorry -- 1345, or email comments to our main inbox at
19 EFSEC, E-F-S-E-C, @utc.wa.gov.

20 You may also send in written comments by
21 postal mail to our office at 621 Woodland Square Loop,
22 P.O. Box 43172, Olympia, Washington 98504. Comments
23 may also be submitted to our online comment database
24 at <https://comments.efsec.wa.gov>.

25 There are two databases available for the

1 duration of the meeting until midnight, one for
2 general comments, and one for comments specific to
3 land use. And again, those comment databases will be
4 open until midnight.

5 CHAIR DREW: Thank you, Ms. Hafkemeyer.

6 At this point, I will ask Judge Bradley to
7 preside over the public comment period.

8 JUDGE BRADLEY: Thank you, Chair Drew. As
9 I understand it, two individuals notified us in
10 advance of their desire to make comments, so we'll
11 begin with them. And again, each speaking party will
12 have three minutes to make their comments, and I will
13 let folks know when the time has expired.

14 So I'm first going to call on Commissioner
15 Amanda McKinney.

16 MS. MCKINNEY: Thank you, councilmen and
17 women for the opportunity to speak, representing
18 District 1 of Yakima County.

19 We have seen in our county, obviously, a
20 lot of people wanting to come for the sunshine, and
21 now inclusive of people who want to create miles and
22 miles of solar panels across our beautiful
23 shrubsteppe. That is grazing land and provides a
24 livelihood for a lot of folks.

25 Our concern is not that we are wholly

1 against solar power in Yakima County, but that there
2 is a massive rush to use this particular process to
3 bypass the local input that we believe our residents
4 absolutely should be given the opportunity to provide.

5 We want to make sure that local elected
6 officials are be -- are able to be the voice, to
7 determine how much -- and our concern is, going
8 through this process, we're creating a system that
9 provides a unique and perfect opportunity for folks,
10 as indicated on this application, to go straight to
11 your organization.

12 And while we know that there are many
13 members of your organization who give due
14 consideration to the people and the impacts to our
15 environment, with all due respect, we are the ones who
16 live here. We are the ones who look out over those
17 hills every day as we're driving our children to
18 work [sic] -- as we're going out to work in those
19 fields looking out over these hills.

20 This will fundamentally change the way our
21 community looks and feels. These hills are the fabric
22 of our community, and we need to have the ability to
23 say how fast, and whether or not we go forward with
24 turning the Eastern Washington corridor that we call
25 home into a reflection of solar panels.

1 So we would ask that EFSEC consider that
2 we need to have input, and that our people are not
3 resoundingly in support, nor against. We just want to
4 have a voice for consideration of whether or not we
5 want to have this go forward, and how many of these
6 solar farms do we really want to see blanketing our
7 beautiful Yakima County. Thank you.

8 JUDGE BRADLEY: All right. Thank you.

9 The other individual who indicated the
10 desire to present comments this evening is Stan Isley.

11 Mr. Isley.

12 MR. ISLEY: Hello. Thank you. Thank you
13 for this opportunity to learn more about the
14 Cypress Creek Renewables projects, and also to offer
15 some comments.

16 I am the conservation chair for the Yakima
17 Valley Audubon Society chapter. I am offering these
18 comments on behalf of YVAS.

19 I had some questions. The project
20 proponents seem to have answered them somewhat. The
21 Ostrea project, that's 1,686 acres, and High Top at
22 1,564 acres, that's the total acreage, and I assume
23 that is going to be refined down and will not be the
24 actual acreage. There will be a lesser amount of
25 acreage that will be actually affected by the solar

1 panels. So we can confirm -- or I can watch this
2 process and confirm that later.

3 Another question I have, though, also is
4 about SEPA compliance, State Environmental Policy Act
5 compliance. And I -- I want to ensure -- I want to
6 recommend that these two projects, Ostrea and High
7 Top, are considered as one project under the State
8 Environmental Policy Act. Certainly, it is not
9 consistent with SEPA guidelines to piecemeal a
10 project's environmental impacts, to do a piecemeal
11 review, but rather to consider the environmental
12 impacts of the total ultimate project, and I believe
13 this represents one project.

14 It brings up another point I'd like to
15 make, and that is for consideration. The Goose
16 Prairie project east of these two projects we're
17 looking at tonight, and the Black Rock project,
18 apparently, in -- in the very close vicinity of these
19 two projects, represent four projects, and there may
20 be additional proposed solar generation projects in
21 this Black Rock Valley, Moxee Valley area.

22 So perhaps there needs to be a -- some
23 greater environmental impact consideration for the
24 combined ultimate effects, environmental impacts to
25 these -- the development of these -- one after

1 another, the development of these projects in the
2 Moxee Valley. That could mean possible environmental
3 impact statement. It could mean a possible even state
4 legislative action to perhaps set up a mitigation fund
5 for mitigating for negative impacts, environmental
6 impacts.

7 This represents an opportunity for the
8 project proponents. Environmentalists generally
9 support -- I support this trans- -- transition to
10 solar energy, renewable energy, and away from burning
11 fossil fuels, so let's do this project right. We have
12 to do these projects right, and not make impacts.
13 That means minimize any impact -- avoid impacts where
14 we can, and mitigate fully, even for acreage that is
15 not currently existing shrubsteppe lands.

16 I guess my time's up. I'll -- I'll stop
17 there. Thank you.

18 JUDGE BRADLEY: Thank you very much. The
19 council will take your comments under consideration.
20 I note that Michael Tobin has raised his hand, and
21 also that an email was sent requesting time to speak.

22 So Michael Tobin?

23 MR. TOBIN: Thank you.

24 I'm the district manager for the North
25 Yakima Conservation District, and like the two

1 speakers before, we are not for or against solar, but
2 generally, the siting is of grave concern to us.

3 I will point out to the council the
4 preexisting voluntary stewardship program. It is a
5 program where the Washington Growth Management Act
6 requires counties to develop a managed population and
7 development. Those plans, under the Growth
8 Management, must identify critical areas, including
9 those on agricultural lands. It's always been a
10 tenuous situation having that requirement.

11 The voluntary stewardship program was
12 enacted into law in 2011, I believe, and it creates a
13 process where a county authority is able to join and
14 use a voluntary approach to address not only the
15 impacts of critical areas on agricultural lands, but
16 how to enhance those agricultural lands for
17 agricultural viability.

18 I will read the law.

19 [As read] It is the intent of Chapter 300,
20 laws of 2011, to promote plans to protect and enhance
21 critical areas within the area where agricultural
22 activities are conducted, while maintaining and
23 improving the long-term viability of agriculture in
24 the state of Washington, and reduce the conversion of
25 farmland to other uses. That is the law.

1 Yakima County is -- and the board of
2 county commissioners resolved in 2011, as part of 27
3 counties in the state of Washington, that include our
4 neighbors to the -- to the east, Benton County.

5 So what I'm talking about here, I'll just
6 point out, it's nice to be involved in a public
7 meeting for two, which are really being treated as one
8 application. But when you step back and you look at
9 the landscape from Goose Prairie to Black Rock to High
10 Top to Ostrea to the Wautoma, just in Benton County at
11 the Silver Dollar Cafe, to actions including the hop
12 hills that are currently being discussed in Solway
13 (phonetic) along the Yak- -- Benton County line, you
14 will find a very effective habitat fence that excludes
15 over 100,000 acres that is currently used by
16 shrubsteppe species that are dependent upon these
17 huge, massive landscapes. The only reason these are
18 being sited here is because -- by virtue of ill-sited
19 BPA Power lines generations ago.

20 So, again, the siting of this, I will --
21 I'll add a -- a little number. If all of these came
22 into play in Yakima County, it would be -- constitute
23 8 miles of the open 12.5 miles along Highway 24 would
24 be changed forever. This is a land conversion that
25 would never go back.

1 So I would strongly consider resiting
2 these. I would hope that Department of Fish and
3 Wildlife had a stronger voice on the council to do
4 such.

5 Thank you very much.

6 JUDGE BRADLEY: Thank you, Mr. Tobin. I
7 appreciate that.

8 So has anyone else called in or emailed to
9 express interest to speak this evening?

10 MS. OWENS: That is all I have received at
11 this point.

12 JUDGE BRADLEY: All right.

13 So, as a reminder, if you do want to speak
14 during this proceeding, you can call (360) 664-1345.
15 Again, the comments for these projects will be open,
16 the comment database, from now until midnight. And
17 again, those can be submitted at comments.efsec --
18 E-F-S-E-C -- .wa.gov. And you can also submit your
19 comments at any time to EFSEC -- E-F-S-E-C --
20 @utc.wa.gov.

21 Anyone else want to speak this evening?

22 CHAIR DREW: I think we could, Judge
23 Bradley, also take -- if anyone wants to raise their
24 hands at this point, since we have time left, to let
25 you know or indicate in the chat that they'd like to

1 speak, I think we can do that at this point.

2 JUDGE BRADLEY: Wonderful. Thank you.

3 So if you do want to speak, please raise
4 your hand or let us know through the chat function.
5 I'm not seeing any hands or comments. We'll give
6 folks another minute or so to let us know that they
7 want to speak. I think we do see a hand raised.

8 And Mr. Isley, I just want to give other
9 folks a chance, and then if the council has no
10 objection, we'll let you speak again.

11 Chair Drew, any objection to allowing
12 Mr. Isley additional time?

13 CHAIR DREW: If he has just a minute;
14 otherwise, he can provide additional comments in -- in
15 writing.

16 MR. ISLEY: Thank you. I am feeling like
17 I'm getting a second bite at the apple. Sorry. I
18 didn't realize I was going to be limited to three
19 minutes. I could have been a little quicker, and a
20 little more to the point.

21 I want to also emphasize that it's
22 important to maintain wildlife migration corridors.
23 As some of the other speakers mentioned, this
24 development, in combination with other solar energy
25 projects in the area, will modify the landscape

1 substantially. It is an important migration and
2 movement corridor for wildlife.

3 A sea of sagebrush steppe that used to
4 exist 200 years ago throughout the entire inner basin
5 west is now kind of an endangered landscape, and so
6 it's going away fast. I believe we should do our very
7 best to find and protect and preserve sagebrush steppe
8 where we can, and identify, create, preserve wildlife
9 migration corridors.

10 So please, I encourage the proponents to
11 work carefully with WDFW, Washington Department of
12 Fish and Wildlife staff and -- and do their best to
13 protect and preserve sagebrush steppe, but also to
14 provide mitigation for all affected lands, perhaps on
15 a one-to-one acreage basis.

16 Thank you.

17 JUDGE BRADLEY: Thank you. All right.

18 So one last call here.

19 Mr. Tobin, did you raise your hand again?

20 MR. TOBIN: Yes, I did.

21 JUDGE BRADLEY: Okay. I believe we'll
22 give you the same minute we gave Mr. Isley.

23 MR. TOBIN: Thank you very much. I, too,
24 wish I knew I was only going to be limited to three
25 minutes.

1 I want to go back and put emphasis on the
2 voluntary stewardship program. It is a program
3 designed to enhance habitat areas, and we are dealing
4 with shrubsteppe uniquely. I do know that Benton
5 County, through the VSP program, is doing the same.

6 We're dealing with species that not just
7 only roam around like mule deer. We're dealing with
8 sage-grouse, we're dealing with the state of
9 Washington having spent tens of millions of dollars on
10 sage-grouse planning, with the recovery efforts of any
11 number of species.

12 If you look at these things individually,
13 yeah, I think you could discount, you could perhaps
14 figure out a mitigation, and you could say, yes, let's
15 go ahead. But you need to, as a council, look at
16 these as a whole. You need to look at the authorities
17 of the council, and knowing that, pretty much, when
18 you get it, it's going to happen. But it is easy for
19 a developer to bypass the local jurisdiction if
20 they -- if they so choose because they know it's
21 easier. I'm just being honest.

22 When -- when you look at these things, you
23 have a change in -- I'm sorry.

24 JUDGE BRADLEY: I'm sorry, Mr. Tobin. So
25 we gave you a little extra time --

1 MR. TOBIN: Okay.

2 JUDGE BRADLEY: -- but let's go ahead and
3 submit additional comments in writing through the --

4 MR. TOBIN: Thank you.

5 JUDGE BRADLEY: -- through the email or
6 the database. All right.

7 Anyone else this evening?

8 Ms. McKinney, again, one minute, please.

9 MS. MCKINNEY: Thank you. I figured we
10 might as well all go one more.

11 I, again, want to place emphasis, and I
12 really appreciate the two previous speakers. Again,
13 this is about a big picture. We are looking at
14 fundamentally changing what we see when we drive
15 through, and as has been so eloquently stated,
16 significant impacts to the natural environment.

17 So I just want to emphasize the aspect of
18 the people who live here. There are environmental
19 concerns that we have. But -- but the way of life,
20 and our -- our being able to see continuity in our
21 surroundings, again, you -- you hold that ability
22 because we have been bypassed locally, to the previous
23 speaker's point. That process allows for it, and as
24 you can see, the numbers of these projects continue to
25 increase, and it will only increase more, and where

1 does it stop?

2 I do think a novel idea is that, are there
3 places to put these where they aren't so readily and
4 easily visible for the people who traverse those
5 corridors, again, where we take our kids to school,
6 how we drive to work. They impact the way we feel
7 about our community. We take pride in our natural
8 environment. That's why we live here.

9 Thank you.

10 JUDGE BRADLEY: Thank you, Ms. McKinney --
11 Commissioner McKinney.

12 I'm going to hand it back to you, Chair
13 Drew. Thank you.

14 CHAIR DREW: Thank you, Judge Bradley.

15 This will -- this concludes our public
16 informational meeting. It's 6:01. So we will adjourn
17 for 15 minutes to give people a break, and then we
18 will start our land use consistency hearing at 6:15.
19 Thank you, and we will be back at 6:15.

20 (A break was taken from
21 6:01 to 6:15 p.m.)

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C E R T I F I C A T E

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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I, ANITA W. SELF, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of June 2022.

Anita W. Self

ANITA W. SELF, RPR, CCR #3032

