



@oneenergyinc

Goose Prairie Solar

Public Comment Meeting

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OneEnergy Renewables

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Agenda

- Introduction
- Yakima County Conditional Use Consistency
- Project Status and Next Steps
- Questions and Discussion



Introduction

OneEnergy Overview

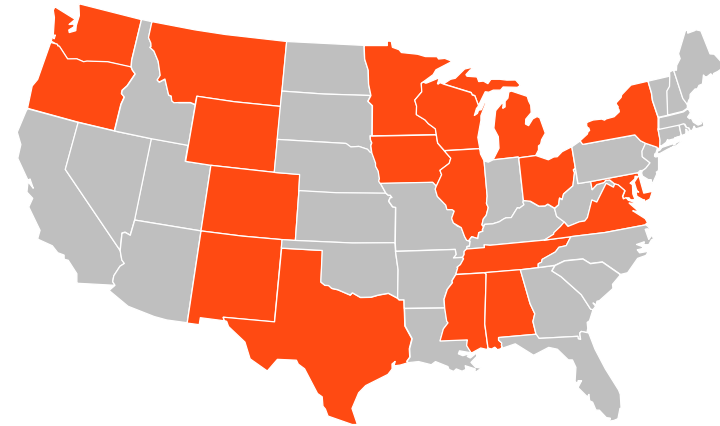
OneEnergy is a privately held developer of utility-scale and community solar projects across the U.S.

- ~40 employees, headquartered in Seattle
- Founded in 2010
- Proven track record of project development and delivery, with more than 700MW in operation.
- Active pipeline of ~3,000 MW
- Successful permitting in various levels of jurisdiction throughout the US
- Experience with investor-owned utilities, public power, and commercial & industrial customers.



Geographic Diversity

Project development presence in the U.S.



Solar is a Great Washington Product



- Clean Energy Transformation Act (CETA) passed by legislature in 2019.
- Compatible with agriculture and supplemental income for landowners
- Modular scaling, no intensive use of water, and zero fuel price risk.

Washington Communities Benefit From Solar

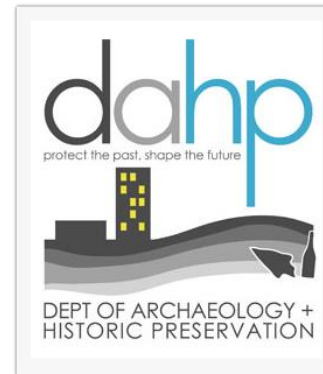


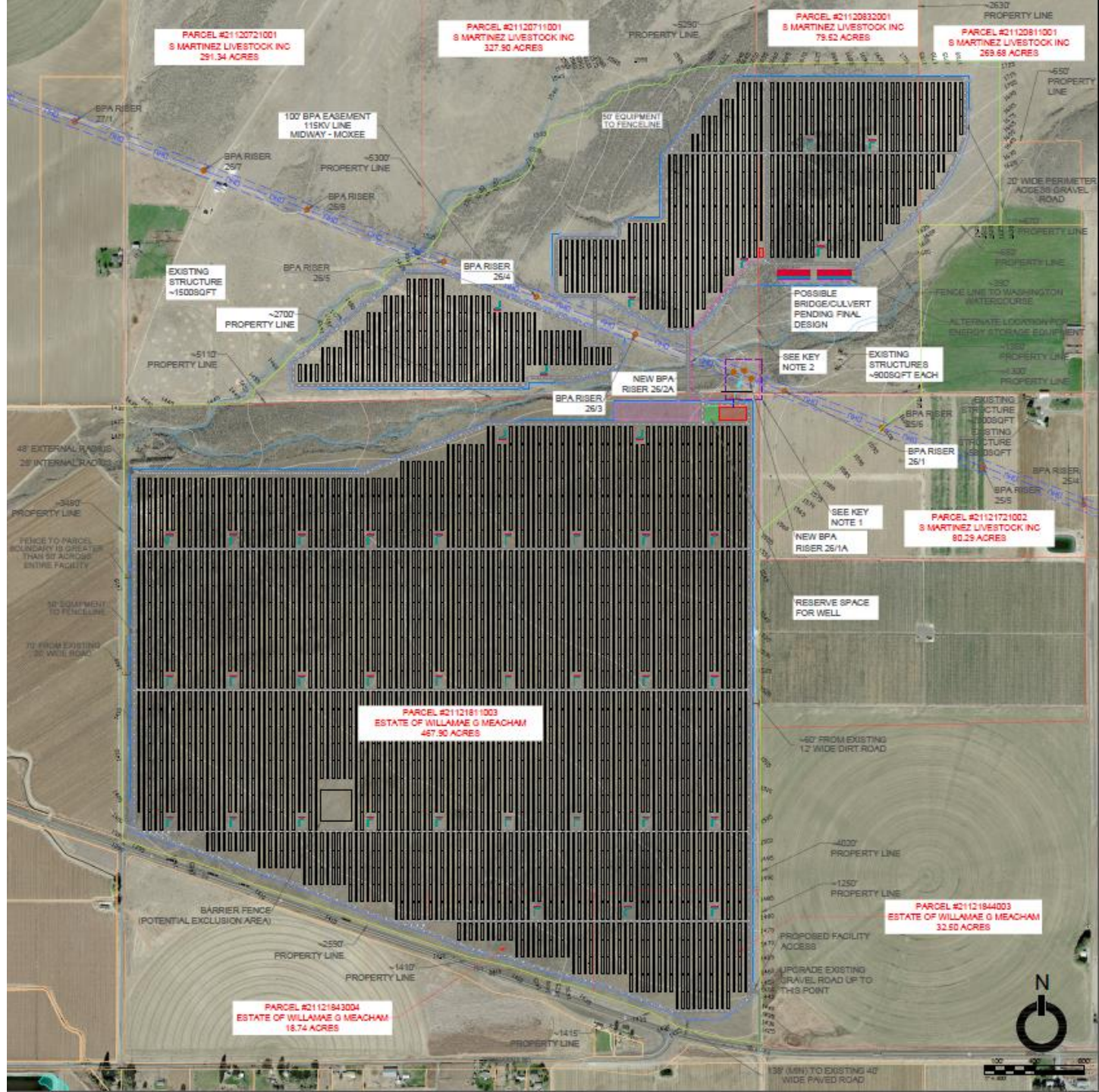


Stakeholders/Consultation



Washington
Department of
**FISH and
WILDLIFE**







Yakima County CUP Code Consistency

Context for Consideration

EFSEC's Policy and Authority



- Under the Council's guiding statute, RCW 80.50.010, the Council must ensure certified projects are aligned with “the objectives of reducing dependence on fossil fuels and transitioning to a clean energy economy, with these goals balanced against the need to maintain the availability of energy at competitive prices for consumers and businesses.”
-In the Matter of Vancouver Energy Terminal, EFSEC Report to Governor

Conditional Use



- “Power generating facility” is allowed as a Type 3 (conditional) use within the Agriculture Zoning District.
- Yakima County Code 19.30.080: “Application Review Procedures” for Type 3 uses
 - Attachment A (Land Use Consistency Review) of the ASC addresses all applicable provisions of the YCC, including these criteria.
 - Yakima County Planning Staff reviewed ASC Attachment A and provided its analysis and recommendations in a March 15, 2021 letter. In short, Yakima County concurs with the responses in the ASC and confirms Goose Prairie’s compliance with all CUP criteria.

Community Benefit; No “Injury”



- YCC 19.30.080(7)(a): ***The present and future needs of the community will be adequately served by the proposed development and that the community as a whole will be benefited rather than injured;***
 - Limited need for extension of utility or other urban services.
 - New source of clean, renewable energy, supporting Washington State’s policy to transition the electricity supply to 100 percent carbon-neutral by 2030 and 100 percent carbon-free by 2045 (RCW 19.405.010).
 - Project supports the community’s present and future need for sustainable energy generation.
 - Short- and long-term economic opportunities

Compatibility with Neighboring Agricultural Land Uses

- YCC 19.30.080(7)(b): ***The proposed use is compatible with neighborhood land uses, the goals, objectives and policies of the Comprehensive Plan, and the legislative intent of the zoning district;***
 - Use is consistent with the intent of the AG zoning district as defined in YCC 19.11.010 b/c of its minimal impact to active agricultural activities and compatibility with neighboring agricultural uses.
 - Yakima County has chosen to allow energy generation as a conditional use.
 - Per the YCCP, lands within the AG district generally meet the criteria for lands of long-term commercial significance, *which may also include “pockets” of non-agricultural land uses.*
 - Attachment A addresses all relevant provisions of the Comprehensive Plan
 - ASC evaluates compatibility by providing analysis of potential Facility impacts

Authority to Impose Conditions

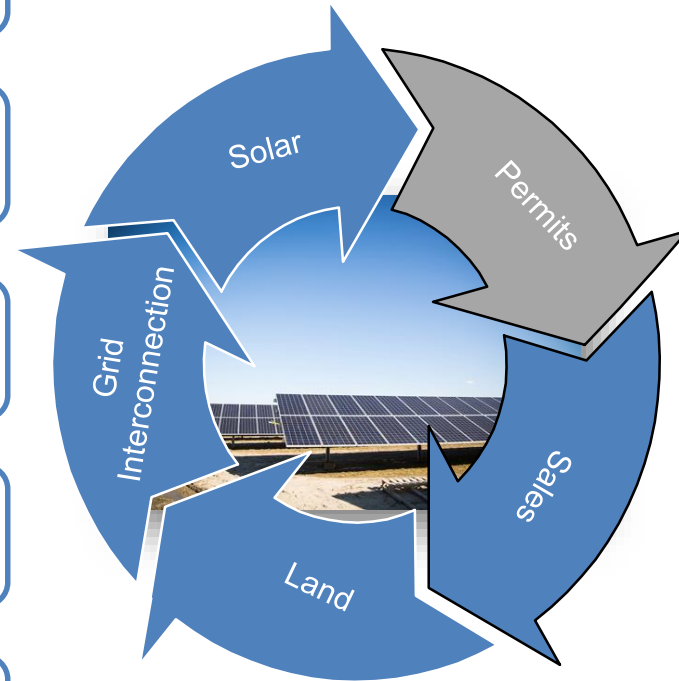
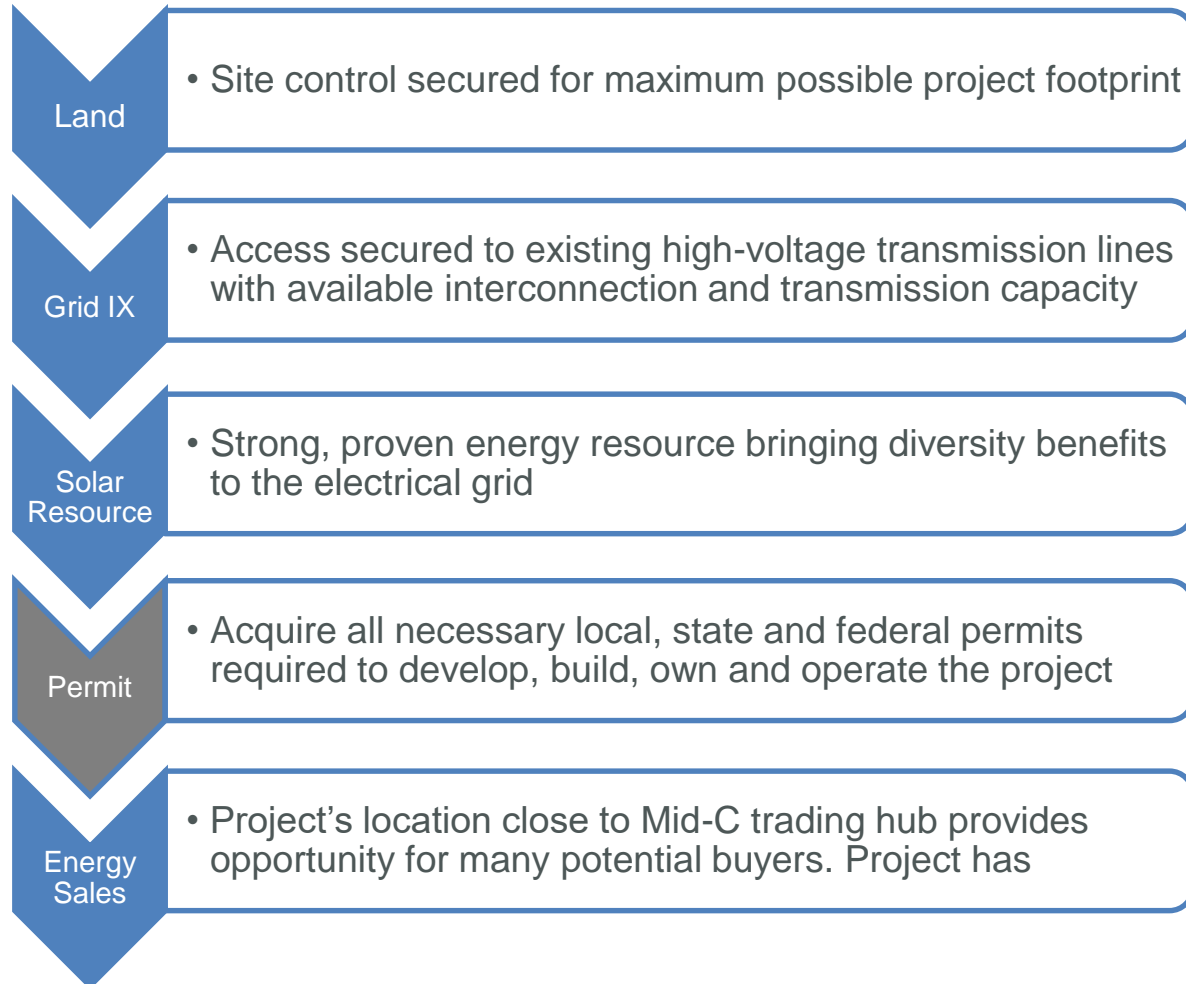
- YCC 19.30.100 Conditions of Approval of Type 3 Applications:
 - A) Comply with any development standard or criteria for approval set forth in the Yakima County Unified Development Code, YCC Title 19
 - **All development standards are specifically addressed in ASC. Yakima County concurs.**
 - B) Mitigate material impacts of the development, whether environmental or otherwise
 - **All development standards are specifically addressed in ASC. The Council's Determination of Non-Significance responds to SEPA mitigation measures. Yakima County concurs.**

- C) Ensure compatibility of the development with existing neighboring land uses; assure consistency with the intent and character of the Agricultural Zoning District
 - **As a conditionally allowed land use, Yakima County allows solar energy facilities in agricultural areas. Specific compatibility measures are addressed in ASC. The Council may impose reasonable conditions to address impacts on surrounding agricultural land uses.**
- D) Ensure that the structures and areas proposed are surfaced, arranged and screened in such a manner that they are compatible with and not detrimental to existing or reasonable expected future development of the neighborhood, or resource uses, consistent with the Comprehensive Plan; and
 - **The “neighborhood” in this context is dominated by agricultural land uses. Future development is limited by uses allowed in the zoning code. The Project is not expected to interfere with existing or future agricultural practices. Yakima County concurs.**
- E) Achieve and further the intent, goals, objectives, and policies of the Yakima County Comprehensive Plan and Unified Development Code.
 - **Comprehensive Plan and UDC provisions are extensively analyzed in the ASC. The Council has authority to impose reasonable conditions to ensure compatibility with agricultural practices.**



Project Status and Next Steps

Project Status



Questions and Discussion



Thank you!

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