



A leading solar and storage energy company that develops, owns, and operates projects across the United States

**Second Public  
Information  
Meeting**

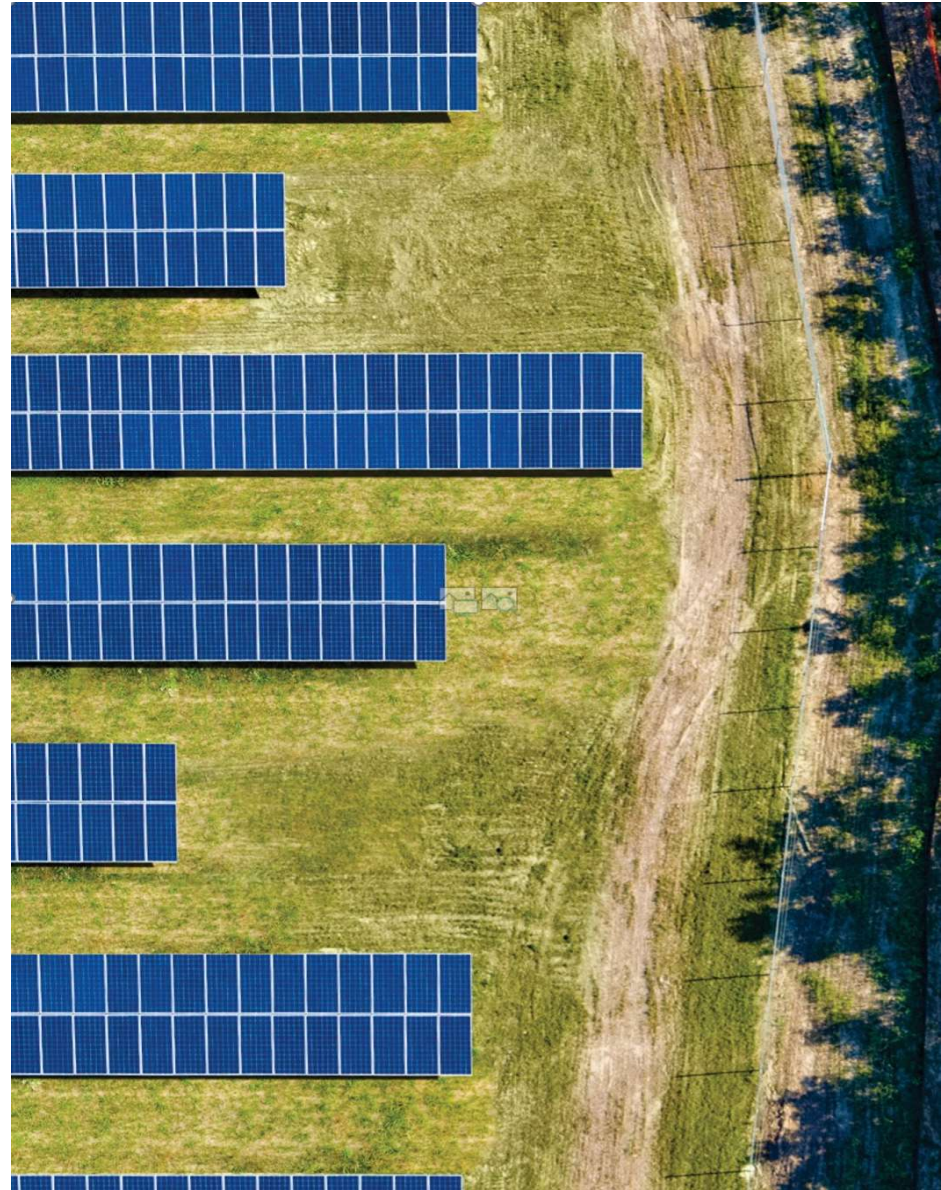
# Ostrea Solar, LLC and High Top Solar, LLC

November 29th, 2022



# Agenda

1. Reintroduction to the Project Team (New Team Member!)
2. Conditional Use Criteria
3. Ostrea Solar, LLC Project Update
4. High Top Solar, LLC Project Update



## Meet The Project Team

Powering A Sustainable Future, One Project At A Time



**Sr. Development  
Director**  
CCR  
Tai Wallace



**Project  
Developer**  
CCR  
Jess Mosleh



**Project  
Developer**  
CCR  
Heather Wise



**Environmental  
Director**  
CCR  
Seija Stratton



**Sr. Environmental  
Manager**  
CCR  
Julie Alpert



**Consultant -  
Project Manager**  
TRC  
Erin Bergquist

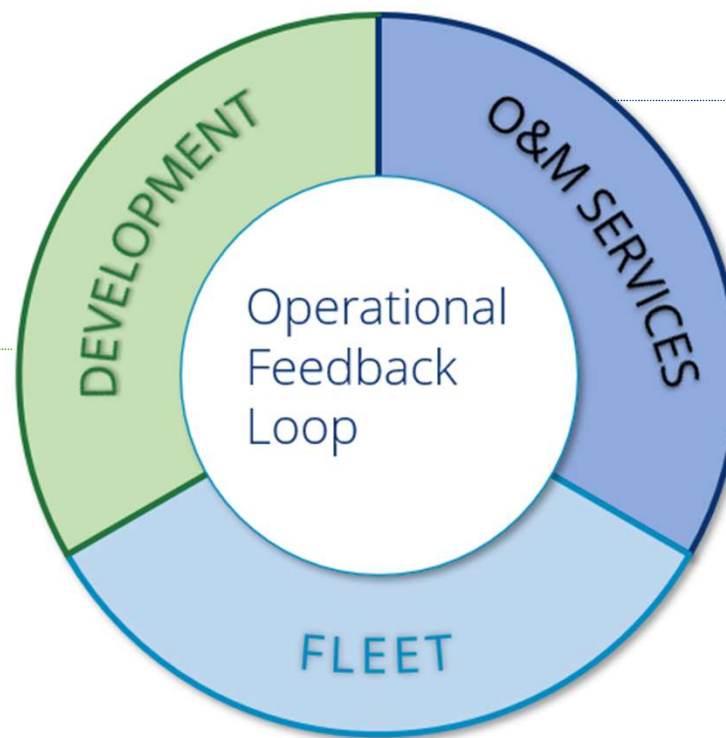




## CORE COMPETENCIES

We are a fully integrated platform, from development to operations

Holistic Approach to Health, Safety, Security, and Environment



### DEVELOPMENT

- Includes Project Development, Structured Finance and Engineering, Procurement and Construction management
- **12GW of solar energy projects developed** to date
- Selective market entry based on **policy-driven strategy**
- **Diversified experience** with both transmission and community solar and storage
- **Award-winning** Structured Finance team
- Innovative pre-construction design and third-party EPC contracting

### O&M SERVICES

- Services for internal fleet and third-party customers
- **4GW** of projects under management
- State-of-the-art NERC-registered Control Center with **24 / 7 / 365 operations**
- Business services, including warranty administration and compliance
- Industry-leading **drone program** to provide best-in-class asset oversight

### FLEET

- **2GW** portfolio spanning 218 projects, 14 states
- Enough energy produced in 2021 to **offset 1.5 million metric tons of carbon dioxide**
- **Fleet optimization** via **optimized performance** to create **stable** and **recurring** operating **cash flows**
- Contractual and regulatory compliance

## Conditional Use Criteria

### Yakima County Criteria

- 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.
- 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;
- c.** The site of the proposed use is adequate in size and shape to accommodate the proposed use;
- d.** All setbacks, spaces, walls and fences, parking, loading, site screening, landscaping, and other features required by this Title;
- e.** The proposed use complies with other development and performance standards of the zoning district and this Title;
- f.** The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- g.** The proposed use will have no substantial adverse effect on abutting property or the permitted use thereof;
- h.** In the case of residential uses, the housing density of the development is consistent with the existing zoning densities, or the Comprehensive Plan, and that all other aspects of the development are consistent with the public health, safety, and general welfare for the development and for adjacent properties; and
- i.** The development complies with all criteria in Chapter [19.18](#) applicable to the proposed use, unless otherwise administratively adjusted.

## Conditional Use Criteria

### ASC Details Consistency Highlights



#### Community Need (7a)

- The Project is on vacant, non-irrigated land and will not adversely impact public infrastructure or environmental resources.
- Supports the rural economy through tax revenue and lease payments.
- Overall benefit to the community.

#### Comprehensive Plan Consistency (7b)

- Implements Environment Visioning Goal 5.F, which directs the County to “[c]onsider energy supply alternatives and energy conservation opportunities” and County goals to diversify the regional agricultural economy.
- Rural and agricultural goals are met. Provides economic support to minimize conversion risks. On the site, crop production non-existent for over 25 years. The weedy species dominant in previously plowed areas are not well suited for year-round livestock grazing. After its commercial life, Project would be decommissioned and removed.

## Conditional Use Criteria



### Compatible with Neighboring Land Uses (7b, 7g)

- North of SR-24, south of Yakima Training Center, and 20-22 miles east of Moxee.
- Preliminary site plans - solar panels and access roads to not be within 300 feet of the Yakima Training Center.
- Agricultural and grazing to the west, with the nearest residence 2.5-3.6 miles away.
- Grazing to the east, with the nearest residence 850 east from Ostrea's boundary, and three miles from High Top's boundary.

**Transportation Addressed (7f).** The SR-24 approach onto the private access road will be improved for safety and access. County and WSDOT requirements will be met.

**Property Size and Regulatory Compliance (7c, 7d, 7e 7i).** All code requirements met or exceeded. Building Codes, Fire Codes, and other County requirements met. Property sized and located to minimize impacts and readily meet code.

**Conditions (YCC 19.30.100).** The ASC specifically addresses development standards and mitigates material impacts, environmental or otherwise.



## Ostrea & High Top RMDNS and Land Use Consistency

### RMDNS - Finalized 10/28/22

- EFSEC has issued a Mitigated Determination of Non-Significance (MDNS) under WAC 197-11-350 based on a determination that the enclosed mitigating conditions, along with required compliance with applicable county, state, and federal regulations and permit requirements will mitigate any significant adverse impacts on the environment.
- Ostrea Solar and High Top Solar agreed to the Mitigating Conditions described in the RMDNS

### Land Use Consistency - Approved by Council 11/8/22

- Ostrea Solar and High Top Solar are "consistent and in compliance with land use and zoning ordinances"
- EFSEC accepted the Certificates issued to the Applicant by Yakima County as prima facie proof of consistency and compliance with Yakima County land use plans and zoning ordinances



STATE OF WASHINGTON

## ENERGY FACILITY SITE EVALUATION COUNCIL

PO Box 43172 • Olympia, Washington 98504-3172

### REVISED MITIGATED DETERMINATION OF NONSIGNIFICANCE

Pursuant to Chapter 463-47 WAC and WAC 197-11-350  
For the High Top Solar and Ostrea Solar Projects

**Date of Issuance:** October 28, 2022

**Lead Agency:** Washington Energy Facility Site Evaluation Council (EFSEC)

**Agency Contact:** Ami Hafkemeyer, [ami.hafkemeyer@efsec.wa.gov](mailto:ami.hafkemeyer@efsec.wa.gov), 360-664-1305

**Agency File Number:** EFSEC Docket No. EF-220212

### BEFORE THE STATE OF WASHINGTON ENERGY FACILITY SITE EVALUATION COUNCIL

In the Matter of Application

Docket No. 220212

CYPRESS CREEK RENEWABLES –  
High Top Solar, LLC and Ostrea  
Solar, LLC

**Council Order No. 884**

ORDER GRANTING A FINDING  
OF LAND USE CONSISTENCY

### BACKGROUND

**Synopsis.** Cypress Creek Renewables requested a finding of land use consistency to support its request for expedited review of an application it filed with the Energy Facility Site Evaluation Council (EFSEC or Council) for site certification and approval of the High Top Solar and Ostrea Solar Projects. The Council may find that the site proposed for a facility is consistent and in compliance with land use plans and zoning ordinances if the proposed use is one that can be approved under current land use and zoning laws conditionally or outright. The Council, by this order, concludes that the proposed sites of the projects are consistent with local land use plans and zoning ordinances because the projects can, with proper mitigation, be approved under the conditional use provisions of Yakima County Code (YCC) Title 19.

# Ostrea Solar, LLC

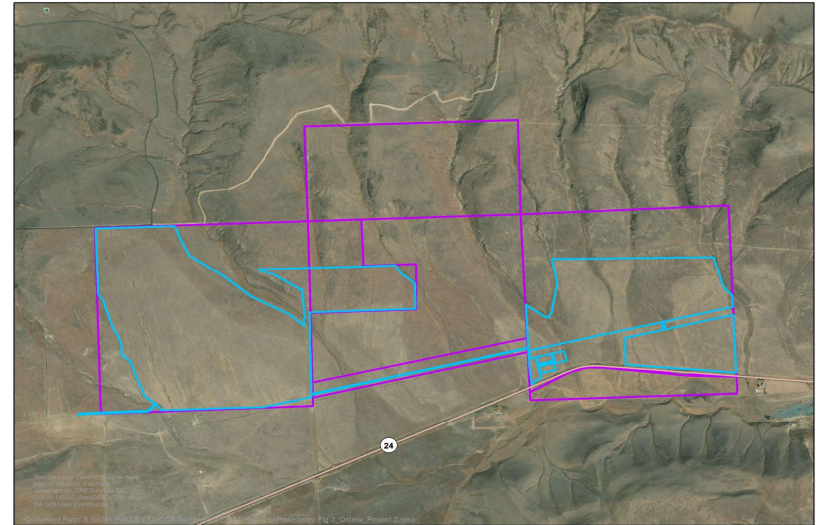
## ASC Site Plan Summary Sheet



# Ostrea Solar - Environmental Studies

## Studies Completed for the EFSEC ASC

Topic	Report Name
Land Use	Ostrea Land Use Consistency Review
Rare Plants	Ostrea Rare Plants Report and Addendum
Habitat Mapping	Ostrea General Wildlife Surveys Report
Wildlife	Ostrea General Wildlife Surveys Report
Wildlife Connectivity Analysis	Ostrea General Wildlife Surveys Report Addendum
Habitat Restoration And Mitigation Plan	Ostrea Habitat Restoration and Mitigation Plan
Wetlands	Ostrea Wetland and Waterbody Delineation Report
Hydrology and Hydraulics Analysis	Ostrea Preliminary Hydrologic and Hydraulic Assessment
Cultural Resources	Ostrea Cultural Resources Report and Addendum
Earth	Ostrea Draft Geotechnical Report
Glare	Ostrea Glint and Glare Analysis and Solar Glare Reports
Airspace	Ostrea Determination of No Hazard Letters





# Ostrea Solar, LLC

## Project Overview

### Project Characteristics

**Site:** 80 MWac / 104 MWdc PV






**Battery Energy Storage System:**  
40MW/160MWh

**Location:** Yakima County, Washington

**Interconnection Utility:** Bonneville  
Power Administration (BPA)

**Offtake:** Fully executed Purchase Power  
Agreement with Washington-  
based counterparty

### Project Status

Development Item	Description	Status
Site Control Survey Title	<ul style="list-style-type: none"><li>All easements secured; no gen-tie needed</li><li>Topographic and ALTA boundary survey complete</li><li>Mineral and Title Curative work nearly complete</li></ul>	
Interconnection and Transmission	<ul style="list-style-type: none"><li>BPA Facility Study in process</li><li>PAC Affected Facility Study received</li><li>Facility Construction Agreement being tendered</li><li>Long-term Firm Transmission Service Rights Granted</li></ul>	
EFSEC/SEPA	<ul style="list-style-type: none"><li>Permitting through WA Energy Facility Site Evaluation Council (EFSEC)</li><li>Application for Site Certification submitted</li><li>Final MDNS received</li><li>Land Use Consistency granted</li></ul>	
Engineering	<ul style="list-style-type: none"><li>Geotechnical study and Hydrologic &amp; Hydraulic assessment complete</li></ul>	
Procurement and Construction	<ul style="list-style-type: none"><li>EPC RFP is in process</li><li>Expected release Q1 2023</li></ul>	



Complete

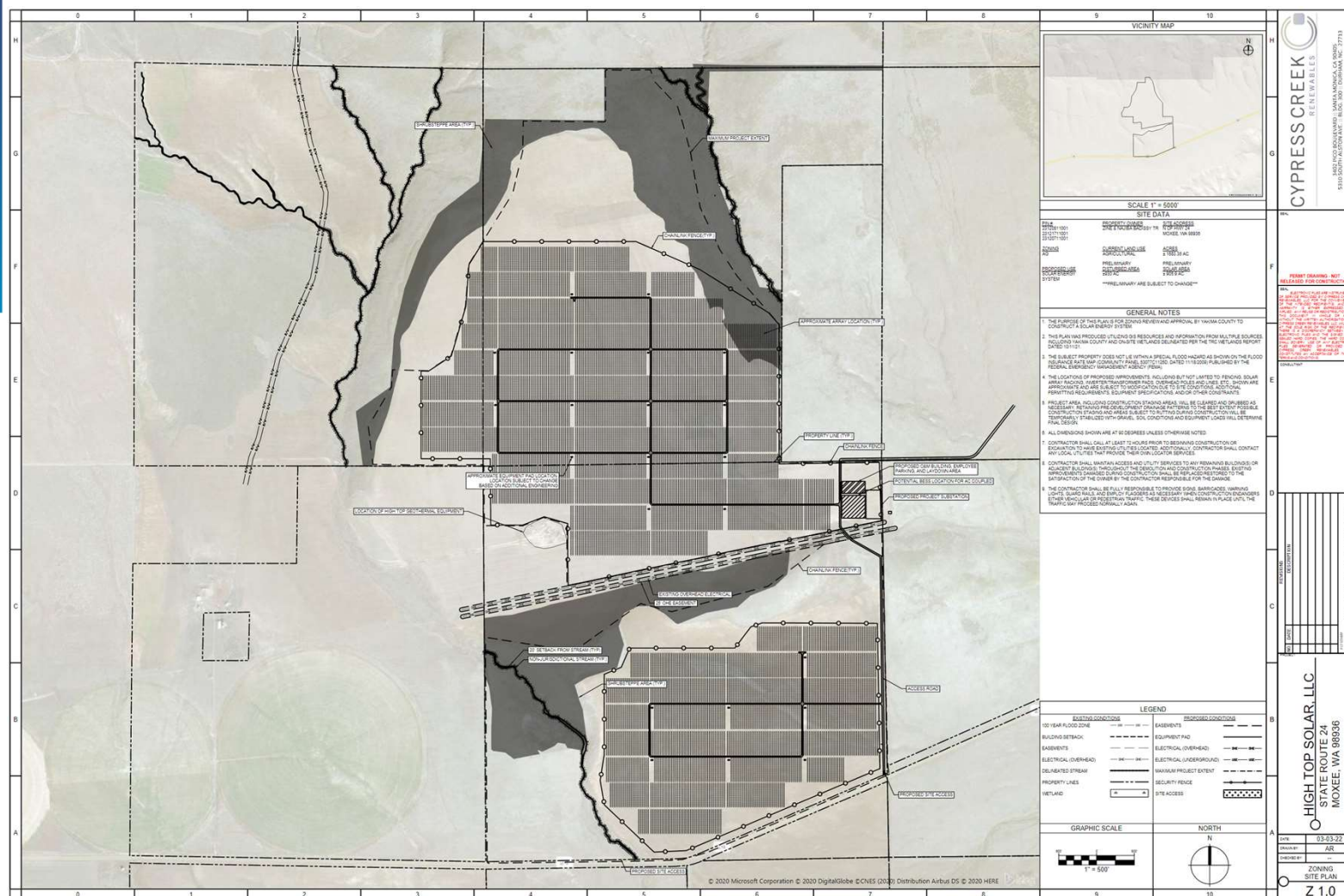


In Progress

### Project Images



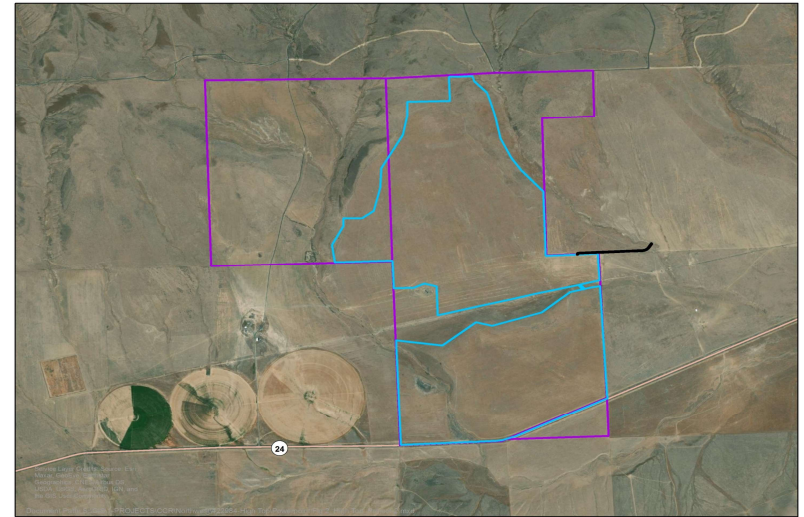
# ASC Site Plan Summary Sheet



# High Top Solar - Environmental Studies

## Studies Completed for the EFSEC ASC

Topic	Report Name
Land Use	High Top Land Use Consistency Review
Rare Plants	High Top Rare Plants Report
Habitat Mapping	High Top General Wildlife Surveys Report
Wildlife	High Top General Wildlife Surveys Report
Wildlife Connectivity Analysis	High Top General Wildlife Surveys Report Addendum
Habitat Restoration And Mitigation Plan	High Top Habitat Restoration and Mitigation Plan
Wetlands	High Top Wetland and Waterbodies Delineation Report
Hydrology and Hydraulics Analysis	High Top Preliminary Hydrologic and Hydraulic Assessment
Cultural Resources	High Top Cultural Resources Report
Earth	High Top Draft Geotechnical Report
Glare	High Top Glint and Glare Analysis and Solar Glare Reports
Airspace	High Top Determination of No Hazard Letters





# High Top, Solar LLC

## Project Overview

### Project Characteristics

**Site:** 80 MWac / 112 MWdc PV






**Battery Energy Storage System:**  
40MW/160MWh

**Location:** Yakima County, Washington

**Interconnection Utility:** PacifiCorp

**Offtake:** Conversations are ongoing

### Project Status

Development Item	Description	Status
Site Control Survey Title	<ul style="list-style-type: none"><li>All easements secured; no gen-tie needed</li><li>Topographic survey and preliminary ALTA boundary survey complete</li><li>Preliminary title commitments received</li></ul>	
Interconnection	<ul style="list-style-type: none"><li>Interconnection Agreement executed and security posted</li></ul>	
EFSEC/SEPA	<ul style="list-style-type: none"><li>Permitting through WA Energy Facility Site Evaluation Council (EFSEC)</li><li>Application for Site Certification submitted</li><li>Final MDNS received</li><li>Land Use Consistency granted</li></ul>	
Engineering	<ul style="list-style-type: none"><li>Geotechnical study and Hydrologic &amp; Hydraulic assessment complete</li></ul>	
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Complete



In Progress

### Project Images





# Thank You

CYPRESS CREEK  
RENEWABLES 