

EXPERIENCE SUMMARY

Leslie McClain is a senior environmental and land use planner as well as a project manager with over 16 years of experience in environmental permitting and planning, regulatory and land use compliance, and biological and technical resource issues. She has experience in energy facility permitting in Washington, Oregon, Hawaii, and California under county, state, and federal regulations, including the federal NEPA process, Section 401 and 404 of the Clean Water Act, state environmental policy acts (Hawaii, Washington, California), the Oregon Energy Facility Siting Council (EFSC) regulations, the Washington Energy Facility Site Evaluation Council (EFSEC) regulations, and discretionary development approval permits from counties in Oregon, Washington, Hawaii, and California. In addition to preparing environmental review documents and permit applications, Ms. McClain has a background in both short-range and long-range urban planning and has worked on projects that involved development code writing, concept and master planning, and floodplain restoration. She brings significant capability in land use permitting, project coordination, and project management.

CORPORATE PROJECT EXPERIENCE

Project Manager/Senior Planner, April 2022 to Present
Cypress Creek Renewables, LLC, Carriger Solar Project, Klickitat County, WA

For this 160 MW solar energy proposed in Klickitat County, WA, Ms. McClain is responsible for project management, strategic planning, technical due diligence and land use permitting. Ms. McClain was the primary author of the Application for Site Certification (ASC) and Land Use Consistency Review report submitted to the Washington Energy Facility Site Evaluation Council (EFSEC). Ms. McClain also oversaw the biological, cultural, and natural resource surveys performed at the site as well as technical studies including visual impact assessment and glare analysis and has participated in public meetings associated with the EFSEC process.

Senior Environmental and Land Use Planner, Jan 2020 to Present
Scout Clean Energy, LLC, Horse Heaven Wind Project, WA

Senior environmental and land use planner for a 1,150 MW wind, solar, and battery energy storage facility in Benton County, WA. Served as senior reviewer for the conditional use permit (CUP) application for an initially proposed 600 MW wind facility to be submitted to Benton County, Washington. Following Project updates to add proposed solar facilities for a total capacity of 1,150 MW, and a shift to seek site certification from the Washington EFSEC in lieu of a CUP, provided strategic input and senior review on elements of the EFSEC application including the land use consistency analysis. Provided expert witness testimony in adjudicative proceedings before EFSEC.

Senior Environmental and Land Use Planner, March 2022 to Present
Innergex Renewable Development USA, LLC, Wautoma Solar Energy Project, Benton County, WA

Senior environmental and land use planner supporting the permitting of a 470 MW solar and battery energy storage facility in Benton County, WA. Provided strategic input and senior review on elements of the EFSEC application including the land use consistency analysis.

EDUCATION

BA, Environmental Studies and Public Administration, 2004, Carroll College

AREA OF EXPERTISE

Land Use Planning and Environmental Review
 WA EFSEC and OR EFSC
 Federal, State and Local Permitting

OFFICE

Portland, OR

YEARS OF EXPERIENCE

16

YEARS WITHIN FIRM

13

Senior Environmental and Land Use Planner, May 2022 to Present
Pine Gate Renewables, LLC, Sunstone Solar Project, Morrow County, OR

For this proposed 1,250 MW solar facility in Morrow County, Ms. McClain prepared Exhibit K-Land Use for the project's preliminary ASC for submittal to Oregon Department of Energy and the Oregon EFSC. In addition to preparation of Exhibit K, Ms. McClain provided senior level strategy on land use consistency strategies including the exception request from Oregon's Statewide Planning Goal 3 (Agriculture), the economic impacts assessment, and agricultural mitigation plan.

Project Manager, October 2018 to Present
Eurus Energy America, West End Solar Project, Umatilla, OR

Managed the application to Oregon EFSC for the 50-MW West End Solar Project in Umatilla County, OR. Providing project management and technical assistance on all aspects of the ASC including leading the strategy for the Goal 3 exception request. Successfully received the site certificate and Oregon Land Use Goal 3 Exception in February 2023

Senior Environmental and Land Use Planner, September 2021 to Present
Wagon Trail Energy Center, LLC, Wagon Trail Solar Project, Morrow County, OR

For this proposed 500-MW solar energy facility, Ms. McClain provided senior review of Exhibit K-Land Use of the ASC submittal to Oregon EFSC. She also provided senior review/strategy on land use consistency including the exception request from Oregon's Statewide Planning Goal 3 (Agriculture), the economic impacts assessment, and agricultural mitigation plan.

Project Manager/ Senior Environmental and Land Use Planner, Oct. 2017 to 2023
Innergex Renewables USA, LLC, Paeahu Solar Project, Maui County, HI

For this 15-MW solar energy project in Maui County, Ms. McClain prepared a Maui County Special Use Permit and Phase 2 Development Permit and presented the applications before the Maui County Planning Commission and received approval. Prior to submittal of the County Special Use Permit, prepared a Critical Issues Analysis, managed biological surveys, waters of the U.S. delineations, and assisted Innergex with open houses, and managed the preparation of several technical studies including a visual impact assessment, glare analysis, noise assessment, hydrology analysis, and EMF and heat island assessments. Ms. McClain also provided expert witness testimony in a contested case before Maui County.

Project Manager/ Senior Environmental and Land Use Planner, Oct. 2019 to 2023
Innergex Renewables USA, LLC, Kahana Solar Project, Maui County, HI

For this 20-MW solar energy project in Maui County, Ms. McClain was responsible for strategic planning, technical due diligence and land use permitting. She also served as the primary author of a Maui County Special Use Permit and Phase 2 Development Permit application to the Maui County Planning Commission and a State Special Use Permit application to the State Planning Commission. Prior to submittal of the County Special Use Permit, she prepared a Critical Issues Analysis, managed biological surveys, waters of the U.S. delineations, and assisted Innergex with open houses, and managed the preparation of several technical studies including a visual impact assessment, glare analysis, hydrology analysis, and EMF and heat island assessments.

Project Manager/ Senior Environmental and Land Use Planner, Oct. 2019 to 2023
Innergex Renewables USA, LLC, Barbers Point Solar Project, City and County of Honolulu, HI

For this 15-MW solar energy project in Maui County, Ms. McClain was responsible for strategic planning, technical due diligence and land use permitting. She was also responsible for overseeing the preparation of an Environmental Assessment under HRS Chapter 343 and preparation of a conditional use permit and development permit under the jurisdiction of the Hawaii Community Development Authority. She also prepared a Critical Issues Analysis, managed biological surveys, and assisted Innergex with open houses, and managed the preparation of several technical studies including a visual impact assessment, glare analysis, and EMF and heat island assessments.

Project Manager/ Senior Environmental and Land Use Planner, Oct. 2017–Present
Innergex Renewables USA, LLC, Hale Kuawehi Solar Project, Hawaii County, HI

For this 30-MW solar energy project in Hawaii County, Ms. McClain prepared a Critical Issues Analysis, managed biological surveys, waters of the U.S. delineations, and assisted Innergex with open houses, and managed the preparation of several technical studies including a visual impact assessment, hydrology analysis, and has

provided ongoing technical support. Ms. McClain continues to support environmental compliance and stormwater inspections during the construction phase of the project.

Environmental and Land Use Planner, January 2022 to October 2022
OneEnergy Renewables, Confidential Project, Oregon

Supported client with Oregon Statewide Land Use Goal exception process including support of local county Conditional Use Permit and Comprehensive Plan Amendment for a renewable energy project in eastern Oregon.

Environmental and Land Use Planner, June 2017 to May 2023
Capital Power Corp., Nolin Hills Wind Project, Umatilla, OR

For this proposed 600-MW wind and solar energy facility, provided senior review of Exhibit K-Land Use of the ASC for the Oregon EFSC. Also provided senior review/strategy on responses to requests for additional information from EFSC, on the Goal 3 Exception, and other tasks as identified by the Project Manager in support of finalizing the ASC and the contested case.

Environmental and Land Use Planner, 2018–2019
Avangrid Renewables, Imperial Wind Project, OR

As Environmental Planner, Ms. McClain prepared the Conditional Use Permit application for a 103 MW wind facility located on agricultural land in Wasco County. Ms. McClain was the primary author on the CUP application and led coordination with the County.

Environmental and Land Use Planner, Nov. 2018 to Oct. 2019
Avangrid Renewables, Bakeoven Solar Project, OR

On this 303-MW solar energy facility in Wasco County, OR, Ms. McClain served as lead author for Exhibit K-Land Use for the ASC submitted to the Oregon Department of Energy for approval by the EFSC. A Goal 3 Exception from Oregon's State Land Use Goals was incorporated in Exhibit K. Ms. McClain also supported other exhibits in the EFSC application for site certificate.

Environmental and Land Use Planner, December 2017 to July 2018
SunPower, Stark Solar Project, Morrow County, OR

As Environmental Planner, Ms. McClain prepared the Conditional Use Permit application and Oregon State Planning Goal 3 Exception request for a solar project located on non-irrigated agricultural land in Morrow County. Ms. McClain led coordination with the County on these two land use processes.

Environmental Planner, 2011 – 2013
Portland General Electric, Cascade Crossing Transmission Project, Oregon

The Cascade Crossing Transmission Project was a proposed 215 mile, \$1B electric transmission line and associated substations, extending from Boardman to Salem, Oregon. Tetra Tech led the permitting efforts for this highly complex project that crossed six counties, federal, tribal, state and private land, and the Cascade Mountains. As an Environmental Planner, Ms. McClain monitored schedule and consistency issues, coordinated with team members, and identified potential problem areas. Tasks for which she provided ongoing coordination include preparation of the Application for Site Certificate (ASC) for the Oregon Energy Facility Siting Council (EFSC) and responses to EFSC's requests for additional information, the preparation of the Joint Permit Application (JPA) for the Oregon Department of State Lands (ODSL) and the Army Corps of Engineers, and the responses to federal requests for information supporting the Draft Environmental Impact Statement. She provided ongoing coordination with Portland General Electric's Project Engineer, Black and Veatch, in obtaining project design data necessary for the permitting process.

Environmental Planner, July 2020 to November 2021
ENGIE Distributed Renewables, Puako Solar Project, Hawaii County, HI

For this 60 MW solar energy project in Hawaii County, Ms. McClain managed biological surveys, waters of the U.S. delineations, and the preparation of visual simulations. Ms. McClain coordinated with U.S. Army Corp of Engineers for a Waters of the U.S. determination.

Project Manager/ Senior Environmental and Land Use Planner, Dec. 2018 to Present
Na Pua Makani Power Partners, Na Pua Makani Wind Project, City and County of Honolulu, HI

As Project Manager and Planning Lead, Ms. McClain has assisted her client with compliance with environmental approvals and land use permits through the construction phase of the project including coordination with federal, state and county agencies.

Environmental and Land Use Planner, 2011– 2018
Champlin/GEI Wind Holdings, Inc., Na Pua Makani Wind Farm Project, City and County of Honolulu, HI

As Environmental Planner, Ms. McClain supported the permitting of a wind power project in Oahu, HI including coordination and preparation of a NEPA Environmental Impact Statement (EIS) and HRS 343 EIS, preparation of three conditional use permit applications (and successful issuance of these permits) from the county, developing and maintaining a project permitting schedule, coordinating with subcontractors and third-party contractors on technical studies; and supporting other tasks associated with the initial phase of environmental compliance for the project. Ms. McClain also managed the jurisdictional determination process and coordinated with the U.S. Army Corp of Engineers on avoidance of impacts to jurisdictional waters. This project also involves preparation of a joint state/federal Habitat Conservation Plan, development of incidental take estimates for ESA-listed wildlife species, and development and negotiation of mitigation strategies.

Senior Environmental and Land Use Planner, May. 2016 – Oct. 2017
Hawaiki Submarine Cable, LP and Tyco Electronics Subsea Communications, LLC for the Hawaiki Submarine Cable Landing Station, City & County of Honolulu, HI

As Environmental Planner, Ms. McClain assisted with completion of federal, state, and county permit applications for a subsea fiber optic cable project making landfall on Oahu, Hawaii. The fiber optic cable segment in Hawaii made landfall via horizontally drilled bore pipes and included upland features such as a cable landing station and beach manhole. Tasks include management and preparation of a HRS 343 Environmental Assessment, Special Management Area application, Conservation District Use Permit application, Shoreline Setback Variance application, and Conditional Use Permit application.