

Executive Summary

Aegis Solar, LLC is a limited liability company that is indirectly owned by Cypress Creek Renewables, LLC (CCR). Aegis Solar, LLC, the Applicant, has prepared this application for a 2 MW Solar Energy Facility in Canandaigua, New York. This 2 MW Solar Energy Facility may be referred to herein as "Aegis Solar, LLC" or "the project". This application was prepared according to the requirements detailed in Chapter 220-Section 35B of the Zoning Code. Aegis Solar, LLC respectfully submits information, exhibits, and materials, which are hereby incorporated into and made part of the Application below in order to comply with Canandaigua Permit Approval Criteria.

Project Summary

Aegis Solar, LLC proposes to develop a 2 MW Solar Energy Facility planned on a roughly twenty (20) acre tract of land located at 5932 Monks Road, Canandaigua, NY 14424 and owned by Travis Woolley. The project site is near the intersection of Monks Rd and Seneca Point Rd, consisting of parcel 153.00-1-72.310.

Aegis Solar, LLC will contain rows of Photovoltaic (PV) cell panels mounted on posts set in the ground. These rows of panels are referred to as "solar arrays." Solar components will comply with the current edition of the National Electric Code, be UL listed (or equivalent), and be designed with an anti-reflective coating. All solar panels will be sourced from Tier 1 manufacturers as rated on the Bloomberg New Energy Finance PV Module Maker Tiering System.¹

The anticipated power output of the project is approximately 3.6 million kilowatt-hours (kWh) annually, enough to power approximately 500 single-family homes.² The project will operate under the Community Distributed Generation (CDG) Project as established by the New York State Public Service Commission (PSC) in July 2015. As required by the PSC, Rochester Gas & Electric has adopted an electric tariff to implement the CDG program.

Under the CDG program, Cypress Creek would allocate the solar energy generated by Aegis Solar, LLC directly to Rochester Gas & Electric customers. These customers would receive credits against their Rochester Gas & Electric electric bills and pay Cypress Creek separately for the clean, solar energy. For each kilowatt-hour they receive from Cypress Creek, residential customers would offset one kilowatt-hour of their bill from Rochester Gas & Electric. This system – known as net metering – was previously only available to customers with solar panels at their home or business. Community solar expands the benefits of net metering to any customer interested in subscribing to a project.

Cypress Creek plans to offer energy from Canandaigua project and similar community solar facilities to customers at prices at or below the current standard utility rate offered by Rochester Gas & Electric. Through such contracts, customers would be able to reduce their electric bills and lock in rates for several years to come.

¹ Bloomberg New Energy Finance, November 2016. BNEF PV Module Maker Tiering System. <https://data.bloomberglp.com/bnef/sites/4/2012/12/bnef_2012-12-03_PVModuleTiering.pdf> Accessed on February 1, 2017.

² US EPA (2015). eGRID, U.S. annual national emission factor, year 2012 data. U.S. Environmental Protection Agency, Washington, DC.

Subscribing to a community solar project, like the one proposed in Canandaigua, is completely voluntary.

Allowing the property to develop as a solar energy facility provides many benefits, including: an opportunity for locally generated, clean energy resources in Canandaigua; income creation for the land owners; and economic investment and increased tax revenue for Canandaigua. The project will also help Canandaigua and the State of New York advance the renewable energy and energy efficiency goals identified in the Town's Comprehensive Plan.

Aegis Solar, LLC expects to invest approximately \$4,350,000 into the project. Through this investment, Canandaigua can expect: spending of over \$2,100,000 in the local economy; 23 full-time equivalent (FTE) local construction and installation jobs; and additional tax revenue over the lifetime of the project. CCR is a proud partner of each town that we work with, and we look forward to a continued relationship with Canandaigua.

Once applicable permits have been obtained through Canandaigua, Aegis Solar, LLC will construct, own, operate and maintain the solar energy facility for the course of the lease. The project will be a low-impact development requiring little to no local municipal services. The attached application illustrates that this project will not negatively impact public safety or general welfare, nor will it affect the comfort and convenience of the public in Canandaigua or of the immediate neighborhood.

The following Application and supporting documents address Canandaigua Special Use Permit Application criteria. Please contact the party listed below should any questions arise concerning the submittal or other considerations related to this Application.

Tom McIlwaine
917-383-0963
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Cypress Creek Renewables

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ACRONYMS AND ABBREVIATIONS

AC	Alternating Current
CCR	Cypress Creek Renewables
CDG	Community Distributed Generation
DC	Direct Current
ERP	Emergency Response Plan
FTE	Full-time Equivalent
IA	Interconnection Agreement
kWh	Kilowatt-hours
NOI	Notice of Intent
POI	Point of Interconnection
PSC	Public Service Commission
PV	Photovoltaic
ROW	Right-Of-Way

Canandaigua Special Use Permit Application
Aegis Solar, LLC 2 MW Solar Energy Facility

Submitted by Aegis Solar, LLC
3250 Ocean Park Blvd, Suite 335
Santa Monica, California 90405

LETTER OF INTENT

Aegis Solar, LLC is a limited liability company that is indirectly owned by Cypress Creek Renewables, LLC (CCR). Aegis Solar, LLC respectfully requests approval of a Special Use Permit Application to construct, operate, and maintain a 2 MW Solar Energy Facility. The 2 MW Solar Energy Facility may be referred to herein as "Aegis Solar, LLC" or "the project". We submit this request on behalf of the property owner, Travis Woolley. Cypress Creek Renewables, LLC, indirect owner of Aegis Solar, LLC, will provide the financial backing and technical expertise to ensure the success of Aegis Solar, LLC. The project site is located near the intersection of Monks Rd and Seneca Point Rd, consisting of parcel 153.00-1-72.310. The project includes roughly 20 acres and is currently zoned RR3.

As proposed, the site will be used for the location of a community solar energy facility. The site location has been carefully selected with specific evaluation criteria, including topographic data, hydrology screenings, and an in-depth understanding of the local distribution grid operated by Rochester Gas & Electric. We are excited by the opportunity to provide Canandaigua with a long-term source of clean, sustainable energy.

Aegis Solar, LLC will own, operate, and maintain the system for the length of the lease term. Allowing the property to develop as a solar farm provides an opportunity for locally generated energy resources in Canandaigua, creates income for the land owners, and enhances the tax base of Canandaigua. The project will also help Canandaigua play an important role in helping the State of New York to reach its goal of serving 50% of the state's electricity demand with clean energy by 2030.

We thank you for your consideration and look forward to working together to bring the benefits of a solar energy facility to the area. Please let me know if I can provide additional information or assistance.

With kind regards,

Tom McIlwaine
917-383-0963
tom.mcilwaine@ccrenew.com
Cypress Creek Renewables

Special Use Permit APPROVAL CRITERIA

A. Chapter 220- Section 35B

- 1. The proposed special use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.**

Section Two of the Town of Canandaigua's Solar Energy Law states that taking advantage of a safe, abundant, renewable, and non-polluting energy resource advances and protects the public health, safety, and welfare of the town as well as implementing the goals set forth in the Town of Canandaigua's Comprehensive Plan.

- 2. The proposed use is consistent with the stated intent of the zoning district in which it occurs.**

Large-Scale Solar Systems are permitted in the RR-3 Rural Residential through the issuance of a special use permit.

- 3. The location, size and use of the structures involved with a proposed special use permit, nature and intensity of the special use permit operations, size and layout of the site in relation to the proposed special use are such that it will be compatible with the orderly development of the zoning district where the special use permit may be allowed.**

The proposed solar farm is a low-impact use consistent with the land use pattern in the area today. Allowing the property to develop as a solar farm will maintain the rural character of the area while providing a sustainable benefit to the community. Following its useful life, the land will be restored to the condition in which it existed before construction of the solar farm, including by replacing a 12' layer of top soil where necessary.

- 4. As determined by the Code Enforcement Officer, the facilities to be impacted by the proposed use will comply with the New York State Uniform Fire Prevention and Building Code.**

The facilities to be impacted by the proposed use will comply with the New York State Uniform Fire Prevention and Building Code. In addition, Cypress Creek Renewables has submitted an Emergency Response Plan with this application to ensure the local fire department, police, and other emergency service providers are prepared for any situation.

- 5. The operation of the proposed special use is no more objectionable to the users of nearby properties, by reason of dust or smoke emission, noise, odors, fumes, pollution of air or water, including subsurface waters, unsightliness or similar conditions, than would be the operation of any permitted use.**

Solar farms are quiet and they do not create noise, dust, or odor. They are constructed from non-toxic, non-polluting materials. For more information, please see the attached Technical Memo.

- 6. Where applicable, satisfactory provision and arrangement has been made concerning:**

- a) Ingress and egress to property and proposed structures thereon, with particular reference to vehicular and pedestrian safety, and convenience, traffic flow and control, and access in case of fire or catastrophe.**

Weather depending, construction will last approximately 12 weeks and will occur between the hours of 7am-7pm. Following construction, there will be no permanent employees on site and the solar farm will generate less vehicle traffic than a single-family home. Access codes to the gate enclosing the proposed project site will be provided to local police, fire, and emergency service providers. Vehicular access to the site is adequate for the use proposed and for emergency services.

- b) Off-street parking and loading areas where required, with particular attention to the items in Subsection B(6)(a) above, and the noise, glare or odor effects of the special permit use on adjoining properties, and properties generally in the district, and the economic impact of the proposed special permit use.**

Employees will visit the site once a week or even less frequently for routine maintenance of the arrays and the property. No parking is necessary as employees will be able to access the site directly and will not be staying overnight. Solar panels and equipment shall be sited and designed to absorb as much light as possible, and reduce glare. The proposed solar project is expected to generate \$543,000 in additional tax revenue to the county, town, and school district over its 40-year operational life.

- c) Refuse and service areas, with particular reference to the items in Subsection B(6)(a) and (b) above.**

During construction, all refuse will be disposed of adhering to all relevant regulations. Once the proposed project is constructed it will not produce refuse.

- d) Utilities, as appropriate, with reference to locations, availability and compatibility.**

As described in this project application, the proposed project site was chosen based on proximity to and compatibility with Rochester Gas &

Electric services. No water, sewer, or other utility services will be required for the proposed project.

e) Screening and buffering, with reference to type, dimensions and character.

If requested by the Town of Canandaigua Planning Board, Cypress Creek Renewables will be fully screened from adjoining properties with a twenty foot (20') planted vegetative buffer, utilizing existing vegetation wherever possible.

f) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district.

No exterior lighting will be implemented for this proposed project. All warning or other signage will follow the New York State Uniform Fire Prevention and Building Code. All proposed signage will be submitted for review.

g) Required yards and other open space.

The proposed solar energy system shall occupy a small portion of the proposed project site, and all standards for yards and other open space shall be adhered to.

h) General compatibility with adjacent properties and other property in the zone district.

The proposed solar energy system shall be generally compatible with adjacent properties and other property in the zone district by adhering to all necessary approval criteria set forward in the Town of Canandaigua Zoning Code and Town Comprehensive Plan.

B. Additional Criteria Applicable to Chapter 220-Section 62.2B

In addition to the general criteria set forth in Section V, Part A, above, the following additional criteria shall apply to this application:

1. **If the property of the proposed project is to be leased, legal consent between all parties, specifying the use(s) of the land for the duration of the project, including easements and other agreements, shall be submitted.**

The lease agreement for this proposed project shall be submitted with this application.

2. **Blueprints showing the layout of the solar energy system signed by a professional engineer or registered architect shall be required.**

Blueprints showing the layout of the solar energy system signed by a professional engineer shall be submitted with this application.

3. **The equipment specification sheets shall be documented and submitted for all photovoltaic panels, significant components, mounting systems, and inverters that are to be installed.**

Equipment specification sheets for the proposed solar energy system shall be submitted with this application.

4. **Property Operation and Maintenance Plan: Such plan shall describe continuing photovoltaic maintenance and property upkeep, such as mowing and trimming, safety concerns, and access. The Property Operation and Maintenance Plan shall include details about the proposed use or uses of the remaining property not used for the Large-Scale Solar Energy System, as well as ingress and egress to all portions of the property.**

A Property Operation and Maintenance Plan shall be submitted with this application. A portion of the remaining property not used for the Large-Scale Solar Energy System shall be used for active farming, and the remaining property will remain as vacant farmland. All ingress and egress to portions of the property are noted on the site plan.

5. **Decommissioning Plan. To ensure the proper removal of Large-Scale Solar Energy Systems, a Decommissioning Plan shall be submitted as part of the application. Compliance with this plan shall be made a condition of the issuance of a special use permit under this Section.**

a) **The Decommissioning Plan must specify that after the Large-Scale Solar Energy System is no longer being used, or is inadequately maintained, it shall be removed by the applicant or any subsequent owner.**

b) **The plan shall demonstrate how the removal of all infrastructure and the remediation of soil and vegetation shall be conducted to return the parcel to its original state prior to construction.**

c) **The plan shall also include an expected timeline for execution.**

- d) A cost estimate detailing the projected cost of executing the Decommissioning Plan shall be prepared by a Professional Engineer. Cost estimations shall take into account inflation.**
- e) Removal of Large-Scale Solar Energy Systems must be completed in accordance with the Decommissioning Plan.**
- f) If the Large-Scale Solar Energy System is not decommissioned after being considered abandoned, the Town or the Town's duly appointed representative or agent(s) may remove the system and restore the property and the Town may impose a lien on the property to cover these costs to the municipality, in addition to any other remedies available to the Town.**

A Decommissioning Plan and Decommissioning Cost Estimate shall be submitted with this application.

- 6. Construction Schedule. Applicants must submit a proposed schedule for the completion of the project, including the proposed start date and the proposed date of substantial completion, the expected date of connection to the power grid, and the expected date on which operation of the photovoltaic system shall commence.**

A detailed schedule for construction shall be submitted for the proposed project after applying review comments for this application from the Town of Canandaigua, and once the site layout and civil plans are finalized. The construction of Aegis Solar, LLC is expected to take approximately 12 to 16 weeks. As required by NYSDEC, the limit of disturbance for all construction activities will be phased to five acres, unless otherwise authorized or waived by NYSDEC.

1. Applicant Information

1.1 Applicant Address and Contact

Company:

Cypress Creek Renewables
3250 Ocean Park Blvd, Suite 335
Santa Monica, California 90405

Contact:

Tom McIlwaine
Phone: 917-383-0963
Email: tom.mcilwaine@ccrenew.com

1.2 Background on Cypress Creek Renewables, LLC and Aegis Solar, LLC

Cypress Creek Renewables, LLC is a developer and long-term owner of solar energy facilities with diversified development assets across the United States. We use a data driven approach to identify and develop underutilized land on which we build solar energy facilities ranging from 2 – 20 MW, on average. With more than three gigawatts of solar energy production deployed or in development, our solar energy facilities and their utility partners are projected to provide enough clean energy to power nearly a million homes in the coming years. An overview of our current operational and development portfolio is illustrated below in Figure 1-1 Cypress Creek Renewables Portfolio Overview.

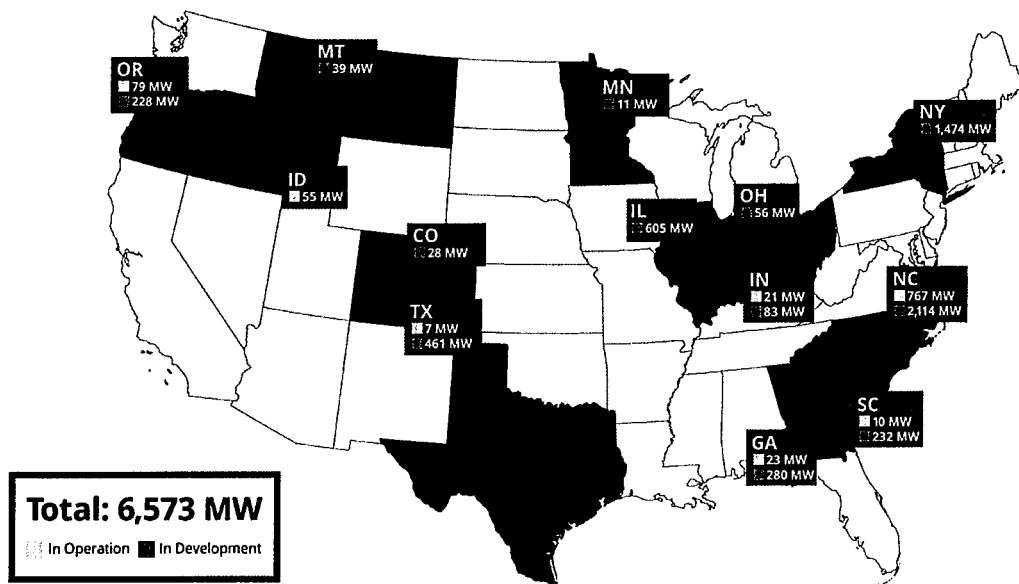


Figure 1-1 Cypress Creek Renewables Portfolio Overview

CCR utilizes an integrated business model by managing the financing, construction and operation of our solar energy facilities. This process guarantees widespread, affordable access to clean energy. As of December 2016, CCR has 973 MW in operation, with another 5,600 MW at various

stages of development across the country. We expect to deploy an additional 990 MW across eight states by the end of 2017. Our current operational portfolio ranks us as the second-largest utility-scale solar developer in the nation, with a future pipeline that includes over 5 gigawatts of utility-scale solar energy facilities.

CCR has over 300 team members with more than 10 years of engineering, procurement, and construction experience. This team has worked to develop over 250 solar energy facilities in their tenure. CCR has invested over \$1.5 billion into solar energy production since 2014. We are recognized nationwide as a leader in solar energy development and operation, with strong partnerships with utility companies, financial institutions, and the communities that host our solar energy facilities.

Please reference Exhibit H – Cypress Creek Renewables 2017 Q1 Operational Project Brochure for supplementary information.

1.3 Project Finances

1.3.1 Project Costs and Financing Structure

Aegis Solar, LLC expects to invest approximately \$4,350,000 into the project. These costs are based on build cost assumptions and include all construction, material, labor, and professional service-related expenditures. Cypress Creek Renewables operating capital, in combination with tax equity and debt partners, will provide the financial backing for the project.

1.3.2 Economic Development

The solar industry is one of the fastest growing and most robust emerging industries nationwide. The solar industry was the largest employer in Electrical Power Generation in the US in 2016, with 374,000 jobs.³ Specifically, the construction sector of the solar industry grew twenty-five (25) percent in 2016. An increased demand for labor is an important example of how solar energy has contributed to local economies across the country.

Based on estimates by the National Renewable Energy Laboratory's Jobs and Economic Development Impact (JEDI) model, the construction and installation period of Aegis Solar, LLC will result in the creation of approximately 23 FTE local construction and installation jobs and over \$2,100,000 of direct spending into the local economy, which includes expenditures on parts and labor, goods and services, fuel and lodging, dining and other consumer resources. During the ongoing operational life of the project, local investment is expected to exceed \$19,000 annually.

The project will also generate additional tax revenue for Canandaigua. Taxes on the infrastructure and the land of Aegis Solar, LLC will provide Canandaigua a valuable funding source for public improvements, educational investment, economic development, and other initiatives for the next forty (40) years. Aegis Solar, LLC is expected to generate \$543,000 in new property tax to the county, town and school district over the course of its 40-year life.

2. Project Description & Analysis

³ US Department of Energy, January 2017. 2017 US Energy and Employment Report. <https://www.energy.gov/sites/prod/files/2017/01/f34/2017%20US%20Energy%20and%20Jobs%20Report_0.pdf> Accessed on February 2, 2017.

2.1 Project Purpose and Need

Solar energy is essential and desirable to the public convenience and welfare. Demand for electricity has increased in recent years and our society is currently dependent upon conventional sources of power such as coal, gas, and nuclear energy. Conventional sources of electricity are expensive, finite resources that require significant environmental disruption and public safety risk to maintain or extract. Solar energy is a clean, cheap, and unlimited resource with little environmental impact.

New York has identified the advancement of renewable energy and energy efficiency as a state-wide goal. The New York State Energy Plan stipulate that 50% of energy generation in New York State will be sourced from renewable energy sources by 2030.

Aegis Solar, LLC, and similar solar energy facilities, are essential to achieving the sustainability goals of the State of New York. Each 2 MW solar energy facility that can be placed in New York can offset an estimated 2,400 tons of carbon dioxide annually, the equivalent of 230 cars off the road⁴. Solar energy facilities such as Aegis Solar, LLC also demonstrate a commitment to renewable energy by Canandaigua and the State of New York.

2.2 Project Overview

Aegis Solar, LLC is proposing a 2 MW Solar Energy Facility in Canandaigua. The project will be located at PROJECT ADDRESS. The project will consist of a roughly 20-acre portion of parcel 153.00-1-72.310. The project will have access from Monks Rd. The property is zoned RR-3 and will require a Special Use Permit.

Aegis Solar, LLC will contain rows of Photovoltaic (PV) cell panels, also referred to as modules, mounted on posts set in the ground. These rows of PV panels are referred to as "solar arrays." Solar components will comply with the current edition of the National Electric Code, be UL listed (or equivalent), and designed with an anti-reflective coating. The solar panels will be supported by a metal racking system no more than twelve (12) feet in height. The anticipated power output of the project is approximately 3,600,000 kilowatt-hours (kWh) annually, enough to power approximately 500 single-family homes.⁵

⁴ US EPA (2015). eGRID, U.S. annual national emission factor, year 2012 data. U.S. Environmental Protection Agency, Washington, DC.

⁵ US EPA (2015). eGRID, U.S. annual national emission factor, year 2012 data. U.S. Environmental Protection Agency, Washington, DC.



Figure 2-1 New Bern: 4 MW Solar Energy Facility in New Bern, North Carolina

Aegis Solar, LLC will take approximately 12-16 weeks to construct. Once construction is complete, routine maintenance will occur approximately eight times per year by a standard size pick-up truck. The project will not require manned labor on-site, nor will it require sewer, water, or other services. The project will be completely enclosed by a 6-foot-tall fence with three strands of barbed wire, as required by the National Electric Code.

Aegis Solar, LLC will not negatively impact the public health, safety, and general welfare, nor the comfort and convenience of the public in general in the town or of the immediate neighborhood in particular. In fact, the project will be a benefit to Canandaigua both in economic development as well as helping the County achieve sustainability goals.

Please see Exhibit I—Technical Memo for further information on panel materials, audibility, glare, soil protection, dust and weed control and wildlife protection.

2.3 Solar Energy Overview

The conversion of sunlight into electric energy is not a new concept—solar technologies have been around since the 1970s. In recent years, panel and equipment technologies have improved greatly while costs have fallen significantly. This market development has led to an industry boom in utility-scale solar and roof-top solar development. CCR is focused on utility-scale solar developments.

2.3.1 Community Solar Overview

The basic components of any community solar energy facility include: PV panels; inverters; combiner boxes; transformers; wires and conductor cables; structural racking system for PV modules; and perimeter fencing. Solar electricity production includes the following five components:

1. Electrical Power Generation – Sunlight strikes the PV panel cells, which convert photons of light into electrons, producing low-voltage, Direct Current (DC) electricity.
2. Combination box – The low-voltage, DC electricity is fed through cables from each PV panel to a combiner box.
3. Inverter – The low-voltage, DC electricity is fed through cables from the combiner box to an inverter, where it is converted to low-voltage, Alternating Current (AC) electricity.
4. Transformer – The transformer steps up the low-voltage, AC electricity to the appropriate voltage so that it can be fed into the electrical transmission system.
5. Utility Transmission – Electricity is sent through the electrical transmission lines to utility distribution systems for delivery to ratepayers.

2.4 Canandaigua Project Site Description and Siting

2.4.1 Site Selection Process

Exhibit C – The Preliminary Racking Layout illustrates the site location. CCR uses a geographical and data-driven approach to select potential solar energy facility sites. When deciding whether to execute a lease option to allow for solar development, CCR evaluates land based on the following criteria, among others:

- Proximity to relevant infrastructure, including electrical substations, existing three phase lines, and access roads;
- Likelihood of wetlands and other protected landforms;
- Slope of land and direction of this slope; and
- Potential presence of threatened or endangered species.

If a site meets the criteria above and terms can be reached with the landowner, a lease is generally executed.

The Aegis Solar, LLC site was one of a number of sites CCR identified that fit our criteria in the Canandaigua area. CCR was able to engage the landowner in their interest in solar development and execute a lease. During the initial development stages, we further analyzed the site against a number of diligence criteria, which verified that the screening process had been effective in selecting an ideal site for a solar energy facility.

2.4.2 Surrounding Terrain

The Aegis Solar, LLC site is an ideal site for a solar energy facility, considering its access to the existing utility grid, lack of environmental constraints, and harmonious surrounding land uses. The project will be located on parcels characterized by cleared, flat land. The zoning in the project vicinity is primarily RR-3.

2.5 Project Features

2.5.1 Solar Photovoltaic Equipment

Solar photovoltaic (PV) panels are composed of non-toxic materials, do not erode, and do not produce any emissions. The solar PV panel is an inert crystal composed of non-toxic materials similar to a glass plane. The sealed PV panels do not leach metals into the environment and are recycled at the end of their lifecycle. Cypress Creek Renewables primarily uses two solar PV panel technologies: Crystalline Silicon (C-Si) and Copper-Indium-Selenium (CIS).

C-Si modules are produced by sourcing high-quality, pure silicon or quartz. The silicon is heated until it melts, after which a crystal is grown from a source ingot. The silicon crystal is sliced into thin wafers and mounted onto a durable backing material, after which the panel is encapsulated by glass and an aluminum frame.

CIS modules work identically to C-Si modules, but use trace elements of different photovoltaic material. The manufacturer heats copper, indium, and selenium and seals them between two sheets of glass and an aluminum frame, eliminating any possibility of leaching into the environment.

2.5.2 Solar Energy Facility Equipment

Solar facilities are simple constructions that employ the following basic equipment:

- Solar PV panels;
- Inverters;
- Transformers;
- Wires and conductor cables;
- Structural racking system for PV modules; and
- Perimeter fencing.

Most sites require minimal grading, and an entire facility can often be installed with minimal soil disturbance. Structural frames, also referred to as racks, are driven into the ground with steel beams on which PV panels are mounted. The inverters and transformers, which receive the power from the solar panels, are mounted on top of small concrete pads.

2.5.3 Site Access

Solar energy facilities are low-impact developments that can utilize existing right-of-way infrastructure for site access. Aegis Solar, LLC will use existing roads to access the site. This will minimize the need for new disturbance for the construction and maintenance of the project.

A gravel access road approximately 20' feet in width will run through the site. This access road, demonstrated in Exhibit C – Preliminary Racking Layout, will ensure safe access to our site for construction and maintenance workers, as well as for emergency services.

2.6 Construction Activities

2.6.1 Construction Sequence

While each site is unique, Aegis Solar, LLC will use standard construction and operation procedures used for our other solar energy facilities in the United States. The construction of Aegis Solar, LLC is expected to take approximately 12 to 16 weeks.

As required by NYSDEC, the limit of disturbance for all construction activities will be phased to five acres, unless otherwise authorized or waived by NYSDEC.

2.6.2 Hazardous Materials

The solar PV panels are composed of non-toxic materials, do not erode, and do not produce any emissions.⁶ Aegis Solar, LLC strives to limit the use of hazardous materials on site for construction-related activities. Additionally, Aegis Solar, LLC enters into an agreement with each subcontractor prior to beginning any work, stipulating the following: (1) the subcontractor shall provide the company with written notice of all substances and materials, including hazardous materials, the subcontractor will use in the performance of the work, as required by Federal, State and/or local regulations; (2) the subcontractor will provide the company copies of all material safety data sheets covering all hazardous materials to be furnished, used, applied or stored by the subcontractor at the site in connection with the work prior to entry at the site; and, (3) the subcontractor will be obligated, at their own expense, to remove, transport and dispose of any hazardous materials. Aegis Solar, LLC and its subcontractors are following proper procedures in regards to safety of hazardous materials.

2.6.3 Clean Up and Storage

Aegis Solar, LLC and its subcontractors shall maintain the site in a clean, neat and safe condition. As the work progresses, materials, tools, waste materials, rubbish and debris will be removed accordingly. Aegis Solar, LLC and its subcontractors will incur all costs of clean-up.

2.7 Operation and Maintenance

2.7.1 Equipment Maintenance

Once constructed, the project will require very little maintenance. There will be no need to build travel infrastructure or complete public improvements in order to accommodate traffic. Electrical engineers will service electrical equipment, primarily the inverters and transformers, on average once per month. Solar PV panels have a very low failure rate (approximately one in 10,000 per year) and are warrantied for twenty-five (25) years. Aegis Solar, LLC will conduct an annual performance audit and inspection to assess the quality of equipment. Some years, we will expect to identify areas within the array area in need of replacement or repair. Module replacement rarely occurs outside of these annual performance inspections and we would expect to perform module replacement less than 10 times over the initial 25-year term. Solar panels are easily replaced from inventory stores and financing to change-out the array at warranty's end has been built into our cost models. Maintenance will likely create 5-9 visits to the site on average per year. Aegis Solar, LLC does not anticipate the need for further equipment maintenance than the above.

Exhibit E – Property Operation and Maintenance Plan outlines the maintenance schedule that Cypress Creek Renewables utilizes on all solar energy facilities that we maintain.

2.7.2 Vegetation Maintenance

Aegis Solar, LLC is committed to landscaping best practices that stabilize the soil to add strength and durability for the long-term success of the project and the health of the land.

We will work to employ best practices and techniques that are most appropriate for the local environment based on the following factors:

⁶ Electric Power Research Institute and California Energy Commission, August 2003. Potential Health and Environmental Impacts Associated with the Manufacture and Use of Photovoltaic Cells. <<http://www.energy.ca.gov/reports/500-04-053.PDF>> Accessed on February 3, 2017.

- Preventing runoff;
- Carbon sequestration;
- Pollination and other insect services;
- Air quality concerns;
- Invasive species resistance;
- Viable wildflower areas; and
- Rate of fescue growth.

The landscape manager for Aegis Solar, LLC will make it a priority to minimize the use of mechanical mowing and use of pesticides and herbicides. Aegis Solar, LLC can employ a number of practices to achieve this, such as utilizing local vegetation with slow growth cycles. We anticipate mowing will occur at the Aegis Solar, LLC site at maximum six (6) times a year.

In rare circumstances where herbicides are deemed necessary, an effort will be made to minimize use and only apply bio-degradable, EPA-registered, organic solutions that are non-toxic to pets and wildlife. Sustainable, long-term management practices and the promotion of healthy biodiversity within local ecosystems is a priority for Aegis Solar, LLC.

2.7.3 Decommissioning of Site

Aegis Solar, LLC guarantees that Aegis Solar, LLC shall be removed, at the expense of the operator, in the unlikely event that the system ceases power production or the land lease expires or is terminated. See Exhibit F—Decommissioning Plan.

2.8 Solar Energy Facility Safety

Aegis Solar, LLC will be a safe facility that will not impact the well-being of local residents or Canandaigua in general. Solar energy facilities are very safe, with simple and proven technologies. Further, CCR sources panels from Tier 1 rated manufacturers, the highest rating in the Bloomberg New Energy Finance PV Module Maker Tiering System⁷

With no more than one to three vehicle visits per quarter on average, the project will not be a significant traffic generator and will not cause undue harm to the surrounding road networks, to local responders, or to the New York Department of Transportation. By contrast, the national average for a single family home is 9.5 vehicle trips per day.⁸

The project will be constructed according to all required building and electrical codes and safety measures. Site plans will be approved by all applicable local authorities, and regularly visited throughout construction as required by the town or by New York State Building Code. Energized system components, such as inverters, will be commissioned by the manufacturers' technicians. The project will employ required lock-out measures and safety warnings. A perimeter security fence will prevent trespassing and vandalism. The active area of the project will be enclosed by a fence and gated for security purposes. Access codes to the gate will be provided to the Canandaigua Police Department, Canandaigua Fire Department, and Canandaigua emergency

⁷ Bloomberg New Energy Finance, November 2016. BNEF PV Module Maker Tiering System. <https://data.bloomberglp.com/bnef/sites/4/2012/12/bnef_2012-12-03_PVModuleTiering.pdf> Accessed on February 1, 2017.

⁸ U.S. Department of Transportation . Summary of Travel Trends; 2009 National Household Travel Survey. 2009 <<http://nhts.ornl.gov/2009/pub/stt.pdf>>

service providers. Vehicular access to the site is adequate for the use proposed and for emergency services, as indicated in the Exhibit C – Preliminary Racking Layout.

The regular vegetation control methods prevent buildup of debris that could otherwise pose risk of fire material, thus Aegis Solar, LLC will pose no increased risk of fires to the surrounding areas.

Please see Exhibit G—Emergency Response Plan.

2.9 Traffic Safety

The anticipated number of vehicles to visit the site during construction will be no more than five (5) truck vehicles per day. Upon completion of the facility installation, no more than two (2) vehicles are anticipated to visit the site on a quarterly basis. A temporary rise in vehicle traffic during the 12 to 16-week construction period is anticipated. However, given the limited number of vehicles visiting the site over the construction period, traffic patterns are not anticipated to be impacted. Additionally, there will be no significant increase to traffic once the facility is operational. In sum, no significant impacts are anticipated for this item.

2.10 Agency Coordination

Aegis Solar, LLC will continue to coordinate with all necessary Federal, State, and County agencies and other entities throughout the planning process for Aegis Solar, LLC. Aegis Solar, LLC is prepared to work with the County should the Application trigger a County review per New York State General Municipal Law 239m.

It is our understanding that this proposal will trigger a SEQRA review. Aegis Solar, LLC has contracted an environmental consulting firm to perform field investigations, literature reviews, and agency consultations to identify and assess existing environmental conditions at the project site. Information derived from these investigations will be used by Aegis Solar, LLC to avoid and minimize effects to environmental resources during the design process.

Please see Exhibit D – SEAF – for further information. Cypress Creek is currently developing a FEAF and SEQR Application Package to provide more information on SEQR concurrences.

2.11 Cost-Benefit Analysis

Aegis Solar, LLC presents many benefits to Canandaigua, the State of New York, and Rochester Gas & Electric customers. There are few, if any, costs associated with the project. Benefits and costs are summarized below:

Potential benefits include:

- Direct local investment of over \$4,530,000;
- Increased tax revenue for Canandaigua;
- Contributes to fulfillment of the State of New York Renewable Energy Standard;
- Lease payments to Landowner provide additional income;
- Local spending for project construction materials, and other goods and services;
- Economic growth for Canandaigua and the State of New York as a result of local spending for project construction, and other goods and services;
- Generating renewable, sustainable energy for the State of New York;
- Diversified electrical mix in the grid; and

Potential costs include:

- Minor visual impacts due to solar array structures; and
- Minimal community and local governmental service demands, including minor impacts to emergency, fire, and safety services.

Exhibit A

Depiction of the Land

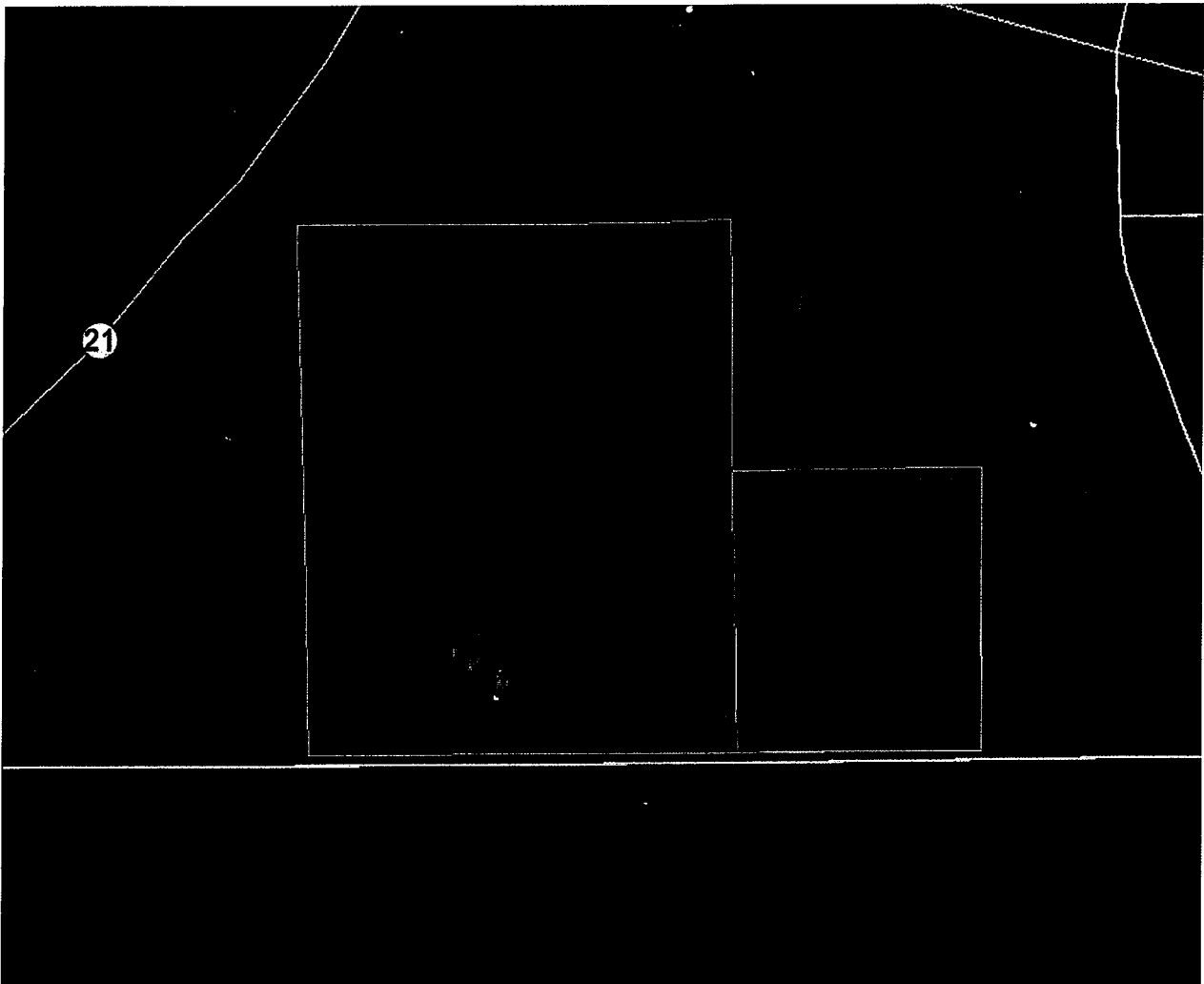
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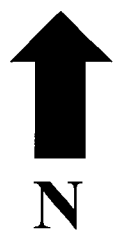
Travis Woolley

Useable Acreage: 20

Useable area is shaded below. Actual solar farm may utilize all or only a portion of the useable area.



CYPRESS CREEK
RENEWABLES



SOLAR FARM DEVELOPMENT & OPERATION

TECHNICAL OVERVIEW

Solar photovoltaic technology is neither new nor experimental. Although the industry has made gradual improvements over the decades, the materials and technology we use today have changed little in the last 50 years.

“Photovoltaic,” commonly abbreviated as PV, is simply the technical term for converting the sun’s light into useable electric current.

Solar facilities, often referred to as “solar farms,” passively capture naturally occurring sunlight and convert it to clean, renewable energy on a scale large enough to supply electricity for daily living in our homes, businesses and schools. Each solar farm is a collection of thousands of solar panels arranged to gather maximum amounts of sunlight during the day. The panels are linked to inverters and transformers that convert the sunlight into useable electricity, which is then transferred to the existing electrical grid.

transformers where the electricity is converted into medium-voltage AC electricity. The medium-voltage electricity is connected to the grid through underground cables.

EQUIPMENT AND CONSTRUCTION

Solar facilities are simple constructions that employ the following basic equipment:

- Solar PV panels
- Inverters
- Transformers
- Wires and conductor cables
- Structural racking system for PV modules
- Perimeter fencing

Most sites require minimal grading, and an entire facility can often be installed with minimal soil disturbance. Structural frames (called racks) are driven into the ground with steel beams (called piles), on which PV panels are mounted. The inverters and transformers, which receive the power from the solar panels, are mounted on top of concrete pads.

The electricity-making process starts with sunlight striking the solar panels. The energy from this action is converted into low-voltage DC electricity. This low-voltage DC electricity is fed into the inverters where it is converted into low-voltage AC electricity, which is then fed into the

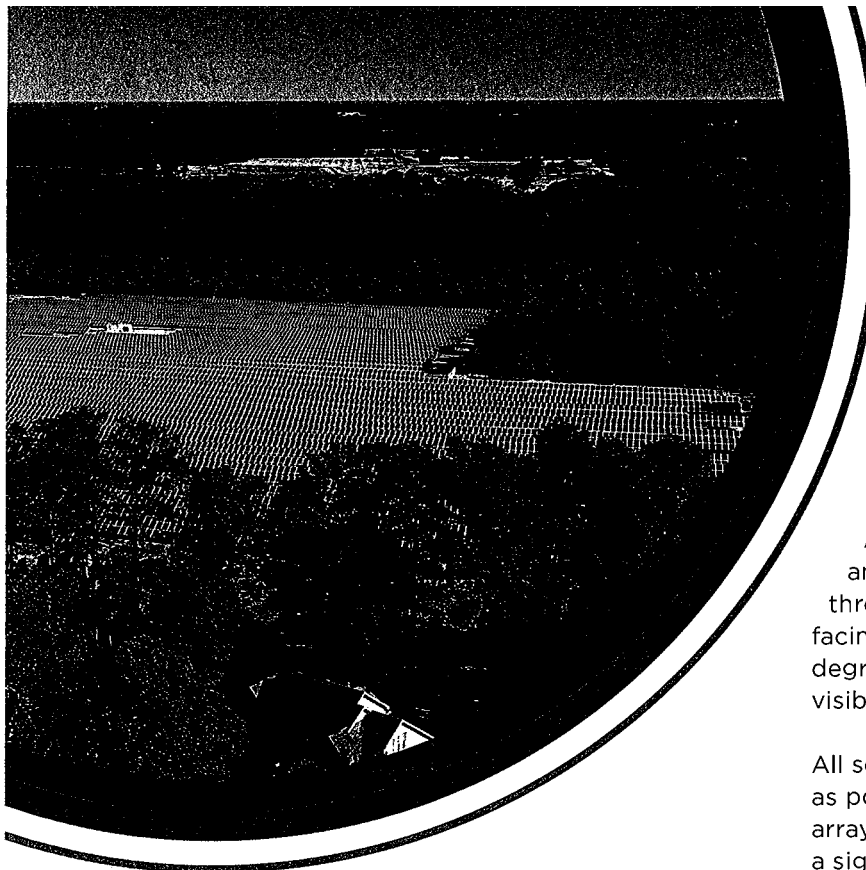
NO TOXICITY

The solar PV panels are composed of non-toxic materials, do not erode, and do not produce any emissions. Cypress Creek Renewables uses two primary solar PV panel technologies: Crystalline Silicon (C-Si) and Copper-Indium-Selenium (CIS). The solar PV panel is an inert crystal composed of non-toxic materials similar to a glass plane. The sealed PV panels do not leach metals into the environment and are recycled at the end of their lifecycle.

C-Si modules are produced by sourcing extremely high quality, pure silicon or quartz. The silicon is heated until it melts, after which a crystal is grown from a source ingot. The silicon crystal is sliced into thin wafers and mounted onto a durable backing material, after which the panel is encapsulated by glass and an aluminum frame.

CIS modules work identically to C-Si modules, but use trace elements of different photovoltaic material. The factory heats copper, indium, and selenium and seals them between two sheets of glass and an aluminum frame, eliminating any possibility of leaching into the environment.

Source: Electric Power Research Institute and California Energy Commission. (2003). *Potential health and environmental impacts associated with the manufacture and use of photovoltaic cells*. Sacramento, CA.



GLARE

Solar panels are designed to absorb light from the visible spectrum, not to reflect it, although some upward reflection does occur. To assist light absorption, each PV panel is treated with an anti-reflective coating. Naturally occurring ponds and streams, snow, and even certain kinds of soil and vegetation are similarly reflective. In fact, the sunlight that is reflected away from solar panels produces the same amount of glare as a flat pond or lake.

Additionally, the solar panels are mounted at an angle that allows for the most light to be absorbed throughout the year, which results in the panels facing the sky at shallow angles (typically less than 25 degrees). As a result, what little light is reflected is not visible to ground-level observers.

All solar farms are required to be approved by the FAA as potential glare hazards for aviators. To date, no PV array has been deemed a glare hazard. In fact there are a significant number of PV power plants built next to highways and around airports.

Source: Riley, E. & Olson, S. (2011). *A study of the hazardous glare potential to aviators from utility-scale flat-plate photovoltaic systems*. ISRN Renewable Energy, 2011. <http://dx.doi.org/10.5402/2011/651857>

AUDIBILITY

Once constructed, the only sound-emitting component is a cooling fan in the inverter that only operates when the inverter warms up during power production in the middle of the day. The sound created by the inverter during peak power production is typically in the low-range of 65 decibels at a distance of 30 feet—the equivalent of the sound created during normal conversation. At 500 feet from the inverter, sound levels drop to near-inaudible 40 decibels, which cannot be heard over ambient noise in even the quietest rural areas. No sound is produced at night.

The rest of the facility's equipment does not produce significant sound.

Source: Massachusetts Clean Energy Center. (2012). *Study of acoustic and EMF levels from solar photovoltaic projects*. Boston, MA.

ELECTRO-MAGNETIC FIELDS (EMF)

The International Commission on Non-Ionizing Radiation Protection has established 833 milli-Gauss (mG) as the limit for prolonged exposure to electro-magnetic fields. The inverter is the strongest source of magnetic fields in the solar facility with levels varying from 150-500 mG at a distance of one to two feet. As an unmanned facility, prolonged exposure is never an issue. At 150 feet, the inverter's magnetic field levels drop below 0.5 mG or less, often falling to the background level of earth's magnetic field of 0.2 mG.

No other solar PV component emits EMFs that are measureable above the earth's magnetic field. There are no EMFs emitted at night.

Source: Massachusetts Clean Energy Center. (2012). *Study of acoustic and EMF levels from solar photovoltaic projects*. Boston, MA.

SOIL PROTECTION

Minimal ground disturbance only occurs during the short (6 to 12 week) construction period. Heavy equipment and traffic is restricted to perimeter roads, which comprise less than 0.03 percent of the site area during construction. To further protect against erosion, most roads on the site are re-seeded with vegetation after construction unless otherwise required by the soil conditions or indicated by the jurisdiction.

A detailed erosion and sedimentation control plan is developed for every project so that water-borne runoff is prevented from entering the surrounding environment. Control measures typically include straw bales, hay coil logs, run-off channels, silt fencing, and sediment basins. Once constructed, natural vegetative growth is encouraged within the facility to prevent erosion, and the areas where panels are located are not considered impervious.

DUST AND WEED CONTROL

During construction, dust levels are kept to a minimum by limiting heavy equipment and traffic to designated perimeter roads and points of site entry. During dry seasons, roads are regularly kept wet to reduce dust. Wet seasons naturally keep dust levels down.

To minimize the encroachment of weeds following construction a blend of native grass and shrub seeds are planted across the site. The grounds are watered as needed, and weeds are removed during regular maintenance activities.

Source: National Renewable Energy Laboratory. (2013). *Overview of opportunities for co-location of solar energy technologies and vegetation* (Report No. DE-AC36-08GO28308). Golden, CO.

WILDLIFE PROTECTION

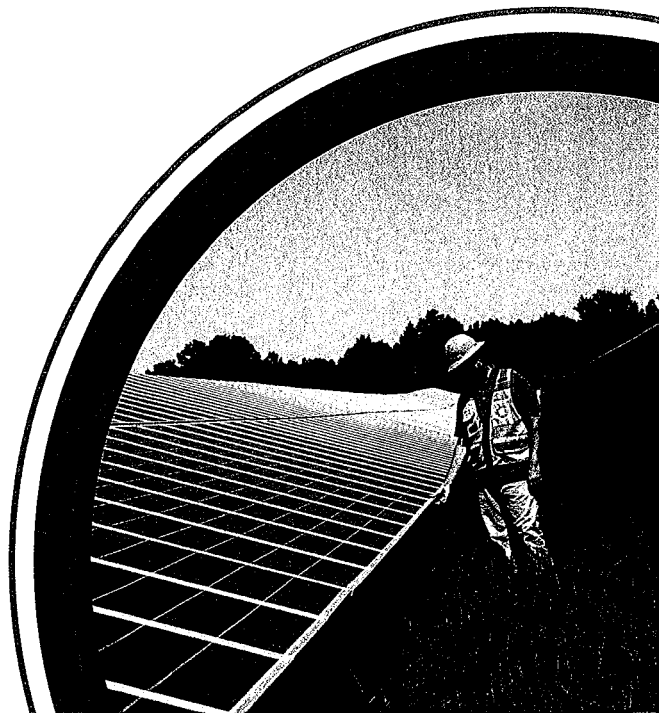
In most cases, wildlife is protected by using perimeter fencing and barbed wire to prevent access for large mammals, such as deer. Large animals are kept out of the site because they can interfere with equipment, damage wiring, or injure themselves. In cases when barbed wire is not used, perimeter fence height is increased.

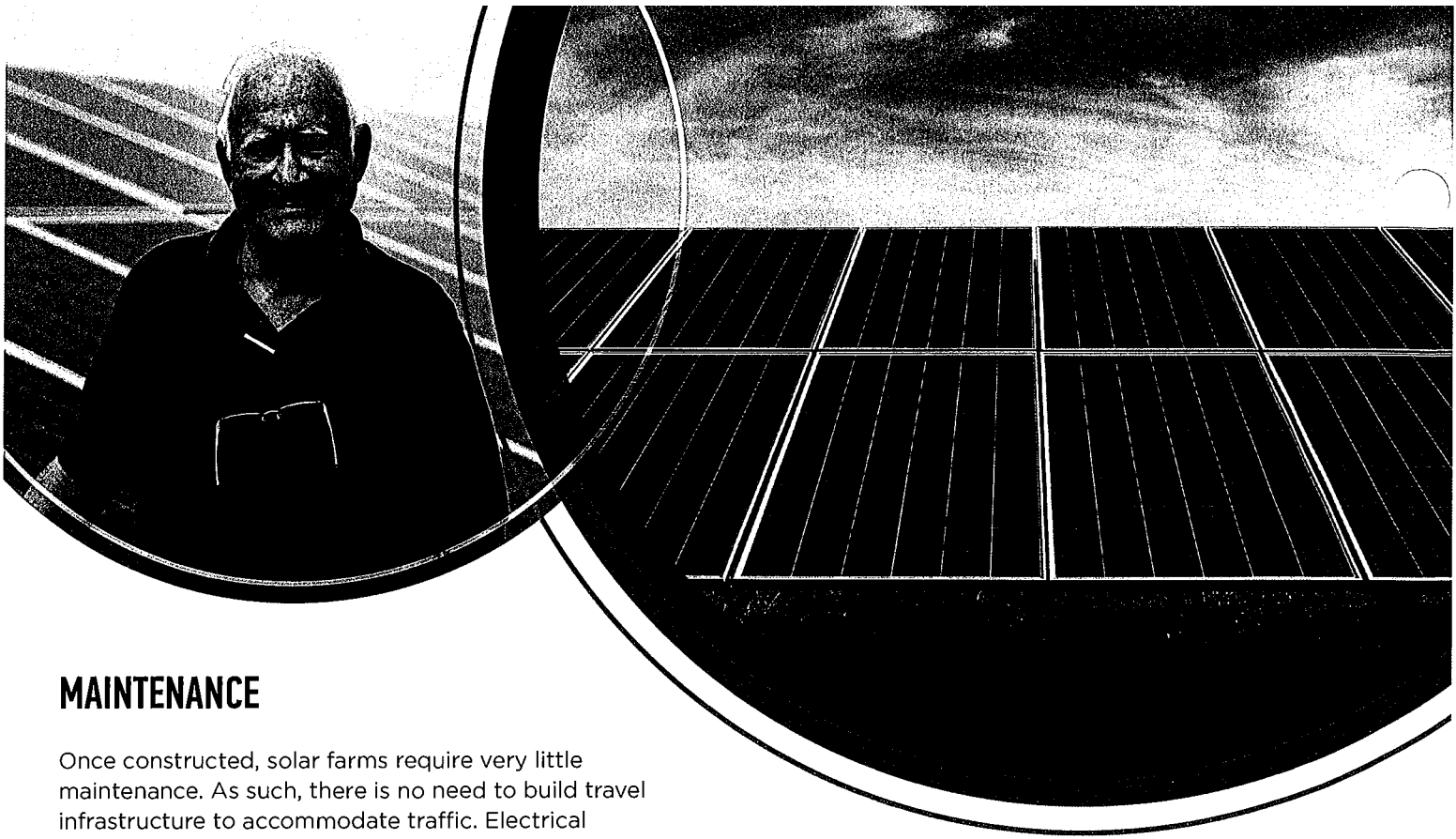
Smaller animals, such as squirrels and birds, are allowed to pass throughout the facility following construction. The environment in the solar facility is often conducive to a wildlife habitat because of its natural vegetation, significant amount of shade and relative lack of human disruption. Wildlife access to electrical equipment is prevented with conduit protection for wires and foam sealing at all equipment entry points.

Source: Turney, D. & Fthenakis, V. (2011). *Environmental impacts from the installation and operation of large-scale solar power plants*. *Renewable and Sustainable Energy Review*, 15, 3261-3270.

DECOMMISSIONING

Decommissioning and dismantling of the solar PV power plant is not expected to occur until over thirty years after the facility is constructed. The system's equipment, including wires, conductors, and racking, has significant salvage value since it is comprised of useful metals such as copper, aluminum and steel. The PV panels are valuable for their semiconductor materials and rare metals such as silver. The salvage value meets or exceeds the cost of decommissioning. At the end of the facilities' lifetime, a solar reclamation firm will collect the modules for recycling, the inverters for refurbishing, and the hardware for salvage. The land is then reseeded with a local seed mix and can be repurposed for agriculture or other uses.





MAINTENANCE

Once constructed, solar farms require very little maintenance. As such, there is no need to build travel infrastructure to accommodate traffic. Electrical engineers will service the inverters and transformers on average once per quarter. Solar PV panels have a very low failure rate (approximately 1 in 10,000 per year), and are easily replaced from inventory stores.

In regions of the United States that are typically dry, such as the Southwest, the panels are cleaned with large cloth dusters approximately once every month. In wetter climates, natural rainfall keeps the panels clean.

Grass is kept under control by mowing and weeds may be spot sprayed if necessary. In some regions, sheep grazing within the facility are used to control vegetation. Sites are maintained approximately 5-9 times per year during the growing season, depending on location.

Source: National Rural Electric Cooperative Association. (2015). *Cooperative utility PV manual*.

SAFETY

Solar facilities do not generate more than one to three vehicle visits per quarter on average, making them insignificant traffic generators that do not create safety issues for the surrounding road networks. By contrast, the national average for single family homes is 9.5 vehicle trips per day.

Additionally, solar PV power plants are constructed according to all required building and electrical codes and safety measures. Site plans are approved by local authorities, and regularly visited throughout construction as required by local ordinance or state building code. Interconnection agreements are carried out as specified by the local utility. Energized system components, such as inverters, are commissioned by the manufacturers' technicians. Solar facilities employ required lock-out measures and safety warnings. A perimeter security fence prevents trespassing and vandalism.

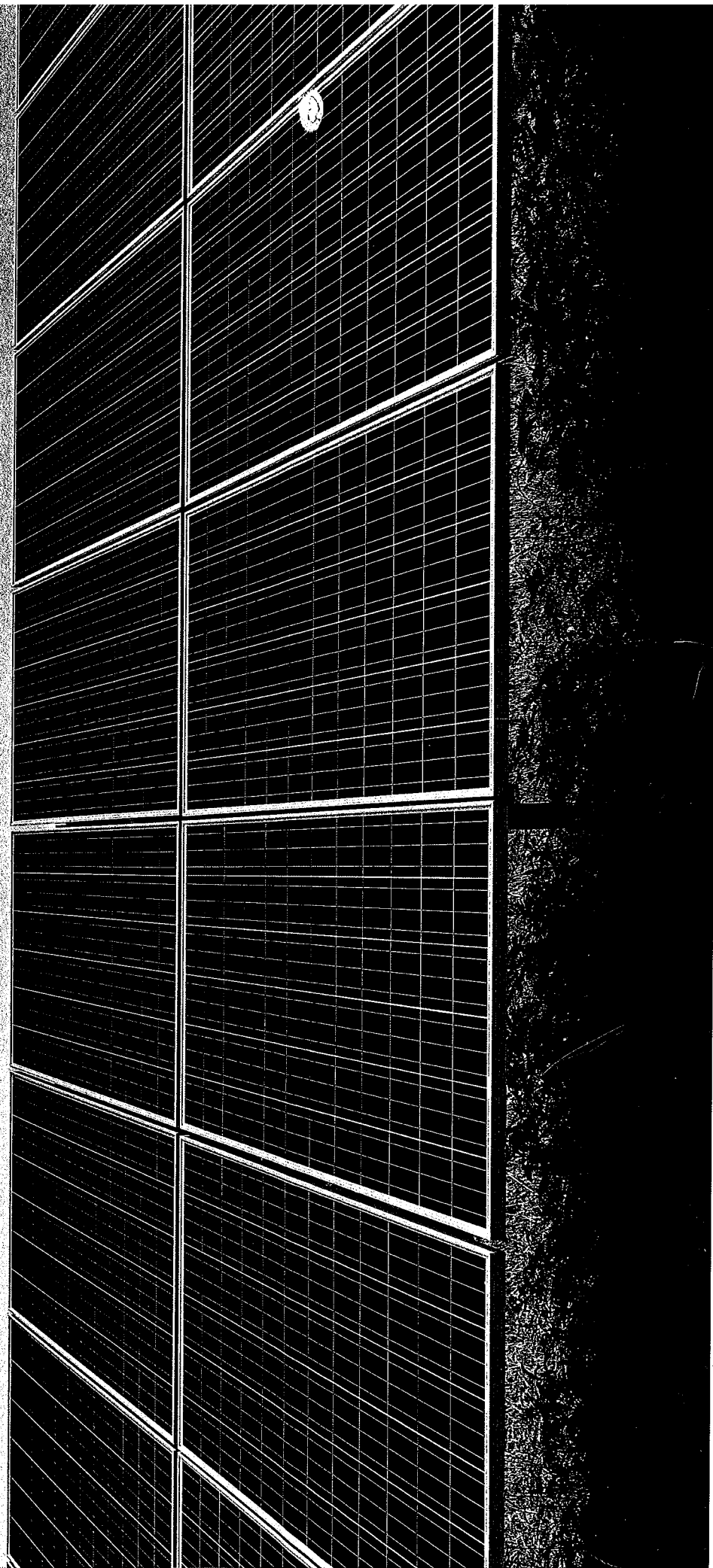
The regular vegetation control methods prevent buildup of debris that could otherwise pose risk of fire material. As such, solar PV facilities pose no increased risk of fires to the surrounding areas.

Sources: Jeff Court. (2014). *Photovoltaic solar safety management for utilities*. Incident Prevention Magazine, November 2014.

National Fire Prevention Agency. (2015). National electric code (pp. 690.1-91, 370.1-120, 376.1-120, 408.1-58, 450.1-48, 480, 490.1-74, 705.1-135, 728, 750). Quincy, MA: National Fire Prevention Agency.

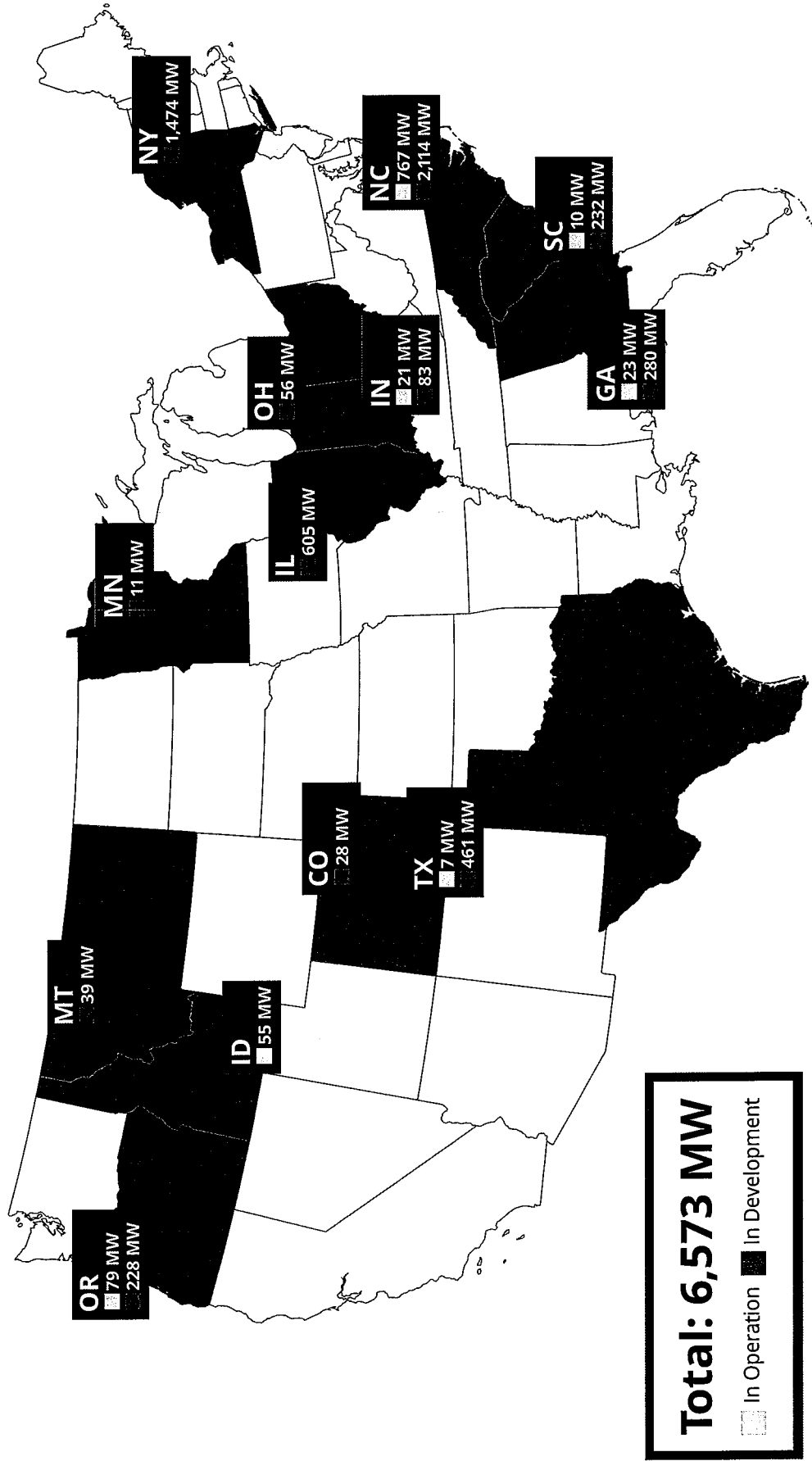
OPERATIONAL SITES OVERVIEW

First Quarter 2017



CYPRESS CREEK RENEWABLES PIPELINE OVERVIEW

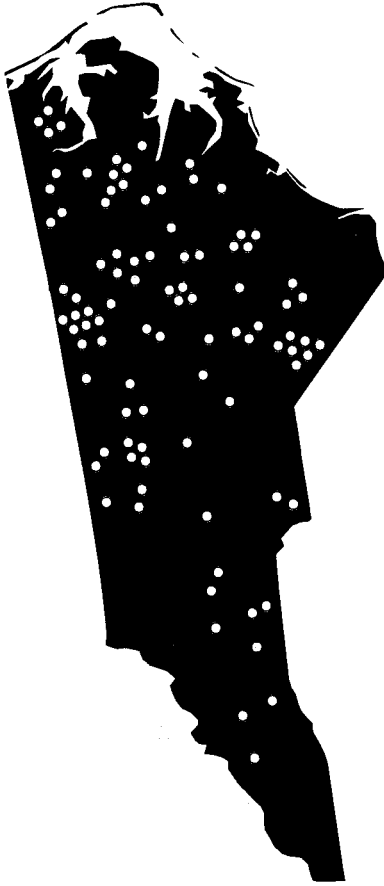
Cypress Creek Renewables is a developer and long-term owner of solar projects with diversified development assets across the United States. As of December 2016, Cypress Creek has 973 MW in operation, with another 5,600 MW at various stages of development across the country.



OPERATIONAL OVERVIEW
& ZONING JURISDICTION

North Carolina

767 | 105
Total MW | Total Projects



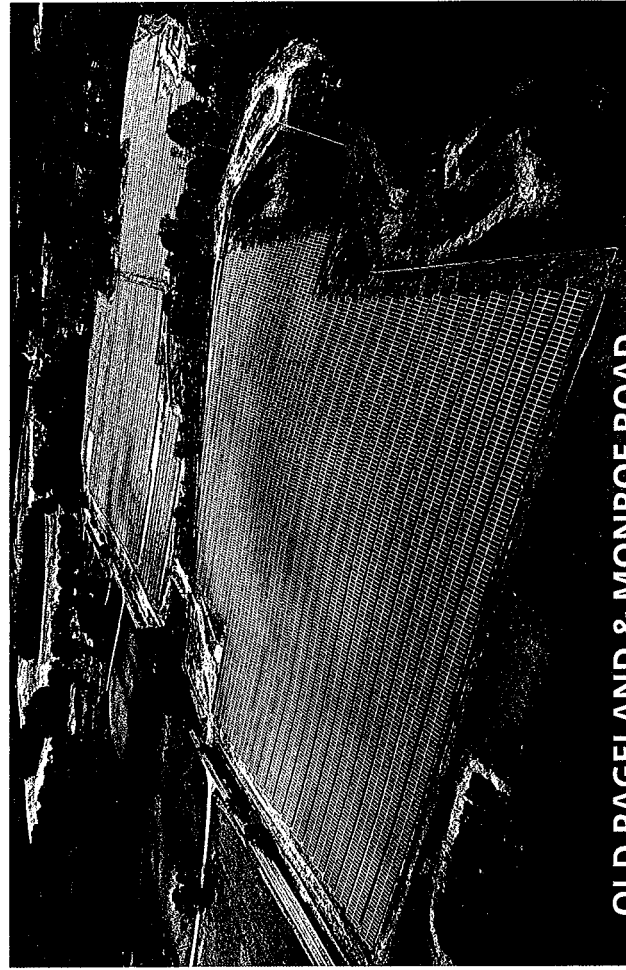
JURISDICTION	TOTAL PROJECTS	TOTAL MW
Alamance County	2	15
Beaufort County	1	5
Bertie County	1	6
Bladen County	2	58
Buncombe County	1	5
Burke County	1	3
Catawba County	2	13
City of Goldsboro	1	7
City of Laurensburg	2	13
City of New Bern	1	4
City of Newton	1	7
City of Rocky Mount	2	13
Cleveland County	2	8
Craven County	2	13
Cumberland County	3	112
Duplin County	4	18
Forsyth County	2	9
Franklin County	1	7
Granville County	2	13

JURISDICTION	TOTAL PROJECTS	TOTAL MW
Greene County	1	7
Guilford County	4	21
Harnett County	1	2
Haywood County	1	2
Henderson County	1	3
Hertford County	2	14
Johnston County	2	13
Jones County	1	7
Lee County	1	7
Lenoir County	2	13
Moore County	1	7
Nash County	3	28
Orange County	1	3
Pasquotank County	2	11
Perquimans County	2	13
Person County	1	3
Pitt County	2	13
Randolph County	1	7
Robeson County	5	33
Rockingham County	2	13
Rowan County	2	12
Rutherford County	3	16
Sampson County	1	6
Town of Benson	1	5
Town of Bladenboro	1	7
Town of Cary	1	2
Town of Clarkton	1	3
Town of Clayton	1	5
Town of Coats	1	7
Town of Garner	1	7
Town of Mount Olive	1	6
Town of Red Springs	1	7
Town of Robersonville	1	7
Town of Warrenton	1	4
Town of Warsaw	1	7
Town of Williamston	2	14
Town of Woodland	1	7
Union County	2	14
Vance County	6	39
Wake County	1	7
Walnut Cove	1	5
Warren County	2	10
Wayne County	2	14
Wilson County	1	6

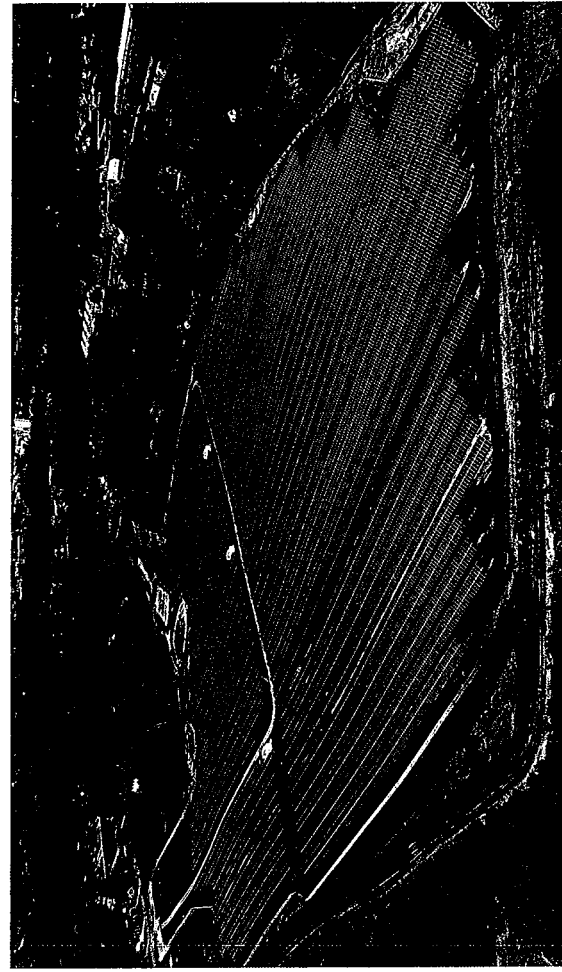
**OPERATIONAL OVERVIEW
& ZONING JURISDICTION**



WALNUT SPRINGS
7 MW, Bosque County, TX



OLD PAGELAND & MONROE ROAD
14 MW Union County, NC



ANGEL
7 MW Catawba County, NC

OPERATIONAL OVERVIEW ZONING & JURISDICTION



Indiana

JURISDICTION
City of Brazil
Sullivan County
Vigo County

TOTAL PROJECTS
1
1
1

TOTAL MW
7
7
7

21
Total MW

3
Total Projects



South Carolina

JURISDICTION
Saluda County

TOTAL PROJECTS
1

TOTAL MW
10

10
Total MW

1
Total Projects



Oregon

JURISDICTION
Deschutes County
Malheur County

TOTAL PROJECTS
1
6

TOTAL MW
14
65

79
Total MW

7
Total Projects



Georgia

JURISDICTION
Glynn County

TOTAL PROJECTS
1

TOTAL MW
23

23
Total MW

1
Total Projects



Idaho

JURISDICTION
Ada County

TOTAL PROJECTS
1

TOTAL MW
55

55
Total MW

1
Total Projects



Minnesota

JURISDICTION
City of Shakopee
Empire Township

TOTAL PROJECTS
1
1

TOTAL MW
4
7

11
Total MW

2
Total Projects



Texas

JURISDICTION
Bosque County

TOTAL PROJECTS
1

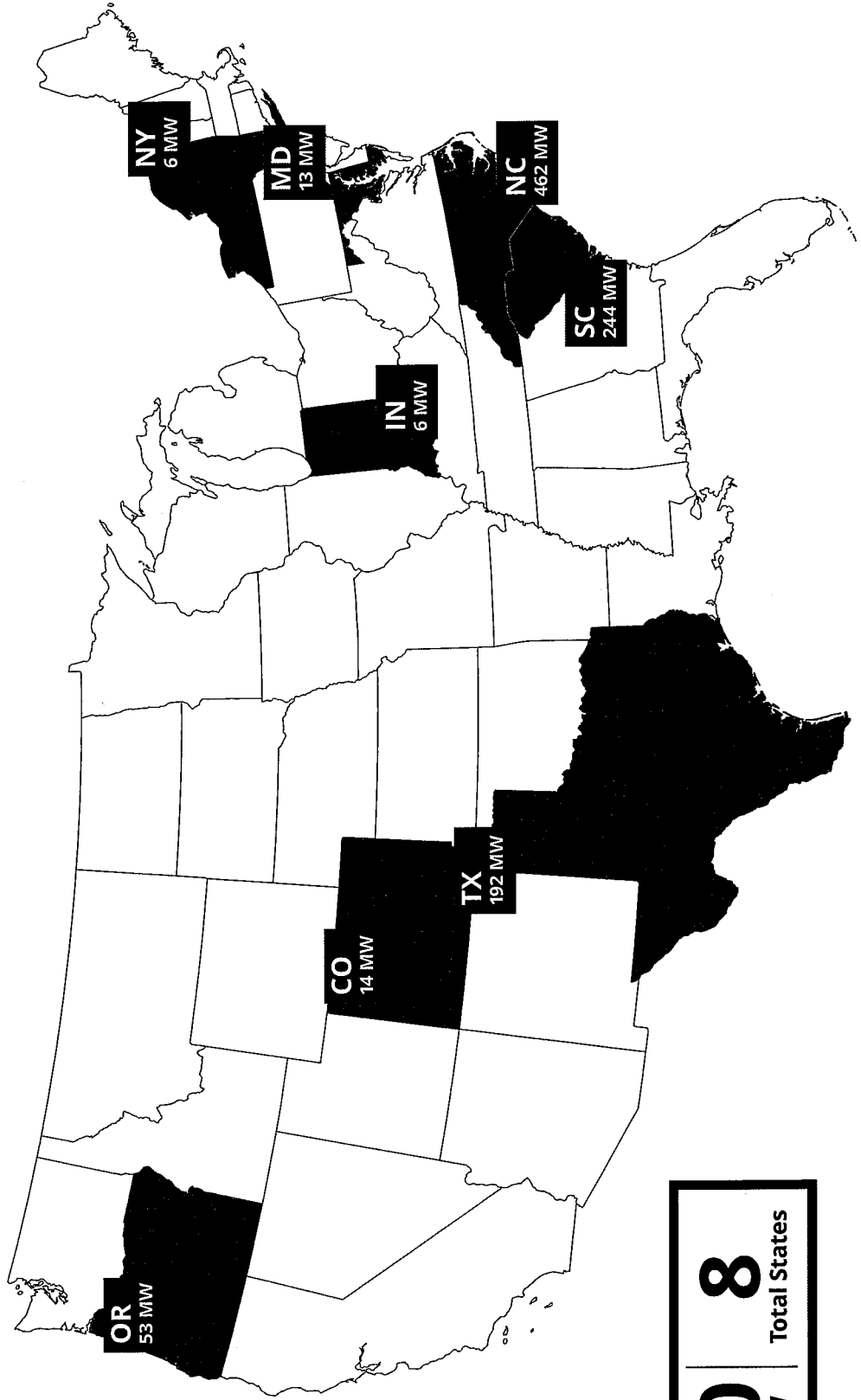
TOTAL MW
7

7
Total MW

1
Total Projects

**COMING SOON:
TO BE TURNED ON IN 2017**

We expect to deploy 990 MW by the end of 2017 in various states.

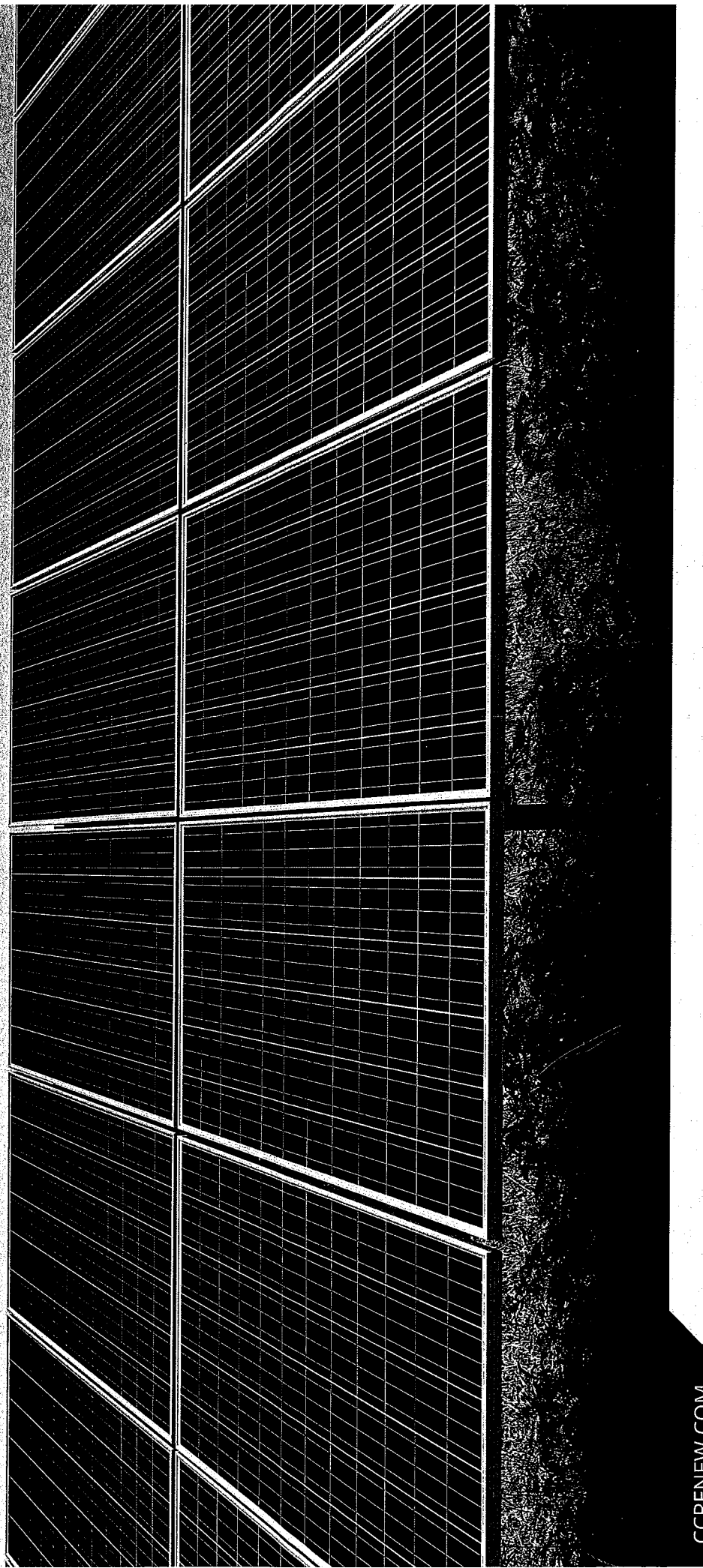


990 Total MW	8 Total States
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ABOUT CYPRESS CREEK RENEWABLES

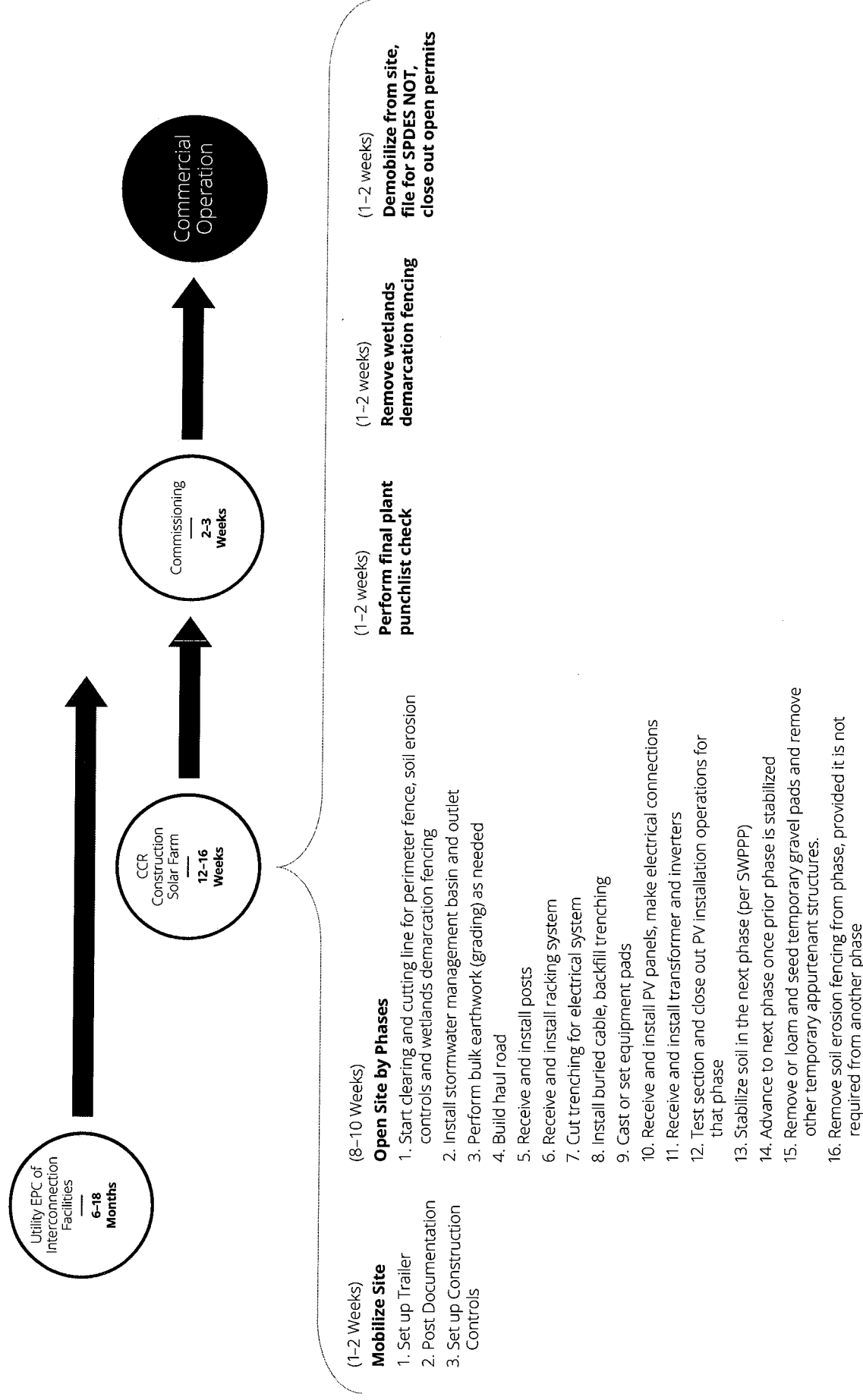
Cypress Creek Renewables is the American leader in Local Solar. Cypress uses a data driven approach to identify and develop underutilized land on which it builds solar farms ranging from 2 - 20 MW on average, and currently owns one of the largest solar farms east of the Mississippi River. Cypress sells the renewable energy these solar farms create back to local communities and utilities, typically at rates lower than fossil fuels. This process guarantees widespread, affordable access to clean energy.

With over 5 GW of local solar farms deployed or in development (enough to power nearly 1 million homes) across 8 states, Cypress Creek Renewables is the largest and fastest-growing dedicated provider of local solar farms in the United States.



Cypress Creek Renewables Construction Sequence

2MW Solar Energy Systems Overview



Note: This diagram represents a general timeline. Timelines can shift based on challenging site conditions or unforeseen subsurface conditions.

