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7/5/2023

Subject: **Dutchman Renewable Power Project**
Solar Energy Facility Permit Application

To Whom it May Concern:

DUTC bn, LLC (Dutchman Renewable Power Project, Dutchman Solar, or Applicant), a subsidiary of BNC DEVCO, LLC, which is a joint venture between BrightNight, LLC (BrightNight) and Cordelio Power is proposing to develop the Dutchman Solar project (Project) in Converse County, Wyoming. BrightNight is the lead developer for this Project. Dutchman Solar will own, permit, construct, and operate the Project. The Project is located entirely on private land approximately 1.5 miles northeast of Glenrock and 20 miles northwest of Douglas. Dutchman Solar is applying for an Industrial Development Information and Siting Act (ISA) permit as well as a Solar Energy Facility (SEF) permit from Converse County.

The Project is a proposed utility-scale solar energy facility that will have a generating capacity of up to 499 megawatts (MW) of renewable energy with battery storage. The primary Project components include photovoltaic (PV) solar panels, two battery energy storage systems (BESSs), two substations, two operations and maintenance (O&M) buildings, and 6.8 miles of overhead 230-kilovolt (kV) generation-tie (gen-tie) transmission lines. The Project also includes supporting infrastructure components such as an underground electrical collection system, dispersed inverter units, gravel access and maintenance roads, and a perimeter security fence. Two interconnections are planned for the Project: the first point of interconnection (POI) will be a 300-MW interconnection to the Windstar substation; and the second POI will be a 299-MW interconnection on the existing Tri-State transmission line south of Dave Johnston Power Plant on PacifiCorp lands. Power not exported by the facility will flow into a 500 megawatt-hour (MWh) lithium-ion BESS system. The 4,738-acre Project Area includes 4,675 acres for the proposed solar facility site (Site Boundary) and 62.7 acres for the transmission line corridors outside of the Site Boundary.

The Project will be accessed from one of two entrance gates located along State Highway 95, northeast of the City of Glenrock. Access to proposed solar panels and other related facility infrastructure will occur on private access roads within the Site Boundary. It is anticipated that the transportation routes for construction materials will use the SH 95 to access the site.

Permitting is currently underway for the Project. The submittal of a Converse County SEF Permit Application is planned for June 2023 with a public hearing tentatively planned for September 2023.

The submittal of an ISA permit application to Wyoming DEQ is planned for October 2023 with a public hearing tentatively planned in January 2024. Construction would start in March 2024. The peak construction period would employ approximately 447 construction workers. There are two assumed haul and travel routes to the Project site: U.S. Highway 87 (US 87) east bound from Casper (assumed to be the primary route) and US 87 west bound from Douglas. In addition to the workers commuting to the site, the Project would also receive deliveries each day. It is anticipated that there would be on average eight deliveries per day. The number of deliveries would be lower during non-peak construction and would ramp up during peak-construction. Typically, deliveries are anticipated to be spread throughout the day and not during the peak hours. Full commercial operation would commence by the 3rd quarter of 2026.

A meeting was held with the Wyoming Department of Environmental Quality Industrial Siting Division (ISD) on December 21, 2022. The ISD staff determined that the Project was within the jurisdiction of the Industrial Siting Council since the Project is a commercial solar facility generating more than 30 megawatts of electricity and resulting in a surface disturbance greater than 100 acres (Wyoming Statutes 35-12-102). They also determined the study area for the permit application to be Converse and Natrona Counties and all municipalities therein.

The anticipated economic benefits of the Project include the following:

- Project construction will provide employment opportunities for local workers. The Applicant estimates that 16 to 20 percent of construction positions could be occupied by local workers, with a peak of more than 70 and an average of 28 local workers potentially onsite over the 29-month construction period.
- Per diem spending by non-local workers and local Project-related expenditures will support economic activity (jobs, income, and tax revenue) elsewhere in the local economy.
- Overall capital expenditures for the Project will result in estimated sales and use tax revenues of approximately \$56.2 million, based on respective state and local (Converse County) tax rates of 4 percent and 1 percent.
- Following construction, the Project will generate approximately \$9.6 million in property tax revenues during its first full year of operation. The Project is estimated to generate approximately \$157.1 million over its 40-year operating life.
- Project operation will provide up to 3 full-time operations jobs and local operations-related expenditures will also support local economic activity.
- Land lease revenues will be generated for local landowners for the operating life of the Project.

BrightNight is in the process of conducting meetings and presentations with potentially affected municipalities, counties, state agencies, and other stakeholders. The meetings will be an opportunity to discuss potential environmental, social, and economic issues and identify mitigation recommendations and solutions to incorporate into the planning and design of the Project. The full anticipated economic benefits and anticipated impacts from the Project are still being determined and analyzed but will be fully vetted through the permitting process.

Anticipated impacts from the Project include the following:

- Temporary impacts to soil resources would include compaction from foot and vehicle traffic, grading of the site and access routes, and use of a laydown area. Permanent impacts are anticipated to consist of equipment foundations and maintenance roads.
- Wetlands and waterbodies were identified within the Site Boundary and transmission line corridor. The Applicant will avoid impacts to Waters of the U.S. and wetlands to the greatest extent possible. If impacts cannot be avoided, the Applicant will coordinate with the appropriate agencies to obtain permits before construction commences.
- It is conservatively anticipated that the volume of water required for construction of the Project would not exceed 500 acre-feet per year over the course of the 29-month construction period. Additional water usage during operations would be in support of a small number of permanent staff and potential occasional equipment washings.
- During Project construction, localized impacts to air quality could occur as a result of dust generated through grading and use of vehicles and other construction equipment on dirt roads. The generation of fugitive dust will be minimized through the application of water on work areas and dirt access roads. Operation of the solar PV facility and substation will not affect air quality except through the tailpipe emissions of pickup trucks used by the operations and maintenance crew and likely some generation of fugitive dust resulting from use of dirt access roads.
- The Project area is located on private land. There are no recreational facilities located within the Project area and no public access for recreational use of the Project lands
- Noise will be generated from cooling fans and pumps on the transformers and power inverters, which would be barely audible beyond the immediate vicinity of the facility.
- Fourteen historic archaeological sites have been recorded within a 1.0-mile radius of the proposed Project area. Impacts to cultural resources will be avoided to the greatest extent possible. If impacts cannot be avoided, the Applicant will coordinate with the Wyoming State Historic Preservation Office prior to construction.



BrightNight invites you to express your agency's comments and provide feedback so that issues may be considered and addressed directly with your agency, as well as incorporated into the Industrial Siting and Converse County SEF permit applications, permitting process, and construction planning process. You may provide input by sending an email to nathan@brightnightpower.com.

Please be sure to include your name and contact info with your comments so that we may follow-up with you effectively. Local informational meetings with members of the Project team are scheduled at the following dates and locations.

Wednesday July 26th

Glenrock Town Hall

219 S. Third St.
Glenrock, Wyoming 82637

4 PM to 7 PM (Mountain)

Thursday July 27th

Hampton Inn & Suites Douglas

1730 Muirfield Ct.
Douglas, Wyoming, 82633

4 PM to 7 PM (Mountain)

These meetings will be organized as open houses where guests are welcome to come and go as they please during the posted hours. We look forward to hearing from you and welcome the opportunity to discuss the project with you in person or by phone.

Respectfully,

Nathan Campbell

Nathan Campbell
Director, Development

Attachments:

1. Project Map

