

December 6, 2023



Proposed Daystar Renewables Project Introduction

Presented by Vesper Energy

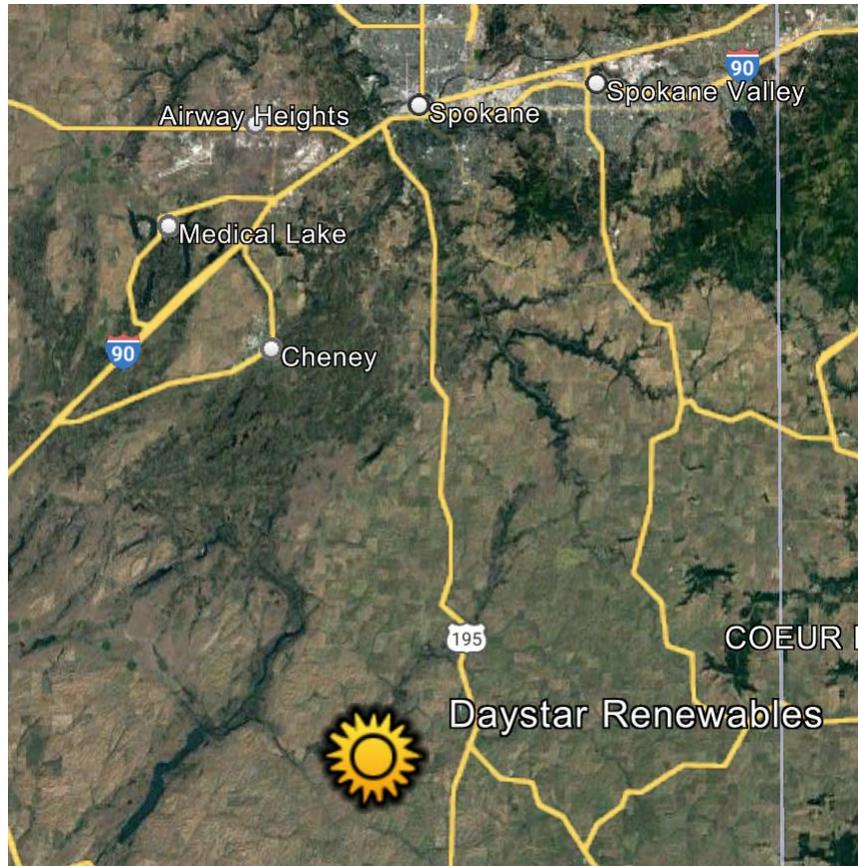
Proposed Daystar Renewables Project



- Project Introduction and Overview
- Why Here?
- Solar + Agriculture
- Benefits to the Community
- Safety, Environmental Protection, & Fire Prevention
- Questions?

Project Introduction and Overview

Project Highlights



- Proposed 100MW Solar + 100MW/400MWh Battery Energy Storage System (BESS)
- Located Northwest of Thornton on Thorn Creek Road
- Interconnection into the Avista transmission system
- Battery could charge both from the solar plant and the grid
- Currently designed on 560 acres but optimization may increase the project to cover around 900 acres
- Non-optimized design is currently ranging between 82 and 89 MWs
- The project is very early in the development process, which brings many uncertainties. However, we want to engage with the county and community as early as possible.

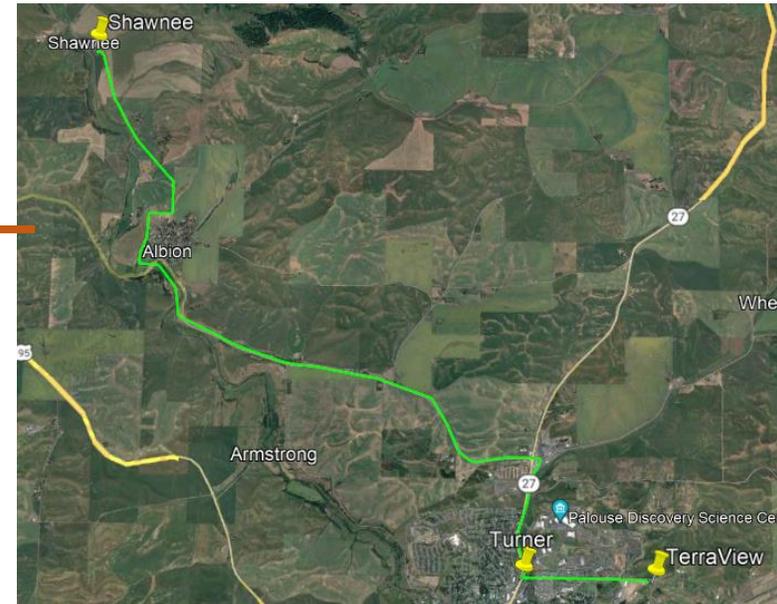
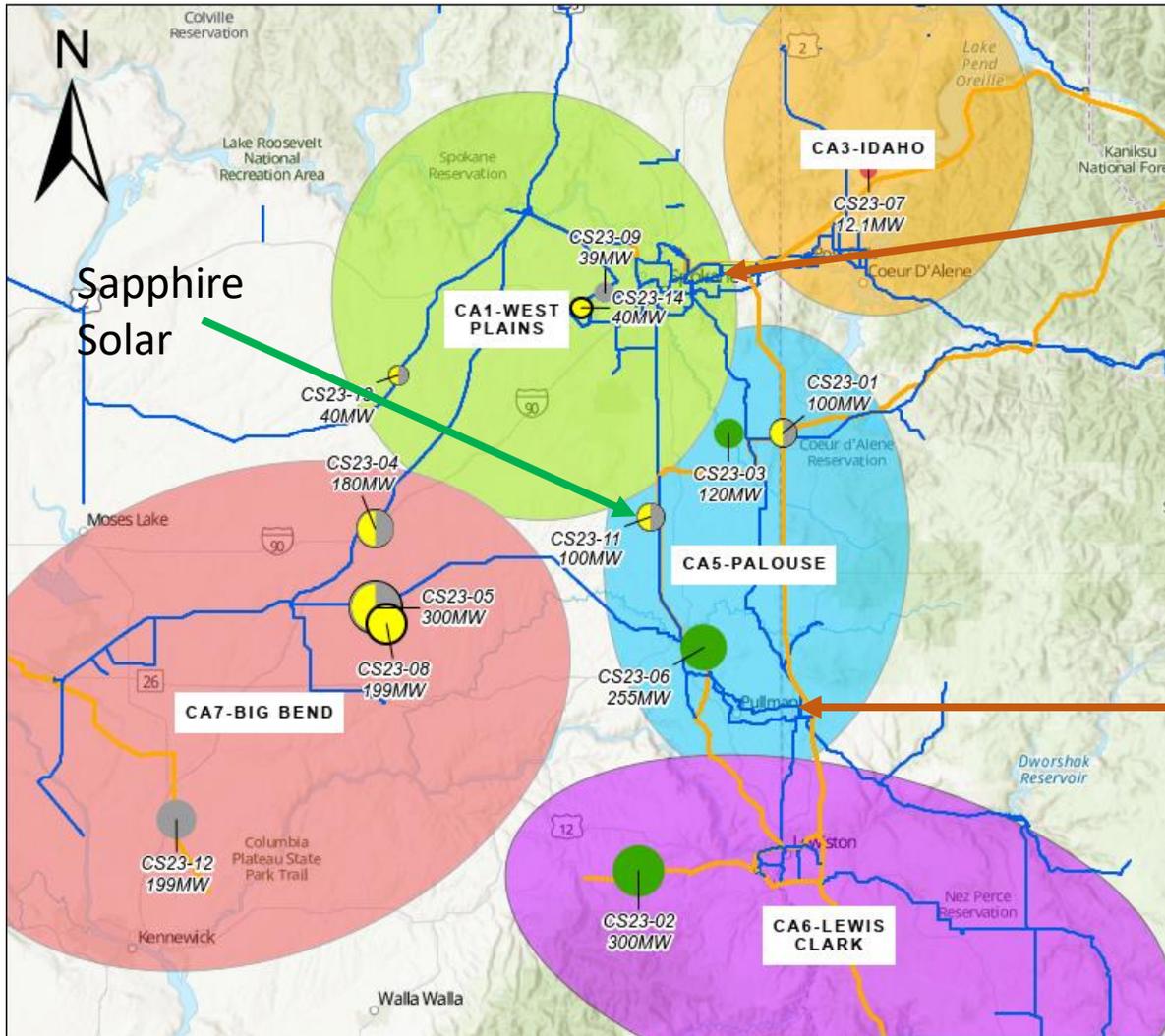
Project Status - Interconnection



Interconnection study status with Avista

- Proposed interconnection at the Thornton 230 kV substation located on Stoneham Road
- Preparing to enter the Avista's Facility Study phase
- Completed Avista's Phase I and Phase II Cluster Studies

Daystar Solar CS23-11 100MW PV+BESS Line Upgrade Locations



Project Status – Field Studies and Permitting



- Environmental Contractor has been selected
- Completed Critical Issues Analysis
- Completed Wetland Delineations
- Been having preliminary discussions with both USFWS and SHPO
- USFWS has approved field study plan and field surveys
- Completed both desktop and on-site wetland delineations

Project Status – Engineering



- Proposed panel layouts are very preliminary but....

Here's what we know

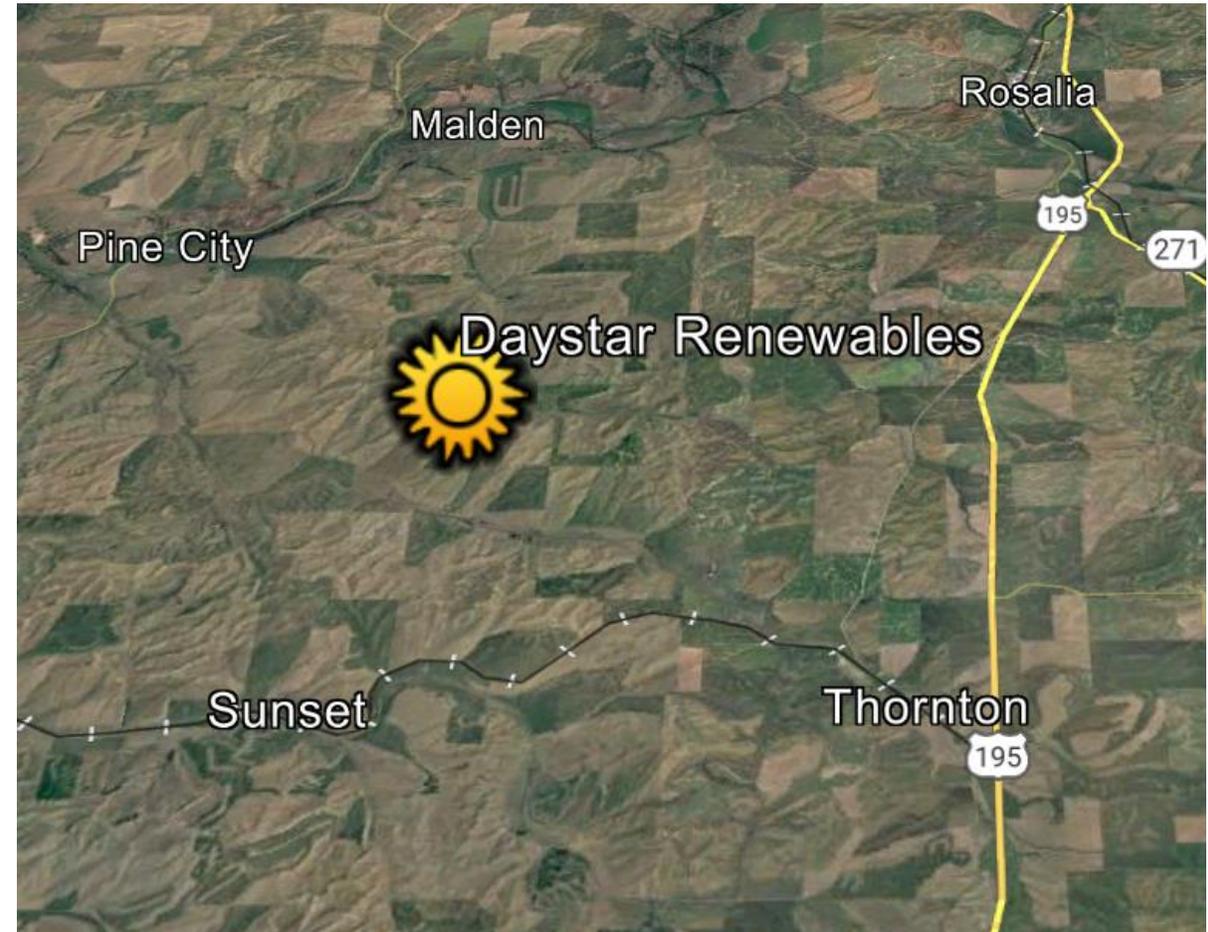
- Unlikely to get 100 MWs of solar and battery on current amount of land
- Likely to reduce size or lease more land

Here's what we don't know for sure

- Size and number of panels
- Fixed-tilt, tracker, or a combination of the racking technologies based on slope

Project Status – Land

- Leased approximately 560 acres. There are 1,393,920 acres in Whitman County. Our project would impact 0.04% of the land in Whitman County.
- Negotiating on multiple ROW options to get electricity to the Thornton 230 kV substation
- Discussing special leasing with an additional landowner for putting panels on hilltops of his land around his farming operation



Why Here?

Primary Selection Criteria



- Substation/transmission interconnection needs/location
- Market demands and forces
- Grid resiliency



Primary Selection Criteria



- Avista regularly purchases electricity from other utilities and transmission providers
- Regular RFPs to expand electricity and self reliance

Secondary Selection Criteria



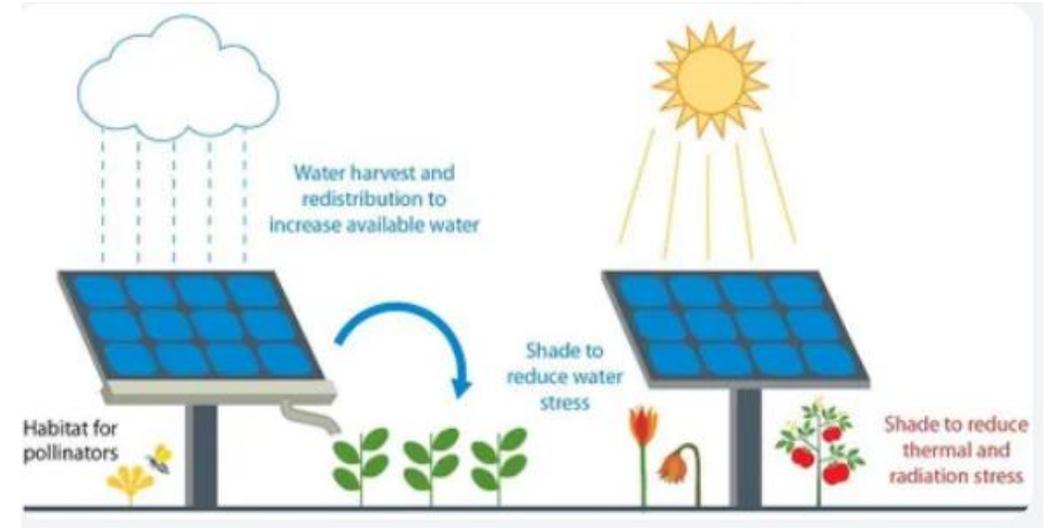
- Landowner discussions in the area reflected interest in the project
- Some LOs wanted to be a part of the project
- Other LOs expressed interest and acceptance

Solar + Agriculture



Agriculture and Solar Go Hand in Hand

- Keeps land in the family for future generations
- Helps farmers diversify their portfolio and maintain their current farming options.
- We are open to engagement from the county on the best way to maintain the land to protect it for future generations.



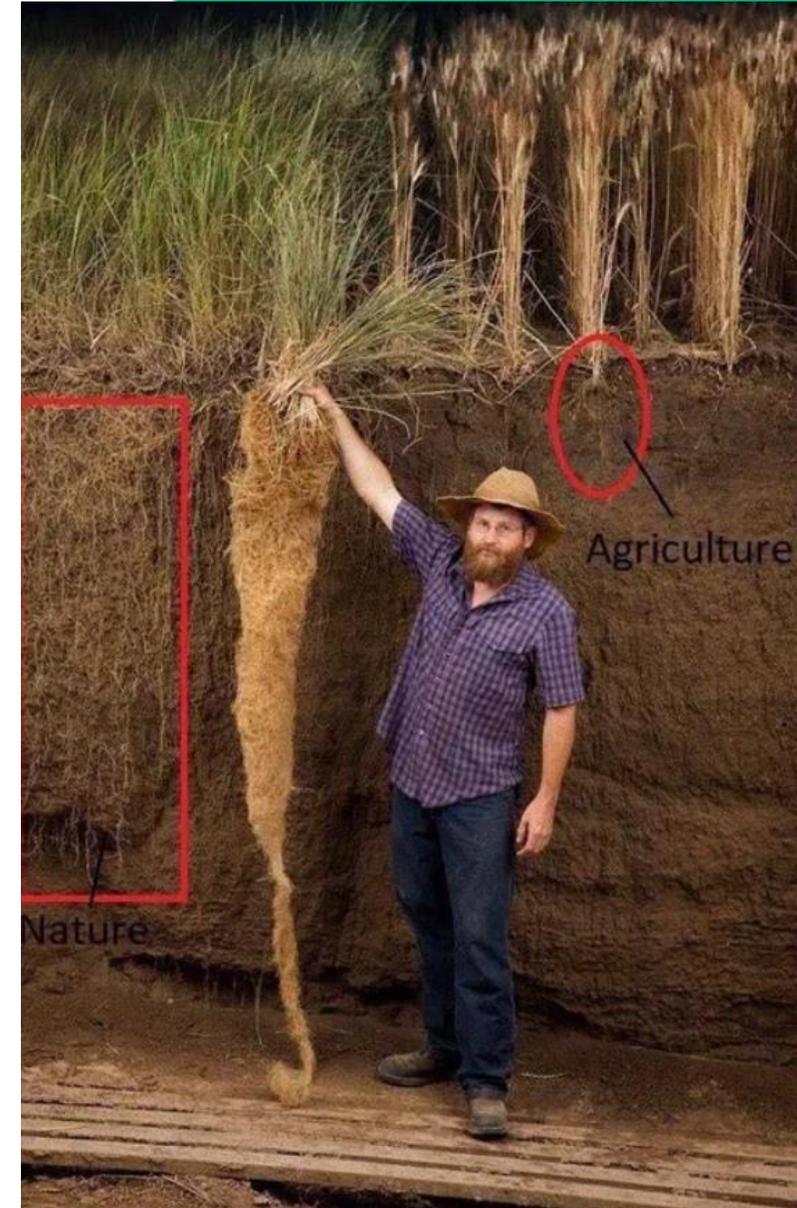
Synonymous Solar and Farming Examples

Most Common

- Wildflowers and pollinators and solar
- Sheep grazing under solar
- Other opportunities under research



- Land can be returned to traditional ag use after the project is over
- No hazardous materials
- Solar grazing can be an option, depending on landowner preferences.
- Long-term care for the land with native plantings can allow deep root system plants to add nutrients to the soil to enhance future productivity.



Benefits to the Community

Daystar Renewable Energy Jobs



- Approximately 140 jobs during construction
- Regional Business Partnership program connects companies, contractors, and laborers to construction opportunities.
- Community Engagement on Economic Development
 - Colfax Chamber of Commerce Member
 - Pursuing Membership with Pullman Chamber of Commerce
 - Engagement with Port of Whitman County
 - Will be advertising our Regional Business Partnership Program

High Level Tax Estimates for Whitman County



- Total for County, Schools, Roads, etc.
 - About \$14.9 million over the life of the project
 - Year 1: \$1.78 million
 - Compared to \$1.05 million at the current taxation and a 3% increase in land value.
- Whitman County
 - Life of the project: \$2.43 million
 - Year 1: \$289,000
- Whitman County Roads
 - Life of the project: \$3.63 million
 - Year 1: \$432,000
- Whitman County Schools: \$4.68 million
 - St. John School District
 - Year 1: \$399,000
 - Rosalia School District
 - Year 1: \$157,000



Community Involvement



- Early-stage community meetings.
 - Port of Whitman County
 - Chambers of Commerce
 - WSU Whitman County Extension
 - Whitman County Emergency Management
 - Rosalia Schools
 - Whitman County Planning Commission
 - County Commissioners
- Community giving program

Safety, Environmental Protection, & Fire Prevention

Fire and Safety



- Internal Safety Lead and Comprehensive Compliance Standards.
- Ensure Contractors Follow our Standards at a Minimum.
- All contractors complete safety questionnaire and screenings before going on site or performing any work.
- We pay for all safety and fire training
- Have started working with the county fire departments to apply for our community giving programs
- Historical battery safety concerns have been improved through technology. Additionally, we have a dedicated battery storage team of experts that stay on top of battery safety technologies.
- Glare: We perform FAA glare screenings on all projects and more detailed glare studies if there are safety concerns.

Environmental Compliance - Development



- Strict contractor screening – best qualified, not low cost
- Ensure permitting process is fully understood
- Qualified with locally experienced staff to perform field surveys
- Relationships with regulatory agencies to fully understand expectations and processes

Environmental Compliance - Construction



- Environmental Monitoring and Historic Preservation
- Erosion and Sediment Control
 - Natural Buffers
 - Soil Stabilization
 - Erosion Control Under Normal and Frozen Conditions
 - BMP Maintenance
 - Perimeter Controls
 - Track-out Controls
 - Stockpile Soil
 - Dust Control

Environmental Compliance – Construction (Continued)



- Water Quality Protection
 - Protection of Storm Drain Inlets
 - Constructed Storm Water Conveyance Channels
 - Sediment Basins
 - Dewatering Practices
 - Designated Wash Out Areas Away from Waterways
 - Site Stabilization

- Pollution Prevention
 - Identification of Pollutions Sources
 - Spill Prevention and Response
 - Fueling and Maintenance of Equipment and Vehicles
 - Washing of Equipment and Vehicles
 - Storage, Handling, and Disposal of Construction Products, Materials, and Waste

Questions?

