

COMMONWEALTH OF KENTUCKY

BEFORE THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION  
AND TRANSMISSION SITING

In the Matter of:

ELECTRONIC APPLICATION OF FLEMING	)	
SOLAR, LLC FOR A CERTIFICATE OF	)	
CONSTRUCTION FOR AN APPROXIMATELY	)	CASE NO.
80 MEGAWATT MERCHANT ELECTRIC	)	2020-00370
SOLAR GENERATING FACILITY IN FLEMING	)	
COUNTY, KENTUCKY PURSUANT TO KRS	)	
278.700 AND 807 KAR 5:110	)	

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION  
TO FLEMING SOLAR, LLC

Fleming Solar, LLC (Fleming Solar), pursuant to 807 KAR 5:001, is to file with the Siting Board an electronic version of the following information. The information requested herein is due on July 23, 2021. The Siting Board directs Fleming Solar to the March 16, 2020 and March 24, 2020 Orders in Case No. 2020-00085<sup>1</sup> regarding filings with the Siting Board. The Siting Board expects the original documents to be filed with the Siting Board within 30 days of the lifting of the current state of emergency. All responses in paper medium shall be appropriately bound, tabbed, and indexed. Electronic documents shall be in portable document format (PDF), shall be searchable, and shall be appropriately bookmarked.

Each response shall include the name of the witness responsible for responding to the questions related to the information provided. Each response shall be answered

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<sup>1</sup> Case No. 2020-00085, *Electronic Emergency Docket Related to the Novel Coronavirus COVID-19* (Ky. PSC Mar. 16, 2020), Order at 5–6. Case No. 2020-00085, *Electronic Emergency Docket Related to the Novel Coronavirus COVID-19* (Ky. PSC Mar. 24, 2020), Order at 1–3.

under oath or, for representatives of a public or private corporation or a partnership or association or a governmental agency, be accompanied by a signed certification of the preparer or the person supervising the preparation of the response on behalf of the entity that the response is true and accurate to the best of that person's knowledge, information, and belief formed after a reasonable inquiry.

Fleming Solar shall make timely amendment to any prior response if Fleming Solar obtains information that indicates the response was incorrect when made or, though correct when made, is now incorrect in any material respect. For any request to which Fleming Solar fails or refuses to furnish all or part of the requested information, Fleming Solar shall provide a written explanation of the specific grounds for its failure to completely and precisely respond.

Careful attention shall be given to copied material to ensure that it is legible. When the requested information has been previously provided in this proceeding in the requested format, reference may be made to the specific location of that information in responding to this request. When applicable, the requested information shall be separately provided for total company operations and jurisdictional operations. When filing a paper containing personal information, Fleming Solar shall, in accordance with 807 KAR 5:001, Section 4(10), encrypt or redact the paper so that personal information cannot be read.

1. Provide copies of the leases, purchases, and easements extending to the project boundary (see the Application, Section 2.1, page 2).
2. Refer to the Application, Exhibit A, Figure 1: Fleming Solar Project: Surrounding Residential Neighborhoods, dated 3/19/2021, which shows the proposed

site from residential neighborhoods, nearest residential structures, schools, and public and private parks within a two-mile radius. Fleming County High School is missing; revise the map.

3. Refer to the Application, Exhibit E: Public Involvement Documents, Second Public Meeting Presentation, Fleming Solar Project Overview, Fleming Solar Preliminary Site Layout (PDF page 96), dated 3/24/2021 and the Application, Exhibit I: Site Assessment Report (SAR), Figure 2a: Preliminary Site Layout, dated 5/03/2021. Comparing these two maps it appears that the project boundary and the location of the project substation, utility substation, and O&M building are the same. However, there are considerable differences in the footprint and location of solar panels. Describe these differences and why they were adjusted after the public meeting.

4. Refer to Exhibit I: SAR, Sect 1.6, page 3. The project area is in two electric service territories: Fleming-Mason Energy Cooperative and Kentucky Utilities Company (KU). The proposed site of the O&M building is in KU territory.

a. Will electric service be needed for construction? If so, state how you propose to utilize the electric service for each electric distribution service area.

b. Discuss any need to have the electric service territory boundaries revised by the Public Service Commission.

5. Refer to Exhibit I: SAR, Sect 1.6, page 3. Fleming County Water Association supplies water along Convict Pike and is in closest proximity to the proposed site of the O&M building. There are no sewer lines along Convict Pike that could service the O&M building. If you have to build a septic system, would that alter the Site Plan (Application, Exhibit I: SAR, Figure 2a: Preliminary Site Layout, dated 5/03/2021)?

6. Refer to the Site Plan and the Kentucky Water Resource Information System (WRIS) (see <https://wris.ky.gov/portal/DwSysData/KY0350134> and click on View Map). There appears to be a 12-inch water main belonging to Flemingsburg Water (managed by the city of Flemingsburg) that crosses the northwest area of the project. This conflicts with the placement of some of the solar panels in the Application, Exhibit E: Public Involvement Documents, Second Public Meeting Presentation, Fleming Solar Project Overview, Fleming Solar Preliminary Site Layout (PDF page 96), dated 3/24/2021. This appears to be no conflict in the most recent site plan dated 5/03/2021. However, since the Application, Section 2.1, page 2, is not clear if the Potential Project Footprint within the Project Boundary may or may not change over time, it is necessary to delineate the Flemingsburg Water right-of-way within the project boundary that does not follow existing roads.

- a. Describe any discussions with Flemingsburg Water about this.
- b. Have you found a right-of-way for this water line? How wide is it?
- c. Does this right-of-way or location of the water main limit the installation of solar panels?

7. Refer to the Application, Exhibit I: SAR, Figure 2a: Preliminary Site Layout, dated 5/03/2021. There is an abandoned railroad line that runs through the project area.

- a. Does this right-of-way belong to the property owners, and can it consequently be leased by Fleming Solar?
- b. If not, what company owns the right-of-way?

8. There is a 6.33 acre tract that is within the project boundary that is the home of the utility substation and the project substation.

a. Will East Kentucky Power Cooperative (EKPC) buy or lease the land for their substation? Submit any agreement with EKPC concerning the tract for their substation.

b. Is the utility substation referred to as the new North Fleming switching station in the Application, Exhibit F: PJM Interconnection – Feasibility Study Report, page 8?

9. Explain the process that Fleming Solar will employ to construct the fencing surrounding the boundary of the project and the noise level associated with the construction at the five nearest receptors measured in dBA.

10. Refer to the SAR, page 11, the proposed language for noise mitigation measures. Fleming Solar proposes to respond to complaints in within five days. Does Fleming Solar object to amending this to 24 hours?

11. Provide a detailed proposed construction schedule.

12. Provide the distance from the substation to the five nearest sound receptors and the anticipated noise level measured in dBA.

13. Provide the distance from the central inverters to the five nearest sound receptors and the anticipated noise level measured in dBA.

14. Provide the distance from the Heating, Ventilation, and Air Conditioning Units to the five nearest sound receptors and the anticipated noise level measured in dBA.

15. Provide the distance from the tracking motors to the five nearest sound receptors and the anticipated noise level measured in dBA.

16. Provide a description of any construction method that will suppress the noise generated during the pile-driving process (i.e., semi-tractor and canvas method; sound blankets on fencing surrounding the solar site; or any other comparable method) that Fleming Solar plans to employ and the associated reduction in noise that each method produces.

17. Provide any studies or guidelines that Fleming Solar relied on to determine that noise levels from the construction and operation of the solar facility are insignificant contributors to the operational sound levels of the site.

18. Refer to the Application, Exhibit H, page 16.

a. Explain the types of labor will be required to construct the solar facility during the construction phase of the [project and that required to operate the facility during the operations phase.

b. Explain whether it is unreasonable to assume that a portion of the labor required during the construction phase will be drawn from Fleming County as well as surrounding counties.

c. Explain how Core solar estimated the percentages of project materials and labor that would be acquired within Fleming Count and the Commonwealth of Kentucky.

19. Refer to the Application, Exhibit H, pages 16–17.

a. Even though the JEDI model estimates 62 direct new full-time equivalent jobs will be created during the 12–15 month project construction phase, explain how many workers Core Solar, based on its prior solar construction experience, estimated it would hire.

b. Explain whether the JEDI model used Core Solar's estimated number of hires during the construction phase as an input. If not, explain why.

20. Refer to the Application, Exhibit H, pages 16–17. During the operations phase of the project, the JEDI model estimates 6.6 new permanent jobs. Explain the number of jobs that Core Solar or its solar operation subsidiaries are experiencing in each of its other operating solar facilities. Include in the response the size of each solar facility.

21. Refer to the Application, Exhibit H, page 19.

a. Explain how an Industrial Revenue Bond (IRB) financing process works and whether this form of project financing is necessary for the project to commence.

b. Explain what local, state, and federal taxes are avoided with an IRB.

c. Other than having the employment, income, and possible tax benefits of a project, explain whether the county realizes any benefit from issuing an IRB.

d. Explain whether there is any risk, financial or otherwise, for the county issuing an IRB, and if so, elaborate on those risks.

22. Confirm whether Fleming Solar intends to use surface-water ponds on the Project site in fugitive dust reduction measures.

a. If yes, indicate what additional infrastructure will be needed and whether such infrastructure has noise, traffic, or environmental impacts.

b. If no, indicate where water will be purchase from. Provide a copy of any written contracts for purchase of water.

23. Confirm whether Fleming Solar believes the security fencing will create viewshed impacts. Discuss whether Fleming Solar believes a sight barrier would reduce these impacts.

24. Confirm the location of all entry points to the project.
- a. Discuss how these entrances will be secured and who will have access to the site.
  - b. Discuss whether the roadways adjoining these entrances are sufficient for both the weight and the frequency of traffic to the site.
25. Discuss in detail the 6.6 local long-term jobs referenced Exhibit H, Economic Impact Report.
- a. Confirm whether these jobs will actually be created by the project.
  - b. Confirm whether Fleming Solar believes these jobs will be filled by local individuals.
26. Refer to the questions propounded by Harvey Economics, which are attached as an Appendix to this information request, and provide responses to those questions.



Linda C. Bridwell, PE  
Executive Director  
Public Service Commission *on behalf*  
of the Kentucky State Board on  
Generation and Transmission Siting  
P.O. Box 615  
Frankfort, KY 40602

DATED   JUL 09 2021  

cc: Parties of Record



APPENDIX

APPENDIX TO A REQUEST FOR INFORMATION OF THE KENTUCKY  
STATE BOARD ON ELECTRIC GENERATION AND TRANSMISSION  
SITING IN CASE NO. 2020-00370 DATED JUL 09 2020

THIRTEEN PAGES TO FOLLOW

**FIRST SET OF INQUIRIES ABOUT THE FLEMING SOLAR, LLC APPLICATION  
FOR A CONSTRUCTION CERTIFICATE**

**The following set of questions are pursuant to our review of the Site Assessment Report (SAR) provided by Fleming Solar, LLC (Applicant) as part of the application submitted to the Kentucky State Board of Electric Generation and Transmission under KRS 278.706. Harvey Economics (HE) has been retained by the Kentucky Public Service Commission to perform the review and evaluation of the SAR. These questions are intended to gain a more complete understanding or clarification of the materials provided about the proposed Fleming Solar Project, to be located in Fleming County, KY, and to request information that was not found in the Application. HE requests that responses to these questions be provided in writing, supplemented by attachments as needed. HE will clarify any questions which are unclear to the Applicant. Along with Staff, HE will review the Applicant responses and seek a follow-up discussion confirming our understanding with the appropriate Fleming Solar personnel as needed.**

- I Construction phase activities—Generally, much more information was provided about the operational phase compared with the construction phase. Since impacts will occur during the construction phase, HE is requesting more information about construction, summarized below and detailed in subsequent inquiry categories.**
- A. Application documents indicate a construction period of about 12 months, with the construction of the substation potentially occurring over a period of 15 months. Unless you indicate otherwise, we will assume worst case impacts, or a 15-month construction schedule.
  - B. Please provide a detailed description of construction activities, including a construction timeline and schedule.
  - C. Will construction activities occur sequentially across the entire Project site, or will different activities take place at different times in different areas?
  - D. When will the peak activity period occur and how long will the peak period last?
  - E. The Noise and Traffic Studies Report states that based on a 12-month schedule, “employee headcounts are expected to be below 100 for six of the months, between 100 and 200 for three of the months, and between 200 and 250 for three of the months.” It goes on to state that “Should the substation take 15 months and elongate the schedule, employee headcounts would be expected to be below 100 for seven of the months, between 100 and 200 for four of the months, and between 200 and 250 for four of the months.”

1. Please confirm the average number of workers on-site at any one time during:
    - a. A 12-month construction period
    - b. A 15-month construction period
  2. Please confirm the number of construction workers on-site during the peak period for:
    - a. A 12-month construction period
    - b. A 15-month construction period
- F. Please confirm our understanding of the construction schedule, as obtained from the Noise and Traffic Studies Report:
1. Construction will take place daily between 7:30am and 7:00pm, with the following exceptions:
    - a. Pile driving activities within 1,000 feet of a non-participating structure will be restricted to the hours of 9am and 5pm
    - b. No heavy construction activities (including pile driving) will take place prior to noon on Sundays.

**II Site development plan—We need to better understand certain elements of the site development plan.**

- A. Exhibit A includes a map titled Potential Project Footprint, which illustrates the Project Boundary (~830 acres), the Potential Project Footprint (~725 acres) and the Security fence.
1. Why is the fenced area located inside the Potential Project Footprint? Figure 1 of the SAR notes that the fenced area will be 580.88 acres. Please confirm that the fenced area is within and smaller than the Footprint.
  2. Are the acreages noted above current and correct?
- B. How many solar panels will be installed on-site? Figure 1 notes a total module quantity of 193,050. Is that correct and current?
- C. The Application states that “Fleming Solar would secure the Project perimeter using six- to ten-foot-high chain link fencing topped by barbed or razor wire and meeting national electrical code requirements.”

1. Section 6 of the SAR (Mitigation Measures) states that the Substation will have its own separate security fencing installed. Will there also be fencing placed around the O&M building?

D. Construction laydown area

1. The SAR describes one construction laydown area to be used for construction deliveries.
  - a. Please confirm this will be the only laydown area within the Project boundary.
  - b. Will the laydown area have its own security fencing (in addition to the Project boundary fencing?)
  - c. Will the laydown area be removed and returned to original conditions once construction is complete, or will that area be utilized for solar panels?

E. Distances to structures

1. Please provide a detailed table showing the number of residential structures located within 300-foot intervals from the Project fence line, i.e. from 0 – 300 feet, from 300-600 feet, up to 2,100 - 2,400 feet.
2. Please provide a detailed table showing the number of non-residential structures, by type of structure (ie church, school, commercial, barn, etc.) located within 300-foot intervals from the Project fence line, from 0 – 300 feet up to 2,100 - 2,400 feet.
3. Please provide a detailed table showing the number of residential structures located within 300-foot intervals from the Project Footprint, from 0 -300 feet up to 2,100 - 2,400 feet.
4. Please provide a detailed table showing the number of non-residential structures, by type of structure (ie church, school, commercial, barn, etc.) located within 300-foot intervals from the Project Footprint, from 0 -300 feet up to 2,100 - 2,400 feet.

- F. Please confirm that there are 10 different parcels included in the Project site. Are there also 10 separate lease agreements with participating property owners?

- G. Will any existing structures on the Project site be demolished or removed to accommodate the Project?

**III Setback Deviation Request—The Application indicates that a deviation of the statutory setback provisions will be requested. We acknowledge the filing of the Motion for Deviation from Setback Requirements from the Applicant.**

- A. What is the justification for requesting such a deviation, i.e. loss of generation capacity, cost, etc.?
- B. Could the solar panels and other structures be re-configured within the site boundaries to meet the setback requirements?

**IV Property values and land use—Local landowners are often concerned about the effects on their property values during construction and operation. HE requests information about current property values in the area surrounding the site. We also need clarification on certain aspects of the Property Value Impact Report (Kirkland report).**

- A. What are the current property values of each property adjacent to the Project site?
- B. Please provide property values of raw land or residential structure values per constructed square foot of developed property in Fleming County in the vicinity of the Project site.
- C. Page 5 of the Kirkland report provides information on the distances between the nearest residences (and one church) and the Project Footprint. Does that table include ALL of the residences within 600 feet of the Project Footprint?
  - 1. If not, please provide a map indicating all residences within 600 feet of the Project Footprint and a table stating the distances (within 10 feet) of those residences to the footprint.
- D. The matched pair analyses included in the Kirkland report note the degree of vegetative buffer associated with the properties adjacent to the solar facilities, with the buffers described as light, medium or heavy.
  - 1. What are the definitions of light, medium or heavy buffers, in terms of amount of vegetation?
  - 2. How was the level of buffering at each location measured or evaluated?
  - 3. What portion of the designated level of buffer reflect the existing vegetation in the area vs. the solar company's mitigation plantings?
  - 4. Was the characterization of the level of buffer (light, medium or heavy) for different projects completed consistently in such a way that a light buffer for one project is comparable to a light buffer of another project?
  - 5. What are the main conclusions of the landscaping analyses provided on page 107 of the report?

**V Traffic—Increased traffic from construction and operation can be an issue for local residents. HE is seeking information about construction phase traffic which was not provided in the Application.**

**A. Construction phase**

1. The Noise and Traffic Studies Report states that concrete delivery trucks for building foundations will be scheduled for approximately three days. How many concrete delivery trucks will access the site per day for that three-day period?
2. Table 10 of the Noise and Traffic Studies Report provides data on the average and peak day traffic at each entrance location. The Report states that typical deliveries will be made on 40 ton (max weight) semi-trailers and flatbed trailers. Please expand Table 10 to provide the number of vehicles by weight class that will access the Project site at each entrance.
3. The Report (Table 10) shows that an average of 45 vehicles per day or a peak of 105 vehicles per day will utilize the KY Route 11 North Entrance. KY Route 11 is one of the more heavily used roads in the area with AADT of 7,528.
  - a. Assuming shuttles, other vehicles and delivery trucks will access those entrances from the north and the south, please describe Fleming Solar traffic management plans at that location to allow for vehicle access to the site and to minimize disruption to non-project related traffic.
  - b. How often will traffic stoppages occur at that location? What would the delay time be for each traffic stoppage?
4. Table 10 shows that an average of 50 vehicles per day or a peak of 135 vehicles per day will utilize the KY Route 559 Entrances. Given that KY Route 559 sees very little traffic (about 147 AADT) in the vicinity of those entrances and the fact that there are several residences in that area, please expand on the basis for the statement that “traffic impacts will be temporary in nature and will be minor”.
5. Will any residents experience delays or difficulties accessing their residences during or after construction?
6. Please provide an approximate percentage breakdown of where the construction workers will commute from each day, if possible.
7. Please provide an approximate breakdown by point of origin for the traffic from other construction-related vehicles (i.e., component delivery vehicles, trailers, etc.).

8. Both the Noise and Traffic Studies Report and Section 6 of the SAR (Mitigation Measures) states that the construction contractor “will be responsible for restoring impacted roadway to pre-construction conditions as required through the permitting process.” Please confirm that this means that Fleming Solar will pay for or fully fix any road damage that occurs as a result of Project construction.
9. Have you met with the Fleming County Road Department or the Kentucky Transportation Cabinet about traffic management concerns? If so, please describe the scope and resolution of those discussions.

A. Operational phase

1. The Noise and Traffic Studies Report describes the traffic patterns associated with operational employees accessing the site. Will any larger delivery trucks or oversized trucks access the site on a regular, periodic or infrequent basis during the operational period?
  - a. If yes, please provide data regarding the weight and frequency of each vehicle category that will be traveling to the site during operations.

**VI Dust—Dust especially during the construction phase can be an issue for local residents.**

A. Construction phase

1. Approximately how many miles of internal roadways will be developed within the Project site?
2. Will there be odor impacts from diesel fumes or other sources from construction vehicles that will be noticeable by nearby residents?

B. Operational phase

1. Will the Project site be irrigated to promote vegetation growth and reduce potential erosion?

**VII Noise—Noise, especially during construction, can be an issue for local residents.**

A. Construction phase

1. Table 1 of the Noise and Traffic Studies Report (Appendix C of the SAR) provides distances between residences and the nearest inverter and between residents and the Project Footprint.
  - a. Please provide similar information about the distances between individual non-residential noise receptors (churches, businesses)

and the Project Footprint, up to 600 feet from the Project Footprint and up to 1,650 feet from the nearest inverter.

2. Please expand Table 2 of the Noise and Traffic Study to 2,500 feet or to the point at which noise is reduced to 50 dBA.
3. Please describe the process and noise levels associated with installation of the security fencing.
4. Please provide a table that shows the range of noise level that each nearby residence or nearby non-residential noise receptor (shown in an expanded Table 1) will experience over the course of the construction period.
  - a. That range should reflect ambient noise levels, noise levels during construction activities, and any construction vehicle traffic. Please distinguish incremental and cumulative noise levels
5. Please provide a table that shows the peak noise level that each nearby residence or nearby non-residential noise receptor (shown in an expanded Table 1) will experience during the construction period.
  - a. That peak level should reflect noise levels during construction activities and any construction vehicle traffic. Please distinguish incremental and cumulative noise levels
  - b. Over what period of time will peak noise levels occur for each noise receptor?
  - c. What is the duration (in minutes or hours) of each peak noise event?
6. How long (in hours or days) will the pile drivers remain and work in one general location?
7. When the pile drivers move to the next location, what is the typical distance to the next spot (in feet)?
8. Will any specific mitigation measures be undertaken to reduce the noise associated with pile driving activity for nearby residences or other noise receptors?
9. How many days, or weeks, will any single-family home experience periodic noises greater than 55 dBA throughout a day?
10. Has the Applicant met with or coordinated with the nearby church to ensure noise from construction activities will not interfere with any church activities?



11. What is the basis for the statement that the ambient noise around the Project is between 50 and 60 dBA?
  - a. Has an ambient noise study been completed? If so, please provide that study.
  - b. Why would the ambient noise study completed for the AEUG Fleming solar project be relevant to Fleming Solar, given that projects' location, closer to Flemingsburg?

B. Operational phase

1. Please confirm that there will be 22 inverters on the Project site.
2. Will an HVAC unit be co-located with each inverter?
3. The Noise and Traffic Studies Report states that the noise associated with tracking motors was not considered or addressed because "their sound levels are generally 40.0 dBA at 10 feet and well below the existing anticipated background noise levels." However, wouldn't the noise of those tracking motors add to the cumulative noise generated by other solar components (inverters, HVAC)?
  - a. If yes, please provide the cumulative noise levels with the inverters (see question 6 below).
4. Please provide a detailed table showing the number of residential structures located within 300-foot intervals from the substation, from 0 - 300 feet up to 1,650 feet.
5. Please provide a detailed table showing the number of non-residential structures, by type of structure (ie church, school, commercial, barn, etc.) located within 300 foot intervals from the substation, from 0 -300 feet up to 1,650 feet.
6. Please indicate the total cumulative dBA, including ambient noise, during operations, from all project components combined (inverters, motors, HVAC units and substation) for each of the nearby residences and non-residential noise receptors listed in an expanded Table 1 of the Report.
7. Will solar components (inverters, motors, HVAC units and substation) be completely silent at night?
  - a. If no, what would the typical noise levels be at night for each of the nearby residences and non-residential noise receptors?

**VIII Topography/ Scenery—Visual impacts can be important for some projects, depending on the topography, surrounding land uses, and the nature of the project.**

- A. The Visual Assessment (Appendix D of the SAR) identifies areas where vegetative buffers are recommended to reduce sight of the solar panels or other structures from nearby residences or along roadways.
1. Will the proposed vegetative buffers be located outside the Project fencing?
  2. We are aware of the photos provided in the Visual Assessment, which includes computer generated images of views with panels and mature vegetative buffers at different locations.
    - a. Have you generated any additional computer-generated images portraying the solar panels, six-foot fence, and newly planted trees or shrubs after construction is complete? If yes, please provide them.
- B. Section 6 of the SAR (Mitigation Measures) states that evergreen trees planted as part of the vegetative screen will be a minimum of 8 feet tall within four years of planting.
1. Will any other forms of visual barrier be implemented between the time of planting and the time that those trees will reach mature height?
  2. Will they completely shield the solar panels when the panels are at their maximum height of 10 feet?
- C. Section 6 of the SAR (Mitigation Measures) states that vegetation will be maintained or replaced as needed. Please describe the plan for maintaining the shrubs and replacing dead shrubs throughout the operational period.

**IX Public awareness/ involvement/ meeting materials—We want to make sure that the information in the Application is consistent with the information provided to the public thus far.**

- A. We are aware of the following attachments to the Application: Public Notice Evidence (Exhibit B) and Public Involvement Documents (Exhibit E). Please provide any additional documents/ maps/ graphics/ other materials that have been presented to the community/ other groups as part of outreach efforts, if applicable.
- B. What specific issues or concerns have been brought up by the public or others as the result of public meetings or through other avenues?
- C. Has the Applicant contacted either the New Creation Praise and Worship Center or the privately owned golf course located to the east of the Project site? Have any concerns been noted from those entities?

- D. Are full transcripts available from the public meetings? We request any written or oral comments offered by the public or government agencies.
- E. Please state how many individuals attended the public meetings.
- F. Section 6 of the SAR (Mitigation Measures) states that Fleming Solar will establish a dedicated voicemail and email prior to construction of the Project. To register a complaint or concern, individuals may either call the voicemail, send an email, or submit a form on the website.
  - 1. Please explain how Fleming Solar will address individual complaints as they come in and the anticipated process of working with local residents to come to resolution on complaints.

**X Other permitting activities—HE wants to confirm information provided by the Applicant is consistent with information provided in other permitting processes.**

- A. The Application lists other permits which Fleming Solar may have already obtained or will obtain from other agencies before construction or operation. Please provide copies of any submittals to those agencies, other than those provided, that address any of the specific topics addressed in this inquiry.

**XI Economic Impact Study Report (Exhibit H of the Application)—This topic is not specifically called for in these applications, but the Board will have an interest in Project benefits.**

- A. Please confirm that the analysis included in the Economic Impact Study Report reflects an anticipated 12-month construction schedule. How would these impacts change with a 15-month construction schedule?
- B. The Report notes that “Core Solar estimated the percentages of project materials and labor that that will be acquired within Fleming County and the Commonwealth of Kentucky.”
  - 1. How much money is likely to be spent on purchases of materials, supplies, equipment or other items in Fleming County in support of facility construction?
  - 2. How much money is likely to be spent on purchases of materials, supplies, equipment or other items outside of Fleming County, but within the Commonwealth of Kentucky in support of facility construction?
    - i. How much sales or use tax revenue would be generated due to construction activity?
- C. Table 2 of the Report seems to indicate an average of 99 “on the ground” construction jobs created during construction (direct jobs), with 62 of those jobs created occurring in Fleming County.

1. Is the term “jobs” consistent with “FTEs” or with individual people?
  2. Assuming FTEs, does that data mean that 99 FTEs would be hired for construction, and that 62 of those would be hired from within Fleming County?
    - i. If so, those numbers suggest that about 63 percent of the hired construction workforce would be local residents. That is a high percentage compared to other rural solar developments. Please confirm our understanding of the data.
  3. How does the estimate of 99 FTEs comport with the average of 125 workers on-site over a 12-month period as shown in Table 9 of the Noise and Traffic Studies Report? Are those datasets inconsistent?
- D. Table 2 of the report indicates 6.6 FTEs will be needed for facility operations and suggests that all those employees will be residents of Fleming County.
1. Please confirm that understanding.
  2. Table 3 of the Report provides annual earnings data for those employees, including \$326,581 of employee earnings in Fleming County, but \$651,658 of employee earnings for the Commonwealth. Will there be additional employees beyond the 6.6 FTE’s living outside Fleming County? If yes, how many?
- E. How much money will be spent on the purchase of materials / supplies in the local area (Fleming County) each year during the operational phase?
1. What types of items would be purchased locally?
- F. The Report states that the Applicant intends to request that Fleming County issue and Industrial Revenue Bond (IRB).
1. How far along is the Applicant in that process? What has the response been from the County? How likely is the County to issue an IRB?
  2. The Report states that “The negotiated contractual payments are expected to be between \$48 thousand and \$96 thousand in the first year. Over 35 years, the total contractual payments are expected to be between \$835 thousand and \$1.67 million.”
    - i. What specific jurisdictions would receive those funds?
    - ii. How much would each receiving jurisdiction be paid over the 35-year life of the project?

**XII Decommissioning – This topic is not specifically called for in these applications, but the Board and local officials have an interest in decommissioning activities and commitments.**

- A. Please confirm that the expected life of the Project is approximately 35 years.
- B. Section 6 of the SAR (Mitigation Measures) states that Fleming Solar will develop an explicit decommissioning plan.
  - 1. When will that plan be prepared and ready for review?
  - 2. The Public Involvement Documents note that equipment will be removed and the area will be restored to pre-construction conditions.
    - a. Please provide a description of the decommissioning plan and decommissioning activities, including what will happen to the facilities/ structures on site.
    - b. Will decommissioning include removal of all facilities above and below ground, except those requested to remain by the landowners?
- C. Section 6 of the SAR (Mitigation Measures) states the following: “As applicable to individual lease agreements, the Applicant, its successors, or assigns will abide by the specific land restoration commitments agreed to by individual property owners as described in each signed lease agreement.”
  - 1. What commitments regarding land restoration are included in the landowner lease agreements?
- D. The Public Involvement Documents note that a bond will be issued towards the end of the initial lease term for removal of equipment.
  - 1. Will the Company be willing to issue that bond prior to construction?
  - 2. How will the amount of that bond be estimated?
    - a. What activities will that bond encompass, such as additional costs of land restoration in addition to removal of facilities and equipment?
    - b. Would the County be the beneficiary of the bond?
    - c. Will the amount of the bond be adjusted as costs rise over time?

**XIII Cumulative Effects of Multiple Solar Projects in One Area** – We are aware of the AEUG Fleming solar project and that project’s proposed location within Fleming County. We wonder about the cumulative effects on various resources due to the construction and operation of that project in combination with the Fleming Solar project.

- A. Has Fleming Solar reviewed the AEUG Fleming application and subsequent materials to understand that project in detail – construction activities, traffic levels, noise, etc.?
- B. Has Fleming Solar evaluated the cumulative effects of the two projects on the values or land uses of nearby properties? If so, what is the effect on property values?
- C. Are the construction phases of the two projects anticipated to overlap at all?
  - 1. If so, for how long?
  - 2. What activities will take place concurrently?
  - 3. Will Fleming Solar coordinate with the AEUG Fleming folks during construction to minimize traffic, noise or other effects?
- D. Has Fleming Solar evaluated the cumulative effects of the two projects on traffic levels during Fleming Solar’s construction phase? The operations phase?
  - 1. If so, what are the anticipated total traffic volumes on individual roads in the vicinity of the projects during construction?
  - 2. If so, what are the anticipated total traffic volumes on individual roads in the vicinity of the projects during operations?
- E. Will vehicles from each project use the same roads during construction? During operations?
  - 1. If so, how will road impacts and the associated mitigation be assigned to each Company?
- F. Has Fleming Solar evaluated the cumulative effects of the two projects on noise levels during Fleming Solar’s construction phase? During the operations phase?
  - 1. If so, what will the cumulative noise levels be for local residents, businesses or others during Fleming Solar’s construction and operations phases?
  - 2. If the AEUG Fleming project is constructed and in operation prior to construction of the Fleming Solar project, how will that project affect ambient noise levels during Fleming Solar’s construction?

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