

COMMONWEALTH OF KENTUCKY

BEFORE THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION  
AND TRANSMISSION SITING

In the Matter of:

ELECTRONIC APPLICATION OF GOLDEN	)	
SOLAR, LLC FOR A CERTIFICATE OF	)	
CONSTRUCTION FOR AN APPROXIMATELY 100	)	CASE NO.
MEGAWATT MERCHANT ELECTRIC SOLAR	)	2020-00243
GENERATING FACILITY IN CALDWELL	)	
COUNTY, KENTUCKY	)	

ORDER

On August 25, 2021, Golden Solar, LLC (Golden Solar) filed an application with the Kentucky State Board on Electric Generation and Transmission Siting (Siting Board) seeking a construction certificate to construct an approximately 100-megawatt (MW) ground mounted solar photovoltaic electric generating facility (Project) comprising of approximately 1,870 acres of land in Caldwell County, Kentucky located near Fredonia.

There are no intervenors in this matter. Pursuant to a procedural schedule established on September 13, 2022, Golden Solar responded to two rounds of discovery.<sup>1</sup> A site visit was held on October 20, 2022. Siting Board consultant Wells Engineering (Wells) filed its report (Wells Report) on December 9, 2022.<sup>2</sup> Golden Solar submitted its response to the Wells Report on December 16, 2022.<sup>3</sup> A formal hearing was held on

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<sup>1</sup> See Golden Solar's Response to Siting Board Staff's Initial Data Request (Response to Staff's First Request) (filed Oct. 14, 2022) and Golden Solar's Response to Siting Board Staff's Second Data Request (Response to Staff's Second Request) (filed Nov. 22, 2022).

<sup>2</sup> Golden Solar PSC Consultant Final Report (Wells Report) (filed Dec. 9, 2022).

<sup>3</sup> Golden Solar's Response to Wells Engineering Final Report (Response to Wells Report) (filed Dec. 16, 2022).

January 10, 2023. Golden Solar filed a brief in support of its post-hearing position on January 17, 2023,<sup>4</sup> and the responses to post hearing requests for information on January 23, 2023.<sup>5</sup> The matter now stands submitted for a decision.

### LEGAL STANDARD

The filing requirements and standard of review for requests to construct a merchant generating facility are set forth in KRS 278.700.718. KRS 278.704(1) requires that an application be filed and approved by the Siting Board before the construction of a merchant electric generating facility can commence. KRS 278.708 requires that the application include evidence of public notice and compliance with local planning and zoning ordinances.

KRS 278.708(2) requires Golden Solar to prepare a site assessment report (SAR) that includes (1) a detailed description of the proposed site; (2) an evaluation of the compatibility with scenic surroundings; (3) potential changes in property values and land use resulting from the siting, construction, and operation of the proposed facility and property owners adjacent to the site; (4) evaluation of anticipated peak and average noise levels associated with the facility's construction and operation at the property boundary; (5) the impact of the facility's operation and road and rail traffic to and within the facility, including anticipated levels of fugitive dust created by the traffic and any anticipated degradation of roads and lands in the vicinity of the facility; and (6) any mitigating measures suggested by Golden Solar to minimize or avoid adverse effects identified in the SAR.

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<sup>4</sup> Golden Solar Post-Hearing Brief (Post-Hearing Brief) (filed Jan. 17, 2023).

<sup>5</sup> Golden Solar's Response to Siting Board Staff's Post-Hearing Data Requests (Response to Staff's Post-Hearing Requests) (filed Jan. 23, 2023).

KRS 278.710(1) delineates the criteria on which the Siting Board will grant or deny the certificate, which includes; (1) impact on scenic surroundings, property values, and surrounding roads; (2) anticipated noise levels during construction and operation of the facility; (3) economic impact on the region and state; (4) whether the proposed facility will meet all local planning and zoning requirements existing on the date the application was filed; (5) impact of the additional load on the reliability of jurisdictional utilities; (6) setback requirements; (7) efficacy of mitigation measures proposed by Golden Solar; and (8) whether Golden Solar has excellent environmental compliance history.

### PROPOSED FACILITY

The Project will be located on 1,870 acres between Princeton and Fredonia in Caldwell County, Kentucky.<sup>6</sup> The project will contain approximately 1,870 acres of solar photovoltaic panels with associating ground-mounted racking, 27 inverters, and a substation transformer.<sup>7</sup> An approximately 300-foot nonregulated transmission line will connect the project to the Louisville Gas & Electric/Kentucky Utilities (LG&E/KU) North Princeton Switching Station.<sup>8</sup> No application has been filed for the nonregulated transmission line.<sup>9</sup>

### DISCUSSION AND FINDINGS

#### **I. KRS 278.708: SAR FILING REQUIREMENTS AND MITIGATION MEASURES**

##### Mitigation Measures Proposed by Golden Solar and Siting Board Consultant

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<sup>6</sup> Application, Exhibit B at 1.

<sup>7</sup> Application, Exhibit B at 5.

<sup>8</sup> Application, Exhibit B at 1.

<sup>9</sup> Hearing Video Transcript (HVT) of the January 10, 2023 Hearing at 09:22:52.

As required by KRS 278.708(4), Golden Solar proposed various mitigation measures consistent with the statutes regarding traffic, noise, roadway preservation, permitting, setbacks, public safety, karst and water protection, and scenic preservation.<sup>10</sup> In accordance with KRS 278.708(5), Wells recommended mitigation measures in the following areas: site development plan; compatibility with scenic surroundings; setbacks; noise control during construction; and protection of water resources.<sup>11</sup>

Golden Solar generally agreed with the mitigation measures proposed by Wells.<sup>12</sup> Golden Solar noted some of the documents related to endangered species and historical resources had been provided in later responses to requests for information.<sup>13</sup> Golden Solar objected to Wells' suggested mitigation measure of constructing new bridges or culverts for construction equipment. Golden Solar argued the decisions on road mitigation and repair should be left to the local officials.<sup>14</sup>

The Siting Board has reviewed the mitigation measures proposed by Golden Solar and Wells, and finds that, in addition to those initially proposed, the mitigation measures set forth in Appendix A, and discussed throughout this Order, are appropriate and reasonable because they achieve the statutory purpose of mitigating the adverse effects identified in the SAR and the consultant's report in accordance with KRS 278.708.

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<sup>10</sup> Application, Exhibit H (SAR).

<sup>11</sup> Wells Report at 32.

<sup>12</sup> Response to Well's Report.

<sup>13</sup> Response to Well's Report at 2-4.

<sup>14</sup> Response to Well's Report at 4.

### Detailed Site Description

KRS 278.708(3)(a)(1-6) requires that the detailed site description in the SAR include a description of (1) surrounding land uses for residential, commercial, agricultural, and recreational purposes; (2) the legal boundaries of the proposed site; (3) proposed access to the site; (4) the location of facility buildings, transmission lines, and other structures; (5) location and use of access ways, internal roads, and railways; and (6) existing or proposed utilities to service the facility.

Golden Solar submitted the required SAR with its application.<sup>15</sup> The application contained a preliminary site plan.<sup>16</sup> The site plan included the existing roads and railways, project boundaries, property lines, proposed fencing, vegetative screening, overhead transmission lines, wetlands and streams, karst features, solar arrays, setbacks, proposed solar array, inverters, substation, gen-tie, and O&M building locations.<sup>17</sup> The legal boundaries of the proposed site are contained in leases and maps of tax parcels.<sup>18</sup>

A security fence meeting the National Electrical Safety Code (NESC) will enclose the facility, and a locked gate will secure the access points during operation.<sup>19</sup> The substation and switchyard shall have their own separate security fence installed in accordance with NESC standards.<sup>20</sup> Golden Solar stated any electric service for

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<sup>15</sup> Application, Exhibit H, excepting attachment D, Site Assessment Report (SAR).

<sup>16</sup> Application, Exhibit J.

<sup>17</sup> Application, Exhibit J.

<sup>18</sup> Application, Exhibit I at 3.

<sup>19</sup> SAR, Section 1.2.1 and 1.2.2 at 1.

<sup>20</sup> Wells Report at 8.

construction and operation will be from Kenergy Corp., and Caldwell Water District will provide water services.<sup>21</sup>

Approximately seventy-five percent of the land within the Project boundary is currently used for agriculture. There is one neighborhood within 1,000 feet of the Project facilities. There are no schools, hospitals, or nursing home facilities within 2,000 feet of any proposed structure or facility used for electricity generation.<sup>22</sup>

Wells reviewed and evaluated the SAR and stated that Golden Solar complied with the statutory requirements for describing the facility and a site development plan required by KRS 278.708.<sup>23</sup>

After reviewing the record of this proceeding, the Siting Board finds that Golden Solar has complied with the requirements for describing the facility and a site development plan as required by KRS 278.708. However, the Siting Board finds it necessary to impose certain mitigation measures related to the description of the facility and the proposed site development plan. Specifically, the Siting Board will require Golden Solar keep the Siting Board apprised of changes throughout the development of the project and, as such, will order Golden Solar to provide the final plan before commencement of construction. The final site plan should indicate and highlight any change, including those to the design and boundaries of the project from the proposed site plan provided to the Siting Board during the pendency of this matter. Additionally, based on the findings and proposals of the Wells Report, the Siting Board further finds

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<sup>21</sup> Golden Solar's Response to Staff's Second Request, Item 15.

<sup>22</sup> Application, Exhibit D, unnumbered at 1.

<sup>23</sup> Wells Report at 30.

that additional mitigation measures are required. These mitigation measures are outlined in Appendix A to this Order, and in particular, mitigation measures 1 through 7.

#### Compatibility with Scenic Surroundings

Golden Solar indicated the project is in an agricultural and residential area of Caldwell County. Golden Solar noted that the project boundary will include adjacent roadways and other properties.<sup>24</sup> Golden Solar has planned landscaping and setbacks to mitigate visual impacts of the site.<sup>25</sup> Golden Solar does not anticipate any measurable glare from the panels that impact visually sensitive receptors.<sup>26</sup>

The Siting Board finds that, while there will always be an impact on the scenery of neighboring properties, the impact of this project is minimal. The proposed vegetative buffer, along with other mitigation measures proposed by Golden Solar, will minimize the effects that the proposed facility will have on the scenic surroundings of the site. However, the Siting Board will require mitigation measures in addition to those proposed by Golden Solar. Those are set forth in Appendix A to this Order, and in particular mitigation measures 8 through 12.

#### Impact on Property Values

Golden Solar submitted a property value impact report conducted by CohnReznick LLP (CohnReznick).<sup>27</sup> CohnReznick completed a paired sales analysis and a comparative study analyzing data from numerous solar facilities across the country of

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<sup>24</sup> SAR, Section 2.1.

<sup>25</sup> SAR, Section 2.2.1.

<sup>26</sup> SAR, Section 2.2.2.

<sup>27</sup> SAR, Attachment D.

property values near solar facilities, and determined that this project would not have an impact on the property values of abutting or adjacent residential or agricultural properties.<sup>28</sup> CohnReznick found no negative impact to property value for properties near a solar farm, in either the short or long-term.<sup>29</sup> CohnReznick further indicated that operation of the solar facility would not generate the nuisance characteristics of noise, odor, traffic, or other typical stigma considered to create a detrimental effect as compared to a fossil fuel generating facility or other industrial facilities.<sup>30</sup>

Wells hired Clark Toleman, MAI-SRA to evaluate the report generated by CohnReznick.<sup>31</sup> Mr. Toleman analyzed the paired sales analysis prepared by CohnReznick and he found the proximity to a solar facility has a neutral impact on adjoining property values when proper setbacks and landscaped buffers are utilized.<sup>32</sup> Overall, the Wells Report found CohnReznick analysis to be credible and representative of the market conditions that would exist should the project be constructed.<sup>33</sup>

Having reviewed the record, the Siting Board finds that there is sufficient evidence to conclude that the proposed Golden Solar facility will more than likely not have any significant adverse impact on nearby property values. The characteristics of a solar facility operation are passive in nature in that a solar facility does not produce any air, noise, waste, or water pollution, nor does it create any traffic issues during operations.

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<sup>28</sup> SAR, Attachment D, Addendum at 23.

<sup>29</sup> SAR, Attachment D at 125.

<sup>30</sup> SAR, Attachment D at 117 and 125.

<sup>31</sup> Wells Report, Attachment B.

<sup>32</sup> Wells Report, Attachment B at 7.

<sup>33</sup> Wells Report, Attachment B at 2.



### Anticipated Noise Level

Hessler Associates, Inc. (Hessler) conducted the construction and operation noise studies for Golden Solar.<sup>34</sup> Construction of the project will be conducted in phases beginning with site preparation and progressing to the installation of equipment.<sup>35</sup> Heavy equipment generally used during site development includes grading equipment, bobcats, bulldozers, backhoes, and trucks.<sup>36</sup> The site preparation phase will take approximately ten weeks. Typical noise levels produced by construction equipment can range from 80 A-weighted decibels (dBA) (loaders and backhoes) to 85 dBA (dozers and graders) at 50 feet from the source. The maximum sound level at 500 feet is estimated to be 63 dBA.<sup>37</sup>

Golden Solar stated pile-driving for panel installation will take approximately 12 weeks and will be the loudest part of the construction phase.<sup>38</sup> Pile driving is estimated to generate a noise level of 84 dBA at 50 feet and 62 dBA at 500 feet.<sup>39</sup> Noise levels during the installation of the solar panels is expected to generate noise levels on par with that of general construction activity.<sup>40</sup>

For the project, Golden Solar will use a Vermeer PD10 pile driver with up to 12 pile drivers in use across the project site and 2-3 in close proximity at one time. Depending

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<sup>34</sup> SAR, Attachment B, Section 4.2.

<sup>35</sup> SAR, Attachment B, Section 4.2 and SAR, Attachment B, Section 4, Table 5.0.1.

<sup>36</sup> SAR, Attachment B, Section 4, Table 5.0.1.

<sup>37</sup> SAR, Attachment B, Section 4, Table 5.0.1.

<sup>38</sup> SAR, Attachment B, Section 4.2.

<sup>39</sup> SAR, Attachment B, Section 4, Table 5.0.1.

<sup>40</sup> SAR, Attachment B, Section 4.2.

on proximity and time of use, the maximum noise level could increase by 3-5 dBA.<sup>41</sup> Hessler used the U.S. Environmental Protection Agency (EPA) standard to assess construction noise. The EPA standard uses a noise level of 55 dBA outdoors and 45 dBA indoors as preventing activity interference.<sup>42</sup> Hessler estimated that sound levels from the type of pile driver for this project will range from 80-85 dBA at 50 feet and that the maximum sound level at the nearest sound receptor from pile driver operation is 62 dBA at 500 feet and 46 dBA at 2,000 feet.<sup>43</sup>

In the sound mapping, Hessler found 48 non-participating residential noise receptors within 1,500 feet of the nearest panel. Of those, 14 noise receptors are within 500 feet and 33 noise receptors are within 1,000 feet.<sup>44</sup> However, Golden Solar stated that it was aware of previous Siting Board Orders and the noise mitigation measures imposed, and it would not commit to maintaining maximum daylight sound levels of 55 dBA at all non-participating sensitive noise receptors within 1,500 feet of construction activity.<sup>45</sup> Golden Solar argued that the construction noise would be temporary, and its commitment to restrict construction activity from 9 a.m. through 5 p.m. Monday through Friday for residences within 1,000 feet of pile driving activity will be sufficient to mitigate construction noise.<sup>46</sup> Golden Solar stated, through its expert witness, there would be no

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<sup>41</sup> Golden Solar's Response to Staff's First Request, Item 24a-24b.

<sup>42</sup> SAR, Attachment B, Section 3.0 at 6.

<sup>43</sup> SAR, Attachment B, Section 4 at 9-10 and Table 5.0.1 at 10.

<sup>44</sup> Golden Solar's Response to Staff's Post-Hearing Request, Item 4, Table A.

<sup>45</sup> Golden Solar's Response to Staff's First Request, Items 22-23.

<sup>46</sup> Golden Solar's Response to Staff's First Request, Items 22-23.

other effective sound mitigation for the project.<sup>47</sup> In addition, Golden Solar argued that the 55 dBA limit within 1,500 feet is overly restrictive, not feasible, and there is no reason to limit any sound-producing activity without considering whether there is a noise receptor located near enough to experience sound at an unpleasant level.<sup>48</sup>

During the operations phase of the project, noise is expected from 27 inverters, the substation transformer, and solar panel tracking motors.<sup>49</sup> The sound analysis assumed that the substation and inverters were running at all times during daylight hours with an inverter sound power level of 90 dBA and a substation transformer sound power level of 100 dBA.<sup>50</sup> Hessler found all residences in the project area are well outside both the 45 and 40 dBA sound contour areas.<sup>51</sup> Golden Solar committed to a maximum daytime sound level of 55 dBA and nighttime maximum of 45 dBA during the operational phase of the project.<sup>52</sup>

Wells evaluated the noise study conducted by Hessler and concluded that Golden Solar's Noise Emission Assessment complied with the intent of KRS 278.708(3)(d) for construction and operational noise.<sup>53</sup> Wells noted that Golden Solar should submit a noise mitigation plan to the Siting Board before construction begins on the project.<sup>54</sup>

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<sup>47</sup> HVT of the January 10, 2023 Hearing at 11:35:22.

<sup>48</sup> Golden Solar's Response to Staff's First Request, Item 23.

<sup>49</sup> SAR Attachment B, Section 2.2 and Plot 1.

<sup>50</sup> SAR, Attachment B, Section 2.2.1, Table 2.2.1.1, and Table 2.2.2.1.

<sup>51</sup> SAR, Attachment B, Section 2.2 and Plot 1.

<sup>52</sup> SAR, Section 4.2.

<sup>53</sup> Wells Report at 5.

<sup>54</sup> Wells Report at 5.

The Siting Board finds that noise from the construction phase will be intermittent and temporary but will be significant to the nearest residences. As indicated by both Golden Solar and Wells, the noise will be loudest during the pile driving phase of the construction but will not be permanently damaging to nearby residents. The Siting Board further finds that the operational noise from the solar inverters, substations, transformers, and tracking motors should have little-to-no effect on residences in the area.

Based on the case record, the Siting Board finds that Golden Solar's application is in compliance with the statutory requirements in disclosing noise levels. However, the Siting Board finds, based on the entire record, Golden Solar's statements in the SAR, and the hearing testimony of its expert are not persuasive that there are no mitigation measures that can ensure the impact of construction noise does not unduly impact nearby residents. Golden Solar will be required to implement specific mitigation measures to ensure the impact of construction noise does not unduly impact nearby residents. The mitigation measures implemented by the Siting Board are designed to limit the effects of construction noise by controlling the hours of construction in general, as well as the time and manner in which pile driving can occur. Golden Solar may forego noise suppression if it employs a panel installation method that does not involve pile driving, so long as the method does not produce noise levels similar to pile driving. These mitigation measures are further outlined in Appendix A to this Order, and in particular, mitigation measures 13 through 15.

## Impact on Roads, Railways, and Fugitive Dust

Construction is expected to take approximately 12-18 months.<sup>55</sup> There are three major roadways that will be used to access the project; Interstate 69, Kentucky 91, and Kentucky 641.<sup>56</sup> Kentucky 91 will be the primary road used for construction traffic.<sup>57</sup> During the construction phase, Golden Solar estimates 100 vehicles and 20 large trucks per day.<sup>58</sup> The construction traffic will pass through both residential and school areas along Kentucky 91 and Interstate 69.<sup>59</sup> Golden Solar does not anticipate any adverse effects from the increased traffic during construction.<sup>60</sup>

During the operational phase of the project a small maintenance crew will regularly travel through the area with pickup trucks.<sup>61</sup> Little to no impact on traffic is expected during operations.

A Fredonia Valley Railroad track runs partially along the southern border of the project.<sup>62</sup> The railway could be used for deliveries during construction. The railroad will not be crossed by the collection system, or any other project features, so there is not any anticipated impact on the rail system.<sup>63</sup>

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<sup>55</sup> Golden Solar's Response to Staff's First Request, Item 1.

<sup>56</sup> SAR, Attachment F, Section 2.1

<sup>57</sup> Golden Solar's Response to Staff's Post-Hearing Request, Item 5.

<sup>58</sup> SAR, Attachment F, Section 2.2.

<sup>59</sup> Golden Solar's Response to Staff's Post-Hearing Request, Item 5.

<sup>60</sup> Golden Solar's Response to Staff's Post Hearing Request, Item 5.

<sup>61</sup> SAR, Attachment F, Section 2.4.

<sup>62</sup> SAR, Attachment F, Section 4.

<sup>63</sup> SAR, Attachment F, Section 4.

The Siting Board finds that traffic and road degradation issues can be addressed with mitigation measures. However, the Siting Board is concerned about the additional traffic on Kentucky 91 during construction. All the schools in Caldwell County are along Kentucky 91 and the area is already congested during the morning and afternoon school traffic. To alleviate additional congestion from construction traffic, and ensure the safety of children in the school zone, the Siting Board will require Golden Solar to limit deliveries 30 minutes before and after school. The other mitigation measures will be set forth in Appendix A to this Order, in particular mitigation measures 17 through 25.

The Siting Board anticipates some fugitive dust from the construction phase. Golden Solar stated that it may use water to reduce the fugitive dust.<sup>64</sup> The Siting Board requires additional mitigation to reduce any potential harmful effect on the area, which are outlined in Appendix A to this Order, in particular mitigation measure 26.

II. **KRS 278.710(1) – Criteria**

Economic Impact on Affected Region and the State

Stantec conducted an economic impact analysis of the project. According to Golden Solar the proposed solar facility will invest over \$150 million in Caldwell County, and the state of Kentucky.<sup>65</sup> While the project is based in Caldwell County, the analysis for the project focused on the Caldwell, Crittenden, Hopkins, and Lyon counties (Regional Socioeconomic Area of Interest or SAOI), because Caldwell County has low population density, but it is a short commute from other counties. Stantec stated the broader area

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<sup>64</sup> SAR, Attachment F, Section 3.

<sup>65</sup> Application, Exhibit F, Section 1 at 3.

resulted in a more accurate economic analysis.<sup>66</sup> The project is expected to generate significant positive economic impacts to both the Regional SAOI and the entire state of Kentucky. Such impacts include the creation of construction jobs, expansion of the local tax base, and the benefits of having a long-term employer and corporate citizen in the region.<sup>67</sup> The project will be conducted in two phases: a construction phase and an operational phase. The types of jobs created during the construction phase include electricians, equipment operators, carpenters, laborers and other various specialized subcontractors. For the operations phase, the necessary job skills include the ability to complete corrective and preventive maintenance of the inverters, trackers PV panels, and other electrical and mechanical components, substation maintenance of the high and medium voltage equipment and vegetation management.<sup>68</sup>

Stantec used the Jobs and Economic Development Impact (JEDI) model to conduct the economic impact analysis.<sup>69</sup> During the project construction phase, Golden Solar estimated that approximately 79.2 temporary, full-time jobs will be created over the construction period with a direct payroll of approximately \$5.57 million and \$8.76 million in increased economic activity.<sup>70</sup> The indirect and induced economic impacts are estimated to contribute another 98.2 jobs with an additional \$5.37 million in payroll and \$14.8 million in increased economic activity.<sup>71</sup> The total construction phase economic

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<sup>66</sup> Golden Solar's Response to Staff's First Request, Item 11

<sup>67</sup> Application, Exhibit F, Section 1 at 3.

<sup>68</sup> Golden Solar's Response to Staff's First Request, Item 10.

<sup>69</sup> Application, Exhibit F, Section 3 and Table 2 at 4.

<sup>70</sup> Application, Exhibit F, Section 3 and Table 2 at 4.

<sup>71</sup> Application, Exhibit F, Section 3 and Table 2 at 4.

impact is estimated to be 177.4 total full-time equivalent jobs in Kentucky with a new payroll of \$10.94 million and an economic impact, excluding tax revenues, of \$23.56 million.<sup>72</sup>

The ongoing economic impact from the project's operational phase is estimated to be very small relative to the one-time impacts from the construction phase. During the project operations phase, Golden Solar estimates that four full-time jobs will be created during operations with a direct payroll of approximately \$280,000 and an equivalent economic impact.<sup>73</sup> The indirect and induced economic impacts are estimated to contribute approximately another three jobs with an additional \$172,700 in payroll and \$524,800 in increased economic activity.<sup>74</sup> The total operations phase economic impact is estimated to be seven total full-time equivalent jobs in Kentucky with a new payroll of \$452,700 and an economic impact of \$804,800.<sup>75</sup>

Stantec did not use JEDI modeling for the Regional SAOI. A scaling factor of 1.29 percent was used to determine the local economic impacts. The scaling factor was determined by using the Regional SAOI GDP relative to the Kentucky GDP.<sup>76</sup> Based upon this scaling factor, Stantec estimated there would be one direct full time job and a total of two full-time jobs will be created during the construction phase with a new payroll of \$141,400 and an additional \$304,600 in increased economic activity.<sup>77</sup> For the

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<sup>72</sup> Application, Exhibit F, Section 3 and Table 2 at 4.

<sup>73</sup> Application, Exhibit F, Section 3 and Table 2 at 4.

<sup>74</sup> Application, Exhibit F, Section 3 and Table 2 at 4.

<sup>75</sup> Application, Exhibit F, Section 3 and Table 2 at 4.

<sup>76</sup> Application, Exhibit F, Section 3 and Table 2 at 4.

<sup>77</sup> Application, Exhibit F, Section 4 and Table 3 at 5.



operations phase, Stantec estimated the economic impact will be 0.1 full time jobs and \$3,600 in earnings. Golden Solar stated there would be a preference for local residents in hiring.<sup>78</sup>

Golden Solar intends to negotiate an Industrial Revenue Bond (IRB) and a Payment in Lieu of Taxes (PILOT) Agreement with Caldwell County.<sup>79</sup> Golden Solar expects to pay approximately \$3.3 million in property taxes to Kentucky over the 30-year expected life of the project, or approximately \$191,000 yearly thousand per year.<sup>80</sup> The estimated \$3.3 million in property taxes is based upon Golden Solar securing the IRB and PIOLT Agreement. Without an IRB or PIOLT Agreement, the property taxes paid by Golden Solar would be much higher but the amounts going to the local school system would be the same.<sup>81</sup> Stantec stated it could not estimate sales and income taxes because of unprecedented volatility in the market.<sup>82</sup>

At its local public meetings, Golden Solar provided an information sheet which stated there would be 150 direct jobs during construction.<sup>83</sup> Golden Solar stated the jobs created were based upon its parent companies prior experience in developing solar projects and the anticipated demand for labor in the Regional SAOI over the next two years.<sup>84</sup> This figure is in contrast to Golden Solar's testimony at the hearing where it was

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<sup>78</sup> Golden Solar's Response to Staff's First Request, Item 8.

<sup>79</sup> Golden Solar's Response to Staff's First Request, Item 18.

<sup>80</sup> Application, Exhibit F at 5 and Golden Solar's Response to Staff's First Request, Item 17a-b.

<sup>81</sup> HVT of the January 10, 2023 Hearing at 11:24:40.

<sup>82</sup> Golden Solar's Response to Staff's First Request, Item 17.

<sup>83</sup> Application, Exhibit C, Attachment C.3, at 24.

<sup>84</sup> Golden Solar's Response to Staff's Second Request, Item 1.

stated a much smaller amount of jobs will be created in the Regional SAOI.<sup>85</sup> Golden Solar stated the low local hiring estimate in the economic impact analysis is likely an underestimation the number of local hires.<sup>86</sup>

Based upon the case record, the Siting Board finds the project will have a positive economic impact on the state and region. However, the Siting Board is concerned about Golden Solar's economic impact estimates and the statements Golden Solar has made to the public about the project. The fact that Golden Solar presented information to the public that creates the impression of many local jobs, but its models presented to the Siting Board show virtually no local jobs will be created. This appears deliberately misleading to the public about the project. Using a simplistic GDP scaling factor to estimate local employment and economic output and then simply stating that the modeling results underestimate local effects gives the impression that the economic impact analysis was done simply to meet the statutory filing requirement and not to present a complete picture to the Siting Board.

#### Existence of Other Generating Facilities

There is no other electric generating facility on the Project site. Golden Solar noted the factors for site selection for a solar project are favorable geography, willing landowners, and access to transmission lines.<sup>87</sup> Golden Solar selected a project site that will connect with the North Princeton Switching Station owned by LG&E/KU.<sup>88</sup>

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<sup>85</sup> Application, Exhibit F, Section 4, and Table 3 at 5.

<sup>86</sup> Golden Solar' Response to Staff's First Request, Item 16.

<sup>87</sup> Application at paragraph 17.

<sup>88</sup> Application at paragraph 17.

### Local Planning and Zoning Requirements

Caldwell County does not have any planning and zoning requirements applicable for the project.<sup>89</sup> The statutory requirements of KRS 278.706(2)(e) apply unless a deviation is applied for and granted by the Siting Board. KRS 278.706(2)(e) requires that all proposed structures or facilities used for generation of electricity must be 2,000 feet from any residential neighborhood, school, hospital, or nursing home facility. This project will be closer than that to residences, but there are no schools, hospitals, or nursing homes within 2,000 feet.<sup>90</sup>

### Impact on Transmission System

Golden Solar will interconnect with LG&E/KU at the North Princeton switching station.<sup>91</sup> LG&E/KU has completed a Feasibility Study, a System Impact Study, and a Facilities Study for the Project.<sup>92</sup> These studies identified any network upgrades and facilities required to interconnect and provide transmission services.<sup>93</sup> Midcontinent Independent System Operator, Inc (MISO) and the Tennessee Valley Authority (TVA) also conducted affected systems studies given its proximity to those transmission systems.<sup>94</sup>

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<sup>89</sup> Application at paragraph 16.

<sup>90</sup> Application at paragraph 16.

<sup>91</sup> Application, Exhibit E at 1.

<sup>92</sup> Application, Exhibit E at 1. See Application, Exhibit E, Attachment for the full studies produced by LG&E.

<sup>93</sup> Application, Exhibit E at 1.

<sup>94</sup> Application, Exhibit E at 1 and Golden Solar's Response to Staff's Post-Hearing Request, Item 1.

Based upon the case record, the Siting Board finds that Golden Solar has satisfied the requirements of KRS 278.710(f) and that the additional load imposed upon the electricity transmission system by the generation of electricity at the Golden Solar facility, will not adversely affect the reliability of service for retail customers of electric utilities regulated by the Kentucky Public Service Commission. This finding is based upon Golden Solar's commitment to the interconnection process and protocols consistent with the requirements of KRS 278.212.

Golden Solar has not filed an application for a nonregulated transmission line that will interconnect the project with the LG&E/KU switching station.<sup>95</sup> Golden Solar stated the project substation will be within the project boundaries and the nonregulated transmission line will run approximately 300 feet outside of the project boundaries to the North Princeton Switching Station.<sup>96</sup> Golden Solar indicated the North Princeton Switching Station is bordered on three sides by the project and Goodsprings Road on the remaining side.<sup>97</sup> Golden Solar also stated that because of the minor length of the nonregulated transmission line, there will be no additional impacts on the surroundings.<sup>98</sup>

Golden Solar argued that a separate application for the nonregulated transmission line is not necessary because KRS 278.700(2) anticipates the construction certificate is for a merchant solar generating facility, which means the electricity generated will be sold on the wholesale market and the project will necessarily have to connect with the

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<sup>95</sup> Golden Solar's Post-Hearing Brief (Post-Hearing Brief) (filed Jan. 17, 2023) at 1.

<sup>96</sup> Application, Exhibit B, page 1.

<sup>97</sup> Post-Hearing Brief at 2 and 12.

<sup>98</sup> Post-Hearing Brief at 2.

transmission system at some place.<sup>99</sup> Golden Solar also argued that the nonregulated transmission line is an “associated structure” within the meaning of KRS 278.700(2).<sup>100</sup> Golden Solar stated the nonregulated transmission line is not a transmission line in the normal sense of the word because there will not be two-way flow of electricity.<sup>101</sup> The generated electricity will flow only to the LG&E/KU substation. Golden Solar also argued that the scope of the application, the discovery, and consultant’s report have established a greater record than is required for the consideration of a nonregulated transmission line application pursuant to KRS 278.714.<sup>102</sup> Finally, Golden Solar argued it is consistent with Siting Board precedent to not require a separate application for a transmission line that is less than one mile long and lower than 69 kV voltage.<sup>103</sup>

The Siting Board finds that Golden Solar is not required to file a separate application for a nonregulated transmission line. The Golden Solar substation is on the boundary of the leased project property and the LG&E/KU substation is directly adjacent to the project boundaries on three sides. A KU 161 kV transmission line runs overhead in the project area near the project substation. The nonregulated transmission line, in this instance, can be considered an associated structure of the project because of its minimal length and proximity to the project substation and LG&E/KU switching station. The Siting Board cautions, this decision is specific to this project only. Other decisions on whether a separate application for a nonregulated transmission line will be necessary is a fact

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<sup>99</sup> Post-Hearing Brief at 4.

<sup>100</sup> Post-Hearing Brief at 4-5.

<sup>101</sup> Post-Hearing Brief at 5.

<sup>102</sup> Post-Hearing Brief at 6.

<sup>103</sup> Post-Hearing Brief at 9.

specific determination that requires the Siting Board to review the project as a whole. A better practice to ensure a certificate of construction will be granted for a nonregulated transmission line, even if it is part of a merchant solar generating facility, is to file an application for that portion of the project.

#### Compliance with Setback Requirements

There are no applicable setbacks established by Caldwell County for the project. KRS 278.706(2)(e) requires that all proposed structures or facilities used for electric generation be at least 2,000 feet from any residential neighborhood, school, hospital, or nursing home facility.<sup>104</sup> KRS 278.704(4) authorizes the Siting Board to grant a deviation from the setback requirements if requested.<sup>105</sup> Golden Solar has requested a deviation from the setback requirements in KRS 278.706(2)(e).<sup>106</sup> Golden Solar stated it would not place panels closer than 300 feet, the central inverter no closer than 500 feet, and the substation no closer than 1,000 feet from the neighborhood.<sup>107</sup>

The Siting Board finds given the totality of the mitigation measures proposed by Golden Solar, the nature of the surrounding property, and the mitigation measures the Siting Board has imposed in Appendix A, the statutory purposes are met by the project. The Siting Board grants a deviation from this requirement as to the distance to residences and residential neighborhoods, as requested by motion and set forth in Appendix A to this

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<sup>104</sup> KRS 278.706(2)(e)

<sup>105</sup> KRS 278.704(4).

<sup>106</sup> Golden Solar's Motion for Deviation from the Setback Requirements (Motion for Deviation) (filed Sept. 16, 2022).

<sup>107</sup> Motion for Deviation at 12 and HVT of the January 10, 2023 Hearing at 09:27:28.

Order, mitigation measure 16. Exceptions to these setback requirements for participating landowners are included in Appendix A, mitigation measure 16.

#### History of Environmental Compliance

No information appears in the record of any environmental violations. Golden Solar stated that neither it, nor anyone with an ownership interest in it, has violated any environmental laws, rules, or administrative regulations that resulted in criminal confiscation, or a fine greater than \$5,000.<sup>108</sup> Further Golden Solar is not the subject of any pending judicial or administrative actions.<sup>109</sup>

The Siting Board shall require approval of a transfer of ownership of the project to another developer. The approval of the construction certificate is conditioned upon full compliance with all mitigation measures contained in this Order, some of which continue into the operation of the project. If the Siting Board did not require approval of a potential transfer of ownership, the construction certificate could be transferred to a company without the requisite expertise to comply with the mitigation measures. This would create a situation where a merchant solar generating facility is being constructed and operated outside of the statutory requirements of the Siting Board. This will be set forth more fully in Appendix A to this Order in mitigation measure 27.

#### Decommissioning

Golden Solar submitted a decommissioning plan with the application.<sup>110</sup> The applicable property leases contain covenants to the property owners regarding

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<sup>108</sup> Application at paragraph 19.

<sup>109</sup> Application at paragraph 19.

<sup>110</sup> SAR, Attachment E.

decommissioning.<sup>111</sup> Golden Solar's decommissioning plan indicated it will only decommission a project to a depth of three feet.<sup>112</sup>

The Siting Board finds that Golden Solar must return the land to its original use, to the extent possible, at the end of the project's life. Returning the land back to its original state and use after decades of operation is an important part of the Siting Board's finding regarding the impact of the facilities on scenic surroundings, property values and the economy. The relatively "temporary" nature of the facilities compared to other types of more permanent development, such as thermal merchant generation facilities, industrial operations, or housing, is a prime consideration of the Siting Board in granting a certificate, with conditions, in this matter. An inability or unwillingness to return the land back to its prior state after the life of the facility, including leaving underground facilities in excess of three feet, increases the permanence of the facility. As such, the Siting Board requires the removal of all components above and below ground. Removal of all underground components and regrading or recompacting the soil for agricultural use will mitigate any damage to the land, thus returning the land to a state that provides at least as great of an economic impact as it does today. The Siting Board will also require additional mitigation measures related to decommissioning, which are outlined in Appendix A to this Order, mitigation measures 28 through 34.

### CONCLUSION

After carefully considering the criteria outlined in KRS Chapter 278, the Siting Board finds that Golden Solar has presented sufficient evidence to support the issuance

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<sup>111</sup> See Application, Exhibit I.

<sup>112</sup> SAR, Exhibit H, unnumbered at 3.



of a Construction Certificate to construct the proposed merchant solar facility and the nonregulated electric transmission line. The Siting Board conditions its approval upon the full implementation of all mitigation measures and other requirements described herein and listed in Appendix A to this Order. A map showing the location of the proposed solar generating facility is attached hereto as Appendix B.

IT IS THEREFORE ORDERED that:

1. Golden Solar's application for a Construction Certificate to construct an approximately 100 MW merchant solar electric generating facility and nonregulated electric transmission line in Caldwell County, Kentucky is conditionally granted subject to full compliance with the mitigation measures and conditions prescribed in Appendix A.

2. Golden Solar shall fully comply with the mitigation measures and conditions prescribed in Appendix A.

3. Golden Solar's September 16, 2022 Motion for Deviation from the Setback Requirements is granted subject to the mitigation measures and conditions prescribed in Appendix A.

4. In the event mitigation measures within the body of this Order conflict with those prescribed in Appendix A, the measures in Appendix A shall control.

5. This case is closed and removed from the Siting Board's docket.

KENTUCKY STATE BOARD ON ELECTRIC  
GENERATION AND TRANSMISSION SITING

Hunt Clark  
Chairman, Public Service Commission

Wesley  
Vice Chairman, Public Service Commission

Myra Rose  
Commissioner, Public Service Commission

John Sears  
Secretary, Energy and Environment Cabinet,  
or her designee

Sedmy  
Secretary, Cabinet for Economic Development,  
or his designee

Gale Cherry  
Gale Cherry, ad hoc member

by KAC  
w/permission

ATTEST:

Linda C. Bridwell

Executive Director  
Public Service Commission  
*on behalf of* the Kentucky State  
Board on Electric Generation  
and Transmission Siting



## APPENDIX A

### APPENDIX TO AN ORDER OF THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION AND TRANSMISSION SITING IN CASE NO. 2020-00243 DATED FEB 21 2023

#### MITIGATION MEASURES AND CONDITIONS IMPOSED

The following mitigation measures and conditions are hereby imposed on Golden Solar, LLC (Golden Solar) to ensure that the facilities proposed in this proceeding are constructed as ordered.

1. A final site layout plan shall be submitted to the Siting Board upon completion of the final site design. Deviations from the preliminary site layout should be clearly indicated on the revised graphic. Those changes could include, but are not limited to, location of solar panels, inverters, transformers, substation, operation and maintenance building, transmission line route, or other Project facilities and infrastructure.

2. Any change in the Project boundaries from the information that formed this evaluation shall be submitted to the Siting Board for review.

3. The Siting Board will determine whether any deviation in the boundaries or site layout plan is likely to create a materially different pattern or magnitude of impacts.

4. Prior to construction, Golden Solar shall provide a finalized Emergency Response Plan to the local fire district, first responders, and any County Emergency Management Agency. Golden Solar shall provide site specific training for local emergency responders at their request. Access for fire and emergency units shall be set up after consultation with local authorities.

5. Golden Solar or its contractor will control access to the site during construction and operation. All construction entrances will be gated and locked when not in use.

6. Golden Solar's access control strategy shall also include appropriate signage to warn potential trespassers. Golden Solar must ensure that all site entrances and boundaries have adequate signage, particularly in locations visible to the public, local residents, and business owners.

7. The security fence must be installed prior to activation of any electrical installation work in accordance with NESC standards. The substation shall have its own separate security fence and locked access installed in accordance with NESC standards.

8. Existing vegetation between solar arrays and nearby roadways and homes shall be left in place to the extent feasible to help minimize visual impacts and screen the Project from nearby homeowners and travelers. Golden Solar will not remove any existing vegetation except to the extent it must remove such vegetation for the construction and operation of Project components.

9. Golden Solar shall implement planting of native evergreen species as a visual buffer to mitigate visual viewshed impacts, in areas where those viewshed impacts occur from residences or roadways directly adjacent to the Project and there is not adequate existing vegetation. If it is not adequate, then vegetation ten feet thick reaching six feet at maturity (in four years) will be added by Golden Solar between project infrastructure and residences, or other occupied structures, with a line of sight to the facility to the reasonable satisfaction of the affected adjacent property owners. Planting of vegetative buffers may be done over the construction period; however, Golden Solar

should prioritize vegetative planting at all periods of construction to reduce viewshed impacts. All planting shall be done prior to the operation of the facility.

10. Golden Solar shall cultivate at least two acres of native, pollinator-friendly species onsite.

11. Golden Solar shall carry out visual screening consistent with the plan proposed in its application, SAR, and the maps included, and ensure that the proposed new vegetative buffers are successfully established and developed as expected over time. Should vegetation used as buffers die over time, Golden Solar shall replace plantings as necessary.

12. To the extent that an affected adjacent property owner indicates to Golden Solar that a visual buffer is not necessary, Golden Solar will obtain that property owner's written consent and submit such consent in writing to the Siting Board.

13. Golden Solar is required to limit construction activity, process, and deliveries to the hours between 8 a.m. and 6 p.m. local time, Monday through Saturday. The Siting Board directs that construction activities that create a higher level of noise, such as pile-driving, will be limited to 9 a.m. to 5 p.m. local time, Monday through Friday. Non-noise causing and non-construction activities can take place on the site between 7 a.m. and 10 p.m. local time, Monday through Sunday, including field visits, arrival, departure, planning, meetings, mowing, surveying, etc...

14. If the pile driving activity occurs within 1,500 feet of a noise-sensitive receptor, Golden Solar shall implement a 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). Golden

Solar can forego using noise suppression measures if it employs a panel installation method that does not use pile driving, so long as that method does not create noise levels similar to pile driving.

15. Golden Solar shall notify residents and businesses within 2,400 feet of the project boundary about the construction plan, the noise potential, any mitigation plans, and its Complaint Resolution Program referred to in Item 33 of this Appendix, at least one month prior to the start of construction.

16. Golden Solar shall place panels, inverters, and substation equipment consistent with the distances to noise receptors to which it has committed in its maps and site plans. The Siting Board approves Golden Solar's deviation from KRS 278.704(2) and approves of the proposed setback from residences in the neighborhood of 300 feet from any panel or string inverter. The Siting Board also approves a distance of 200 feet between any solar panel or string inverter and any residential neighborhood and 100 feet from any exterior property line. Nevertheless, Golden Solar shall not place solar panels or string inverters, if used, closer than 150 feet from a residence, church, or school, 25 feet from non-participating adjoining parcels, or 50 feet from adjacent roadways. Golden Solar shall not place a central inverter, and if used, energy storage systems, closer than 450 feet from any adjacent residences, church, or school. These further setbacks shall not be required for residences owned by landowners involved in the project that explicitly agree to lesser setbacks and have done so in writing. All agreements by participating landowners to lesser setbacks must include language advising the participating landowners of the setbacks otherwise required herein. All agreements by participating

landowners to lesser setbacks must be filed with the Siting Board prior to commencement of the project.

17. Golden Solar shall fix or pay for repairs for damage to roads and bridges resulting from any vehicle transport to the site. For damage resulting from vehicle transport in accordance with all permits, those permits will control.

18. Golden Solar shall comply with all laws and regulations regarding the use of roadways.

19. Golden Solar shall implement ridesharing between construction workers when feasible, use appropriate traffic controls, or allow flexible working hours outside of peak hours to minimize any potential traffic delays during AM and PM peak hours.

20. Golden Solar shall not schedule deliveries to the site using Kentucky 91 between 7 a.m. and 8:30 a.m. or 2:30 p.m. and 3:45 p.m. on any days Caldwell County Schools are in session.

21. Golden Solar shall consult with the Kentucky Transportation Cabinet (KYTC) regarding truck and other construction traffic and obtain necessary permits from the KYTC.

22. Golden Solar shall consult with the Caldwell County Road Department (CCRD) regarding truck and other construction traffic and obtain any necessary permits from the CCRD.

23. Golden Solar shall develop special plans and obtain necessary permits before transporting heavy loads, especially the substation transformer, onto state or county roads.

24. Golden Solar shall comply with any road use agreement executed with CCRD. Such an agreement might include special considerations for overweight loads, routes utilized by heavy trucks, road weight limits, and bridge weight limits.

25. Golden Solar shall develop and implement a traffic management plan to minimize the impact on traffic flow and keep traffic safe. Any such traffic management plan shall also identify any traffic-related noise concerns during the construction phase and develop measures that would address those noise concerns.

26. Golden Solar shall properly maintain construction equipment and follow best management practices related to fugitive dust throughout the construction process, including the use of water trucks. Dust impacts shall be kept at a minimal level. The Siting Board requires Golden Solar's compliance with 401 KAR 63:010.

27. If any person shall acquire or transfer ownership of, or control, or the right to control the project, by sale of assets, transfer of stock, or otherwise, or abandon the same, Golden Solar or its successors or assigns shall request explicit approval from the Siting Board with notice of the request provided to the Caldwell County Fiscal Court. In any application requesting such abandonment, sale, or change of control, Golden Solar shall certify its compliance with KRS 278.710(1)(i).

28. As applicable to individual lease agreements, Golden Solar, its successors, or assigns will abide by the specific land restoration commitments agreed to by individual property owners, as described in each executed lease agreement.

29. Golden Solar shall file a complete and explicit decommissioning plan with the Siting Board. This plan shall commit Golden Solar to remove all facility components, above-ground and below-ground, regardless of depth, from the project site. Upon its



completion, this plan shall be filed with the Siting Board or its successors. The decommissioning plan shall be completed at least one month before the construction of the Project.

30. Golden Solar shall file a bond with the Caldwell County Fiscal Court, equal to the amount necessary to effectuate the explicit or formal decommissioning plan naming Caldwell County as a third-party obligee (or secondary, in addition to individual landowners) beneficiary, in addition to the lessors of the subject property insofar as the leases contain a decommissioning bonding requirement so that Caldwell County will have the authority to draw upon the bond to effectuate the decommissioning plan. For land with no bonding requirement otherwise, Caldwell County shall be the primary beneficiary of the decommissioning bond for that portion of the Project. The bond shall be filed with the Caldwell County Treasurer or with a bank, title company, or financial institution reasonably acceptable to the county. The acceptance of the county of allowing the filing the bond with an entity other than the Fiscal Court, through the Caldwell County Treasurer, can be evidenced by a letter from the Judge-Executive, the Fiscal Court, or the County Attorney. The bond(s) shall be in place at the time of commencement of operation of the Project. The bond amount shall be reviewed every five years at Golden Solar's expense to determine and update the cost of removal amount. This review shall be conducted by an individual or firm with experience or expertise in the costs of removal or decommissioning of electric generating facilities. Certification of this review shall be provided to the Siting Board or its successors and the Caldwell County Fiscal Court. Such certificate shall be by letter and shall include the current amount of the anticipated bond and any change in the costs of removal or decommissioning.

31. Golden Solar or its assigns shall provide notice to the Siting Board, if, during any two-year (730 days) period, it replaces more than 20 percent of its facilities. Golden Solar shall commit to removing the debris and replaced facility components from the Project site and from Caldwell County upon replacement. If the replaced components are properly disposed of at a permitted facility, they do not have to be physically removed from Caldwell County. However, if the replaced facility components remain in the county, Golden Solar must inform the Siting Board of the location where the components are being disposed.

32. Any disposal or recycling of Project equipment, during operations or decommissioning, shall be done in accordance with applicable laws and requirements.

33. Golden Solar shall initiate and maintain the Complaint Resolution Program provided to the Siting Board in the case record to address any complaints from community members. Golden Solar shall also submit annually a status report associated with its Complaint Resolution Program, providing, among other things, the individual complaints, how Golden Solar addressed those complaints, and the ultimate resolution of those complaints identifying whether the resolution was to the complainant's satisfaction.

34. Golden Solar shall provide the Caldwell County Judge Executive contact information for individuals within the company that can be contacted with concerns. This shall include contact information for the general public to reach individuals that can address their concerns. Golden Solar shall update this contact information yearly, or within 30 days of any change in contact information.

35. Within 30 days of entry, Golden Solar shall send a copy of this Order to all the adjoining landowners who previously were required to receive notice of this project.

APPENDIX B

APPENDIX TO AN ORDER OF THE KENTUCKY STATE BOARD ON  
ELECTRIC GENERATION AND TRANSMISSION SITING IN  
CASE NO. 2020-00243 DATED FEB 21 2023

TWO PAGES TO FOLLOW

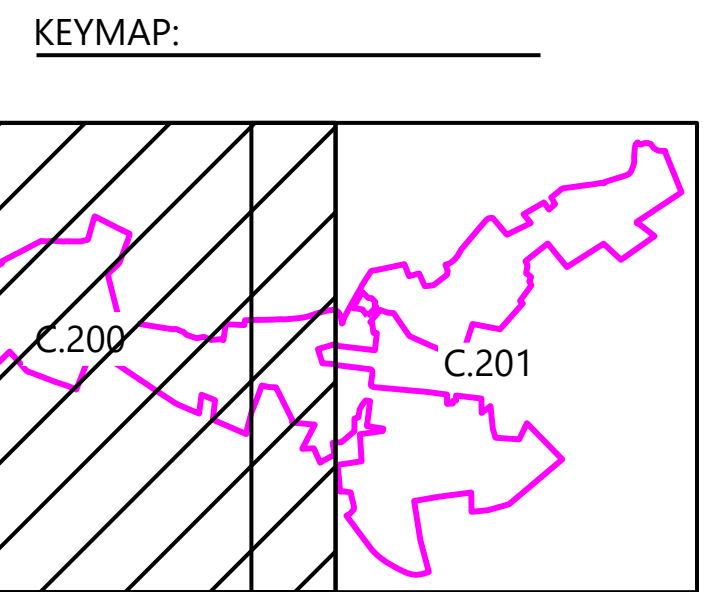
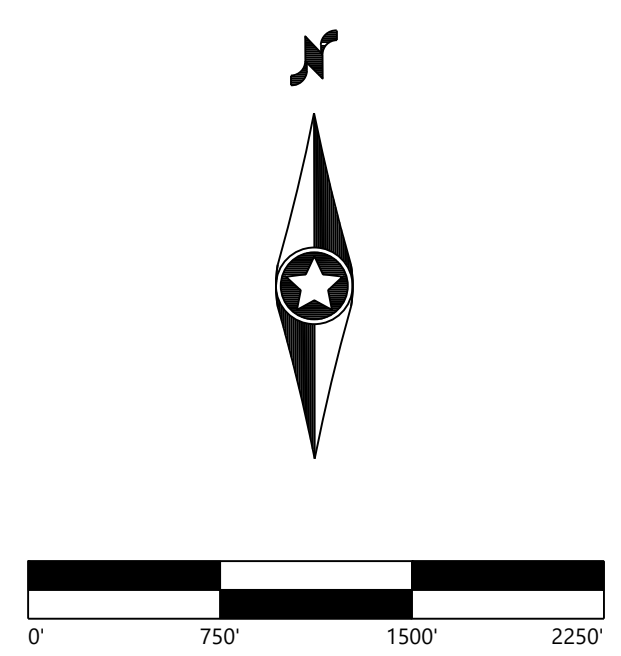


- LEGEND:**
- PROJECT BOUNDARY
  - EASEMENT LINES
  - EX. TREELINE
  - EX. PAVED ROAD
  - EX. GRAVEL ROAD
  - EX. FENCE
  - EX. RAILROAD
  - EX. CULVERT
  - 200' PANEL SETBACK FROM RESIDENCE
  - 450' INVERTER SETBACK FROM RESIDENCE
  - FOREST AVOIDANCE
  - EX. OVERHEAD POWER
  - EX. STREAM CHANNEL
  - EX. WETLAND
  - EX. VEGETATIVE BUFFER
  - WETLAND SETBACK
  - FEMA FLOOD ZONE
  - EX. KARST FEATURE
  - 25' KARST SETBACK / AVOIDANCE
  - PROPOSED SOLAR ARRAY
  - PROPOSED INVERTER AND TRANSFORMER SKID
  - PROPOSED MODULE SETBACK FROM PROPERTY LINE AND AVOIDANCE AREAS
  - PROPOSED VEGETATIVE BUFFER TYPE 1
  - PROPOSED VEGETATIVE BUFFER TYPE 2
  - PROPOSED ACCESS ROAD
  - PROPOSED SECURITY FENCE
  - PRELIMINARY WEATHER STATION LOCATION
  - PROPOSED TREE LINE

- NOTES:**
- FURTHER FIELD INVESTIGATION FOR POTENTIAL KARST LOCATIONS TO BE COMPLETED PRIOR TO CONSTRUCTION.
  - WEATHER STATION LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FURTHER DESIGN.
  - PROPOSED GENTLE ROUTE IS PRELIMINARY AND SUBJECT TO CHANGE WITH FURTHER DESIGN.

REVISIONS:

#	DATE	COMMENT



**Golden Solar Project**  
 Caldwell County, Kentucky

Overall Site Plan - 1

**Not for Construction**

DATE: 08/22/2022  
 SHEET: C.200

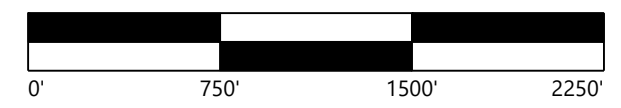
PREPARED FOR:



8400 Normandale Lake Blvd, Suite 1200  
 Bloomington, MN 55347

REVISIONS:

#	DATE	COMMENT



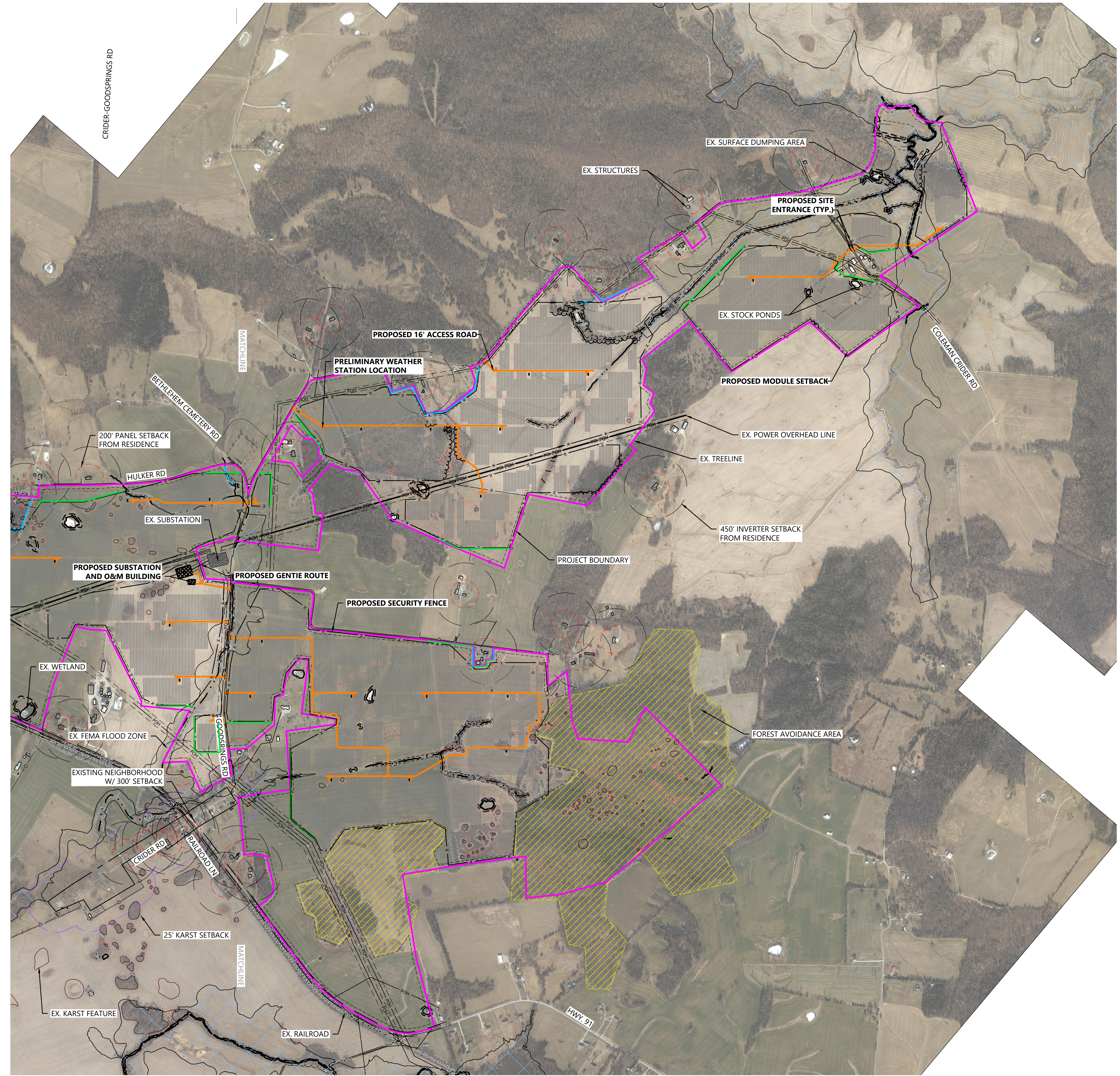
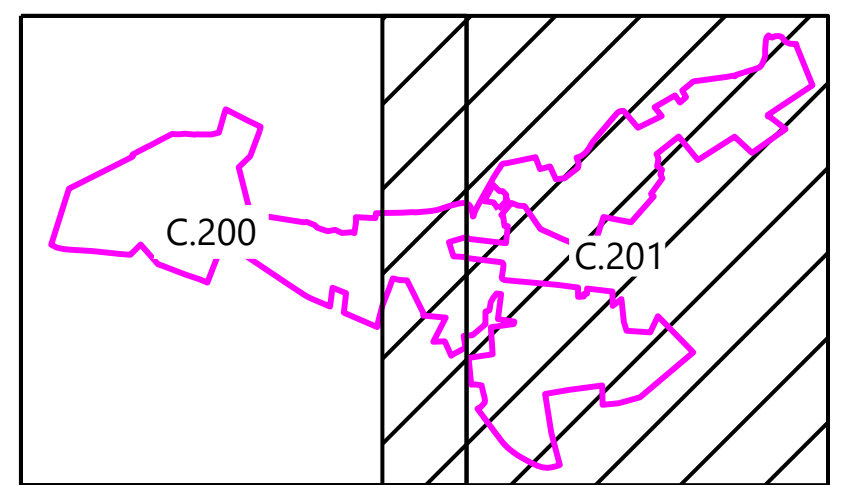
**LEGEND:**

- PROJECT BOUNDARY
- EASEMENT LINES
- EX. TREELINE
- EX. PAVED ROAD
- EX. GRAVEL ROAD
- EX. FENCE
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- WETLAND SETBACK
- FEMA FLOOD ZONE
- EX. KARST FEATURE
- 25' KARST SETBACK / AVOIDANCE
- PROPOSED SOLAR ARRAY
- PROPOSED INVERTER AND TRANSFORMER SKID
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- PROPOSED VEGETATIVE BUFFER TYPE 1
- PROPOSED VEGETATIVE BUFFER TYPE 2
- PROPOSED ACCESS ROAD
- PROPOSED SECURITY FENCE
- PRELIMINARY WEATHER STATION LOCATION
- PROPOSED TREE LINE

**NOTES:**

1. FURTHER FIELD INVESTIGATION FOR POTENTIAL KARST LOCATIONS TO BE COMPLETED PRIOR TO CONSTRUCTION.
2. WEATHER STATION LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FURTHER DESIGN.

**KEYMAP:**



**Golden Solar Project**

Caldwell County, Kentucky

Overall Site Plan - 2

**Not for Construction**

DATE: 08/22/2022

SHEET: C.201

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