

COMMONWEALTH OF KENTUCKY
BEFORE THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION
AND TRANSMISSION SITING

In the Matter of:

ELECTRONIC APPLICATION OF SEBREE)	
SOLAR, LLC FOR A CERTIFICATE TO)	
CONSTRUCT AN APPROXIMATELY 250)	
MEGAWATT MERCHANT SOLAR ELECTRIC)	
GENERATING FACILITY AND AN)	CASE NO.
APPROXIMATELY 4.5 MILE NONREGULATED)	2021-00072
ELECTRIC TRANSMISSION LINE IN)	
HENDERSON COUNTY, KENTUCKY AND)	
WEBSTER COUNTY, KENTUCKY PURSUANT)	
TO KRS 278.700 AND 807 KAR 5:110)	

ORDER

On May 12, 2023, Sebree Solar, LLC (Sebree Solar) received a construction certificate to construct an approximately 250-megawatt (MW) merchant solar electric generating facility in Henderson County, Kentucky. On January 17, 2024, Sebree Solar filed a motion requesting the Siting Board approve its Final Site Plan. Sebree Solar explained that the project boundary had changed, which reduced the project footprint.¹ Sebree Solar explained that there was an increase in linear fencing and access roads are due to the need to reduce the number of panels in some of the larger areas and relocate those panels to a smaller area.² Sebree Solar stated there are other minor changes to the site plan (moving an access road and entrance) because of the elimination of

¹ Sebree Solar Motion for Approval of Its Final Site Plan (filed Jan. 17, 2024).

² Sebree Solar Motion for Approval of Its Final Site Plan, Exhibit A at 3.

parcels. No substantive changes were made to the project panels, substation, transformers, other project facilities.³

Based upon the motion and being otherwise sufficiently advised, the Siting Board finds Sebree Solar's motion should be granted. The changes between the preliminary site plan reviewed by the Siting Board in the original consideration of the case, and the revised final site plan do not create a materially different pattern or magnitude of impacts.

IT IS THEREFORE ORDER that:

1. Sebree Solar's January 17, 2024 motion is granted.
2. The revised final site plan is attached to the Appendix of this Order.

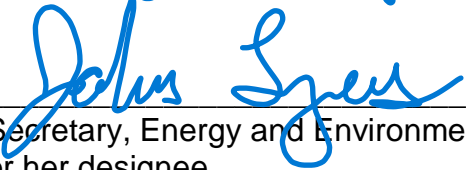
³ Sebree Solar Motion for Approval of Its Final Site Plan, Exhibit A at 4.

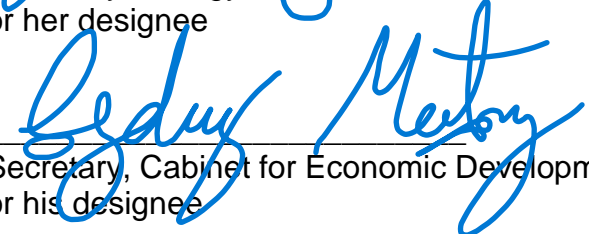
KENTUCKY STATE BOARD ON ELECTRIC
GENERATION AND TRANSMISSION SITING


Chairman, Public Service Commission


Vice Chairman, Public Service Commission



Commissioner, Public Service Commission

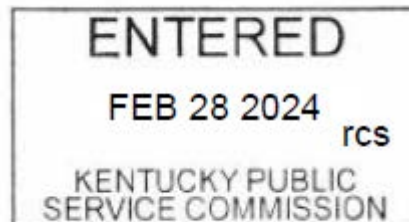

Secretary, Energy and Environment Cabinet,
or her designee


Secretary, Cabinet for Economic Development,
or his designee

by KAC
w/permission

ATTEST:


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



APPENDIX

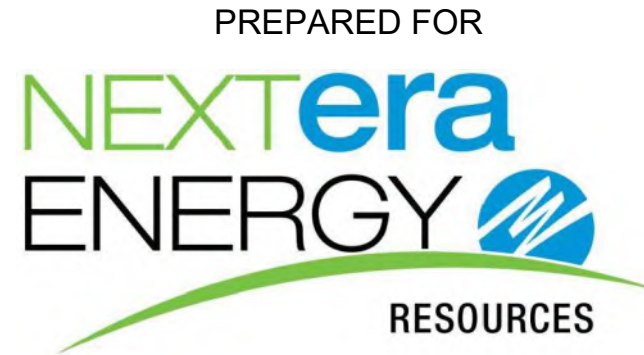
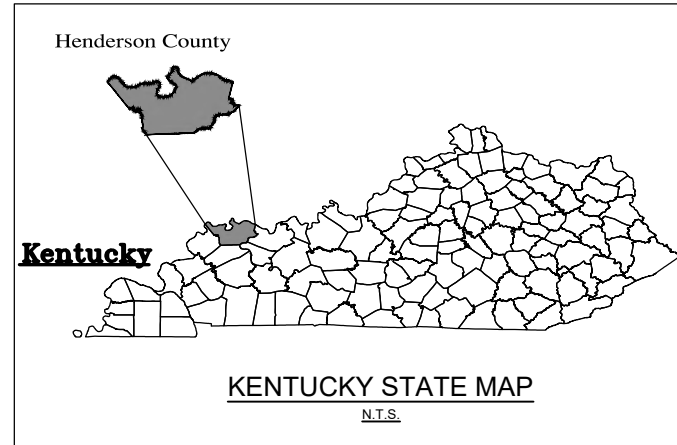
APPENDIX TO AN ORDER OF THE KENTUCKY STATE BOARD ON
ELECTRIC GENERATION AND TRANSMISSION SITING IN
CASE NO. 2021-00072 DATED FEB 28 2024

SIXTEEN PAGES TO FOLLOW

FINAL SITE LAYOUT PLAN

SEBREE SOLAR PROJECT

ECT Environmental Consulting & Technology, Inc.
 1408 N. Westshore Blvd., Ste 115
 Tampa, FL, 33607
 Phone: (813) 289-9338
 www.ectinc.com



SEBREE SOLAR, LLC
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

Contact: Alex Grave de Peralta
 Sebree Solar, LLC
 (561) - 339 - 0376

CITY OF ROBARDS
HENDERSON COUNTY,
KENTUCKY, 40146

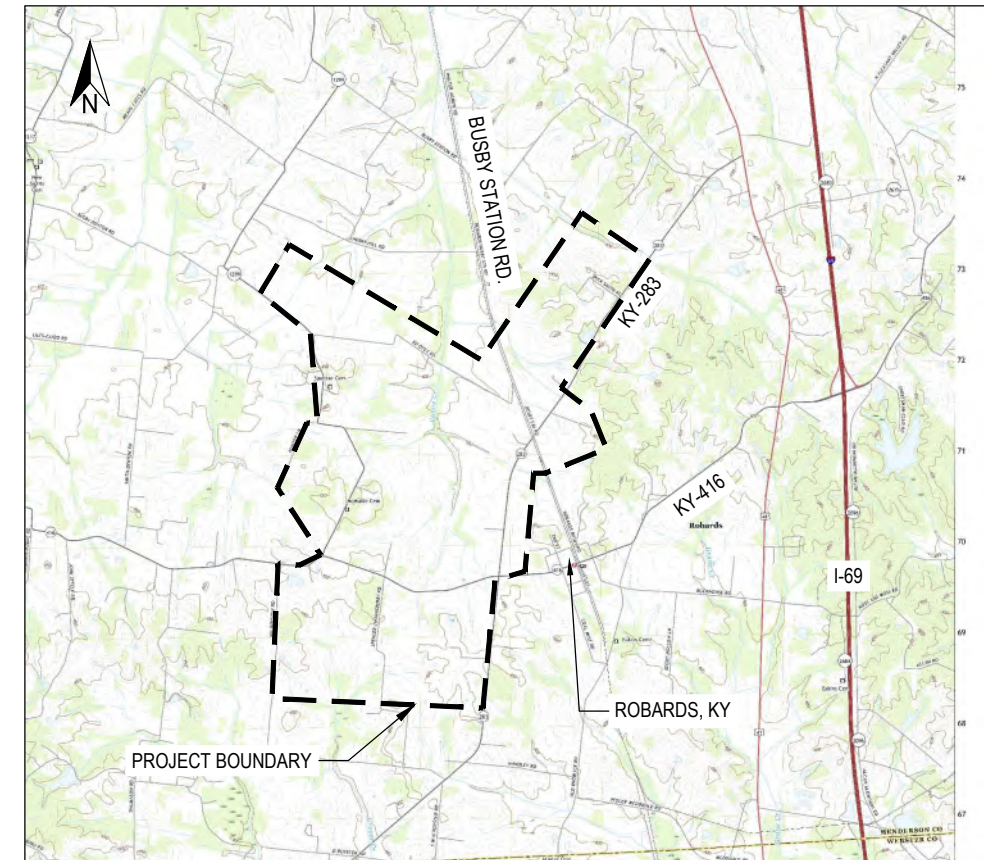
BY



1408 N. Westshore Blvd., Ste 115
 Tampa, Florida 33607
 Tel: (813) 289-9338
 Agent's E-mail: bwilburn@ectinc.com
 Agent's Tel: (513) 313-0179
<http://www.ectinc.com>

ECT PROJECT NUMBER 20-0196

JANUARY 2024
KENTUCKY SITING BOARD
FINAL SITE LAYOUT PLAN



PROJECT LOCATION MAP
N.T.S.

INDEX OF DRAWINGS

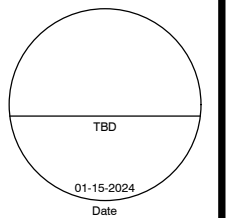
C1.00	COVER PAGE
C1.01	EXISTING CONDITIONS
C1.02	OVERALL LAYOUT PLAN
C1.03	TRANSMISSION LINE OVERVIEW
C2.01 -	SITE EXHIBITS
C2.10	
C3.01	CIVIL DETAILS
C3.02	LANDSCAPE ILLUSTRATION

PROJECT SITE INFORMATION	
COUNTY PARCEL NUMBERS	SEE SITE PLAN MEMO
GPS COORDINATES	37.689°N, -87.547°W (SUBSTATION)
SITE ELEVATION	450' A.M.S.L.
DEVELOPER NAME	SEBREE SOLAR, LLC
DEVELOPER ADDRESS	700 UNIVERSE BLVD., JUNO BEACH, FL
DEVELOPER CONTACT	ALEX GRAVE DE PERALTA
APPLICABLE BUILDING PERMIT AUTHORITY	KY SITING BOARD, HENDERSON CO.
SYSTEM AC SIZE (MW AT POI)	250
SYSTEM DC SIZE (MW)	361.49
MODULE COUNT	680,370
CENTRAL INVERTER COUNT	80
TRANSFORMER COUNT	2
PROJECT ZONING	AGRICULTURAL
NON PARTICIPATING PARCEL SETBACK	25 FEET
OCCUPIED STRUCTURE SETBACK (HENDERSON COUNTY)	100 FEET
INVERTER SETBACK FROM OCCUPIED STRUCTURE (KENTUCKY SITING BOARD)	450 FEET
PV PANEL SETBACK FROM OCCUPIED STRUCTURE (KENTUCKY SITING BOARD)	150 FEET
EDGE OF ROAD PAVEMENT SETBACK	50 FEET
SURFACE WATER SETBACK	25 FEET
WETLAND SETBACK	25 FEET
STREAM SETBACK	25 FEET
FENCED AREA	1,074 ACRES
ROAD LENGTH	73,770 FEET
LANDSCAPE LENGTH	20,091 FEET



SEBREE SOLAR
HENDERSON CO.
KENTUCKY

ECT PROJECT No.:	20-0196
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DRAWN BY:	MRA
CHECKED BY:	BW
APPROVED BY:	BW
KY SITING BOARD	08-09-2021
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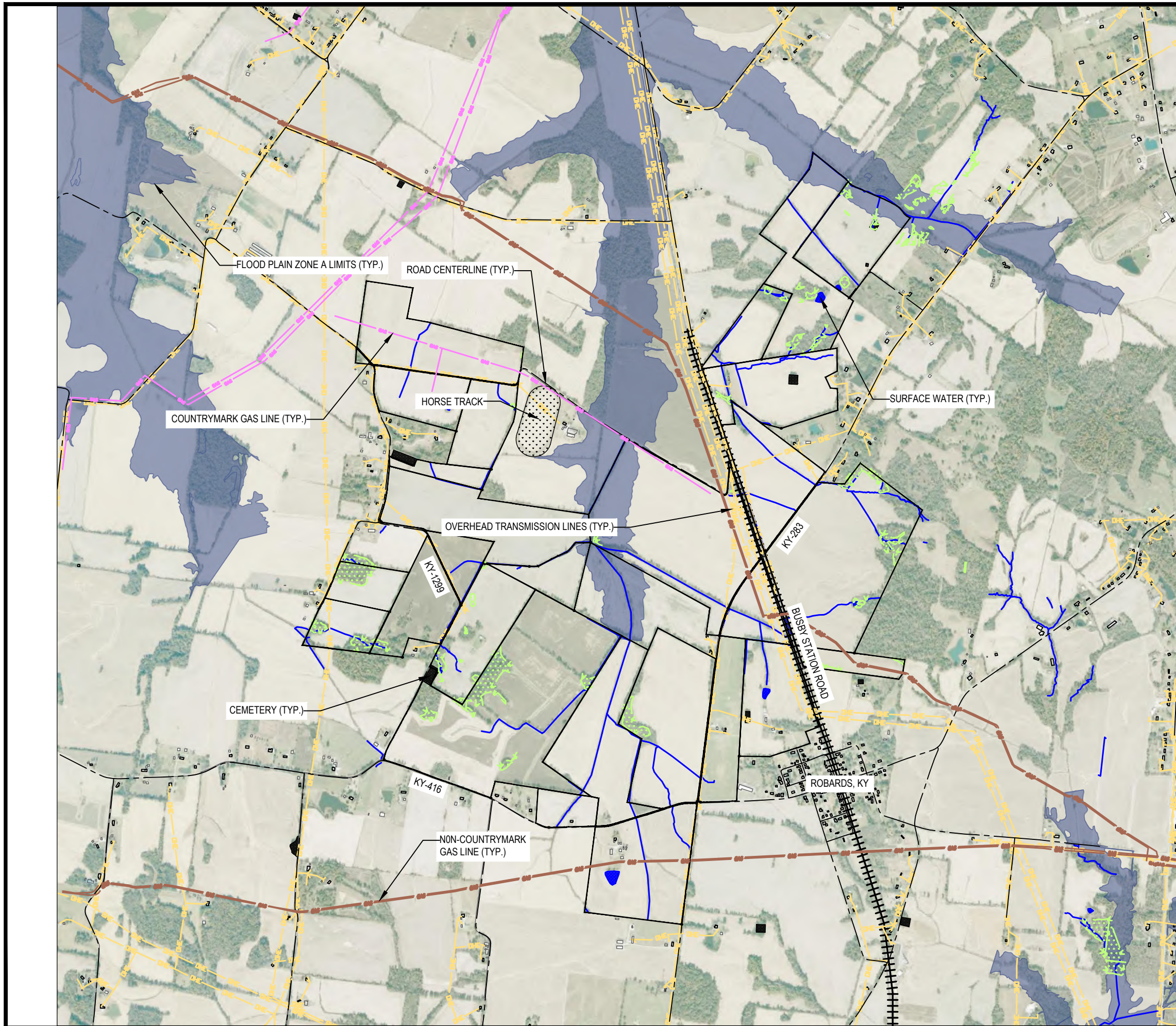


COVER SHEET

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NOT FOR CONSTRUCTION



LEGEND

- PARTICIPATING PARCEL LINE
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- NON-COUNTRYMARK PIPELINE
- COUNTRYMARK PIPELINE
- HORSE TRACK
- WETLANDS
- STREAM
- FLOODPLAIN ZONE A
- RAILROAD

NOTE: COUNTRYMARK GAS PIPELINE LOCATIONS ARE APPROXIMATE. FINAL FIELD VERIFICATION OF COUNTRYMARK PIPELINE RIGHT-OF-WAY MAY IMPACT FENCE LINE AND ARRAY PLACEMENT WITHIN THE PARCEL, BUT WILL NOT CHANGE THE TOTAL NUMBER OF PANELS OR THE OUTSIDE FOOTPRINT OF THE PROJECT.

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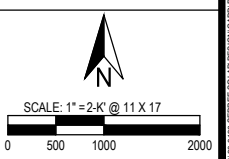


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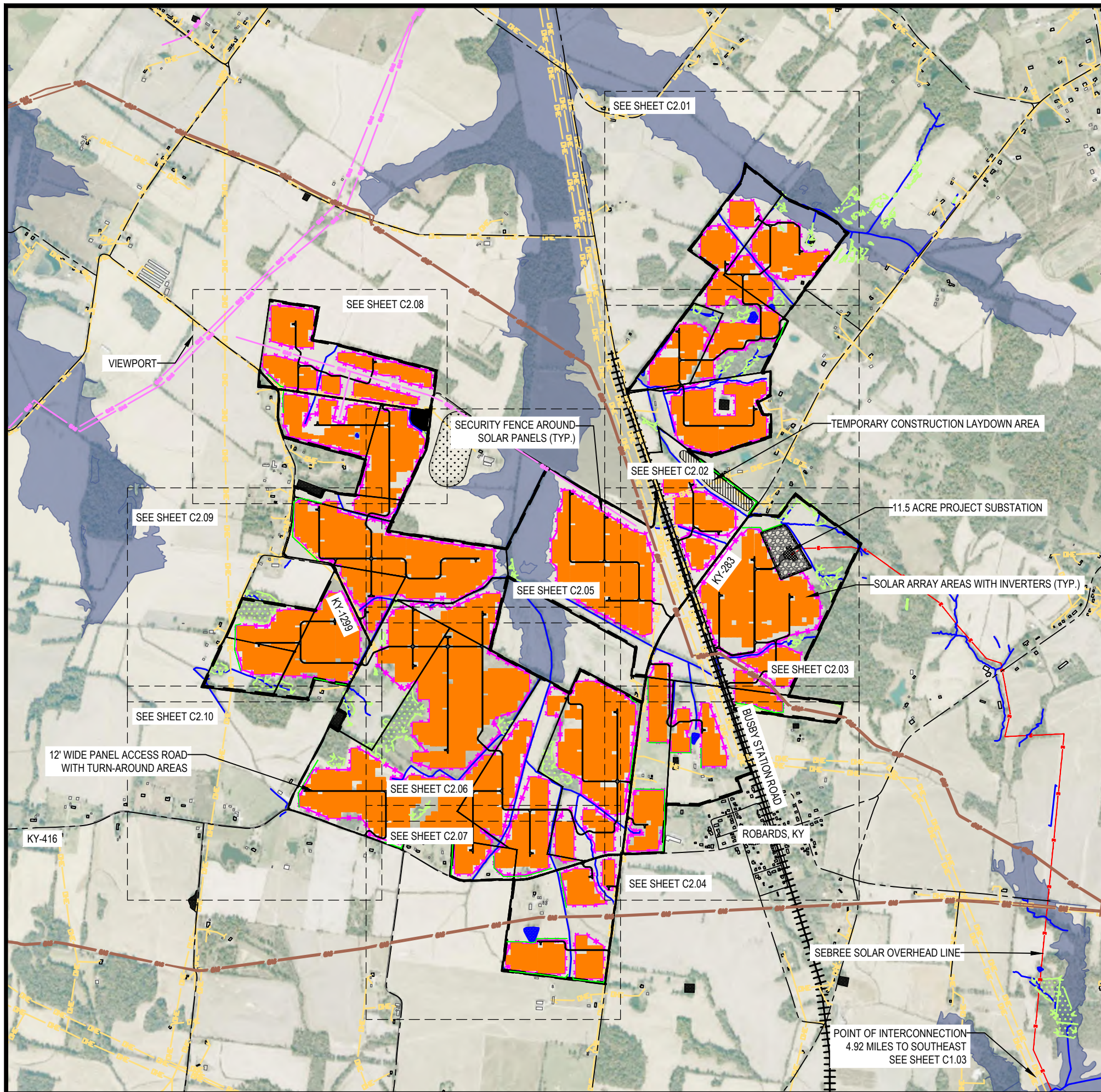
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 01-15-2024
 Date

EXISTING CONDITIONS



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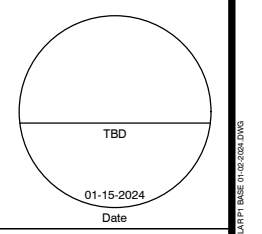
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LEGEND

- PARTICIPATING PARCEL LINE
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- NON-COUNTRYMARK PIPELINE
- COUNTRYMARK PIPELINE
- WETLANDS
- STREAM
- FLOODPLAIN ZONE A
- SECURITY FENCE
- SOLAR PANEL AREAS
- RAILROAD
- SUBSTATION
- SEBREE SOLAR OVERHEAD LINE

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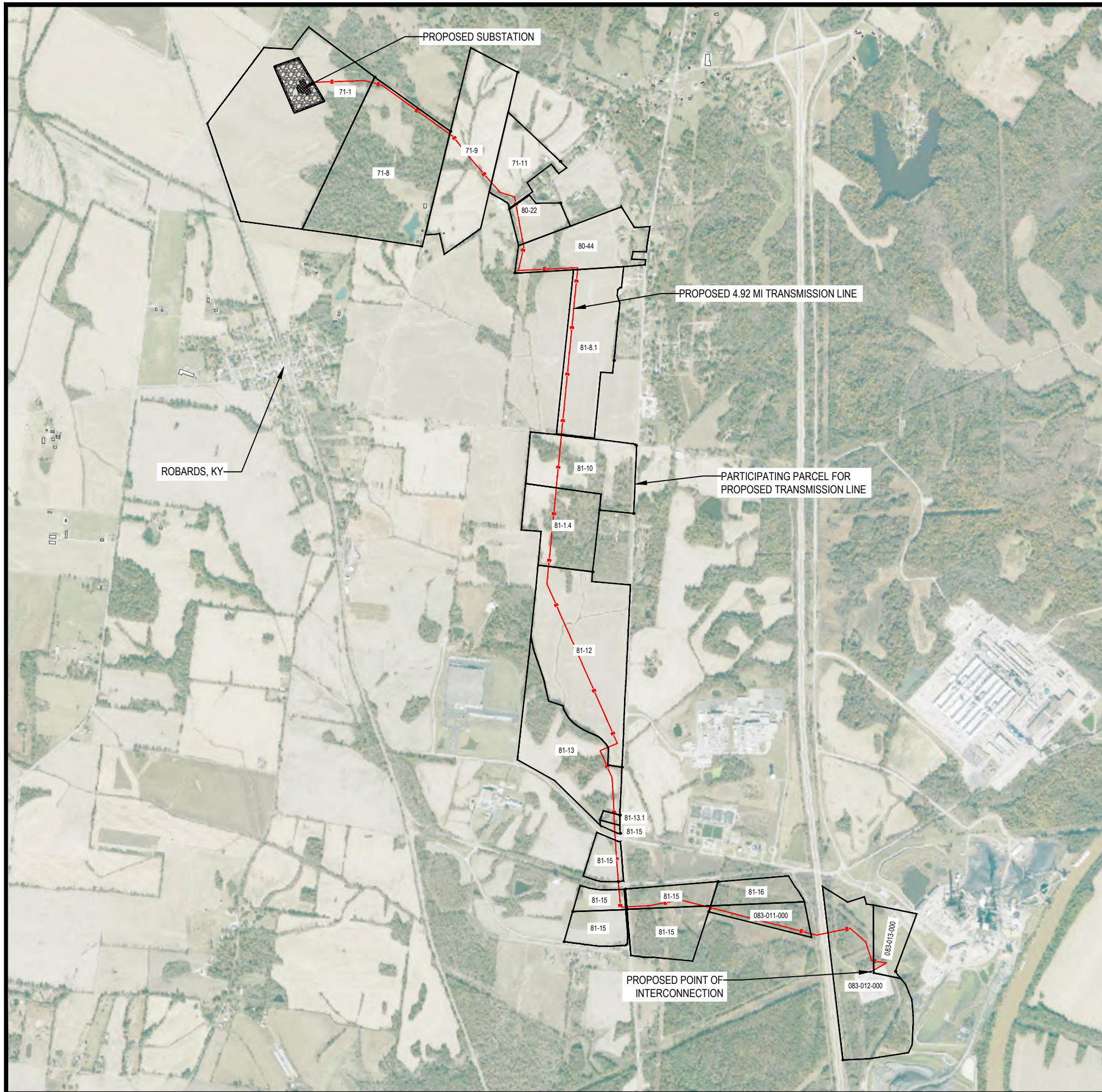


OVERALL SITE LAYOUT

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C1.02



LEGEND

- PARTICIPATING PARCEL LINE
- SUBSTATION
- SEBREE SOLAR OVERHEAD LINE

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TBD

Date
01-15-2024

**TRANSMISSION LINE
 OVERVIEW**

N

SCALE: 1" = 200' @ 11 X 17

0 500 1000 2000

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 811

C1.03

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1/15/2024 8:24 AM BY: MATTHEW ADAMS

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RESUBMITTAL	
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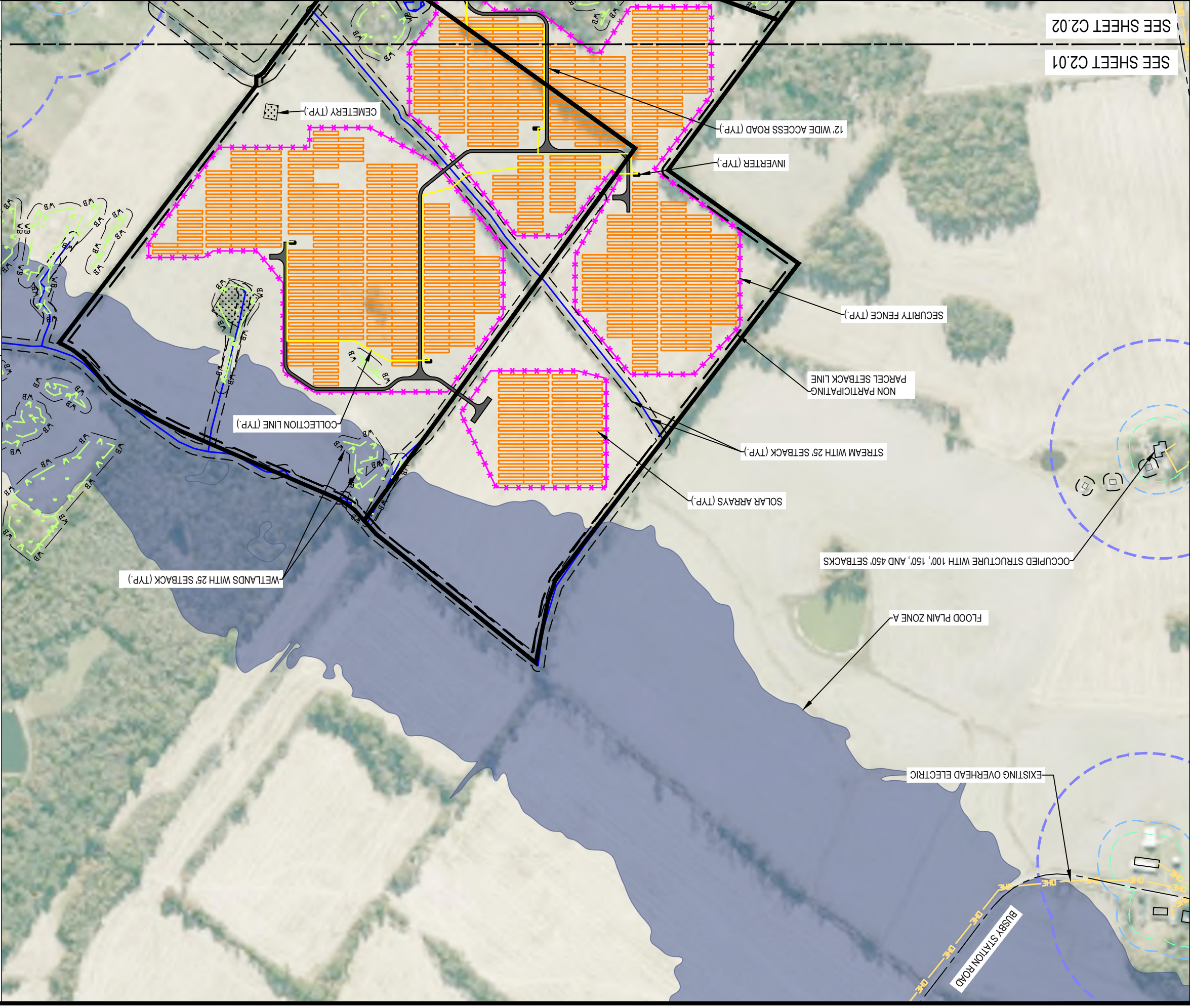
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ROBARDS, KY

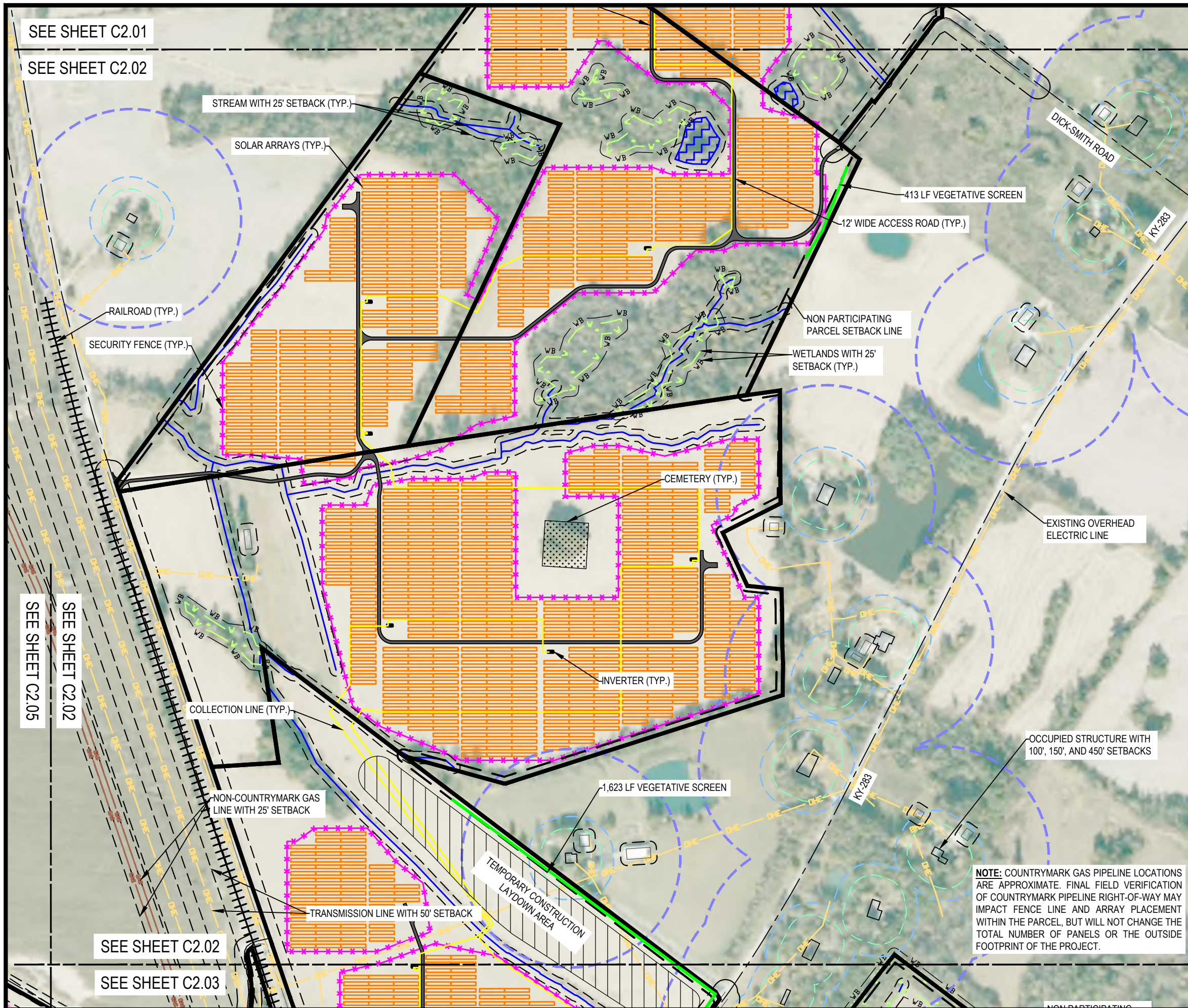
LEGEND

- PARCEL LINE
- PARCEL
- SETBACK LINE
- 25' SETBACK (STREAMS & WATERBODIES)
- 100' OCCUPIED STRUCTURE SETBACK
- 150' OCCUPIED STRUCTURE SETBACK FROM PV PANEL
- 450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR
- OVERHEAD LINE
- NON-COUNTYMARK PIPELINE
- COUNTYMARK PIPELINE
- COLLECTION LINE
- WETLANDS
- WETLAND SETBACK
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VEGETATIVE SCREEN
- PROPOSED POLLINATOR AREA
- CEMETERY



SEE SHEET C2.02

SEE SHEET C2.01



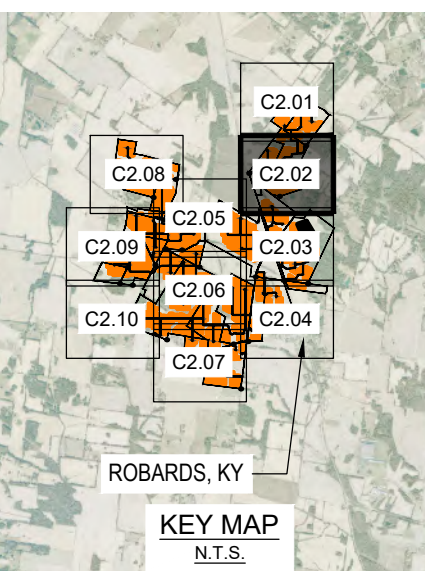
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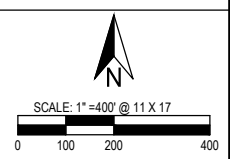
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TBD
01-15-2024
Date

SITE EXHIBIT

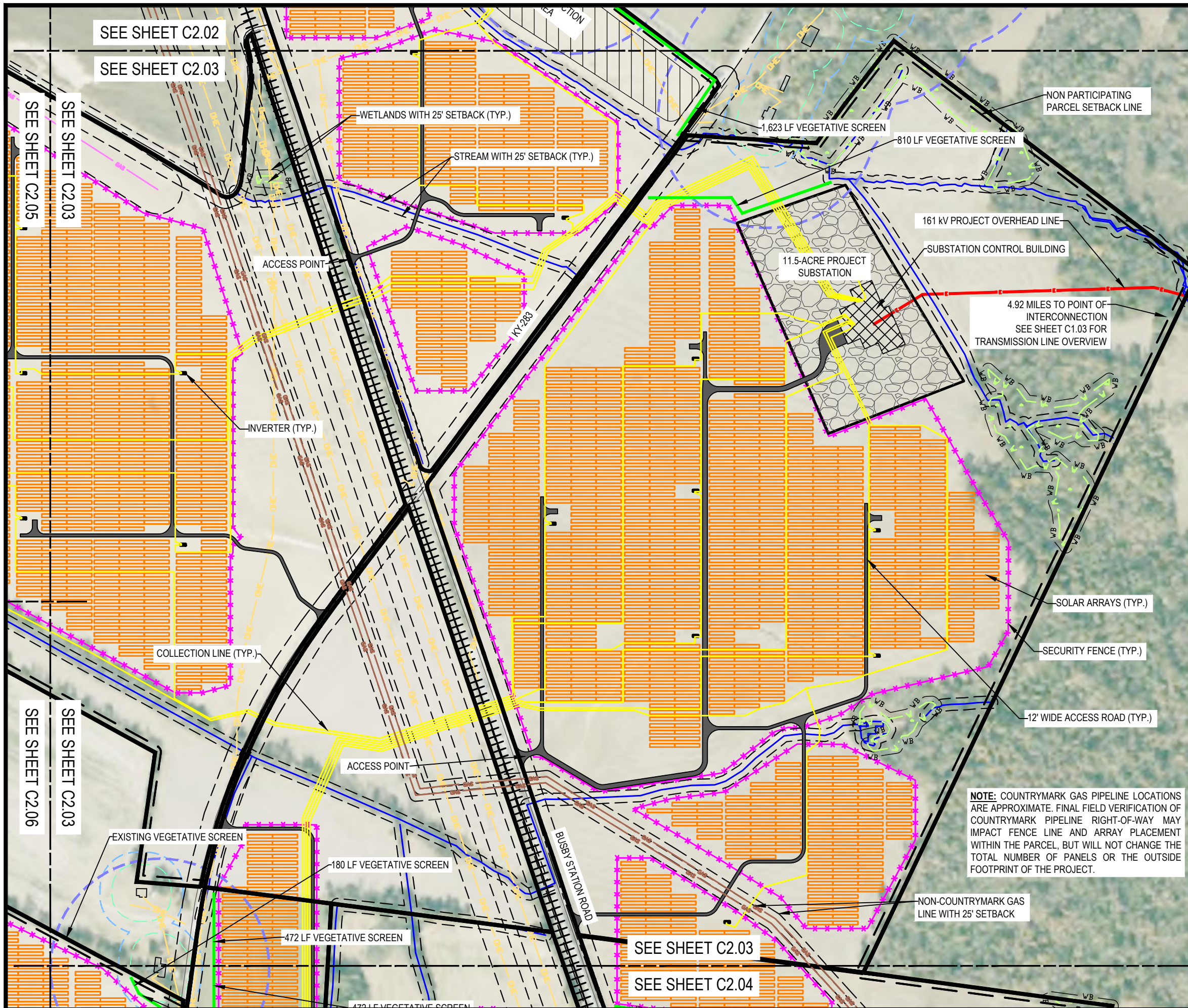


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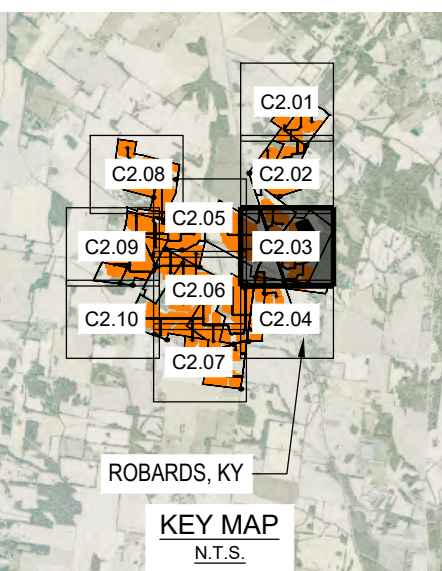
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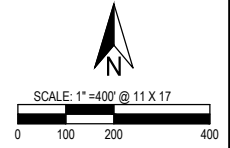


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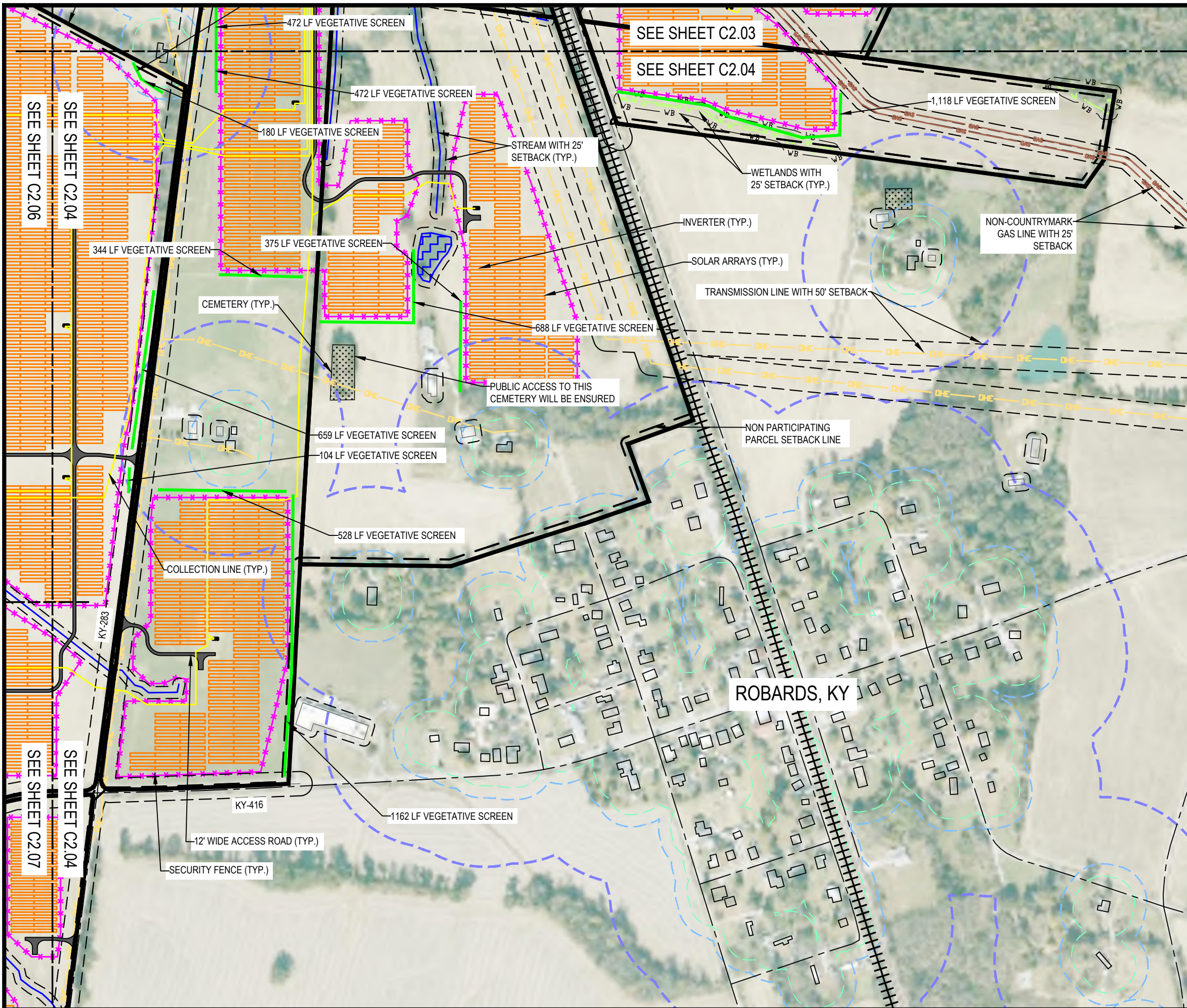
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SITE EXHIBIT



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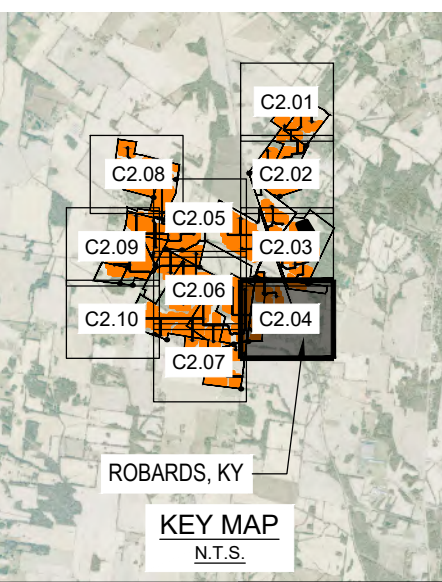
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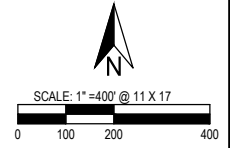
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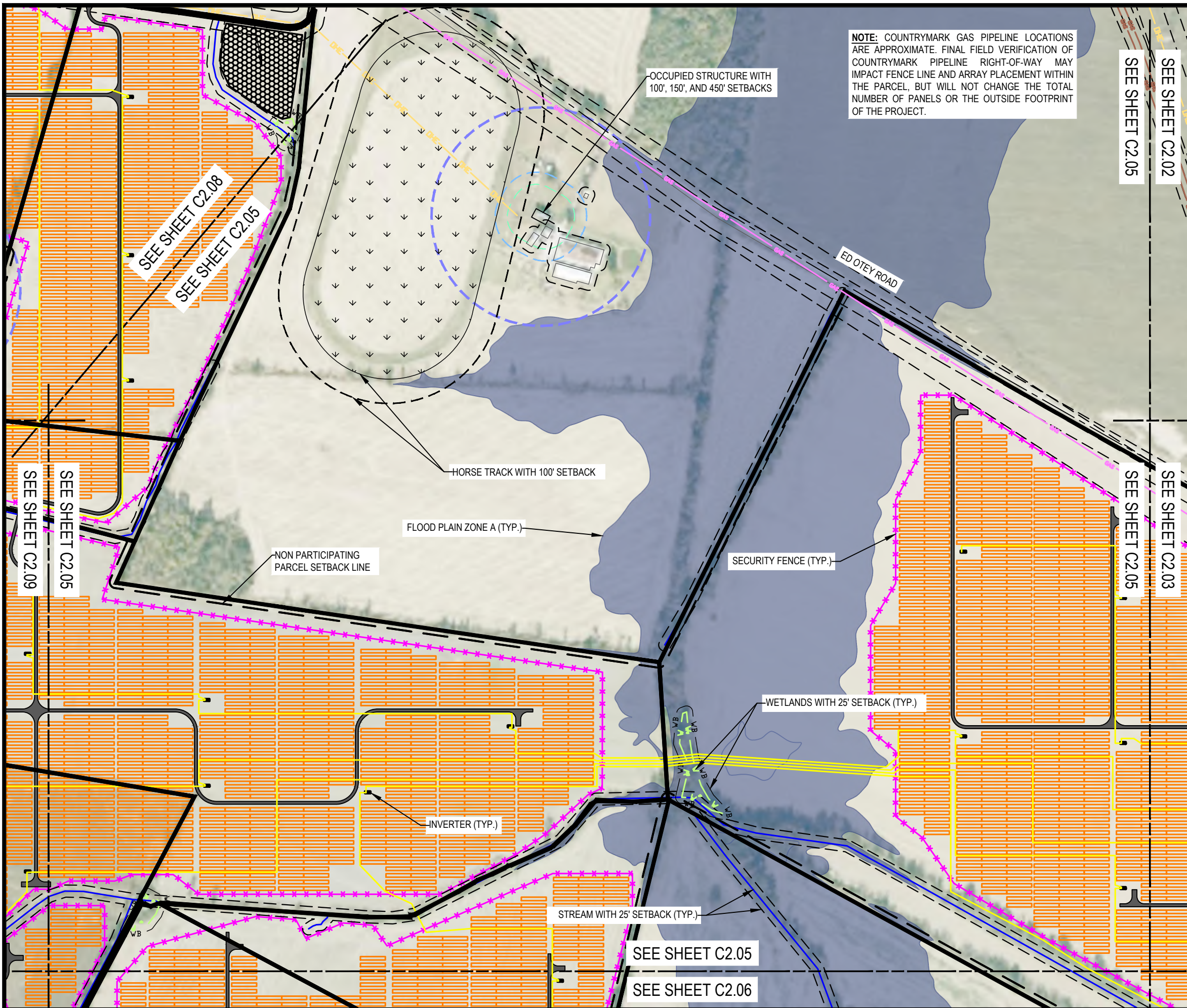
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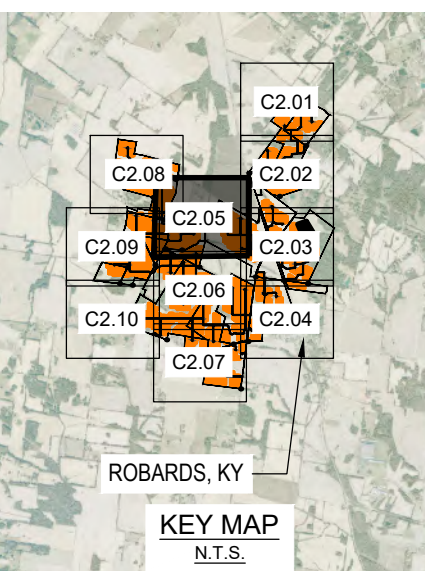
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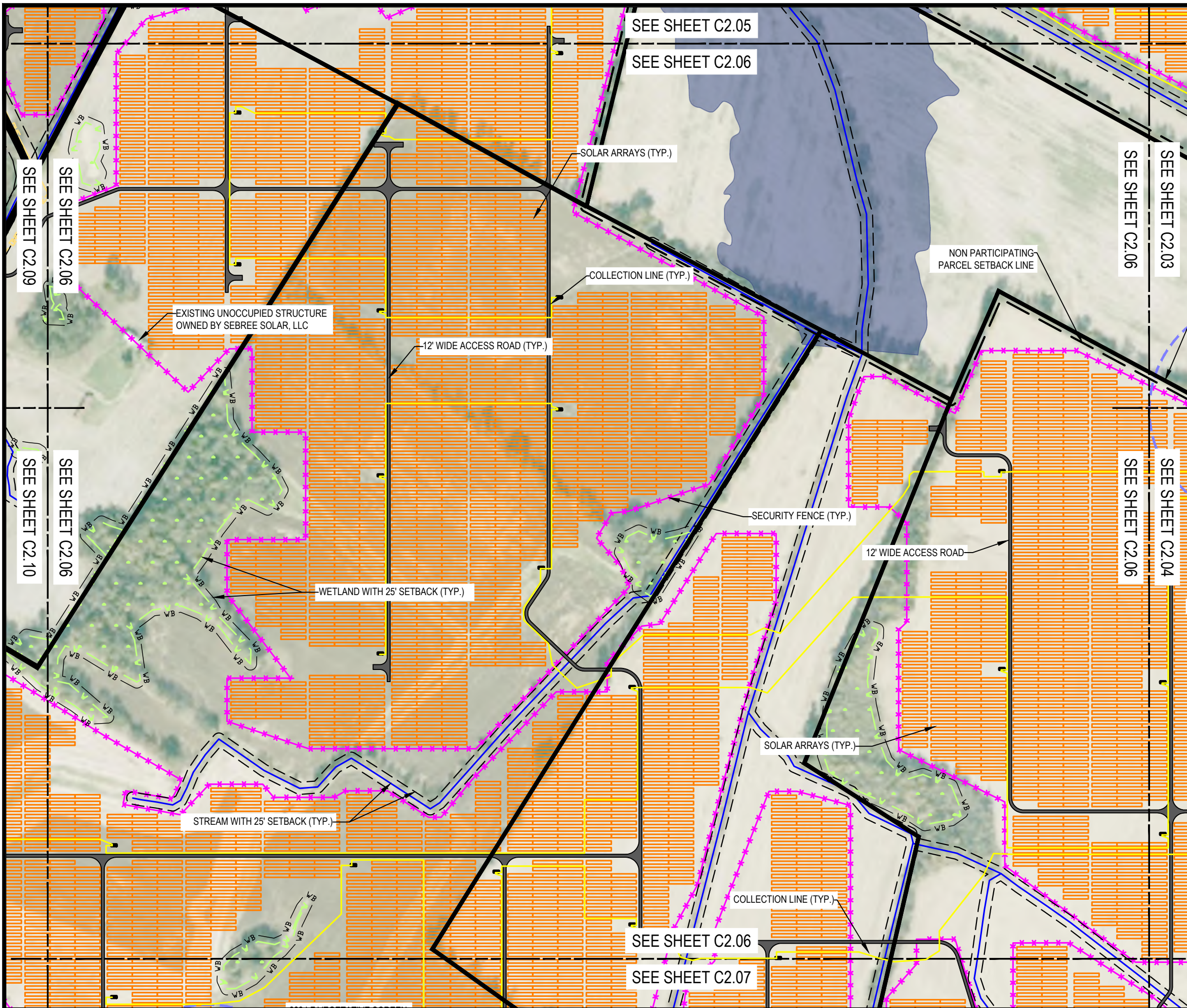
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SCALE: 1" = 400' @ 11 X 17
 0 100 200 400

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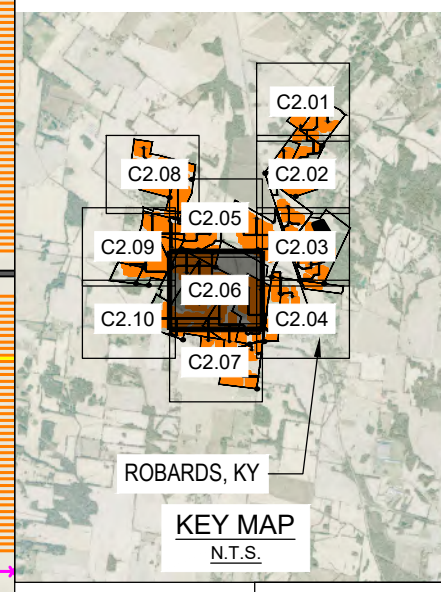
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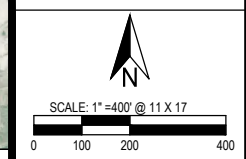
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KY SITING BOARD HENDERSON COUNTY SUBMITTAL	08-09-2021
KY SITING BOARD RESUBMITTAL	09-07-2021
	11-05-2021
FINAL SITE PLAN	01-15-2024



TBD
01-15-2024
Date

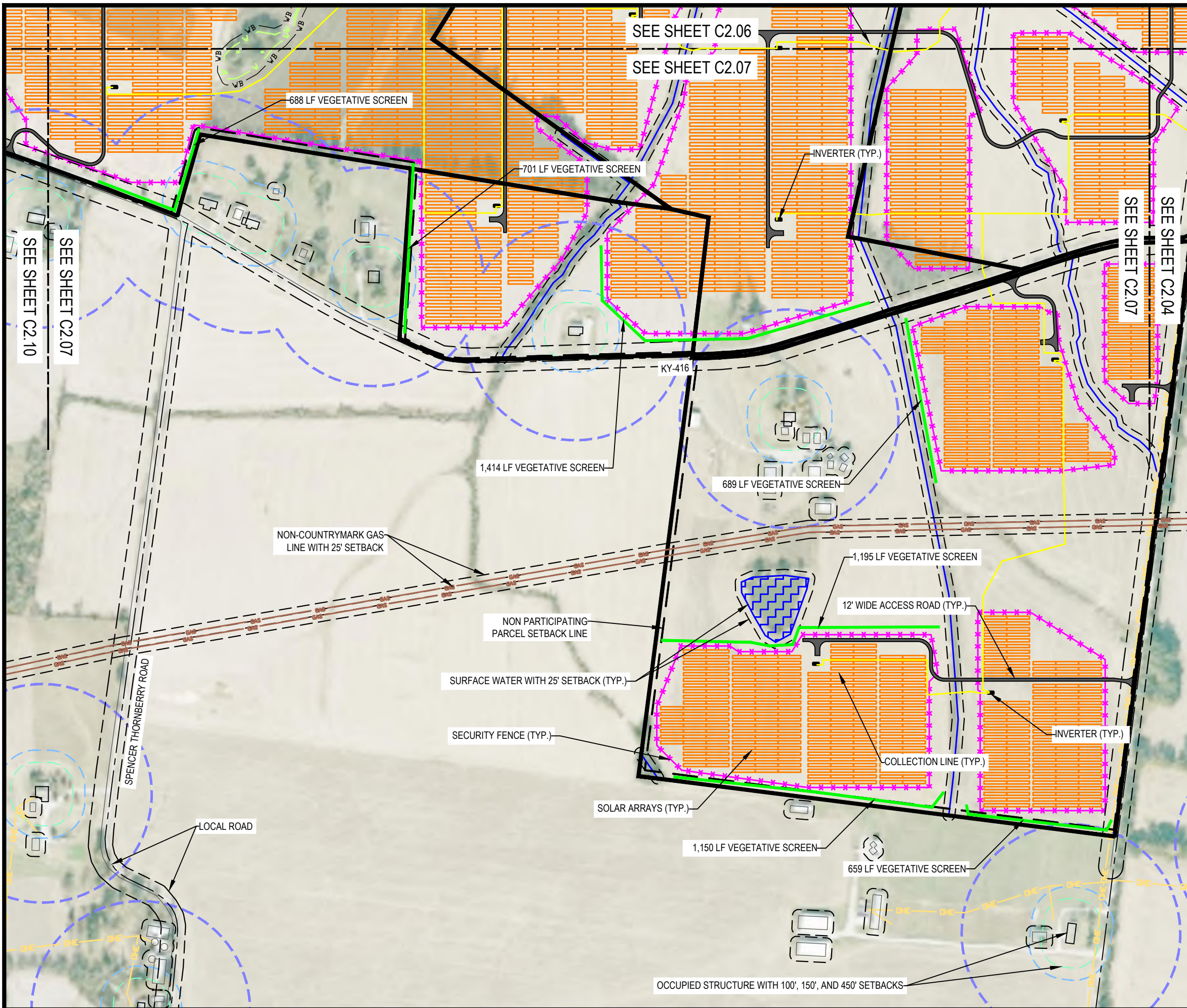
SITE EXHIBIT



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C2.06

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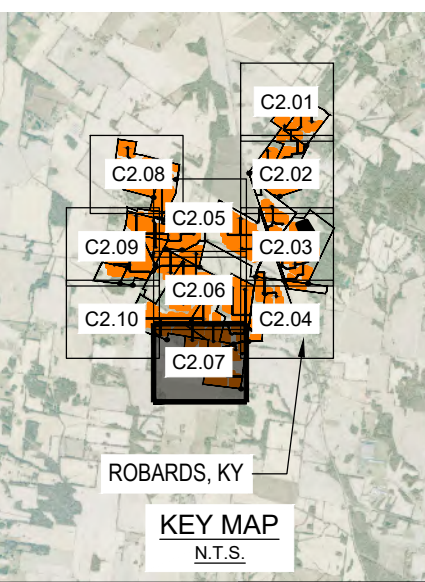
LEGEND

- PARTICIPATING PARCEL LINE
- PARCEL SETBACK LINE
- 25' SETBACK (STREAMS & WATERBODIES)
- 100' OCCUPIED STRUCTURE SETBACK
- 150' OCCUPIED STRUCTURE SETBACK FROM PV PANEL
- 450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- NON-COUNTRYMARK PIPELINE
- COUNTRYMARK PIPELINE
- COLLECTION LINE
- WETLANDS
- WETLAND SETBACK
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VEGETATIVE SCREEN
- PROPOSED POLLINATOR AREA
- CEMETERY

ECT Environmental Consulting & Technology, Inc.
 1408 N. Westshore Blvd., Ste 115
 Tampa, FL, 33607
 Phone: (813) 289-9338
 www.ectinc.com

NEXTERA ENERGY RESOURCES
SEBREE SOLAR HENDERSON CO. KENTUCKY

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	BW
APPROVED BY:	BW
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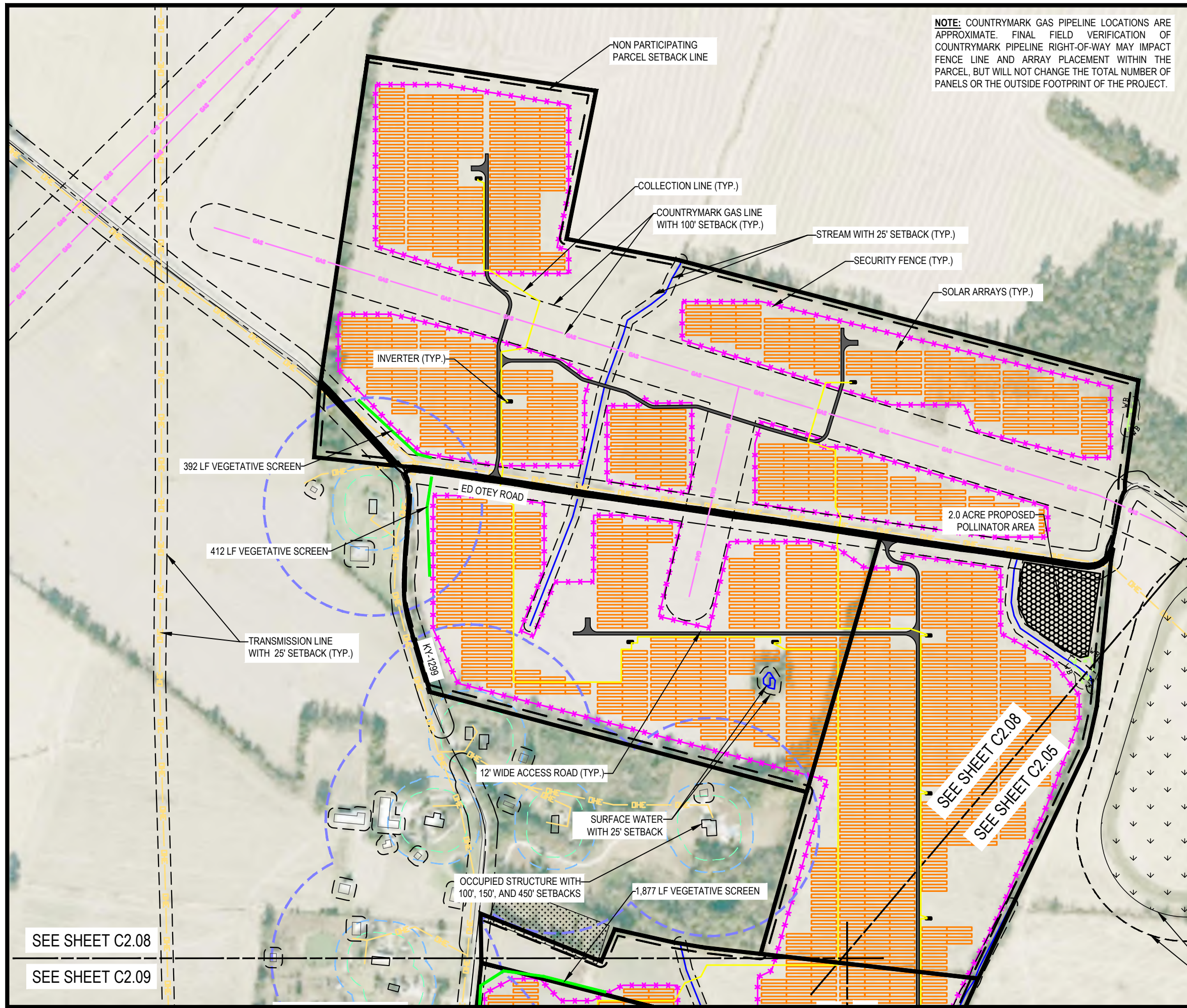
SITE EXHIBIT

SCALE: 1" = 400' @ 11 X 17
 0 100 200 400

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NOTE: COUNTRYMARK GAS PIPELINE LOCATIONS ARE APPROXIMATE. FINAL FIELD VERIFICATION OF COUNTRYMARK PIPELINE RIGHT-OF-WAY MAY IMPACT FENCE LINE AND ARRAY PLACEMENT WITHIN THE PARCEL, BUT WILL NOT CHANGE THE TOTAL NUMBER OF PANELS OR THE OUTSIDE FOOTPRINT OF THE PROJECT.

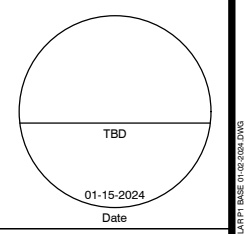
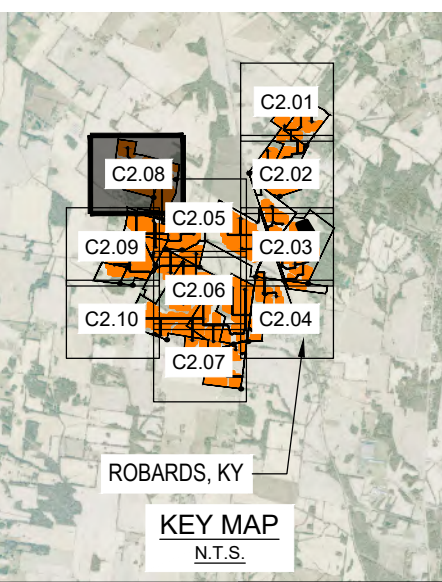
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SITE EXHIBIT

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 01-15-2024
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0 100 200 400

SEE SHEET C2.08

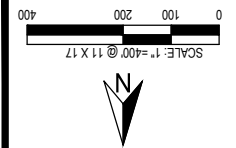
SEE SHEET C2.09

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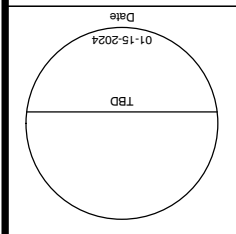
C2.08

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C2.09



SITE EXHIBIT

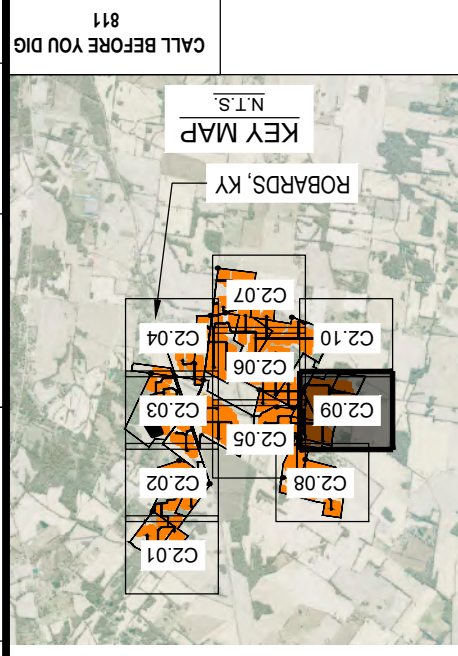


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SEBREE SOLAR
HENDERSON CO. KENTUCKY

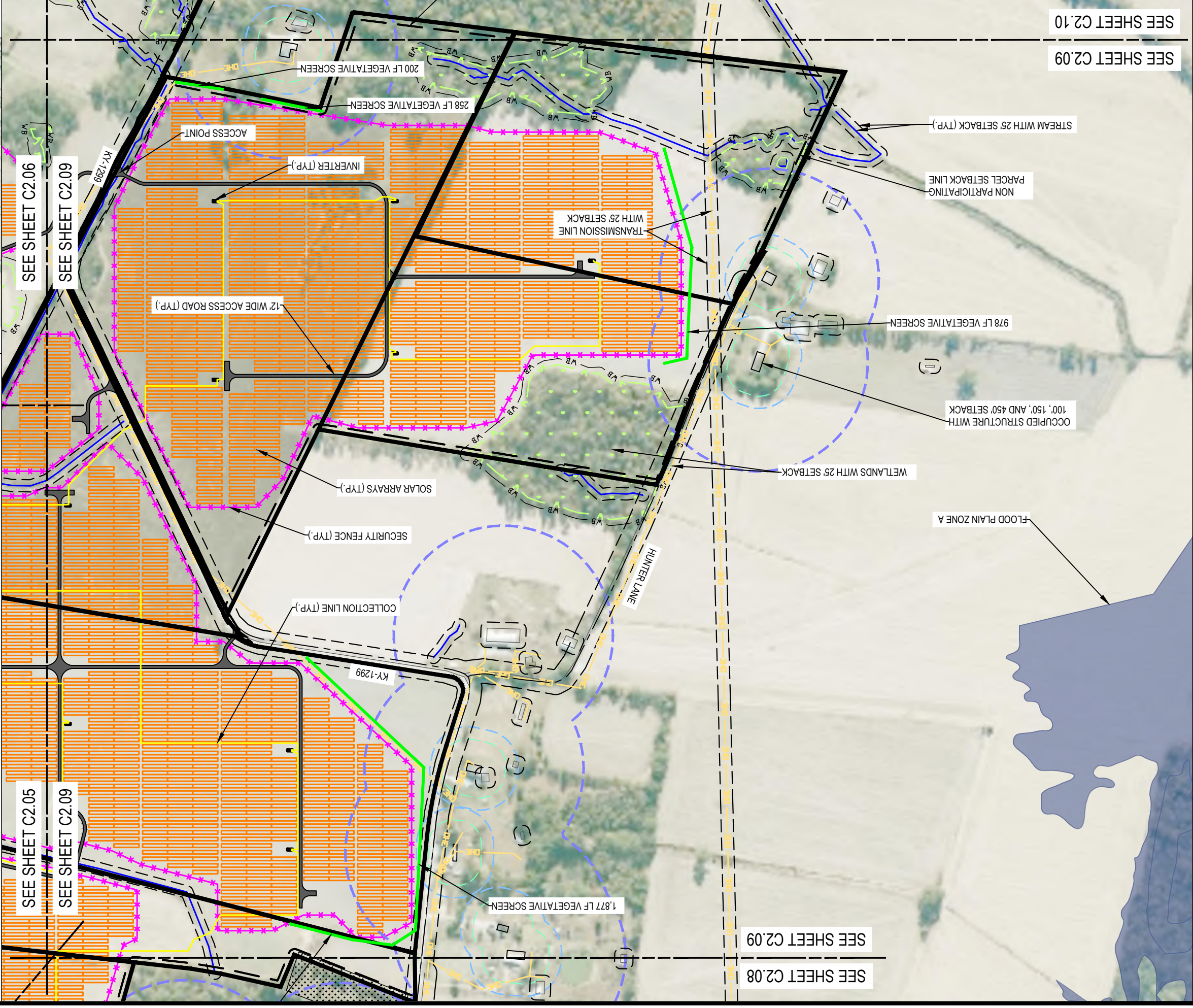
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LEGEND

PARCEL LINE	---
PARCEL	---
25' SETBACK (STREAMS & WATERBODIES)	- - - -
100' OCCUPIED STRUCTURE SETBACK	- - - -
150' OCCUPIED STRUCTURE SETBACK FROM PV PANEL	- - - -
450' OCCUPIED STRUCTURE SETBACK FROM INVERTER	- - - -
ROAD CENTERLINE	---
OVERHEAD ELECTRIC	---DHE---
SEBREE SOLAR OVERHEAD LINE	---
NON-COUNTYMARK PIPELINE	---
COUNTYMARK PIPELINE	---
COLLECTION LINE	---
WETLANDS	---
WETLAND SETBACK	WB ---WB---
STREAM	---
FLOODPLAIN ZONE A	---
SURFACE WATER	---
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SEE SHEET C2.05

SEE SHEET C2.09

SEE SHEET C2.06

SEE SHEET C2.09

SEE SHEET C2.09

SEE SHEET C2.08

SEE SHEET C2.10

SEE SHEET C2.09

SEE SHEET C2.09

SEE SHEET C2.10

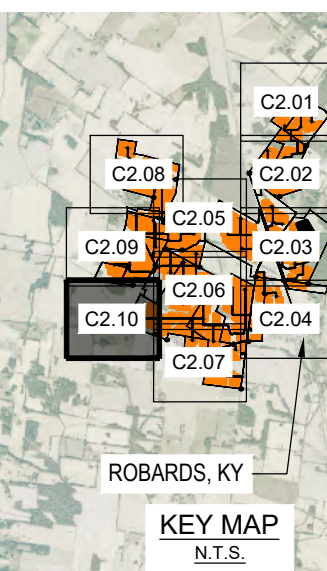
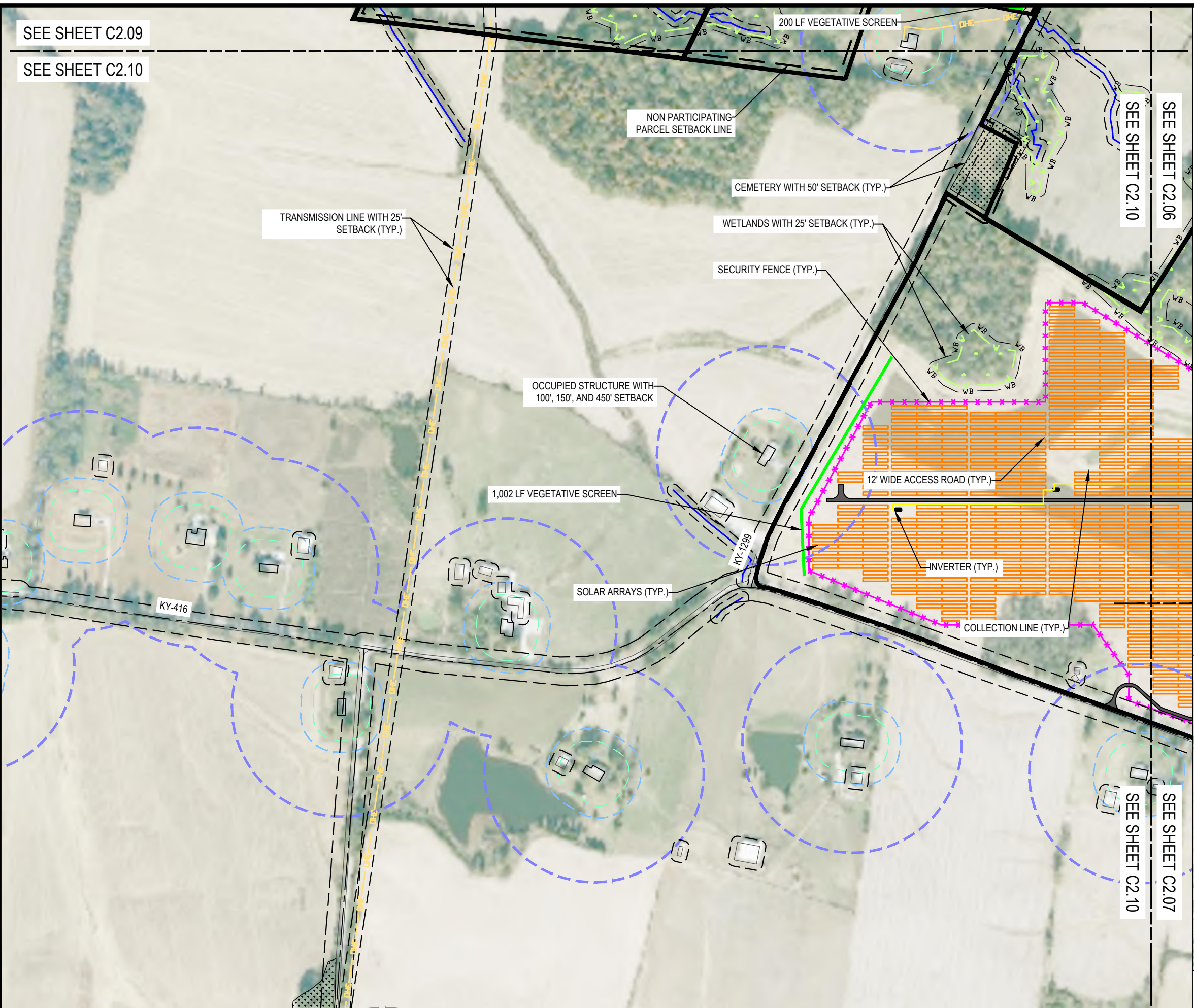
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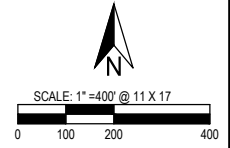
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C2.10

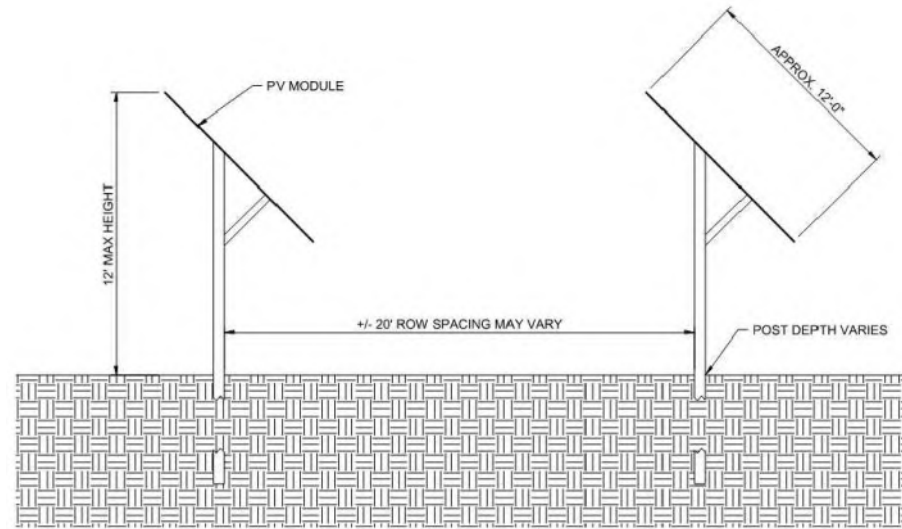
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CIVIL DETAILS

C3.01

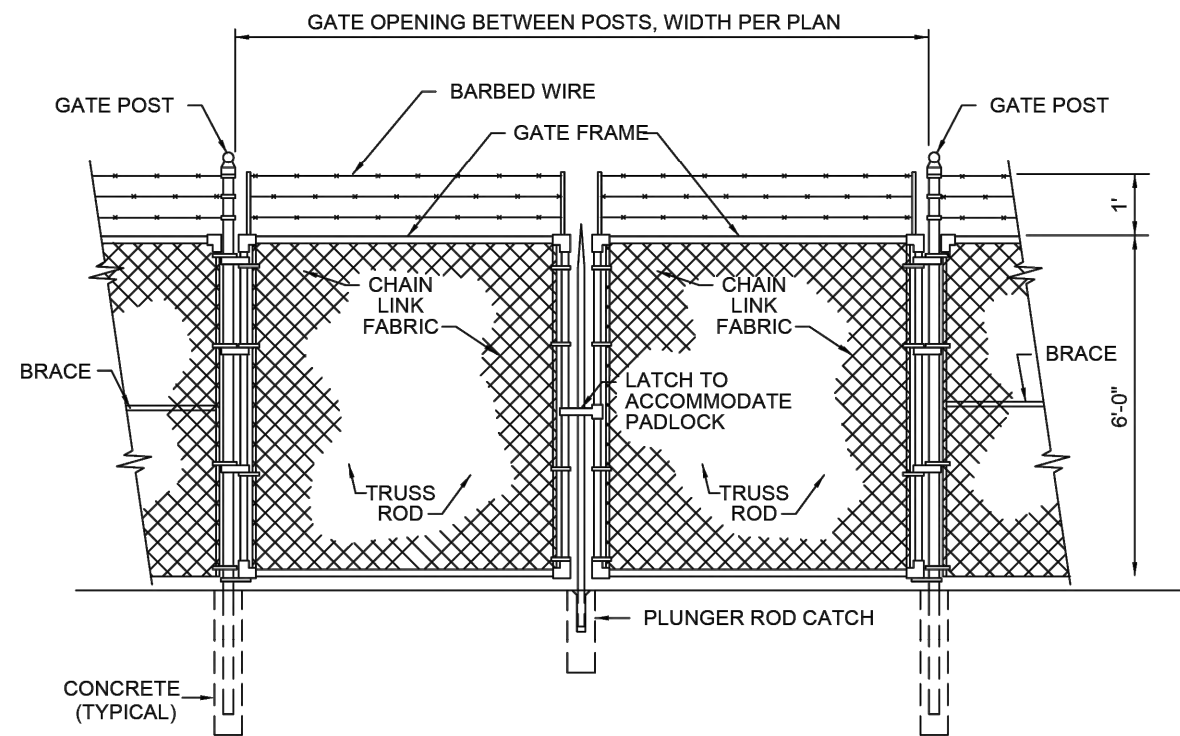


FIXED PANEL RACK SECTION DETAIL

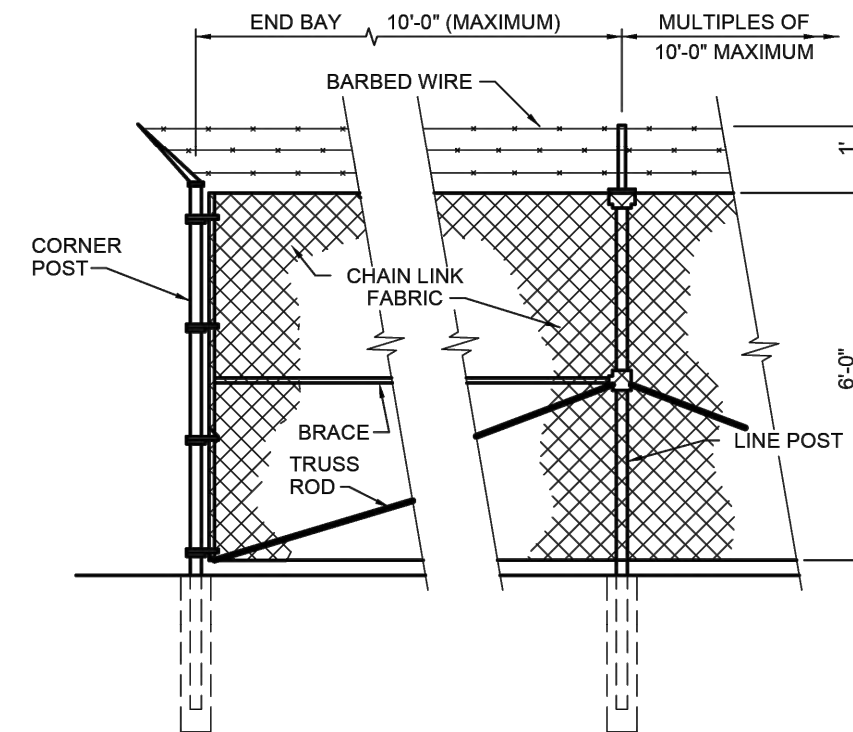
SCALE: NTS

NOTE:

1. DETAILS ON THIS DRAWING ARE CONCEPTUAL ONLY.
2. FOUNDATION AND EQUIPMENT CONFIGURATION SUBJECT TO CHANGE DURING DETAILED DESIGN.
3. PILE EMBEDMENT DEPTH VARIES ON GEOTECHNICAL STUDY RESULTS AND STRUCTURAL DESIGN.
4. ACTUAL OPTIMAL DIMENSIONS MAY DEPEND ON SPECIFIC CONDITIONS OF THE SITE.



**DOUBLE SWING GATE DETAIL
NOT TO SCALE**

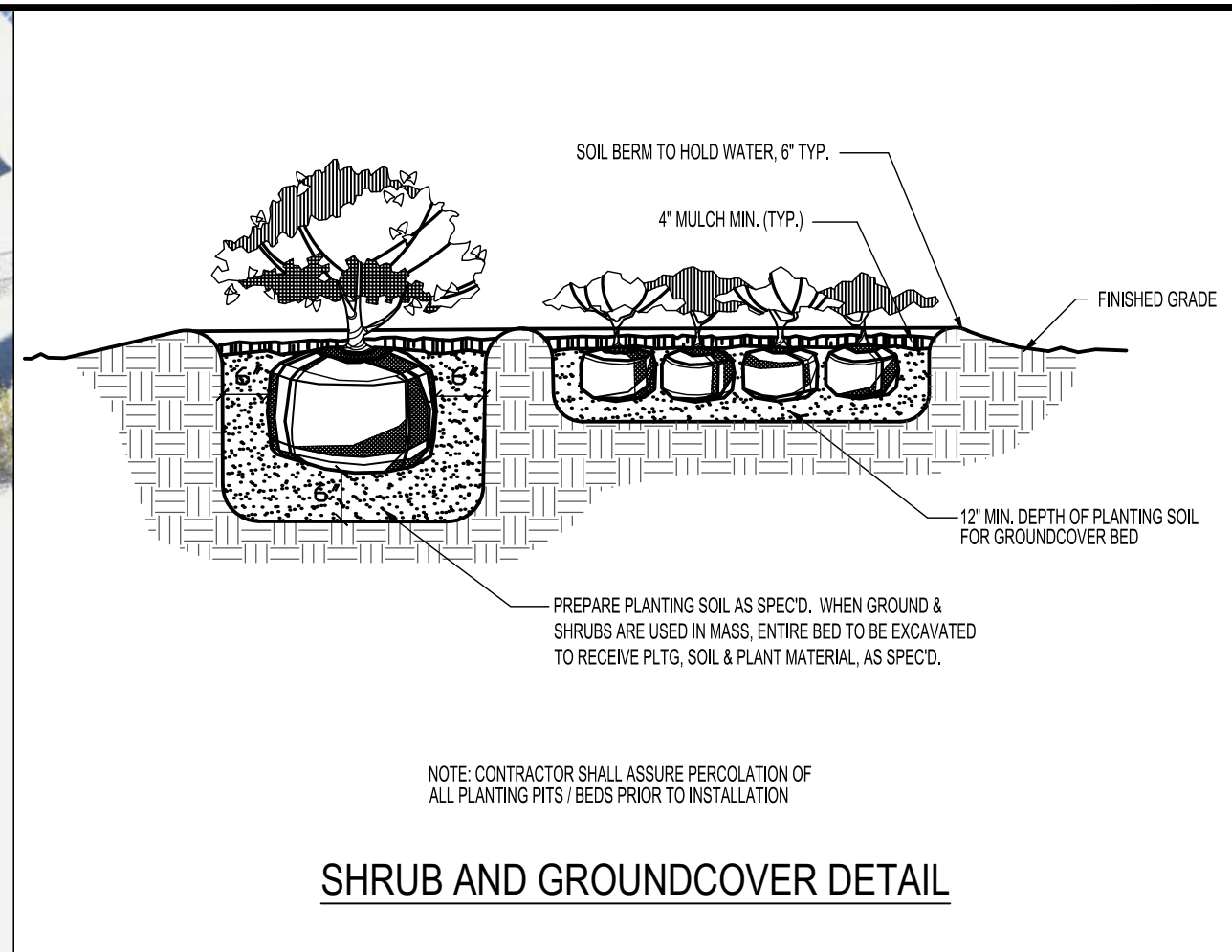


**SECURITY FENCE DETAIL
NOT TO SCALE**

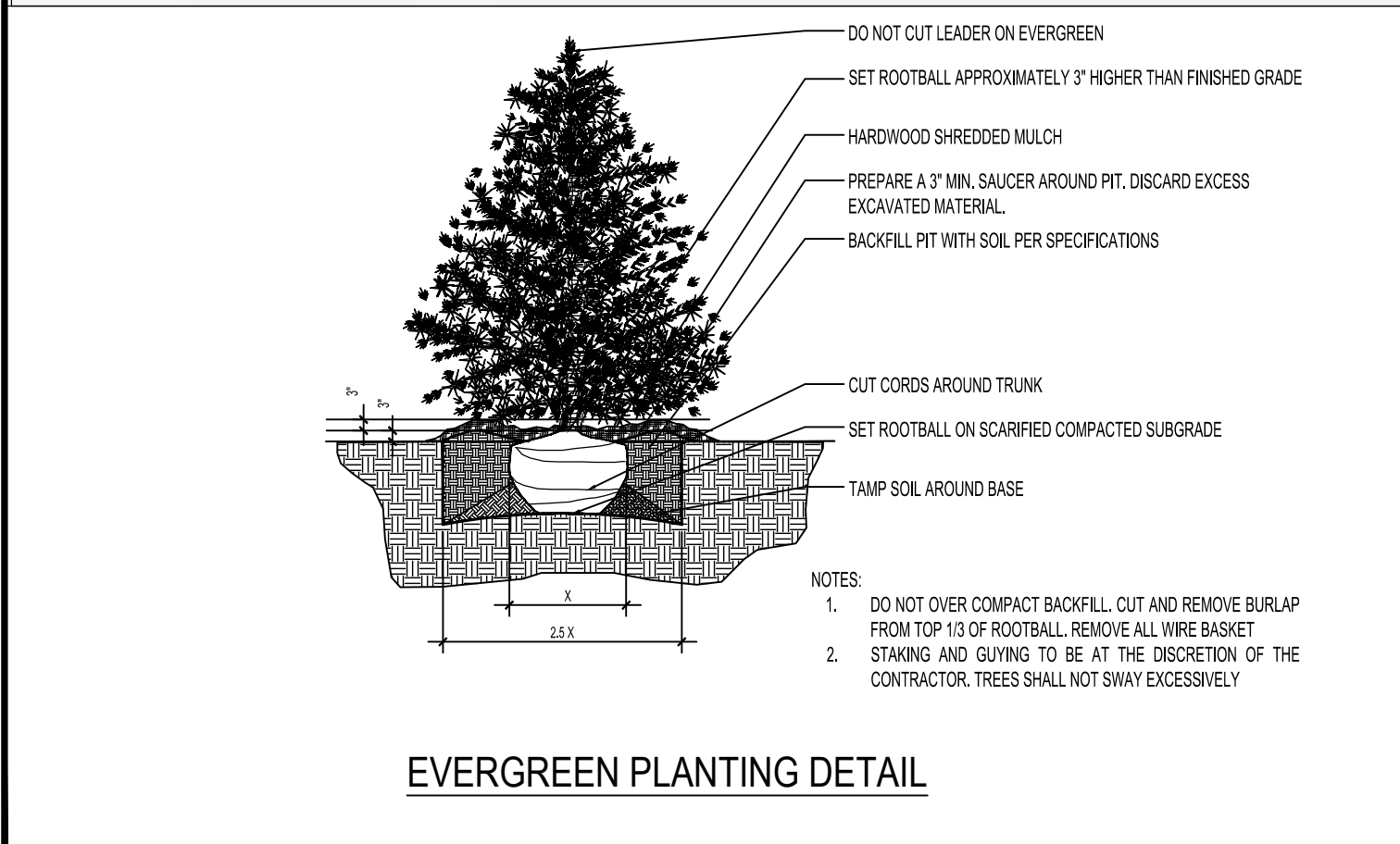
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LANDSCAPE ILLUSTRATION



SHRUB AND GROUNDCOVER DETAIL



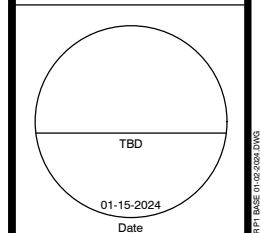
EVERGREEN PLANTING DETAIL

Table 1. Potential Evergreen and Deciduous Species Utilized by the Proposed Project

Type	Species	Scientific Name
Coniferous Trees and Shrubs	White Pine	<i>Pinus strobus</i>
	Virginia Pine	<i>Pinus virginiana</i>
	Red Cedar	<i>Juniperus virginiana</i>
	Common Juniper*	<i>Juniperus communis</i>
	Eastern Hemlock	<i>Tsuga canadensis</i>
Broadleaf Small Trees and Shrubs	Serviceberry	<i>Amelanchier spp.</i>
	Dogwood	<i>Cornus spp.</i>
	Winterberry	<i>Ilex spp.</i>
	Chokecherry	<i>Prunus virginiana</i>
	Ninebark	<i>Physocarpus opulifolius</i>
	Sumac	<i>Rhus spp.</i>
	Viburnum	<i>Viburnum spp.</i>
	Redbud	<i>Cercis canadensis</i>

* an upright growing habitat cultivar

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LANDSCAPE ILLUSTRATION

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C3.02

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Suite 6202
Lexington, KENTUCKY 40509

*Stephen R. Henry
Webster County Judge Executive
3939 State Route 109 South
Providence, KENTUCKY 42450