

COMMONWEALTH OF KENTUCKY

BEFORE THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION  
AND TRANSMISSION SITING

In the Matter of:

ELECTRONIC APPLICATION OF SEBREE	)	
SOLAR II, LLC FOR A CERTIFICATE TO	)	
CONSTRUCT AN APPROXIMATELY 150	)	CASE NO.
MEGAWATT MERCHANT SOLAR ELECTRIC	)	2022-00131
GENERATING FACILITY IN HENDERSON	)	
COUNTY, KENTUCKY PURSUANT TO KRS	)	
278.700 AND 807 KAR 5:110	)	

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

Sebree Solar II, LLC (Sebree Solar II), pursuant to 807 KAR 5:001E, shall file with the Commission an electronic version of the following information. The information requested is due on June 16, 2023. The Siting Board directs Sebree Solar II to the Kentucky Public Service Commission's July 22, 2021 Order in Case No. 2020-00085<sup>1</sup> regarding filings with the Commission. Electronic documents shall be in portable document format (PDF), shall be searchable, and shall be appropriately bookmarked.

Each response shall include the question to which the response is made and shall include the name of the witness responsible for responding to the questions related to the information provided. Each response shall be answered 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

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<sup>1</sup> Case No. 2020-00085, *Electronic Emergency Docket Related to the Novel Coronavirus COVID-19* (Ky. PSC July 22, 2021), Order (in which the Commission ordered that for case filings made on and after March 16, 2020, filers are NOT required to file the original physical copies of the filings required by 807 KAR 5:001, Section 8).

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.

Sebree Solar II shall make timely amendment to any prior response if Sebree Solar II obtains information that indicates the response was incorrect or incomplete when made or, though correct or complete when made, is now incorrect or incomplete in any material respect.

For any request to which Sebree Solar II fails or refuses to furnish all or part of the requested information, Sebree Solar II shall provide a written explanation of the specific grounds for its failure to completely and precisely respond.

Careful attention shall be given to copied or scanned 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, Sebree Solar II shall, in accordance with 807 KAR 5:001E, Section 4(10), encrypt or redact the paper so that personal information cannot be read.

1. Submit a copy of the leases or purchase agreements, including options, separate agreements, or deeds which Sebree Solar II has entered into in connection with the proposed solar facility, including the agreements for each of the parcels of the project.
2. Detail any contracts by which Sebree Solar II has paid, has negotiated to pay, or any compensation paid to non-participating landowners, whether cash or

otherwise, near the project. Include the terms of the agreements and which properties are involved in terms of distance to the project boundaries.

3. Provide a schedule for the project, starting from the receipt of the proposed certificate for construction to the completion of the project. Include the length of each construction phase.

4. Verify whether a power purchase agreement has been made. If so, provide.

5. Provide the corporate structure of Next Era Energy Resources, LLC (Next Era).

6. List the membership interests in Sebree Solar II, LLC.

7. Refer to the Application, Exhibit 11 – Record of Environmental Violations.

Provide the entities with an ownership interest in Sebree Solar II that were referenced in the response. Explain where the entities with that ownership interest in Sebree Solar II fit into the Next Era corporate structure.

8. Provide the number of miles between the Sebree Solar II project and the project in Case No. 2021-00072, *Electronic Application of Sebree Solar, LLC for a Certificate to Construct an Approximately 250-Megawatt Merchant Solar Electric Generating Facility and Approximately 4.5 Mile Nonregulated Transmission line in Henderson County, Kentucky, and Webster County, Kentucky Pursuant to KRS 278.700 and 807 KAR 5:100.*

9. Provide the number of miles between the Sebree Solar II project and the project in Case No. 2020-00242, *Electronic Application of Unbridled Solar, LLC for a Certificate of Construction for an Approximately 160-Megawatt Merchant Electric Solar*

*Generating Facility and Nonregulated Electric Transmission Line in Henderson and Webster Counties, Kentucky.*

10. Provide the number of miles between the Sebree Solar II project and the project in Case No. 2020-00391, *Electronic Application of Henderson County Solar LLC for a Certificate of Construction for an Approximately 50-Megawatt Merchant Electric Solar Generating Facility in Henderson County, Kentucky Pursuant to KRS 278.700 and 807 KAR 5:100.*

11. Provide any overlaps in the projected construction schedules of the four projects in Henderson County, Kentucky.

12. Describe the potential for cumulative effects on noise from construction activities of the four projects, and any steps to minimize these effects.

13. Describe the potential for cumulative effects on traffic and roadways from construction activities of the four projects, and any steps planned to minimize these effects.

14. Describe the potential for cumulative effects on property values and land uses from the construction and operation of the four projects.

15. Describe what steps have been taken, or will be taken, to communicate with the developers of Unbridled Solar, LLC and Henderson County Solar, LLC.

16. Refer to the Application, Exhibit 12, Site Assessment Report (SAR), Attachment 3. Provide if access to Cherry Hill Church will be impacted due to construction or operation of the Project. If yes, explain mitigation measures planned to alleviate impacts to Cherry Hill Church.

17. Refer to the Application, Exhibit 12, SAR, Attachment 3. Provide if access to the Spencer Cemetery will be impacted due to construction or operation of the Project. If yes, explain mitigation measures planned to alleviate impacts to the Spencer Cemetery.

18. Refer to the Application, Exhibit 10, Attachment A, Secondary Economic Impacts, page 11. Explain if secondary impact is equivalent to induced impact in reference to the 58 jobs that will be created by the Project.

19. Refer to the Application, Exhibit 10, Attachment A, Secondary Economic Impacts, page 11. Clarify whether the total 258 construction jobs created by the project are full-time equivalent jobs.

20. Refer to the Application, Exhibit 10, Attachment A, Secondary Economic Impacts, page 11.

a. Explain whether the employment of people who reside in counties other than Henderson County was considered in the economic impact analysis.

b. If yes, provide a calculation of jobs created and the associated payroll for the project for the multi-county area.

21. Refer to the Application, Exhibit 10, Attachment A, Local Tax Revenues, page 14.

a. Explain if income tax or net profit tax were calculated for the project. If calculated, provide.

b. If not calculated, explain the reasoning why the tax information was not calculated.

22. Refer to the Application, Exhibit 12, SAR, Attachment A, Exhibit 4, Noise Impact Assessment, pages 17-19. Provide updated maps for Figure 6-1, Figure 6-2, and Figure 6-3 with the Receptor ID numbers clearly visible and legible.

23. Refer to the Application, Exhibit 12, SAR, Attachment A, Exhibit 4, Noise Impact Assessment, page 13. DNV included a list of additional measures to mitigate noise from construction. Provide the noise mitigation measures Sebree Solar II will implement during construction.

24. Detail any communications with members of the public, including neighboring landowners, regarding construction noise.

25. Provide a chart with the expected noise level during pile driving at each noise receptor within 1,500 feet of the project boundaries.

26. Provide an Electrical One-Line diagram of the Project.

27. Provide information on the specifications, model number, and cutsheets of the photovoltaic (PV) cell/solar panels to be used.

28. Provide information on where the PV cells/solar panels and the plant equipment are manufactured.

29. Identify whether storage is being used and provide safety data sheets/cutsheets for any proposed energy storage system.

30. Provide information on any fiber optic or communication network installed as a part of the project and any excavation that may be required for the installation.

31. Provide information relating to Next Era's participation in the creation of the Henderson County Solar Ordinance.

32. Provide any setbacks or right of way that is required by Henderson County for the nonregulated transmission line.

33. Explain if any additional meetings with residents of Henderson County are planned.

34. Provide the planned time for construction to begin and end each day. Explain how Sebree Solar II plans to mitigate arrivals and departures to minimize disruption to the area.

35. Provide when an Approved Jurisdictional Determination will be submitted to the United States Army Corps of Engineers.

36. Provide any communication with United States Fish and Wildlife regarding threatened and endangered species on the Project site.

37. Refer to the Application, Exhibit 10, Attachment A, page 10. For each job type provided in the table, provide the number of each type of job that will be created.

38. Refer to the Application, Exhibit 10, Attachment A, page 10. For each job type, provide whether the employment will include benefits such as health insurance.

39. Refer to the Application, Exhibit 10, Attachment A, page 10. Explain if these are jobs that will be created solely for Sebree Solar II or if there will be an overlap with people employed in the Sebree Solar I project.

40. Explain if Sebree Solar II and Sebree Solar I will share employees for the operational phases of the Projects.



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  
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DATED     MAY 31 2023    

cc: Parties of Record

Case No. 2022-00131

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