

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

In the Matter of:

ELECTRONIC APPLICATION OF EXIE SOLAR,	)	
LLC FOR A CERTIFICATE OF CONSTRUCTION	)	
FOR AN APPROXIMATELY 110 MEGAWATT	)	CASE NO.
MERCHANT ELECTRIC SOLAR GENERATING	)	2025-00151
FACILITY AND NONREGULATED ELECTRIC	)	
TRANSMISSION LINE IN GREEN COUNTY,	)	
KENTUCKY	)	

ORDER

On August 6, 2025, Exie Solar, LLC (Exie 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 110-megawatt ground-mounted solar photovoltaic electric generating facility (Project) comprising approximately 1,340 acres of land and an approximately 0.5-mile-long nonregulated transmission line in Green County, Kentucky.

There are no intervenors in this matter. Pursuant to a procedural schedule established on August 15, 2025, Exie Solar responded to two rounds of discovery.<sup>1</sup> A site visit was held on October 15, 2025. Siting Board consultant, BBC Research and Consulting (BBC) filed its report on November 21, 2025. A local public comment meeting

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<sup>1</sup> Exie Solar's First Response to Siting Board Staff's First Request for Information (Siting Board Staff's First Request) (filed Oct. 4, 2025); Exie Solar's Second Response to Siting Board Staff's Second Request for Information (Siting Board Staff's Second Request) (filed Nov. 21, 2025).

was held by the Siting Board in Green County on September 24, 2025.<sup>2</sup> Exie Solar submitted its response to the BBC Report on December 7, 2025. Numerous public comments both in favor and against the Project have been received and filed into the record.<sup>3</sup> Some of the public comment concerns include chemical leaching, glass shards, proximity of the solar facility and transmission line to residences, environmental concerns and negative impact on property value.<sup>4</sup> A formal evidentiary hearing was held on December 18, 2025. Exie Solar filed its responses to post-hearing requests for information on January 5, 2026. 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 with and approved by the Siting Board before the construction of a merchant electric generating facility can commence. KRS 278.706 requires that the application include evidence of public notice and compliance with local planning and zoning ordinances.

KRS 278.708(2) requires Exie Solar to prepare a site assessment report (SAR) that includes (1) a detailed description of the proposed site; (2) an evaluation of the compatibility of the facility with scenic surroundings; (3) potential changes in property values and land use resulting from the siting, construction, and operation of the proposed

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<sup>2</sup> Order (Ky. Siting Board Sept. 4, 2025).

<sup>3</sup> The Public Comments for this case are available at [psc.ky.gov/Case/ViewCaseFilings/2025-00151/Public](https://psc.ky.gov/Case/ViewCaseFilings/2025-00151/Public).

<sup>4</sup> The Public Comments for this case are available at [psc.ky.gov/Case/ViewCaseFilings/2025-00151/Public](https://psc.ky.gov/Case/ViewCaseFilings/2025-00151/Public).

facility for 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 on 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 to be suggested by Exie Solar to minimize or avoid adverse effects identified in the SAR.

KRS 278.710(1) delineates the criteria on which the Siting Board will grant or deny the certificate, which include (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 meets 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 Exie Solar; and (8) whether the applicant has a good environmental compliance history.

### PROPOSED FACILITY

The Project will be located on 1,340 acres near Greensburg, in Green County Kentucky.<sup>5</sup> The project will include 273,960 photovoltaic solar panels,<sup>6</sup> associated ground-mounted racking, 25 inverters, a AC collection system, access roads, a battery storage energy system (BESS), substation, and an operation and maintenance building.<sup>7</sup>

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<sup>5</sup> Application at 2.

<sup>6</sup> Application, Exhibit J.

<sup>7</sup> Application at 2.

The project's onsite substation will connect to a short electric line from the facility substation to the adjacent switchyard, and an approximately 0.5-mile, underground, 161 kV transmission line from the switchyard will connect to the existing Summershade-Green County 161 kV transmission line owned and operated by Eastern Kentucky Power Cooperative (EKPC) using an approximately 0.5 mile underground nonregulated transmission line.<sup>8</sup>

## DISCUSSION AND FINDINGS

### **I. KRS 278.708: SAR Filing Requirements and Mitigation Measures**

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

As required by KRS 278.708(4), Exie Solar proposed various mitigation measures consistent with the statutes regarding traffic, noise, roadway preservation, permitting, setbacks, public safety, scenic preservation, and decommissioning.<sup>9</sup>

In accordance with KRS 278.708(5), BBC recommended mitigation measures in the following areas: site development planning, compatibility with scenic surroundings, noise levels during construction and operation, road and traffic degradation; economic impacts; decommissioning; and complaint resolution programs.<sup>10</sup>

Exie Solar disagreed with certain recommendations of the BBC Report's proposed mitigation measures. The BBC Report recommended that "Exie should closely follow the vegetation plan provided in Attachment G of the SAR (Conceptual Visual Mitigation Report). Any changes to the planting module composition or locations should be

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<sup>8</sup> Application at 4.

<sup>9</sup> Site Assessment Report at 13.

<sup>10</sup> BBC Report, Section B at 7–10.

submitted to the Siting Board prior to construction.”<sup>11</sup> Exie Solar argued that this mitigation measure is a redundant requirement since the Siting Board requires that a final site plan which includes screening prior to commencing construction.<sup>12</sup>

The BBC Report recommended that “Exie should use panels with anti-reflective coating to reduce glare and corresponding visual impacts.”<sup>13</sup> Exie Solar argued that the solar panels are already designed to absorb sunlight and minimize glare. Additionally, Exie Solar stated that a compliant resolution program will be established prior to commencing construction to address any issues including glare complaints.<sup>14</sup>

The BBC Report recommended that “Exie should be open to communication with adjacent landowners regarding viewshed impacts and the implementation of additional strategic vegetative screening, if needed.”<sup>15</sup> Exie Solar argued that this mitigation measure would require the Project to contact adjacent landowners or deviate from its approved screening strategy.<sup>16</sup>

The BBC Report recommended that “Exie should limit noise-generating construction activities, and particularly rock drilling and pile driving, to the hours between

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<sup>11</sup> BBC Report, Section B at 8.

<sup>12</sup> Exie Solar’s Response to the Consultant’s Report at 3.

<sup>13</sup> BBC Report, Section B at 8.

<sup>14</sup> Exie Solar’s Response to the Consultant’s Report at 4.

<sup>15</sup> BBC Report, Section B at 8.

<sup>16</sup> Exie Solar’s Response to the Consultant’s Report at 5.

8 AM and 6 PM, Monday through Saturday.”<sup>17</sup> Exie Solar recommended limiting construction hours to 6 a.m. through 7 p.m. Monday through Saturday.<sup>18</sup>

The BBC Report recommended that “Exie should submit a final construction schedule, including updated estimates of on-site workers and commuter vehicle traffic, to the Siting Board prior to commencement of construction.”<sup>19</sup> Exie Solar agreed to provide an updated construction schedule before construction. Exie Solar stated that the Siting Board should not require estimates of onsite workers and commuter traffic because it could change daily.<sup>20</sup>

The BBC Report recommended “Exie should develop and implement a robust traffic management plan for the construction phase of the project to minimize impacts on traffic flow and keep traffic safe. As part of this plan, Exie should implement ridesharing between construction workers; use appropriate traffic controls; or allow flexible working hours outside of peak hours to minimize any potential delays during AM and PM peak hours.”<sup>21</sup> Exie Solar argued that Exie Solar can encourage ride sharing but cannot require that workers ride share.<sup>22</sup>

The BBC Report recommended “Exie should commit to prioritizing local hiring and seek to hire Green County residents to fill the projected direct construction jobs.”<sup>23</sup> Exie

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<sup>17</sup> BBC Report, Section B at 9.

<sup>18</sup> Exie Solar’s Response to the Consultant’s Report at 5.

<sup>19</sup> BBC Report, Section B at 9.

<sup>20</sup> Exie Solar’s Response to the Consultant’s Report at 5.

<sup>21</sup> BBC Report, Section B at 9.

<sup>22</sup> Exie Solar’s Response to the Consultant’s Report at 6.

<sup>23</sup> BBC Report, Section B at 10.

Solar stated that it agreed with the spirit of the mitigation measure but ultimately the Engineering, Procurement, and Contractors (EPC) will determine who is hired during the construction phase of the project.<sup>24</sup>

The BBC Report recommended “Exie should furnish the County with a net decommissioning cost summary each year of the operational lifetime of the project, updating the estimated salvage revenue using current market values for salvaged components.”<sup>25</sup> Exie Solar argued that Green County does not have an established decommissioning requirement and does not possess oversight with respect to the bond.<sup>26</sup>

The BBC Report recommended “Exie should work with the County to address any concerns that arise at any point regarding its proposed decommissioning plan.”<sup>27</sup> Exie Solar argued stated that Green County does not have an established decommissioning requirement. Exie Solar also argued that this mitigation measure gives the county authority in excess of that of the Energy and Environmental Cabinet (EEC) for review of the decommissioning plan.<sup>28</sup>

The Siting Board has reviewed the mitigation measures proposed by Exie Solar and BBC, and finds that, in addition to those Exie Solar has initially proposed, the mitigation measures set forth in Appendix A to this Order and discussed throughout this Order are appropriate and reasonable because they achieve the statutory purpose of

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<sup>24</sup> Exie Solar’s Response to the Consultant’s Report at 6.

<sup>25</sup> BBC Report, Section B at 8.

<sup>26</sup> Exie Solar’s Response to the Consultant’s Report at 7.

<sup>27</sup> BBC Report, Section B at 10.

<sup>28</sup> Exie Solar’s Response to the Consultant’s Report at 7.

mitigating the adverse effects identified in the SAR and the BBC Report in accordance with KRS 278.708.

#### 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 control 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.

Exie Solar submitted the required SAR with its application.<sup>29</sup> The SAR contained a preliminary site plan.<sup>30</sup> The site plan included the project boundary, proposed point of interconnection, proposed substation location, proposed BESS location, proposed switchyard location, proposed laydown yards, proposed fence line, proposed photovoltaic solar panels areas, proposed transmission line route, proposed inverter locations, proposed access roads, existing roads, proposed O&M location, and aerial color imagery. US 68, KY 218, and KY 729 are primary roadways in the area, supplemented by local roads such as Liletown Road.<sup>31</sup> There are no adjacent railways that could be used for construction or operational activities related to the Project.<sup>32</sup> No more than 245 acres of

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<sup>29</sup> Application, Exhibit I, SAR.

<sup>30</sup> SAR, Attachment A.

<sup>31</sup> BBC Site Assessment Review at Section B-5.

<sup>32</sup> SAR, Attachment A. at 3.



forested area will be cleared to construct the Project.<sup>33</sup> Vegetation clearing and re-vegetation will be conducted in accordance with a National Pollutant Discharge Elimination System (NPDES) General Permit and associated Storm Water Pollution Prevention Plan (SWPPP).<sup>34</sup> The Project's preliminary design includes 18 construction entrances located throughout the facility site.<sup>35</sup> Internal graveled roadways, approximately 16 feet in width, will provide access to facility components.<sup>36</sup> The legal boundaries of the proposed site were contained in the application.<sup>37</sup> Exie Solar submitted copies of the confidential lease agreements for parcels in the proposed project to supplement the legal descriptions provided in the SAR.<sup>38</sup>

Public access to the PV array areas will be restricted by an agricultural-style perimeter fence up to 7 feet in height.<sup>39</sup> The BESS, facility substation, and switchyard will be surrounded by a chain-link security fence topped by barbed-wire strands on extension arms, for a total height of 7 feet.<sup>40</sup> The Project's perimeter security fence will be installed according to NESC standards and fencing will be installed before any electrical work begins.<sup>41</sup> Security cameras are planned to be installed at the substation and placed

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<sup>33</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 39.

<sup>34</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 39.

<sup>35</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 16.

<sup>36</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 3.

<sup>37</sup> SAR, Attachment C.

<sup>38</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 1, Attachments.

<sup>39</sup> SAR at 3.

<sup>40</sup> SAR at 3.

<sup>41</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 28.

randomly throughout the photovoltaic solar panels (PV) arrays.<sup>42</sup> Regular inspections will be completed at both the substation and the PV array in accordance with industry best practices.<sup>43</sup> Exie Solar and the contracted EPC will be responsible for controlling access to the site during construction.<sup>44</sup> Exie Solar will be responsible for controlling access to the site during operations.<sup>45</sup> Access to the site will be controlled by locked gates outside of working hours.<sup>46</sup> Prior to the start of construction and operation, Exie Solar will meet with local emergency responders to review the Project's emergency action plan and site layout.<sup>47</sup>

Exie Solar anticipates that the site will have water and electricity for the operations & maintenance (O&M) building.<sup>48</sup> The electric provider will be Taylor County Rural Electric Cooperative Corporation (Taylor RECC).<sup>49</sup> The water provider will be Green-Taylor Water District.<sup>50</sup> One electric transmission line owned by East Kentucky Power Cooperative (EKPC) intersects the Project site.<sup>51</sup> There are two natural gas pipelines that run

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<sup>42</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 35.

<sup>43</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 35.

<sup>44</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 79.

<sup>45</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 79.

<sup>46</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 79.

<sup>47</sup> BBC Site Assessment Review at section C-12.

<sup>48</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 38.

<sup>49</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 38.

<sup>50</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 38.

<sup>51</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 59.

approximately parallel through the Project Area according to National Pipeline Mapping System (NPMS) and other data sources.<sup>52</sup>

Approximately 69,477 feet of cabling will be used in the projects' collection system.<sup>53</sup> The medium voltage collection system will be underground.<sup>54</sup> The BESS facility will be NFPA 855 compliant as Exie Solar will hire a third party company to create and review the Hazard Mitigation Analysis (HMA) and other requirements as stated in NFPA 855, as well as work with a professional engineer to validate the design and installation of the BESS complies with NFPA 855.<sup>55</sup> Exie Solar will utilize the Original Equipment Manufacturers (OEM) supply chain to properly dispose of batteries or through domestic lithium ion recycled markets.<sup>56</sup> The Project will utilize Lithium Iron Phosphate (LFP) batteries, which do not contain a liquid electrolyte like other battery chemistries.<sup>57</sup> To prevent thermal runaway, a Battery Management System (BMS) controller will be in place that will monitor the temperatures of battery cells and modules.<sup>58</sup>

The project will be located on approximately 1,340 acres of land currently used predominantly for agriculture and low-density rural residential homes.<sup>59</sup> Agricultural land comprises about 94 percent of adjoining acres, while 2.6 percent is residential, 3.5

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<sup>52</sup> Exie Solar's Response to Siting Board Staff's Second Request, Item 10.

<sup>53</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 40.

<sup>54</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 41.

<sup>55</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 87(c).

<sup>56</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 87(d).

<sup>57</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 95.

<sup>58</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 93.

<sup>59</sup> BBC Site Assessment Review at Section B-1.

percent recreational, and 0.01 percent commercial.<sup>60</sup> An estimated 762 residents live within a three-mile radius of the project area.<sup>61</sup> A total of 98 residential homes may have a view of the project, eight of which are owned by participating landowners.<sup>62</sup> The site property has been used for agricultural purposes since at least 1954. Based on this extended period of use for crop production and the potential historical use of herbicides and pesticides on the site property, the historical agricultural use is considered a Potential Environmental Concern.<sup>63</sup> No commercial or municipal airports or air traffic control towers are found within two miles of the Project Area.<sup>64</sup> Exie Solar's eastern boundary line will be located directly adjacent to Horseshoe Bend Solar's western boundary line.<sup>65</sup> There has been no communication with representatives of Exie Solar and Horseshoe Bend Solar regarding the proximity between the two projects.<sup>66</sup>

There are no schools, hospitals, or nursing home facilities within 2,000 feet of structures or facilities used for the generation of electricity for the Project.<sup>67</sup> In the SAR, Exie Solar identified two residential neighborhoods within 2,000 feet which likely qualify

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<sup>60</sup> BBC Site Assessment Review at Section B-2.

<sup>61</sup> BBC Site Assessment Review at Section C-5.

<sup>62</sup> Exie Solar's Response to Siting Board Staff's Second Request, Item 7.

<sup>63</sup> Phase I Environmental Site Assessment, at v.

<sup>64</sup> SAR, Attachment F, Solar Glare Assessment at 8.

<sup>65</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 102, *Application of Horseshoe Bend Solar, LLC Certificate of Construction for an Approximately 60 Megawatt Solar Generating Facility in Green County, Pursuant to KRS 278.700 and 807 KAR 5:110* (filed on Dec.14, 2020) and Ky. Siting Board order (Jun. 11, 2021).

<sup>66</sup> Exie Solar's Response to Siting Board Staff's Second Request, Item 11.

<sup>67</sup> SAR at 4.

per the applicable definition in KRS 278.700(6).<sup>68</sup> However, in Exie Solar's Motion for Deviation,<sup>69</sup> Exie Solar clarified that only one area (the SR 218 neighborhood located near the northern most array area shown previously in Figure C-2) contains a qualifying residential neighborhood located within 2,000 feet of generating equipment.<sup>70</sup>

Having reviewed the record of this proceeding, the Siting Board finds that Exie 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 that it is necessary to impose specific mitigation measures and requirements related to the description of the facility and the proposed site development plan. The Siting Board will require that Exie Solar keep the Siting Board apprised of changes throughout the development of the Project and, as such, will order Exie Solar to provide a final site plan before the commencement of construction. The final site plan should indicate 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. Furthermore, based on the findings and proposals of the BBC Report, the Siting Board finds that additional mitigation measures are required. These mitigation measures are outlined in Appendix A to this Order and, in particular, mitigation measures 1 through 9.

#### Compatibility with Scenic Surroundings

Exie Solar indicated that the Project site is a mixture of flat land and rolling hills, with the majority of the landscape covered by agricultural fields and low-density

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<sup>68</sup> SAR at 4.

<sup>69</sup> Exie's Solar's Motion for Deviation (filed Oct. 14, 2025.)

<sup>70</sup> BBC Site Assessment Review, Section C-8.

residential development.<sup>71</sup> The current land uses of the project parcels are mostly agricultural and residential.<sup>72</sup> According to the SAR, only ten residences will potentially have visibility of the solar panels, interconnection facility, or transmission line.<sup>73</sup> Exie Solar indicated that it will mitigate the visual impacts of the facility by utilizing low-profile PV panels, agricultural-style perimeter fencing and additional vegetative buffers.<sup>74</sup> BBC reviewed the effect on the surroundings and concluded the facility would be compatible with scenic surroundings by adding vegetative buffers and other proposed mitigation.<sup>75</sup>

Having reviewed the record, the Siting Board finds that, while there will always be an impact on the scenery of neighboring properties, the impact of this Project will be minimal. The proposed vegetative buffer, along with other mitigation measures proposed by Exie Solar and BBC, will minimize the effect 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 Exie Soar. Those are set forth in Appendix A to this Order and, in particular, mitigation measures 10 through 16.

#### Impact on Property Values

Exie Solar submitted a property value impact report conducted by CohnReznick LLP (CohnReznick).<sup>76</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>71</sup> Application at 2-3.

<sup>72</sup> Application at 2.

<sup>73</sup> SAR at 6.

<sup>74</sup> SAR at 6.

<sup>75</sup> BBC Report, Detailed Findings and Conclusions, C-34.

<sup>76</sup> Application, SAR, Attachment B.

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>77</sup> CohnReznick found no negative impact to property value for properties near a solar farm, in either the short or long term.<sup>78</sup>

The BBC Report concluded that, because the Project area is predominantly rural, with low population density, the Project's proposed vegetative buffers will help conceal the physical view of the Project from nearby residences, the proposed Project is unlikely to have measurable adverse impact on the property values of most adjacent properties.<sup>79</sup> The BBC Report stated that the property values of some adjacent residential properties with small lots in closest proximity to the solar panels might be a risk of a reduction in value.<sup>80</sup>

Having reviewed the record, the Siting Board finds sufficient evidence to conclude that the proposed Exie Solar facility will not have a significant adverse impact on nearby property values as long as proper mitigation measures are implemented. The characteristics of the solar facility's operations are passive, and the facility will be temporary, with the land returned to its natural state after a few decades of operation. The 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>77</sup> SAR, Attachment F at 4

<sup>78</sup> SAR, Attachment F at 166.

<sup>79</sup> BBC Report, Executive Summary at B-4.

<sup>80</sup> BBC Report, Executive Summary at B-4.

### Anticipated Noise Level

Exie Solar's Noise Assessment Report was completed by Paxwood Acoustics.<sup>81</sup> Paxwood Acoustics used representative noise levels from the Federal Highway Administration Roadway Construction Noise Model.<sup>82</sup> Paxwood Acoustics stated the estimated maximum noise levels during construction will occur during pile driving, and estimated that at the closest receiver, 220 feet from the closest panel, would have noise levels during pile driving of an Lmax of 79 decibels A-weighted scale (dBA) and a Leq of 73 dBA.<sup>83</sup> In the occurrence of rock drilling, the same receiver would have noise levels of an Lmax of 81 dBA and a Leq of 78 dBA.<sup>84</sup> Construction related activity is expected to occur between 6 a.m. and 7 p.m. Monday through Saturday.<sup>85</sup>

Paxwood Acoustics found operational noise will emanate from inverters and substation transformers.<sup>86</sup> Based on Paxwood Acoustics operational sound modeling, the highest sound level at nearby participating sensitive receptors was 41 dBA and 37 dBA for non-participating sensitive receptors.<sup>87</sup> Paxwood Acoustics stated that the Project's generated noise levels for daytime and nighttime operation are estimated to be below the USEPA's recommended protective noise level of 48.6 dBA for 24-hour

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<sup>81</sup> SAR, Attachment D, Noise Assessment Report.

<sup>82</sup> SAR, Attachment D, Noise Assessment Report at 9.

<sup>83</sup> SAR, Exhibit D, Noise Assessment Report at 10.

<sup>84</sup> SAR, Exhibit D, Noise Assessment Report at 10.

<sup>85</sup> SAR, Proposed Mitigation Measures at 13.

<sup>86</sup> SAR, Exhibit D, Noise Assessment Report at 6.

<sup>87</sup> SAR, Exhibit D, Noise Assessment Report at 7.



operation.<sup>88</sup> Paxwood Acoustics concluded that no one Noise Sensitive Area will be exposed to the same sound levels over an extended period of time, as construction progresses through the site.<sup>89</sup>

BBC evaluated the Noise Assessment Report conducted by Paxwood Acoustics and concluded that the Project's construction phase will produce the highest noise levels during rock drilling and pile driving activity.<sup>90</sup> BBC noted that Exie Solar should mitigate "annoying noise" as necessary, especially when rock drilling and pile driving occurs.<sup>91</sup> BBC also recommended that Exie Solar limit its noise-generating construction activities, particularly rock drilling and pile driving, to between 8 a.m. and 6 p.m., Monday through Saturday.<sup>92</sup>

In its SAR, Exie Solar detailed various noise mitigation measures, such as limiting construction activity to specific times, keeping construction equipment well maintained, and implementing a complaint resolution program to address any noise related issues.<sup>93</sup>

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 Paxwood Acoustics and BBC, the noise will be loudest during the construction phase but will not be permanent to nearby residents. The Siting Board further finds that the operational noise from inverters and the substation transformers should have little to no effect on

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<sup>88</sup> SAR, Exhibit D, Noise Assessment Report at 6.

<sup>89</sup> SAR, Exhibit D, Noise Assessment Report at 9.

<sup>90</sup> BBC Report at C-41.

<sup>91</sup> BBC Report at C-49.

<sup>92</sup> BBC Report at C-49.

<sup>93</sup> SAR, Proposed Mitigation Measures at 13.

residents in the area. Based on the case record, the Siting Board finds that Exie Solar's application complies with the statutory requirements for disclosing noise levels. However, the Siting Board further finds that, based on the entire record, Exie 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 pile driving can occur. The Siting Board will require Exie Solar to mitigate construction noise up to 1,500 feet to ensure the surrounding community is not negatively impacted by the construction noise. Exie 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 rock drilling and pile driving. These mitigation measures are further outlined in Appendix A to this Order, specifically mitigation measures 17 through 19.

#### Impact on Roads, Railways, and Fugitive Dust

Construction is anticipated to take 18 months.<sup>94</sup> Roadways surrounding the project site include US-68, KY-218 and KY-729.<sup>95</sup> A Route Evaluation Study was conducted by Verdantas for this project.<sup>96</sup> Verdantas concluded that, during the construction phase, additional traffic delays would be minimal due to the low traffic volume in the project area.<sup>97</sup> Traffic delays will likely occur when delivery vehicles have to travel on the narrow

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<sup>94</sup> Hearing Video Testimony (HVT) of the December 18, 2025 hearing, Courtney Whitworth Testimony (Whitworth) at 9:28--9:28:37.

<sup>95</sup> SAR, Attachment H at 3.

<sup>96</sup> SAR, Attachment H at 4.

<sup>97</sup> SAR, Attachment H at 4.

roadways or when there is an oversize vehicle.<sup>98</sup> During the operations phase of the Project there will be very little increase in traffic as solar facilities typically only require a few permanent operations staff.

The Siting Board finds that traffic and road degradation issues can be addressed with Exie Solar's mitigation measures, the additional measures proposed by BBC, and mitigation measures set forth in Appendix A to this Order and in particular, mitigation measures 24 through 29.

The Siting Board anticipates some fugitive dust from the construction phase. Exie Solar stated that it will mitigate the dust from the construction by utilizing best management practices that include implementing the use of water for dust control.<sup>99</sup> Dust will not be a factor during the operation's phase.

The Siting Board requires additional mitigation measures to reduce any potentially harmful effects on the area, which are outlined in Appendix A to this Order. The Siting Board will require Exie Solar to inform the Siting Board and the Energy and Environment Cabinet (EEC) of the date construction will commence, 30 days prior, to ensure the proper permits have been obtained and whether proper steps have been taken to comply with the mitigation measures set forth in Appendix A to this Order.

## **II. KRS 278.710(1) Criteria**

In addition to the evaluation of the factors addressed in the SAR, the Siting Board considered the below described factors set forth in KRS 278.710(1) in rendering its decision.

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<sup>98</sup> SAR, Attachment H at 4.

<sup>99</sup> Application, SAR at 12.

### Economic Impact on Affected Region and the State

According to Exie Solar's economic impact report, the project is expected to generate significant positive economic and fiscal impacts to Green County and the state of Kentucky. Such impacts include the creation of hundreds of construction jobs, expansion of the local tax base, and the benefits of having a long-term employer and corporate citizen in the region. The project will be conducted in two phases: a construction phase and an operation phase.<sup>100</sup>

The JEDI model used for the economic impact analysis focused on both the state of Kentucky as a whole and Green County specifically.<sup>101</sup> For the Commonwealth of Kentucky, during the project construction phase, Exie Solar estimates that approximately 138 temporary, full-time equivalent (FTE) jobs will be created over the construction period.<sup>102</sup> Additionally, module and supply-chain industries will generate 24 FTE jobs and the induced impact due to the spending of household income will generate 26 FTE jobs.<sup>103</sup> The total impact for the construction period is 188 FTE jobs with total earnings of \$16.8 million and economic output of \$18.6 million.<sup>104</sup>

For Green County, during the project construction phase, Exie Solar estimates that approximately nine temporary, FTE jobs will be created over the construction period.<sup>105</sup> Additionally, module and supply-chain industries will generate 2 FTE jobs and the induced

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<sup>100</sup> Application, Exhibit H at 13.

<sup>101</sup> Application, Exhibit H at 13.

<sup>102</sup> Application, Exhibit H at 14.

<sup>103</sup> Application, Exhibit H at 14.

<sup>104</sup> Application, Exhibit H at 14.

<sup>105</sup> Application, Exhibit H at 15

impact due to the spending of household income will generate one FTE job.<sup>106</sup> The total impact for the construction period is 11 FTE jobs with total earnings of \$1.0 million and economic output of \$1.1 million.<sup>107</sup>

For both the Commonwealth of Kentucky, as a whole, and Green County specifically, the vast majority of these jobs will be filled by craft workers and contractors such as fencers, electricians, panel installers, equipment operators and construction managers.<sup>108</sup> Exie Solar intends to hire as many local workers as permitted by the sub-contractors it chooses for the project.<sup>109</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. For the Commonwealth of Kentucky, the ongoing operational phase of the project is expected to generate a total of approximately four FTE jobs from the direct, indirect and induced impacts with annual earnings of \$0.3 million and economic output of \$0.4 million.<sup>110</sup> For Green County, the ongoing operational phase of the project is expected to generate a total of approximately two FTE jobs from the direct, indirect and induced impacts with annual earnings of \$0.1 million and economic output of \$0.1 million.<sup>111</sup>

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<sup>106</sup> Application, Exhibit H at 15.

<sup>107</sup> Application, Exhibit H at 15.

<sup>108</sup> Application, Exhibit H at 14.

<sup>109</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 63.

<sup>110</sup> Application, Exhibit H at 14.

<sup>111</sup> Application, Exhibit H at 15.

Exie Solar and Green County are in the process of negotiating an Industrial Revenue Bond (IRB) and a Payment in Lieu of Taxes (PILOT) Agreement.<sup>112</sup> If an IRB and PILOT Agreement are reached, Exie Solar estimated that a total of \$4.3 million in PILOT payments will be made over the 30-Year project lifespan.<sup>113</sup>

BBC evaluated the economic impact of the project.<sup>114</sup> Based upon its review and analysis, BBC concluded that the project will provide significant positive economic effects to the region and Commonwealth during the construction and operations phases of the project.<sup>115</sup>

Having reviewed the record, the Siting Board finds that the Exie Solar facility will have a positive economic impact on the region.

#### Existence of Other Generating Facilities

Exie Solar indicated that efforts were made to locate the Project on a site with or near facilities that generate electricity.<sup>116</sup> Exie Solar indicated that there are no existing facilities near the proposed site that generate electricity.<sup>117</sup> Exie Solar stated that the Project was sited in a location with proximity to an existing transmission infrastructure and

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<sup>112</sup> Exie Solar's Response to Siting Board Staff's First Request, item 62.

<sup>113</sup> Application, Exhibit H at 17.

<sup>114</sup> BBC Report, Section B at 6.

<sup>115</sup> BBC Report, Section C at 56.

<sup>116</sup> Application at 8.

<sup>117</sup> Application at 8.

electrical substation.<sup>118</sup> Exie Solar selected a location in proximity to the existing EKPC Summershade-Green County 161 kV transmission line.<sup>119</sup>

#### Local Planning and Zoning Requirements

Green County does not have planning and zoning and has not enacted any zoning ordinances or setback requirements.<sup>120</sup> 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 or hospital or nursing home facility.<sup>121</sup> The statutory requirements of KRS 278.706(2)(e) apply unless a deviation is applied for and granted by the Siting Board. The project will be closer than that to residences, but there are no schools, hospitals, or nursing homes within 2,000 feet.<sup>122</sup>

#### Impact on Transmission System

The transmission system in the area is currently maintained by EKPC, within the territory of the PJM Interconnection, LLC (PJM) regional transmission organization footprint.<sup>123</sup> The gen-tie will be approximately 0.5 miles in length and will be located entirely within the project's footprint.<sup>124</sup> EKPC will be responsible for any transmission equipment, other than the gen-tie, located on the project's switchyard.<sup>125</sup> A PJM

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<sup>118</sup> Application at 8.

<sup>119</sup> Application at 8.

<sup>120</sup> Revised Notice of Intent filed on June 27, 2025 at 2.

<sup>121</sup> KRS 278.706(2) (e).

<sup>122</sup> Application at 6.

<sup>123</sup> Application at 9.

<sup>124</sup> Application at 4.

<sup>125</sup> Application at 6.

Feasibility Study and a Phase II System Impact Study have been completed.<sup>126</sup> Exie Solar anticipates that a generation interconnection agreement will be executed in January 2026.<sup>127</sup> A power purchase agreement has not been executed.<sup>128</sup>

Based upon the case record, the Siting Board finds that Exie Solar has satisfied the requirements of KRS 278.710(1)(f) and that the additional load imposed upon the electricity transmission system by the generation of electricity at the Exie 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 Exie Solar's commitment to the interconnection process and protocols consistent with the requirements of KRS 278.212.

#### Compliance with Setback Requirements

There are no applicable setbacks established by Green 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 or hospital or nursing home facility.<sup>129</sup> KRS 278.704(4) authorizes the Siting Board to grant a deviation from the setback requirements in KRS 278.706(2)(e), if requested.<sup>130</sup>

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<sup>126</sup> Application at 9; Exhibit G.

<sup>127</sup> HVT of the December 18, 2025, Noura Hennen Testimony (Hennen Testimony) at 10:50:024-10:50:040.

<sup>128</sup> HVT of the December 18, 2025, Noura Hennen Testimony (Hennen Testimony) at 9:53:004-9:53:009.

<sup>129</sup> KRS 278.706(2)(e).

<sup>130</sup> KRS 278.704(4).



Exie Solar has requested a deviation from the setback requirements in KRS 278.706(2)(e).<sup>131</sup> Initially, Exie Solar stated that there were two residential neighborhoods as defined by KRS 278.706.<sup>132</sup> However, Exie Solar argued there is only one residential neighborhood within 2,000 feet of the project's boundaries.<sup>133</sup>

As part of the post-hearing responses to Siting Board Staff's request for information, Exie Solar provided that the closest residence to a solar panel is part of a the cluster of homes located on Liletown Road, approximately 2,029 feet away.<sup>134</sup> Therefore, the cluster of homes on Liletown Road does not qualify as a residential neighborhood pursuant to the statute.<sup>135</sup> However, SR-218 does qualify as a residential neighborhood pursuant to KRS 278.706 according to the information provided in the response. The project's fencing is proposed to be 1,919 from the closest residence in SR-218 Residential neighborhood.<sup>136</sup> The closest solar panel is proposed to be 1,964 feet from the closest residence in SR-218 Residential neighborhood.<sup>137</sup> The closest inverter will be 2,272 feet from the closest residence. SR 218 Residential Neighborhood will be over 6,000 feet from the project's substation and battery storage system.<sup>138</sup>

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<sup>131</sup> Exie Solar's Motion for Deviation from Setback Requirements (Motion for Deviation) (filed Oct. 14, 2025).

<sup>132</sup> SAR at 4.

<sup>133</sup> Motion for Deviation at 2.

<sup>134</sup> Exie Solar's Response to Siting Board Staff's Post-Hearing Request, Item 5.

<sup>135</sup> KRS 278.700(6).

<sup>136</sup> Exie Solar's Response to Siting Board Staff's Post-Hearing Request, Item 5.

<sup>137</sup> Exie Solar's Response to Siting Board Staff's Post-Hearing Request, Item 5.

<sup>138</sup> Exie Solar's Response to Siting Board Staff's Post-Hearing Request, Item 5.

Exie Solar requested the following project setbacks: 50 feet from non-participating parcel, 200 feet from nonparticipating residence to solar array, 450 feet from nonparticipating residence to inverter, 915 feet from nonparticipating residence to substation, 249 feet from church to solar array, 1,620 feet from church to inverter, and 4,250 feet from church to substation.<sup>139</sup> Exie Solar requested approval of 1,950 feet from the nearest residential neighborhood.<sup>140</sup>

KRS 278.710 gives the Siting Board the authority to require "... the implementation of any mitigation measures that the board deems appropriate".<sup>141</sup> The Siting Board finds that the motion for deviation filed in this case should be granted, in part. The Siting Board approves Exie Solar's proposed setback distance of 1,950 feet between any solar panel or string inverter and any residential neighborhood. The other proposed setbacks from Exie Solar are not approved. The Siting Board finds that Exie Solar shall not place solar panels or string inverters, if used, closer than 250 feet from a residence, church, or school, 50 feet from non-participating adjoining parcels, or 50 feet from adjacent roadways and 100 feet from any exterior property line. Exie Solar shall not place a central inverter, and if used, energy storage systems, closer than 450 feet from any adjacent residences, churches, or schools. 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

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<sup>139</sup> Exie Solar's Post Hearing Brief (filed on Dec. 29, 202) at 7.

<sup>140</sup> Motion for Deviation at 1 and 13.

<sup>141</sup> KRS 278.708(6).

required herein. All agreements by participating landowners to lesser setbacks must be filed with the Siting Board prior to commencement of the Project.

The Siting Board finds, given the totality of the mitigation measures proposed by Exie 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 the statutory setbacks as to residences and residential neighborhoods as set forth in Appendix A to this Order. Exceptions to these setback requirements for participating landowners and easement holders are included in Appendix A, mitigation measure 20.

#### History of Environmental Compliance

In the application, Exie 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>142</sup> Further, Exie Solar is not the subject of any pending judicial or administrative actions.<sup>143</sup>

#### Transfer of Ownership

Solar developments are often sold to other companies during the planning, construction, and operation of projects. When a construction certificate for a solar facility is sought, the Project and the developers are thoroughly evaluated to ensure that the Project will comply with all statutory and regulatory requirements. After review, the construction certificate is conditionally granted on the condition of full compliance with all mitigation measures, some of which continue into the operation of the project. As noted

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<sup>142</sup> Application at 10.

<sup>143</sup> Application at 10.

in the preceding section, the Siting Board not only reviews the history and abilities of the Person<sup>144</sup> seeking the certificate, but also the entities that have an ownership interest in the Project. Here, Exie Solar has no resources or employees of its own and instead depends on the resources and employees of affiliates or entities with an ownership interest in it. Geronimo Power, LLC will employ the persons responsible for compliance with the construction certificate during construction and the persons responsible for the continued compliance during operations.<sup>145</sup> Without Geronimo Power, LLC, Exie Solar would not have the managerial, technical, or financial capability necessary to construct or operate the facility, nor to comply with the conditions required herein. As such, the Siting Board will require approval of the transfer of ownership or control of Exie Solar, to the person seeking and being granted, with conditions, the construction certificate in this matter. Without knowledge of who is providing the resources and employees to Exie Solar to ensure ongoing compliance with the measures required herein, there is no way to ensure the requirements are adhered to throughout the life of the Project. The Siting Board will review all transfers to determine if they meet the criteria set forth in KRS 278.710(3). The measures related to the transfer of ownership or control are set forth more fully in Appendix A, mitigation measure 30.

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<sup>144</sup> KRS 278.700(3) defines a person as any individual, corporation, public corporation, political subdivision, governmental agency, municipality, partnership, cooperative association, trust, estate, two (2) or more persons having a joint or common interest, or any other entity.

<sup>145</sup> Exie Solar's Response to Siting Board Staff's Second Request, Item 30.

### Decommissioning

Exie Solar submitted a decommissioning plan with the application.<sup>146</sup> The decommissioning plan outlines the removal of underground components to the depth of three feet including underground wiring and conduits.<sup>147</sup> Exie Solar indicated it will secure a bond to assure financial performance of the decommissioning obligation.<sup>148</sup>

The Siting Board finds that Exie 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 later 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

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<sup>146</sup> Application, Exhibit J.

<sup>147</sup> Application, Exhibit J at 2.

<sup>148</sup> Application, at 11 and Exhibit J at 6.

mitigation measures related to decommissioning, which are outlined in Appendix A to this Order, mitigation measures 31 through 34.

### **III. Requirements under KRS 278.714**

Exie Solar also filed an application for a nonregulated transmission line pursuant to KRS 278.714.<sup>149</sup> KRS 278.714(2) directs the Siting Board to consider the following criteria in considering an application for the construction of the unregulated transmission line as proposed by Exie Solar:

- Location of proposed line and structures to support it;
- Proposed right-of-way limits;
- Existing property lines that will be crossed and names of owners;
- Distance from neighborhoods, schools, public and private parks;
- Voltages and capacities;
- Length of line;
- Terminal points;
- Substation connections; and
- Statement of compliance for construction and maintenance with engineering practices and the NESC.

#### Full Description of the Proposed Route of Transmission Line

Exie Solar proposes to construct a non-regulated electric transmission line which will connect the Project's on-site substation to the adjacent switchyard then then to a point of interconnection.<sup>150</sup> The point of interconnection is along the existing Summershade-Green County 161 kV transmission line, which is owned by EKPC.<sup>151</sup> The proposed transmission line will be located entirely within the Project footprint.<sup>152</sup> The transmission

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<sup>149</sup> *Application of Exie Solar, LLC Certificate of Construction for an Approximately 110 Megawatt Solar Generating Facility and Nonregulated Electric Transmission Line in Green County, Pursuant to KRS 278.700 and 807 KAR 5:110* (filed on Aug.6, 2025).

<sup>150</sup> Application at 4.

<sup>151</sup> Application at 4.

<sup>152</sup> Application at 4.

line will be maintained within in a 150 foot right-of-way.<sup>153</sup> The total length of the proposed line will be 2,723 feet in length.<sup>154</sup> There are no schools or parks within one mile of the proposed facilities.<sup>155</sup>

Exie Solar has filed a map for the proposed transmission line route.<sup>156</sup> Exie Solar filed a map that includes the property boundaries, by property parcel, that will be affected by the transmission line as well as the name of the property owners that will be affected by the transmission line.<sup>157</sup> Exie Solar stated the proposed transmission route was planned to follow the more direct and practical path to the transmission line, minimizing disruption to landowners.<sup>158</sup>

The Siting Board finds additional requirements are necessary to ensure protections exist in the case the transmission route is different than the route supported by the record of this matter. This will be set forth more fully in Appendix A at mitigation measure 37.

#### Detailed Description of the Proposed Transmission Line and Appurtenances

KRS 278.714(2)(c) states that a full description of the proposed electric transmission line and appurtenances is required, including the following: initial and design voltages and capacities; length of the line; terminal points; and substation connections.

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<sup>153</sup> Application at 5.

<sup>154</sup> Application at 5.

<sup>155</sup> Application at 5.

<sup>156</sup> Application, Exhibit B.

<sup>157</sup> Application, Exhibit B.

<sup>158</sup> Exie Solar's Response to Siting Board Staff's First Request, Item 54.

The total length of the proposed line is 0.5 miles in length.<sup>159</sup> The nonregulated transmission line will have a voltage of 161 kV<sup>160</sup> and will have a 150 foot right-of-way.<sup>161</sup> It is anticipated that the transmission line poles will be steel or wood monopole structures.<sup>162</sup> The proposed transmission line includes nine poles, which are anticipated to be up to 80 feet in height.<sup>163</sup> Exie Solar has included sketches of the proposed typical transmission line and support structure.<sup>164</sup>

The Siting Board finds additional requirements are necessary to ensure protections exist in the case the transmission route is different than the route submitted in the record of this matter. The mitigation measures are set forth more fully in Appendix A to this Order, specifically mitigation measures 38 and 39.

#### Compliance with National Electrical Safety Code (NESC)

KRS 278.714(2)(d) requires that the Applicant provide a statement that the proposed electric transmission line and appurtenances will be constructed and maintained in accordance with accepted engineering practices and the NESC. Exie Solar confirmed that the proposed electric transmission line would be built and maintained in accordance with accepted engineering practices and the NESC.<sup>165</sup>

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<sup>159</sup> Application at 4.

<sup>160</sup> Application at 4.

<sup>161</sup> Application at 5.

<sup>162</sup> Application at 5.

<sup>163</sup> Exie Solar's Response to Staff's Second Request, Item 56.

<sup>164</sup> Exie Solar's Response to Staff's First Request, Item 53.

<sup>165</sup> Application at 5.



### Requirements under KRS 278.714(3)

The Siting Board is also tasked with examining additional criteria in rendering its decision regarding construction of the proposed transmission line as discussed below.

#### Scenic Impact

For the proposed non-regulated transmission line, the project features under consideration for scenic compatibility include the proposed towers to support the transmission line, and the approximately 0.5-mile transmission line will connect the Project's onsite substation to the adjacent switchyard and then to the point of interconnection.<sup>166</sup>

Environmental Design and Research (EDR) prepared a Visual Resource Assessment for this Project.<sup>167</sup> EDR concluded that a portion of the transmission line would be visible to approximately 6.4 percent (2.3 square miles) of the visual study area.<sup>168</sup> Exie Solar stated that it will construct and maintain the line according to all applicable legal requirements.<sup>169</sup>

The Siting Board finds that Exie Solar should discuss potential screening plan agreements with landowners leasing or selling land for easements to Exie Solar for the transmission line to determine any screening strategies that might mitigate and reduce the visual impact to the affected residences and continue to address complaints through construction phase of the transmission line.

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<sup>166</sup> Application at 4.

<sup>167</sup> Application, SAR Attachment E.

<sup>168</sup> Application, SAR, Attachment E at 14.

<sup>169</sup> Application at 5.

### Compliance with all Legal Requirements

KRS 278.714(3) frames the decision to be made by the Siting Board for proposed non-regulated transmission lines:

Action to grant the certificate shall be based on the board's determination that the proposed route of the line will minimize significant adverse impact on the scenic assets of Kentucky and that the Applicant will construct and maintain the line according to all applicable legal requirements. In addition, the board may consider the interstate benefits expected to be achieved by the proposed construction or modification of electric transmission facilities in the Commonwealth. If the board determines that locating the transmission line will result in significant degradation of scenic factors or if the board determines that the construction and maintenance of the line will be in violation of applicable legal requirements, the board may deny the application or condition the application's approval upon relocation of the route of the line, or changes in design or configuration of the line.

As previously discussed, the Siting Board finds that overall, the proposed transmission line would not have a significant adverse impact on the scenic assets of Green County, Kentucky. Exie Solar has complied, to date, with all applicable conditions relating to electrical interconnection with utilities by following PJM's interconnection process. The Siting Board finds that Exie Solar's proposed transmission line meets the requirements of KRS 278.714(3), subject to the mitigation measures and conditions imposed in this Order attached as Appendix A to this Order.

Based upon the case record, the Siting Board finds Exie Solar's application for a construction certificate for a non-regulated transmission line should be approved. The transmission line will have minimal effects on the scenic surroundings and Exie Solar has stated it will abide by the NESC in the construction and operation of the transmission line.

The Siting Board conditions its approval upon fully implementing all mitigation measures and other requirements described herein and listed in Appendix A to the Order.

### CONCLUSION

After carefully considering the criteria outlined in KRS Chapter 278, the Siting Board finds that Exie Solar has presented sufficient evidence to support the issuance of a Construction Certificate to construct the proposed merchant solar facility and 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. Exie Solar's application for a Construction Certificate to construct an approximately 110-MW merchant solar electric generating facility in Green County, Kentucky, and an approximately 0.5-mile, nonregulated electric transmission line is conditionally granted subject to full compliance with the mitigation measures and conditions prescribed in Appendix A to this Order.
2. Exie Solar's motion for deviation from the setback requirements in KRS 278.704(2) is granted. Exie Solar shall comply with the setbacks prescribed in the mitigation measures in Appendix A to this Order.
3. Exie Solar shall fully comply with the mitigation measures and conditions prescribed in Appendix A to this Order.
4. In the event mitigation measures within the body of this Order conflict with those prescribed in Appendix A to this Order, 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

  
Chairman, Public Service Commission


  
Commissioner, Public Service Commission

  
Commissioner, Public Service Commission

  
Secretary, Energy and Environment Cabinet,  
or her designee

  
Secretary, Cabinet for Economic Development,  
or his designee

ATTEST:

  
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. 2025-00151 DATED FEB 03 2026

#### MITIGATION MEASURES AND CONDITIONS IMPOSED

The following mitigation measures and conditions are hereby imposed on Exie Solar, LLC (Exie 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 and no less than 30 days prior to construction. 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, battery energy storage system 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. Exie Solar shall provide the date that construction will commence to the Siting Board and the EEC, Division of Waste Management at least 30 days prior to the commencement of construction of the Project.

5. Exie Solar shall submit a status report to the Siting Board every six months from the date of this order until the project begins generating electricity to update the

Siting Board on the progress of the Project. The report shall reference this case number and be filed in post-case correspondence in this case.

6. Exie Solar shall comply with all requirements in KRS 278.710 for monitoring by EEC.

7. At least 14 days prior to construction, Exie Solar shall provide a finalized Emergency Response Plan to the local fire district, first responders, and any county emergency management agency. Exie 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.

8. Exie 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.

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

10. The security fence must be installed prior to activation of any electrical installation work in accordance with National Electrical Safety Code (NESC) standards. The substation shall have its own separate security fence and locked access installed in accordance with NESC standards.

11. 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. Exie Solar will not remove any existing

vegetation except to the extent it must remove such vegetation for the construction and operation of Project components.

12. If any components of the facility are visible to neighboring homes after construction, Exie Solar shall assess the feasibility of a screening plan, including consulting neighbors to determine whether there are adverse impacts to their viewshed. If a screening plan is considered, regardless of whether it is ultimately implemented, notice of such consideration shall be filed with the Siting Board.

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

14. Exie 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 Exie 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, Exie 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.

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



16. Exie 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, Exie Solar shall replace plantings as necessary.

17. Exie 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.

18. If the pile-driving activity occurs within 1,500 feet of a noise-sensitive receptor, Exie 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). Exie 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.

19. Exie 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 35 of this Appendix, at least one month prior to the start of construction.

20. Exie 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 Exie Solar's proposed setback distance of 1,950 feet between any solar panel or string inverter and any residential neighborhood. The other proposed setbacks from Exie Solar are not approved. The Siting Board finds that Exie Solar shall not place solar panels or string inverters, if used, closer than 250 feet from a residence, church, or school, 50 feet from non-participating adjoining parcels, or 50 feet from adjacent roadways and 100 feet from any exterior property line. Exie Solar shall not place a central inverter, and if used, energy storage systems, closer than 450 feet from any adjacent residences, churches, or schools. 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 be filed with the Siting Board prior to commencement of the Project.

21. Exie 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.

22. Exie Solar shall comply with all laws and regulations regarding the use of roadways.

23. Exie 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 a.m. and p.m. peak hours.

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

25. Exie Solar shall consult with the Green County Road Department (GCRD) regarding truck and other construction traffic and obtain any necessary permits from the GCRD.

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

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

28. Exie 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.

29. Exie 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 Exie Solar's compliance with 401 KAR 63:010.

30. If any person proposes to 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, Exie Solar or its successors or assigns shall request explicit approval from the

Siting Board with notice of the request provided to the Green County Fiscal Court prior to the acquisition or transfer. In any application requesting such abandonment, sale, or change of control, Exie Solar shall certify its compliance with KRS 278.710.

31. As applicable to individual lease agreements, Exie 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.

32. Exie Solar did file a decommissioning plan with the Siting Board. If this decommissioning plan should change Exie Solar shall submit an updated decommissioning plan pursuant to KRS 278.710 (8).

33. Exie 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. Exie Solar shall also submit annually a status report associated with its Complaint Resolution Program, providing, among other things, the individual complaints, how Exie Solar addressed those complaints, and the ultimate resolution of those complaints identifying whether the resolution was to the complainant's satisfaction.

34. Exie Solar shall provide the Green County Judge Executive the 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. Exie Solar shall update this contact information yearly, or within 30 days of any change in contact information.

35. Exie Solar shall adhere to the proposed transmission route presented in the application. Should Exie Solar find it necessary to include any parcel of land not included in this response in order to finalize the route of the proposed transmission line, Exie Solar

shall return to the Siting Board to request an amendment to the location of the transmission line or right-of-way.

36. In order to minimize the impacts provided for in KRS 278.714(3), no less than 30 days prior to construction, Exie Solar shall submit a final layout of the transmission line and make all reasonable efforts to minimize a new right of way and instead try to co-locate with any current transmission facilities.

37. Exie Solar shall discuss potential screening plan agreements with the landowners leasing land to Exie Solar for the transmission line to determine if any screening strategies that might mitigate and reduce the visual impact to the affected residences and continue to address complaints through the construction phase of the transmission line.

38. Exie Solar should furnish the County Judge Executive and Green County Fiscal Court with a net decommissioning cost summary each year of the operational lifetime of the project, updating the estimated salvage revenue using current market values for salvaged components.

39. Exie Solar should work with the County to address any concerns that arise at any point regarding its proposed decommissioning plan.

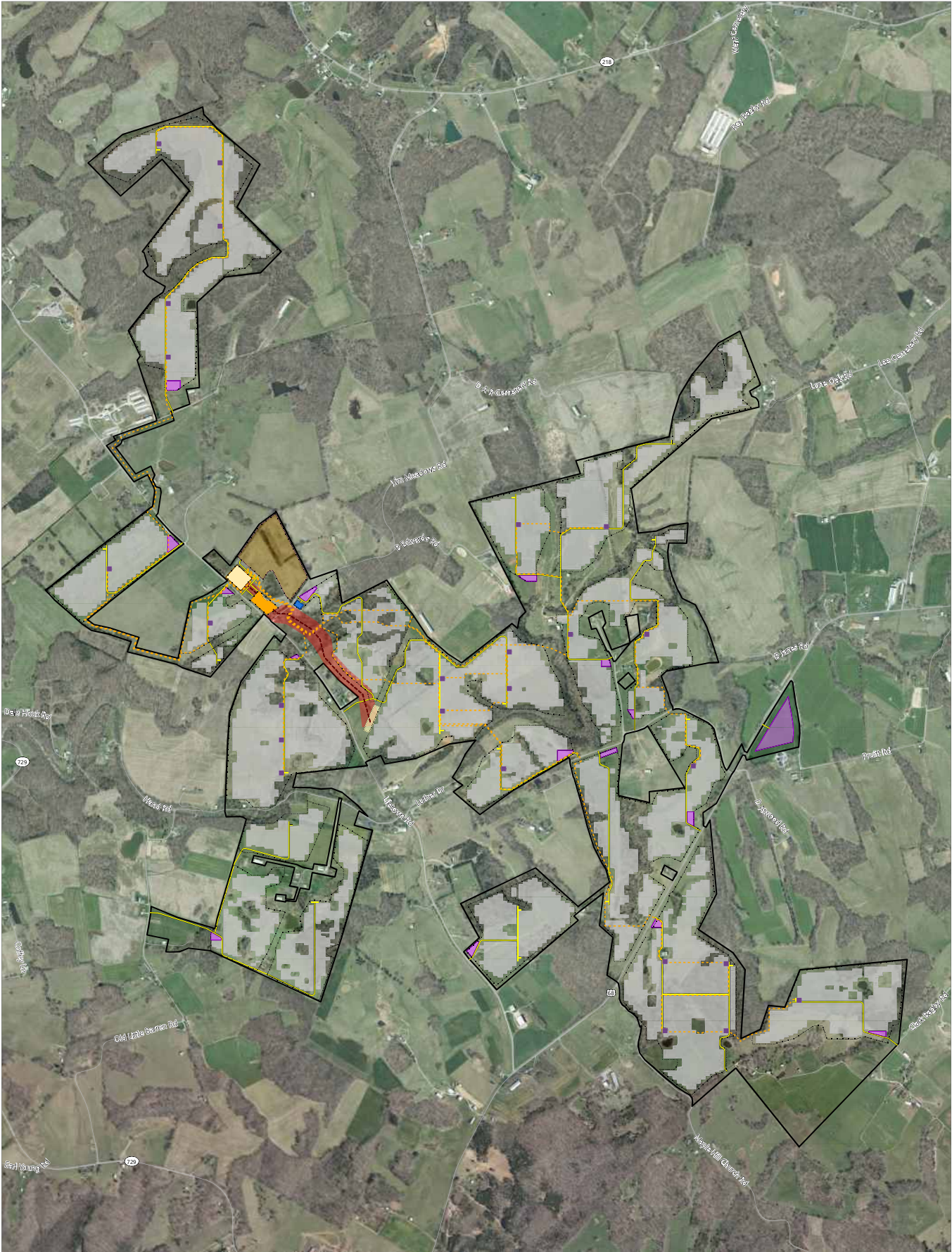
40. The Siting Board can reconvene to enforce any of the above mitigation measures until the generation of electricity commences.

41. Within 30 days of service of this Order, Exie 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. 2025-00151 DATED FEB 03 2026

ONE PAGE TO FOLLOW

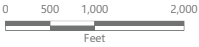


**Exie Solar Project**

Green County, Kentucky

Site Assessment Report

- Inverter
- Belowground Collection Line
- Access Road
- Transmission Line
- Potential Transmission Line Corridor
- Point of Interconnection
- Substation
- Switchyard
- O&M Building
- Laydown Yard
- BESS
- Fenceline
- PV Panel Area
- Project Area



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