

COMMONWEALTH OF KENTUCKY

**BEFORE THE KENTUCKY STATE BOARD ON
ELECTRIC GENERATION AND TRANSMISSION SITING**

IN THE MATTER OF:

THE ELECTRONIC APPLICATION OF HENDERSON)	
COUNTY SOLAR LLC FOR A CERTIFICATE TO)	
CONSTRUCT AN APPROXIMATELY 50 MEGAWATT)	CASE NO.
MERCHANT SOLAR ELECTRIC GENERATING)	2020-00391
FACILITY IN HENDERSON COUNTY, KENTUCKY)	
PURSUANT TO KRS 278.700, ET SEQ.,)	
AND 807 KAR 5:110)	

**HENDERSON COUNTY SOLAR LLC'S RESPONSE TO
SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION**

Filed: August 27, 2021

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

IN THE MATTER OF:

THE ELECTRONIC APPLICATION OF HENDERSON)
COUNTY SOLAR LLC FOR A CERTIFICATE TO)
CONSTRUCT AN APPROXIMATELY 50 MEGAWATT) CASE NO.
MERCHANT SOLAR ELECTRIC GENERATING) 2020-00391
FACILITY IN HENDERSON COUNTY, KENTUCKY)
PURSUANT TO KRS 278.700, ET SEQ.,)
AND 807 KAR 5:110)

VERIFICATION OF NIELS HEIDNER

STATE OF TN)
COUNTY OF Rutherford)


Niels Heidner, Geologist I, Environmental Geoscience Group, AECOM, on behalf of Henderson County Solar, LLC, being duly sworn, states that he has supervised the preparation of certain responses to Requests for Information in the above-referenced case and that the matters and things set forth therein are true and accurate to the best of his knowledge, information and belief, formed after reasonable inquiry.



Niels Heidner

The foregoing Verification was signed, acknowledged and sworn to before me this 25th day of August 2021, by Niels Heidner





Notary Commission Number: —
Commission expiration: 7-2-2024

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

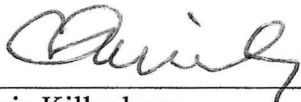
IN THE MATTER OF:

THE ELECTRONIC APPLICATION OF HENDERSON)	
COUNTY SOLAR LLC FOR A CERTIFICATE TO)	
CONSTRUCT AN APPROXIMATELY 50 MEGAWATT)	CASE NO.
MERCHANT SOLAR ELECTRIC GENERATING)	2020-00391
FACILITY IN HENDERSON COUNTY, KENTUCKY)	
PURSUANT TO KRS 278.700, ET SEQ.,)	
AND 807 KAR 5:110)	

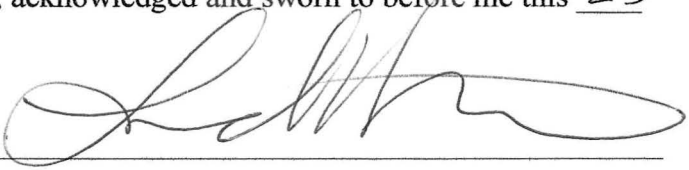
VERIFICATION OF CHRIS KILLENBERG

STATE OF Rhode Island)
COUNTY OF New port)

Chris Killenberg, Regional Development Director for Community Energy Solar, LLC on behalf of Henderson County Solar LLC, being duly sworn, states that he has supervised the preparation of certain responses to Requests for Information in the above-referenced case and that the matters and things set forth therein are true and accurate to the best of his knowledge, information and belief, formed after reasonable inquiry.

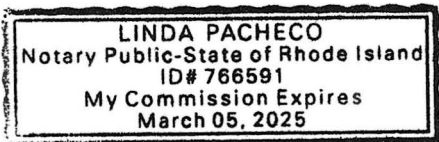

Chris Killenberg

The foregoing Verification was signed, acknowledged and sworn to before me this 23 day of August 2021, by Chris Killenberg.



Notary Commission Number: 766591

Commission expiration: March 05, 2025



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

IN THE MATTER OF:

THE ELECTRONIC APPLICATION OF HENDERSON)
COUNTY SOLAR LLC FOR A CERTIFICATE TO)
CONSTRUCT AN APPROXIMATELY 50 MEGAWATT) CASE NO.
MERCHANT SOLAR ELECTRIC GENERATING) 2020-00391
FACILITY IN HENDERSON COUNTY, KENTUCKY)
PURSUANT TO KRS 278.700, ET SEQ.,)
AND 807 KAR 5:110)

VERIFICATION OF MARTY MARCHATERRE

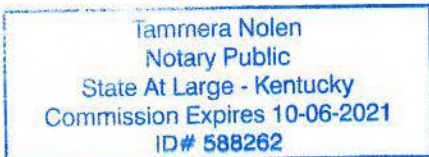
STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)


Marty Marchaterre, P.E., Senior Environmental Planner for Copperhead Environmental Consulting, Inc., on behalf of Henderson County Solar LLC, being duly sworn, states that he has supervised the preparation of certain responses to Requests for Information in the above-referenced case and that the matters and things set forth therein are true and accurate to the best of his knowledge, information and belief, formed after reasonable inquiry.



Marty Marchaterre

The foregoing Verification was signed, acknowledged and sworn to before me this _____ day of August 2021, by Marty Marchaterre.





Notary Commission Number: 588262
Commission expiration: 10-06-21

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

IN THE MATTER OF:

THE ELECTRONIC APPLICATION OF HENDERSON)
COUNTY SOLAR LLC FOR A CERTIFICATE TO)
CONSTRUCT AN APPROXIMATELY 50 MEGAWATT) CASE NO.
MERCHANT SOLAR ELECTRIC GENERATING) 2020-00391
FACILITY IN HENDERSON COUNTY, KENTUCKY)
PURSUANT TO KRS 278.700, ET SEQ.,)
AND 807 KAR 5:110)

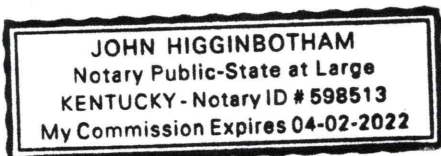
VERIFICATION OF MICHAEL CLARK

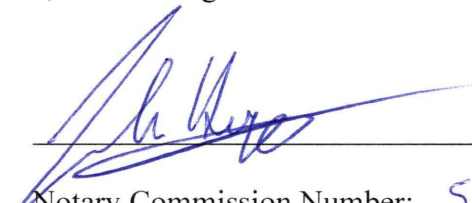
COMMONWEALTH OF KENTUCKY)
COUNTY OF FAYETTE)

Michael Clark, PhD., Director of the Center for Business and Economics Research, University of Kentucky on behalf of Henderson County Solar LLC, being duly sworn, states that he has supervised the preparation of certain responses to Requests for Information in the above-referenced case and that the matters and things set forth therein are true and accurate to the best of his knowledge, information and belief, formed after reasonable inquiry.


Michael Clark

The foregoing Verification was signed, acknowledged and sworn to before me this 25 day of August 2021, by Michael Clark.




Notary Commission Number: 598513
Commission expiration: 4/2/2022

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

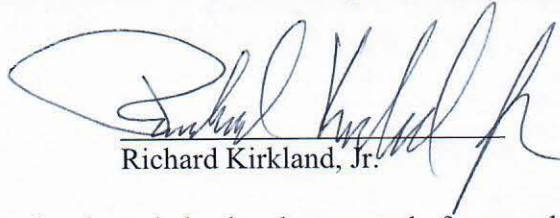
IN THE MATTER OF:

THE ELECTRONIC APPLICATION OF HENDERSON)	
COUNTY SOLAR LLC FOR A CERTIFICATE TO)	
CONSTRUCT AN APPROXIMATELY 50 MEGAWATT)	CASE NO.
MERCHANT SOLAR ELECTRIC GENERATING)	2020-00391
FACILITY IN HENDERSON COUNTY, KENTUCKY)	
PURSUANT TO KRS 278.700, ET SEQ.,)	
AND 807 KAR 5:110)	

VERIFICATION OF RICHARD KIRKLAND, JR.


STATE OF NORTH CAROLINA)
COUNTY OF WAKE)
RM
Johnston)

Richard Kirkland, Jr., Owner of Kirkland Appraisals, LLC., on behalf of Henderson County Solar, LLC, being duly sworn, states that he has supervised the preparation of certain responses to Requests for Information in the above-referenced case and that the matters and things set forth therein are true and accurate to the best of his knowledge, information and belief, formed after reasonable inquiry.


Richard Kirkland, Jr.

The foregoing Verification was signed, acknowledged and sworn to before me this ____ day of August 2021, by Richard Kirkland, Jr.





Notary Commission Number: _____
Commission expiration: 7-11-26

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


IN THE MATTER OF:

THE ELECTRONIC APPLICATION OF HENDERSON)
COUNTY SOLAR LLC FOR A CERTIFICATE TO)
CONSTRUCT AN APPROXIMATELY 50 MEGAWATT) CASE NO.
MERCHANT SOLAR ELECTRIC GENERATING) 2020-00391
FACILITY IN HENDERSON COUNTY, KENTUCKY)
PURSUANT TO KRS 278.700, ET SEQ.,)
AND 807 KAR 5:110)

VERIFICATION OF TIMOTHY CHOATE


COMMONWEALTH OF KENTUCKY)
)
COUNTY OF McCracken)

Timothy B. Choate, PE, PLS, Transportation Engineer and Project Manager for Bacon, Farmer, Workman Engineering & Testing, Inc., on behalf of Henderson County Solar LLC, being duly sworn, states that he has supervised the preparation of certain responses to Requests for Information in the above-referenced case and that the matters and things set forth therein are true and accurate to the best of his knowledge, information and belief, formed after reasonable inquiry.


Timothy B. Choate

The foregoing Verification was signed, acknowledged and sworn to before me this 20 day of August 2021, by Timothy B. Choate.




Notary Commission Number: KYNP13655
Commission expiration: Aug 24 2024

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

1. Refer to the Application, Volume 2, Exhibit 14, Attachment 14.2, page 17 of 51, which stated that Henderson Solar's consultant, AECOM, filed an open records request with the Kentucky Geological Survey (KGS) for information regarding dry and abandoned oil and gas wells on the site of the proposed merchant generator.
 - a. State whether AECOM received any subsequent information from KGS in response to the open records request.
 - b. State whether an abandoned or plugged well affects the location of the solar panels and the installation of the racking system.

Response:

- a. AECOM never received an answer from KGS in response to the open records request.
- b. It is AECOM's opinion that an abandoned or plugged well would have little impact on the location of the solar panels and the installation of the racking system. In some locations, the footings of the affected panels may need to be shifted slightly (a few feet, at most) so that the footings are not installed directly over the plugged or abandoned well.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

2. Refer to the Application, Volume 1, Exhibit 5, Attachment, page 5 of 13, which contains the Site Plan. Using KGS data, which is available online, provide a table for each well on the project property depicted in the Site Plan that includes the KGS record number, the KDOG permit number, the status if known, and the location.

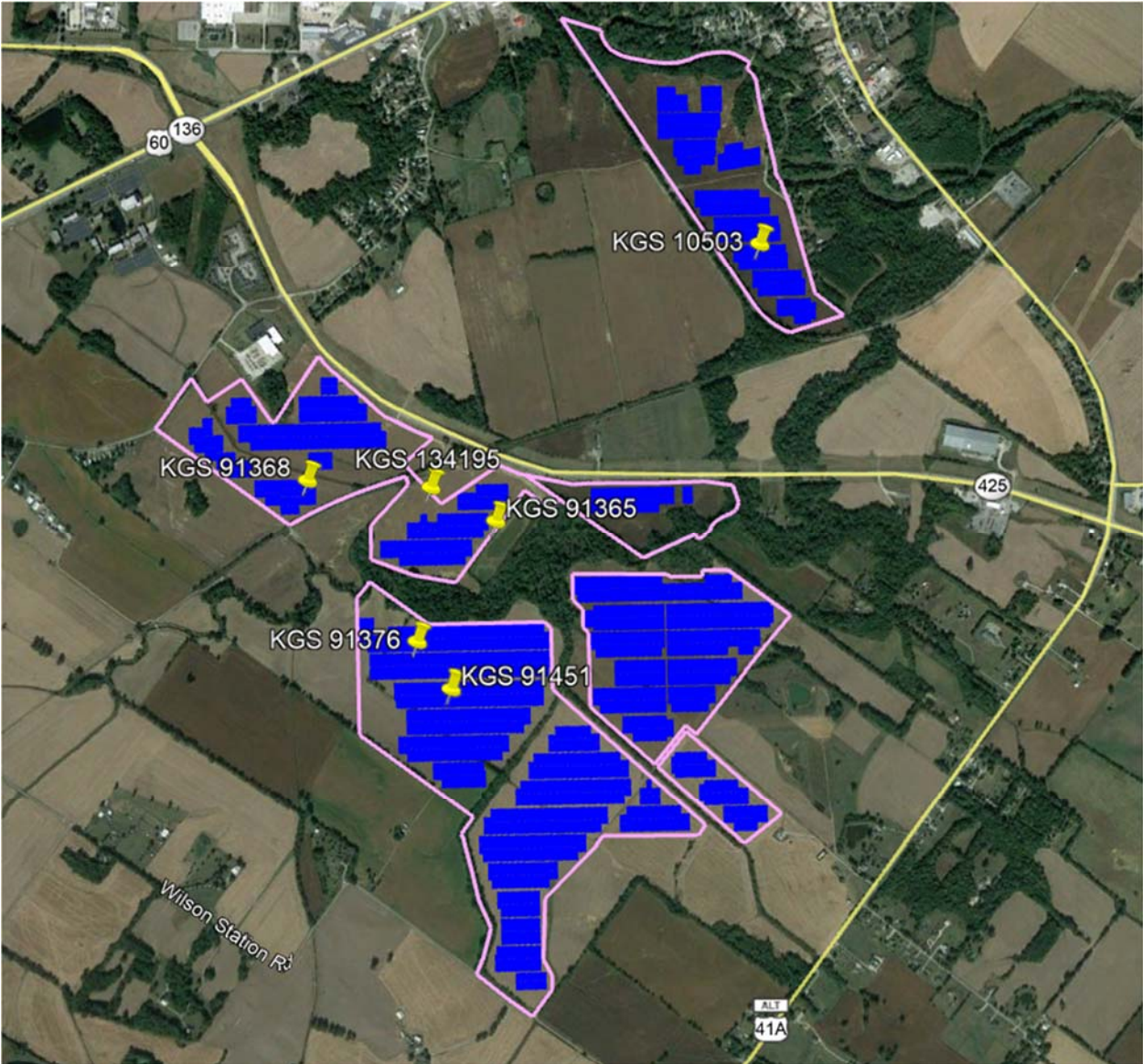
Response:

Using the KGS website and the proposed project site plan, eight (8) abandoned wells were identified as located within the project site.

Please see 'Henderson County Solar_Abandoned Wells', attached as page 2 of 2 of this response.

Henderson County Solar
Abandoned Wells on Project Site

<u>KGS #</u>	<u>Permit #</u>	<u>Status</u>	<u>Northing</u>	<u>Easting</u>
10503	50735	Abandoned	37.79577	-87.624655
91365	5189 WF	Abandoned	37.78683	-87.635409
134195	102360	Abandoned	37.787913	-87.638049
91368	2049WF	Abandoned	37.78814	-87.643079
91376	2361WF	Abandoned	37.78292	-87.638608
91451	4138WF	Abandoned	37.78141	-87.637224

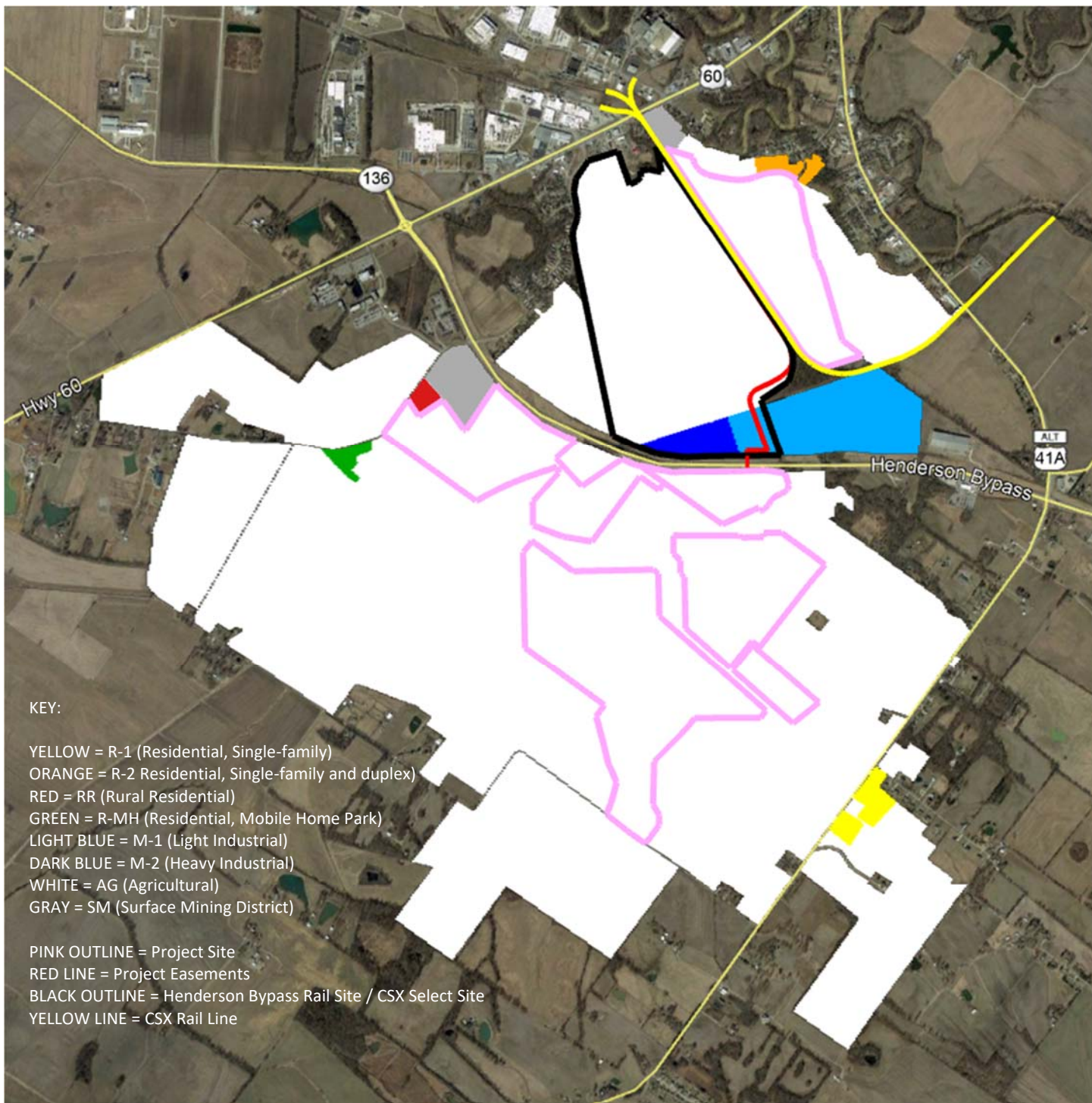


Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

3. Provide a map that reflects the zoning for the project properties and adjacent properties, the outline for the Henderson Bypass Rail Site – CSX Select Site, and any major roads and railroads.

Response:

Please see 'Henderson County Solar_Zoning', attached as page 2 of 2 of this response.



KEY:

- YELLOW = R-1 (Residential, Single-family)
- ORANGE = R-2 Residential, Single-family and duplex)
- RED = RR (Rural Residential)
- GREEN = R-MH (Residential, Mobile Home Park)
- LIGHT BLUE = M-1 (Light Industrial)
- DARK BLUE = M-2 (Heavy Industrial)
- WHITE = AG (Agricultural)
- GRAY = SM (Surface Mining District)

- PINK OUTLINE = Project Site
- RED LINE = Project Easements
- BLACK OUTLINE = Henderson Bypass Rail Site / CSX Select Site
- YELLOW LINE = CSX Rail Line



COMMUNITY ENERGY SOLAR, LLC

3 RADNOR CORP CENTER, SUITE 300
100 MATSONFORD RD.
RADNOR, PA 19087
(866) 946-3123

**HENDERSON COUNTY SOLAR - 50MW SOLAR PROJECT
HENDERSON COUNTY, KY**

	HENDERSON, KY
	LAT: 37.79N LONG: -87.63W
	DATE: 8.20.2021

MAP SHOWING THE ZONING OF THE PROJECT SITE AND ADJACENT PARCELS, THE OUTLINE FOR THE HENDERSON BYPASS RAIL SITE / CSX SELECT SITE, AND NEARBY MAJOR ROADS AND RAILROADS

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

4. State whether the proposed northern section of the project site was part of the original Henderson Bypass Rail Site.

Response:

Yes, the northern section of the proposed project site was part of the original Henderson Bypass Rail Site / CSX Select Site.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

5. Explain whether any part of the project will be annexed into the Henderson City Limits upon completion. If yes, explain how this affects the calculations for property tax.

Response:

No part of the project site will be annexed into the Henderson City Limits upon completion.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

6. Refer to the Application, Volume 1, Exhibit 10, Attachment 10.1 in general. Explain what a fractional job (ex: 0.3, 1.2, etc.) represents, including whether this represents increased hours for existing jobs or entirely new part-time jobs, or a combination of both.

Response:

IMPLAN models the relationship between the amount of spending associated with a project and the total number of jobs supported by that spending. Often, the amount of spending does not support a full job. Analysts often round results from IMPLAN so that fractional employment numbers are not displayed. In these cases, rounding could have significant impacts on the estimated economic impacts. This is particularly true for indirect and induced impacts for the State of Kentucky excluding Henderson County. Rounding would make some of these impacts disappear completely, or could increase the impacts by as much as 50%. For this reason, we chose to display the fractional employment estimates produced by IMPLAN. These employment estimates represent the combination of an increase in the count of jobs and an increase in total hours worked.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

7. Refer to the Application, Volume 1, Exhibit 10, Attachment 10.1, page 3 of 18, which indicates the anticipated number of employees who reside in Henderson or surrounding counties, and the number of employees who are assumed to be specialty workers who come from outside the area.
- a. Explain whether the model was calibrated for Henderson County specifically or calibrated to include surrounding counties as well.
 - b. Explain whether the surrounding counties would include counties in Indiana.
 - c. Explain whether the model picks up the effects of the 30 approximate outside area workers living in Henderson County.

Response:

- a. IMPLAN is designed to allow users to designate regions by grouping counties. We developed the model for our analysis based on two regions: 1) Henderson County and 2) the rest of the state. By doing so, we can see how additional income earned in Henderson County flows into other regions of the state.
- b. Our analysis only examines the economic impact on Kentucky. It is likely that there would be additional economic impact in some Indiana counties. However, those impacts are outside the region of our analysis.
- c. We do not know where the approximately 30 outside area specialty workers would reside. It is possible that some of these workers could reside in Henderson County or other Kentucky counties. However, it is just as likely, and perhaps more likely, that they would reside in other states. To the extent they reside outside Kentucky, the

additional income they earn is unlikely to generate significant indirect and induced impacts in Henderson County or Kentucky. Therefore, the indirect and induced impacts associated with these 30 workers were excluded from our totals. If some of these workers should happen to reside in Henderson County or Kentucky, the impacts could be larger.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

8. Refer to the Application, Volume 1, Exhibit 10, Attachment 10.1, page 4 of 18, Table 1. Explain how the model is calibrated for the state of Kentucky such that it does not pick up the indirect or induced effects reported for Henderson County.

Response:

IMPLAN is designed to allow users to designate regions based on counties, and our analysis was developed using two regions: 1) Henderson County and 2) the rest of Kentucky. IMPLAN also allows us to estimate the linkages between these regions. As a result, we can see how additional spending in Henderson County flows to other regions of the state, and vice-versa.

For Henderson County, the indirect impact on employment is 13 jobs, and the induced impact on employment is 13 jobs. For the rest of Kentucky (excluding the impacts for Henderson County), the indirect impact on employment is 3 jobs, and the induced impact on employment is 9 jobs. The jobs reported under the heading "State of Kentucky (outside of Henderson County area)" are in addition to the jobs in Henderson County.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

9. Refer to the Application, Volume 1, Exhibit 10, Attachment 10.1, page 4 of 18, Table 2. Explain whether the estimated sales tax revenue includes the solar panels or any other material that may not be manufactured or procured in-state. If not, explain how the model is obtaining the sales tax revenue estimates.

Response:

Estimates of the sales tax revenue generated during the Construction Phase do not include any sales tax paid on equipment or materials purchased for the construction itself. The sales tax revenue comes from spending by workers who are employed during the Construction Phase. A report from the Institute of Taxation and Economic Policy estimated the effective tax rates for Kentucky families at various income levels. The effective sales tax rate for individuals was estimated to be 3% for Kentucky families in the middle-income quintile (\$32,800 to \$51,000) and 3.6% for Kentucky families in the second lowest income quintile (\$17,600 to \$32,800). For this analysis, we applied the more conservative figure of 3% to our estimates of the additional labor income to be earned in the state.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

10. Refer to the Application, Volume 1, Exhibit 10, Attachment 10.1, page 5 of 18.
 - a. Explain how the \$85,000 labor income reduction was determined.
 - b. Explain whether the \$85,000 reduction in labor income includes indirect and induced effects, if the effect is not too small to measure.

Response:

- a. The \$85,000 reduction in labor income represents income that will no longer be generated from agricultural production on the project site. This estimate is based on the anticipated amount of lost agricultural production. Currently, 467 acres of the proposed project site are under cultivation. Estimates from the 2017 Census of Agriculture indicates that the average value of crop production in Henderson County is approximately \$598 per acre (after adjustments for inflation). This suggests the lost agricultural output would total \$279,000 per year. This reduction in output was entered into IMPLAN, which indicated the associated reduction in labor income would be \$85,000.
- b. This figure includes \$51,000 in direct impacts, \$26,000 in indirect impacts, and \$8,000 in induced impacts.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

11. Refer to the Application, Volume 1, Exhibit 10, Attachment 10.1, page 6 of 18. Explain why a discount rate of two percent was assumed in the present value calculation.

Response:

The discount rate was selected to reflect society's marginal rate of time preference. In this case, the yield on 20-year US treasury bonds, which was approximately 2% when the analysis was conducted, was selected as a proxy following Cost-Benefit Analysis Concepts and Practices. Another option would be to use a discount rate that reflects the marginal rate of return on private investment. One possible measure for this would be the yield on Moody's AAA rated corporate bonds, which is currently 2.6%. That said, guidance on discount rates varies across federal agencies and ranges from 0% to 7% depending on the agency and project. The main purpose of the present value calculation was to reflect the fact that—all else equal—future impacts will have less value than current impacts.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

12. Refer to the Application, Volume 1, Exhibit 10, Attachment 10.1, page 6 of 18, Table 4. Explain what is driving the estimated state sales tax revenue during the operational phase of the project.

Response:

Estimates of the sales tax revenue during the Operation Phase are based on spending by workers who are employed during the Operation Phase. A report from the Institute of Taxation and Economic Policy estimated the effective tax rates for families at various income levels. The effective sales tax rate for individuals was estimated to be 3% for Kentucky families in middle income quintile (\$32,800 to \$51,000) and 3.6% for Kentucky families in the second lowest income quintile (\$17,600 to \$32,800). For this analysis, we applied the more conservative figure of 3% to our estimates of the additional labor income to be earned in the state.

Henderson County Solar LLC
Case No. 2020-00390
Siting Board Staff's First Request for Information

13. Refer to the Application, Volume 1, Exhibit 10, Attachment 10.1, page 7 of 18. Explain why average wholesale power prices from ERCOT were used as a frame of reference in this analysis, as opposed to average wholesale power prices from MISO or JPM, which have footprints in the state of Kentucky.

Response:

Ultimately, the value of output will be determined by the future contract prices for the project. However, contract prices were not available for our analysis and there is a great deal of uncertainty in what prices will be for the project. To provide an idea of the potential value of output, we assumed an average wholesale price \$30 per MWh. This assumption was based on average of prices in the ERCOT region for 2019 and 2020 because of the availability of data for this region from public sources. The \$30 per MWh assumption is slightly higher than contract prices for two other recent projects in Henderson and McCracken counties (\$27.30 per MWh). That said, prices for MISO and PJM would provide better proxies if available.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

14. Provide a description of any construction method that will suppress the noise generated during the pile driving process that Henderson Solar plans to employ and the associated reduction in noise that each method produces.
- a. Provide Henderson Solar's planned level of construction using methods that suppress noise during the pile driving process.
 - b. Provide the estimated additional cost the use of noise suppression methods Henderson Solar will incur.
 - c. Provide a description of any additional construction noise mitigation Henderson Solar considered implementing for the project, include the reason why Henderson Solar chose not to implement the additional noise mitigation.

Response:

- a. The Applicant proposes to mitigate the adverse effects of noise associated with pile driving by observing restricted hours for pile driving in close proximity to neighboring residences. The Applicant proposes the creation of two (2) 'Neighbor Zones' within which pile driving may only be conducted Monday through Friday from 9am to 5pm. Accordingly, the maximum sound level at the nearest neighboring residences associated with pile driving will occur during hours when residents are more likely to be away from home for work or errands, and less likely to be at home, in the yard, etc.

The proposed northern Neighbor Zone will be the entirety of the northern section of the project site. The northern section of the project site is in closest proximity to neighboring residences. At the closest neighboring residence to

the northern section of the project site, approximately 250 feet from the nearest pile driving location, the sound created by pile driving will have attenuated to a level of approximately 70 dBA. The remainder of the residences neighboring the northern section of the project site are located at distances ranging from 260 to 750 feet from the nearest pile driving location. Those residences would experience noise levels ranging from 60 dBA – 69 dBA from the nearest pile driving location. Therefore, during the restricted hours of Monday through Friday from 9am to 5pm, the maximum sound level at any residence neighboring the northern section of the project site will be in a range from 60 dBA – 70 dBA, generally described as “Normal speech at a distance of 3 feet.” The majority of the piles to be driven in the northern section of the project site are at distances greater than 750 feet from any adjacent residence. The resulting sound levels would be below 60 dBA.

The proposed central Neighbor Zone will be the area surrounding the eastern-most array of the facility. This array is in proximity to a mobile home park on Old Henderson Corydon Road. At the closest four (4) neighboring mobile homes to this array, approximately 625 feet, 690 feet, 750 feet, and 810 feet from the nearest pile driving location, the sound created by pile driving will have attenuated to a level of approximately 62 dBA, 61 dBA, 60 dBA, and 59 dBA respectively. This is at the low end of (or below) the range of 60 dBA – 70 dBA, generally described as “Normal speech at a distance of 3 feet.” All

remaining mobile homes are located greater than 810 feet from the nearest pile driving location. The resulting maximum sound levels would be below 60 dBA.

No southern Neighbor Zone is proposed. The closest neighboring residence to the nearest pile driving location in the southern section of the project site is approximately 750 feet away. Accordingly, the maximum sound level would be at or below 60 dBA.

- b. The Applicant believes the observance of the proposed Neighbor Zone restrictions can be managed within the normal course of construction, and any related additional cost will be minimal.
- c. The Applicant submits that the approach outlined above to mitigate noise associated with pile driving is safe and sufficient. The Applicant proposes no additional noise suppression methods.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

15. Refer to the Application, Volume 1, Exhibit 12, Tab 12(a)8.
- a. Provide a list of specialty pile drivers that will be used during construction, include the make and model of the equipment Henderson Solar will use.
 - b. Provide the number of pile drivers that will be in use at the same time.

Response:

- a. While the specific pile driver equipment has not been selected, it is anticipated that the Applicant will be using a Vermeer pile driver model PD10 or PD10r or equivalent equipment.

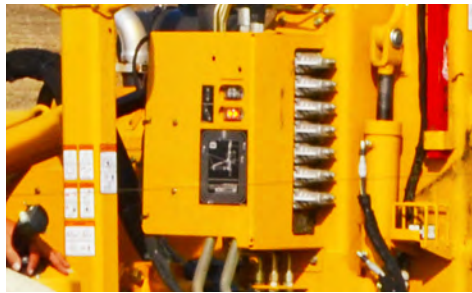
Please see 'Henderson County Solar_Vermeer Pile Driver Specification Sheets', attached as pages 2-5 of this response.
- b. It is anticipated that four (4) pile drivers would be onsite at the same time, likely distributed across the sections of the project site.

PD10 PILE DRIVER

Item 15
Page 2 of 5
Witness: Chris Killenberg



IMPROVE YOUR ACCURACY. An optional laser receiver integrated into the control system and a GPS-ready design (capable of accepting a number of different systems) can help improve productivity.



REDUCE YOUR CYCLE TIME. Using the auto plumb feature, the PD10 can correct pile angle to be completely vertical without any manual adjustment by the operator. Featuring a hammer which has 80% more impact energy than the original version offered, cycle times have been reduced.



EFFICIENT GROUND DRIVE. Move from pile to pile quickly and accurately with an efficient ground drive, reducing cycle time.



TAKE CONTROL. Conveniently placed dual joystick controls allow the operator to control machine functions including engagement of the hammer, pile placement and ground drive.



LEAVE IT LIKE YOU FOUND IT. The PD10 features a wide track pad to minimize jobsite disturbance in widely varying ground conditions.



AT YOUR FINGERTIPS. An industry-unique integrated control system offers the operator a variety of machine information, including pile angle and height. Display also shows machine maintenance information to help maintain service schedules.

GENERAL WEIGHTS AND DIMENSIONS

10' (3 M) MAST

Max operating height: 14.9' (4.5 m)

Operating length: 10.2' (3.1 m)

Operating width: 10.1' (3.1 m)

Operating weight: 14,135 lb (6411.5 kg)

Transport height: 108" (274.3 cm)

Transport length: 122" (309.9 cm)

Transport width: 99" (251.5 cm)

GENERAL WEIGHTS AND DIMENSIONS

15' (4.6 M) MAST

Operating height: 19.9' (6.1 m)

Operating length: 10.2' (3.1 m)

Operating width: 10.1' (3.1 m)

Operating weight: 14,320 lb (6495.4 kg)

Transport height: 108" (274.3 cm)

Transport length: 122" (309.9 cm)

Transport width: 99" (251.5 cm)

GENERAL WEIGHTS AND DIMENSIONS

20' (6.1 M) MAST

Operating height: 24.9' (7.6 m)

Operating length: 10.2' (3.1 m)

Operating width: 10.1' (3.1 m)

Operating weight: 15,840 lb (7184.9 kg)

Transport height: 108" (274.3 cm)

Transport length: 122" (309.9 cm)

Transport width: 101" (256.5 cm)

OPERATOR'S STATION

Rollover protective structure (ROPS) rating: 16,300 lb (7393.6 kg)

Seat: Rotating

Controls: Dual joysticks

ENGINE OPTION ONE

Make and model: Deutz D2.9 L4

Gross horsepower: 49 hp (36.5 kW)

Number of cylinders: 4

Cooling medium: Liquid

Fuel type: Diesel

Emissions rating: Tier 4 Final (EU Stage IIIA)

ENGINE OPTION TWO

Make and model: Deutz D2.9 L4

Gross horsepower: 49 hp (36.5 kW)

Number of cylinders: 4

Cooling medium: Liquid

Fuel type: Diesel

Emissions rating: Tier 4i (EU Stage IIIA)

FLUID CAPACITIES

Fuel tank: 18 gal (68.1 L)

Engine crankcase with filter: 2.1 gal (8 L)

Hydraulic tank: 36 gal (136.3 L)

Engine cooling system: 1.5 gal (5.7 L)

GROUND DRIVE

Hydraulic pump type: Danfoss H1 hydrostatic

Max ground drive speed (high): 1.7 mph (2.7 km/h)

Track drive: Steel track with rubber pads

HAMMER

Max angle (direction of tracks): 11 deg (each direction from vertical)

Max angle (perpendicular to tracks): 20 deg away from machine l
55 deg toward machine (from vertical)

Impact drive type: High-frequency hammer

Max hammer impact: 1500 bpm

Max pile dimension (round opening): 9.3 in² (23.6 cm²)

Max pile dimension (square opening): 8.3 in² (21.1 cm²)

Max pile dimension (rectangle opening): 6.7x9.3" (17x23.6 cm)

FEATURES

Auto plumb: Standard

Laser receiver: Optional

Max laser operating distance: 1500' (457.2 m)

Remote Control: Optional

Vermeer Productivity Tools capable

Third party GPS integration available

PD10R PILE DRIVER



REMOTE CONTROL. Control machine functions, including hammer engagement, pile accuracy using the auto plumb feature and ground drive via wireless remote control.



IMPROVE YOUR ACCURACY. An optional laser receiver integrated into the control system and a GPS-compatible design (capable of accepting compatible third party systems) can help improve productivity.



REDUCE YOUR CYCLE TIME. Using the auto plumb feature, the PD10R can set the mast to be vertical without any manual adjustment by the operator. Featuring a hammer which has high impact energy, cycle times have been reduced.



EFFICIENT GROUND DRIVE. Move from pile to pile quickly and accurately with an efficient ground drive, reducing cycle time.



LEAVE IT LIKE YOU FOUND IT. The PD10R features a wide track pad to minimize jobsite disturbance in widely varying ground conditions.



AT YOUR FINGERTIPS. An industry-unique on-machine control system offers the operator a variety of machine information, including pile angle and height. Display also shows machine maintenance reminders to help maintain service schedules.

GENERAL DIMENSIONS AND WEIGHTS

20' (6.1 M) MAST

Maximum operating height: 24.9' (7.6 m)

Operating weight: 15,560 lb (7057.9 kg)

Operating length: 10.2' (3.2 m)

Operating width: 10.1' (3.1 m)

Transport height: 108" (274.3 cm)

Transport length: 122" (309.9 cm)

Transport width: 101" (256.6 cm)

ENGINE OPTION ONE

Make and model: Deutz D2.9 L4

Gross horsepower: 49 hp (36.5 kW)

Number of cylinders: 4

Cooling medium: Liquid

Fuel type: Diesel

EPA certification family: Tier 4 Final (EU family stage IIIA)

ENGINE OPTION TWO

Make and model: Deutz D2.9 L4

Gross horsepower: 49 hp (36.5 kW)

Number of cylinders: 4

Cooling medium: Liquid

Fuel type: Diesel

EPA certification family: Tier 4i (EU family stage IIIA)

FLUID CAPACITIES

Fuel tank: 18 gal (68.1 L)

Engine crankcase with filter: 2.1 gal (7.9 L)

Engine cooling system: 1.5 gal (5.7 L)

Hydraulic tank: 36 gal (136.3 L)

GROUND DRIVE

Hydraulic pump type: Danfoss H1 hydrostatic

Maximum transport speed: 1.74 (2.7 km/h)

Track drive: Steel track with rubber pads

HAMMER

Maximum angle (direction of tracks): 11 degrees
(each direction from vertical)

Maximum angle (perpendicular to tracks): 20 degrees away from
machine | 55 degrees toward machine (from vertical)

Impact drive type: High-frequency hammer

Maximum hammer impact: 1500 bpm

Maximum pile dimension (round opening): 9.3 in² (23.6 cm²)

Maximum pile dimension (square opening): 8.3 in² (21.1 cm²)

Maximum pile dimension (rectangle opening): 6.7 x 9.3"
(17 x 23.6 cm)

FEATURES

Autoplumb: Standard

Laser receiver: Optional

Remote control: Standard

Max laser operating distance: 1500' (457.2 m)

Vermeer productivity tools capable

Third party GPS integration capable

NOTES:

Vermeer Corporation reserves the right to make changes in engineering, design and specifications; add improvements; or discontinue manufacturing at any time without notice or obligation. Equipment shown is for illustrative purposes only and may display optional accessories or components. Please contact your local Vermeer dealer for more information on machine specifications. Vermeer, the Vermeer logo and Equipped to Do More are trademarks of Vermeer Manufacturing Company in the U.S. and/or other countries. Deutz is a trademark of Klockner-Humboldt-Deutz Corporation. Danfoss is a trademark of Danfoss A/S Corporation. © 2018 Vermeer Corporation. All Rights Reserved. Printed in the U.S.A. Please recycle.



Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

16. Refer to the Application, Volume 1, Exhibit 12, Tab 12(a)8.
 - a. Provide a detailed description of the proposed "Neighbor Zones".
 - b. Provide a map depicting the neighbor zones for the project area. The map should identify residential structures and include relevant distance information to the project.

Response:

- a. The proposed northern Neighbor Zone will be the entirety of the northern section of the project site. The proposed central Neighbor Zone will be the area surrounding the eastern-most array of the facility.
- b. Please see 'Henderson County Solar_Northern Neighbor Zone' and 'Henderson County Solar_Central Neighbor Zone', attached as pages 2 and 3 of this response.



YELLOW OUTLINE = NEIGHBOR ZONE
 PILE DRIVING RESTRICTED TO
 MONDAY-FRIDAY 9AM-5PM

NEAREST RESIDENTIAL STRUCTURES

NO.	ADDRESS	DISTANCE FROM FENCE
1	2190 COLLIER RD	493 FEET
2	2152 COLLIER RD	568 FEET
3	2150 COLLIER RD	572 FEET
4	2148 COLLIER RD	576 FEET
5	2144 COLLIER RD	575 FEET
6	2142 COLLIER RD	597 FEET
7	2138 COLLIER RD	623 FEET
8	577 LOVER'S LN	568 FEET
9	580 LOVER'S LN	750 FEET
10	648 LOVER'S LN	487 FEET
11	654 LOVER'S LN	342 FEET
12	904 LOVER'S LN	202 FEET
13	910 LOVER'S LN	212 FEET
14	914 LOVER'S LN	217 FEET
15	1008 LOVER'S LN	219 FEET
16	1018 LOVER'S LN	240 FEET
17	1022 LOVER'S LN	319 FEET
18	1026 LOVER'S LN	205 FEET



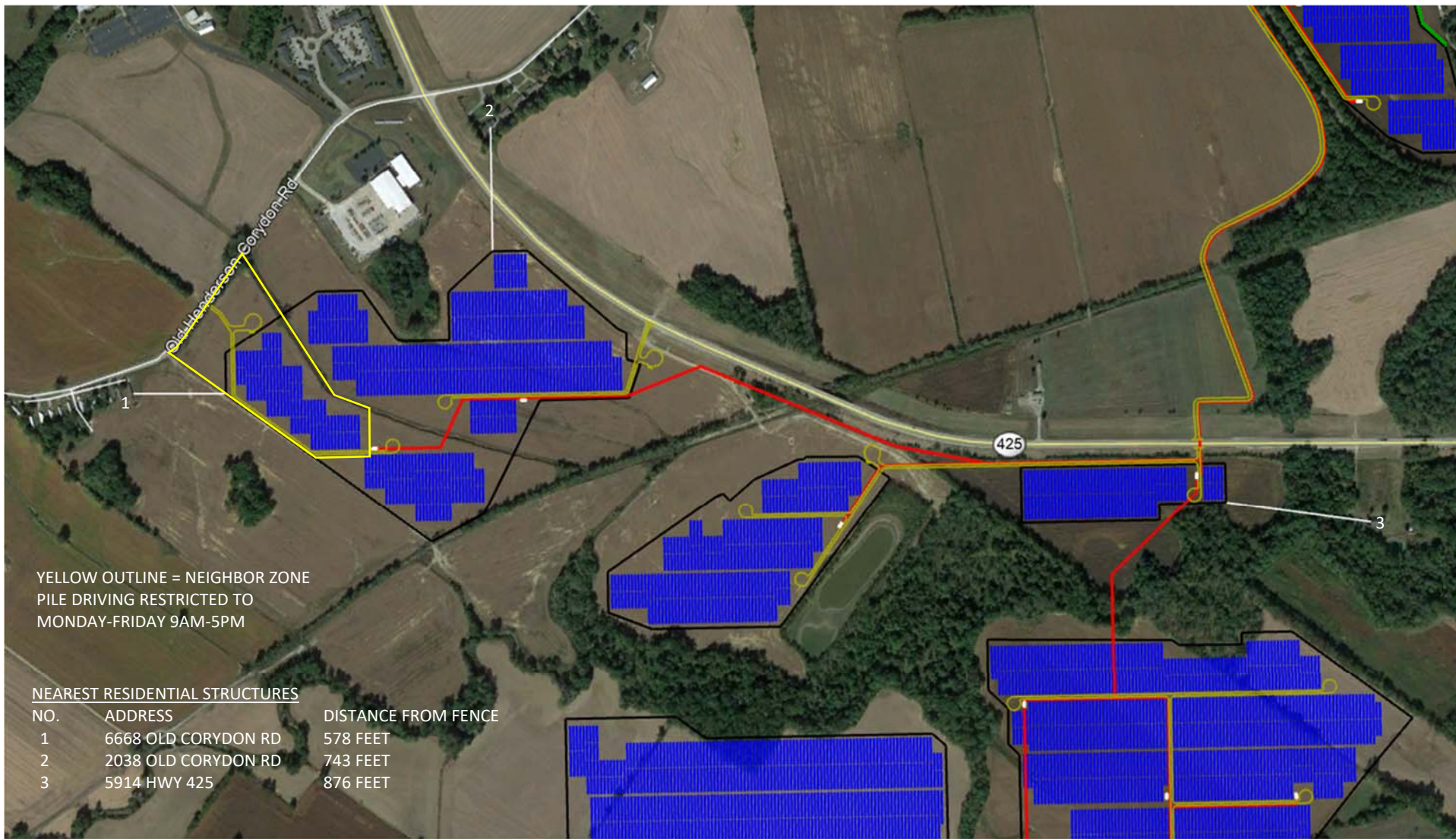
COMMUNITY ENERGY SOLAR, LLC

3 RADNOR CORP CENTER, SUITE 300
 100 MATSONFORD RD.
 RADNOR, PA 19087
 (866) 946-3123

**HENDERSON COUNTY SOLAR - 50MW SOLAR PROJECT
 NORTHERN SECTION
 HENDERSON COUNTY, KY**

	LOVER'S LANE, HENDERSON, KY
	LAT: 37.80N LONG: -87.63W
	DATE: 8.20.2021

MAP SHOWING THE PROPOSED
 NORTHERN "NEIGHBOR ZONE"
 ALONG WITH THE DISTANCES OF
 THE PROPOSED NORTHERN
 SECTION OF THE PROJECT SITE
 FROM THE NEAREST RESIDENTIAL
 STRUCTURES



YELLOW OUTLINE = NEIGHBOR ZONE
 PILE DRIVING RESTRICTED TO
 MONDAY-FRIDAY 9AM-5PM

NEAREST RESIDENTIAL STRUCTURES

NO.	ADDRESS	DISTANCE FROM FENCE
1	6668 OLD CORYDON RD	578 FEET
2	2038 OLD CORYDON RD	743 FEET
3	5914 HWY 425	876 FEET



COMMUNITY ENERGY SOLAR, LLC

3 RADNOR CORP CENTER, SUITE 300
 100 MATSONFORD RD.
 RADNOR, PA 19087
 (866) 946-3123

HENDERSON COUNTY SOLAR - 50MW SOLAR PROJECT
 CENTRAL SECTION
 HENDERSON COUNTY, KY



HWY 425, HENDERSON, KY
LAT: 37.79N LONG: -87.64W
DATE: 6.15.2021

MAP SHOWING THE PROPOSED
 CENTRAL "NEIGHBOR ZONE"
 ALONG WITH THE DISTANCES OF
 THE PROPOSED CENTRAL SECTION
 OF THE PROJECT SITE FROM THE
 NEAREST RESIDENTIAL
 STRUCTURES

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

17. Refer to the Application, Volume 1, Exhibit 12, Attachment 12.7, Traffic Study.
- a. Provide the expected maximum weight of the largest vehicles used in this project and provide any materials or equipment that these vehicles will be hauling.
 - b. Explain whether the parking areas for the project will be paved with compacted gravel, similar to how the internal roads at the site will be constructed, or whether the parking areas will be paved with a different material.

Response:

- a. The expected maximum gross weight of the largest vehicles used in this project will be 40 tons (80,000 lbs.). These are anticipated to be interstate-type tractor trailer semis, delivering equipment for the facility including solar panels, the racking system, foundations/posts, electrical wiring/cabling/conduit, inverters/transformers/electrical substation, fencing, and gravel for gravel access drives.
- b. The surface of the parking areas for the project will be bare ground, logging mats, or compacted gravel, depending on the soil and drainage conditions at each area.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

18. Refer to the Application, Volume 1, Exhibit 12, Attachment 12.7, Section 3, regarding the impact of fugitive dust that is anticipated during construction from land disturbance and use of unpaved driveways.

- a. Provide the protocol for and frequency of the application of water to the areas in which dust is anticipated.
- b. Explain whether the site will also use vegetative buffers in dust mitigation and whether the site will be irrigated to promote vegetation.

Response:

- a. Due to the low-density housing and rural character near the site, and the large size of the site, only minor impacts from fugitive dust generated during construction are expected. To reduce potential dust impacts during construction, open-bodied trucks will be covered while in motion. Internal roadways, constructed from compacted gravel, will be watered on an 'as needed' basis. Under the KY Pollutant Discharge Elimination System, water used for dust control during the facility construction is authorized as a non-stormwater discharge activity.

Due to the very low traffic in, out, and within the site during the Operation Phase, no impacts from fugitive dust are anticipated.

- b. Vegetative buffers will be planted in compliance with the Henderson County solar ordinance for visual screening purposes. The Applicant anticipates that

these planted buffers, in combination with the retained natural buffers on the site, will aid in the mitigation of potential fugitive dust impacts.

The Applicant intends to plant a continuous groundcover across the project site. Where needed, the Applicant anticipates employing irrigation to establish and maintain such a groundcover.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

19. Refer to the Application, Volume 1, Exhibits 10.1, Economic Report and 12.7, Traffic Study, which both indicate a construction period of six to nine months. For the purposes of evaluating potential construction related impacts, Commission Staff will assume a nine-month construction timeframe to avoid under-stating impacts.
- a. Provide a detailed description of construction activities, including a construction timeline and schedule.
 - b. Confirm that construction activities will include different activities taking place at the same time in different Project areas.
 - c. Clarify whether construction will occur in the three different Project areas (northern, central and southern sections) concurrently.
 - d. Within each of the separate Project areas, explain whether different types of construction activities will occur concurrently.
 - e. State when the peak activity period will occur and how long the peak period will last.

Response:

- a. Construction activities generally commence in the order below, though most if not all of activities 5-18 will overlap in some way, with some occurring simultaneously. Security Fencing can be installed as early as immediately after Pile Installation is complete, but it appears on this list as a late activity because that tends to be the preference of contractors.
 - 1. Engineering
 - 2. Equipment Procurement
 - 3. Construction Survey
 - 4. Erosion and Sediment Control (Stormwater Protections)

5. Civil and Site Preparation
6. Pile Installation (Racking Foundations)
7. Racking Installation
8. Module Installation
9. Trenching and Conduit
10. DC Wiring
11. Combiner Installation
12. Inverter Installation
13. AC Wiring
14. Substation Installation
15. SCADA / DAS Installation
16. Security Fencing
17. Commissioning, Testing and Startup
18. Site Restoration

For a tentative construction timeline and schedule, please see 'Henderson County Solar_Tentative Construction Timeline', attached as page 3 of this response.

- b. Applicant hereby confirms that construction activities will include different activities taking place at the same time in different Project areas.
- c. Construction will occur in the three different Project areas (northern, central and southern sections) concurrently.
- d. Yes; different types of construction activities may occur concurrently within each project section.
- e. Peak construction activity will likely span a two-month period, occurring during the 3rd and 4th month of construction. According to the current tentative construction timeline, this peak period would be the months of March and April, 2023.

HENDERSON COUNTY SOLAR (50MW)
Tentative Construction Schedule

				2021		2022												2023																
				DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT								
		DAYS	START	FINISH																														
Engineering				261	12/22/21	09/08/22																												
	Receive Construction Certificate	1	12/22/21	12/22/21																														
	Design / Engineering	130	05/02/22	09/08/22																														
	Construction Permit	30	08/10/22	09/08/22																														
Procurement				360	02/21/22	02/15/23																												
	Module Procurement	360	02/21/22	02/15/23																														
	Substation Procurement	250	06/01/22	02/05/23																														
	Inverter Procurement	180	07/01/22	12/27/22																														
	Racking Procurement	200	05/22/22	12/07/22																														
Construction				296	01/09/23	10/31/23																												
	Racking and Pile Delivery	80	01/16/23	04/06/23																														
	Inverter Delivery	60	02/28/23	04/29/23																														
	Substation Delivery	90	03/08/23	06/06/23																														
	Module Delivery	60	04/18/23	06/17/23																														
	Civil / Site Prep	100	01/09/23	04/19/23																														
	Pile Driving	120	01/19/23	05/19/23																														
	Trenching / Excavation	90	01/23/23	04/23/23																														
	Racking Installation	200	02/09/23	08/28/23																														
	Collection System and Electrical Install	200	02/28/23	09/16/23																														
	Substation Installation	180	03/08/23	09/04/23																														
	Module Installation	140	04/18/23	09/05/23																														
	Commissioning / Startup	60	09/01/23	10/31/23																														
	COD	1	10/31/23	10/31/23																														

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

20. Refer to the Application, Volume 1, Attachments, 10.1 (Economic Report) and 12.7 (Traffic Study), regarding the number of employees who will be required to construct the Project.
- a. Explain whether the average number of workers on-site at any one time is 150 workers.
 - b. Provide the number of construction workers on-site during the peak period.
 - c. Provide the number of worker commuter vehicles on-site on an average day.
 - d. Provide the number of worker commuter vehicles on-site on a peak day.
 - e. Provide the assumption of the number of workers per vehicle traveling to the project site.
 - f. Describe any special construction activities or personnel required to connect the project to the existing transmission line.

Response:

- a. (Response by Chris Killenberg): The Applicant anticipates a maximum of 150 construction workers on-site at any given time. The Applicant anticipates that the average number of construction workers on-site will be 120.
- b. (Response by Chris Killenberg): The Applicant anticipates a maximum of 150 construction workers on-site during the peak period.
- c. (Response by Chris Killenberg): The Applicant anticipates that the number of worker commuter vehicles on-site on an average day will be 120.

Witnesses: Chris Killenberg and Tim Choate

- d. (Response by Chris Killenberg): The Applicant anticipates that the number of worker commuter vehicles on-site on a peak day will be 150.
- e. (Response by Tim Choate): The Applicant anticipates that the maximum number of employees at the site will be 150 on a given workday. The production will progress over a period of 6-9 months for complete buildout. For the Traffic Study, it was assumed that each vehicle would only carry 1 worker. Carpooling or bussing scenarios would decrease the number of employee vehicles.
- f. (Response by Chris Killenberg): The proposed Point of Interconnection (POI) will be Henderson Municipal Power & Light's Substation No. 7. The POI is current under study by MISO. The specifics of the POI construction are not known at this time.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

21. Refer to the Application, Volume 1, Exhibit 2, which states that “the entire facility will be surrounded by a fence.”
- a. Confirm that the fence will be a minimum of 7 feet in height. If this cannot be confirmed, provide the minimum height of the fence.
 - b. Confirm that the fence will be a transparent, chain link fence. If this cannot be confirmed, provide the minimum height of the fence.
 - c. Confirm that the fence will be located immediately adjacent to the solar panels and not along the site of the boundary line. If this cannot be confirmed, provide the proposed location of the fence.
 - d. Confirm that the fence will not include barbed wire or sharp points along any boundary adjoining residential properties.
 - e. Confirm that the fence will include barbed wire along sections that do not adjoin residential properties.
 - f. Confirm that all portions of the fence will meet National Electric Safety Code regulations, including portions of the fence without barbed wire.
 - g. Confirm that no additional fencing or separate fencing will be placed around the substation.
 - h. Explain whether any other security measures will be in place during construction other than fencing.
 - i. Explain whether any other security measures will be in place during operations other than fencing.

Response:

- a. The Applicant hereby confirms that the fence will be a minimum of 7 feet in height.

- b. The Applicant hereby confirms that the fence will be a transparent, chain link fence.
- c. The Applicant hereby confirms that the fence will typically be located immediately adjacent to the solar panels, and not along the boundary line of the site, unless that boundary line is also immediately adjacent to the solar panels.
- d. The Applicant hereby confirms that the fence will not include barbed wire or sharp points along any boundary adjoining residential properties.
- e. The Applicant currently does not intend to include barbed wire along any sections of the fence surrounding the arrays.
- f. The Applicant hereby confirms that all portions of the fence will meet National Electric Safety Code regulations, including portions of the fence without barbed wire.
- g. The Applicant intends to surround the project substation with a separate fence, also 7 feet in height. The Applicant intends to additionally install barbed wire at the top of the fence surrounding the project substation.
- h. The Applicant intends to have security guards on the site 24 hours a day, 7 days a week during construction.
- i. The Applicant intends to install security cameras at each entrance to the site.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

22. Refer to the Application, Volume 1, Exhibit 12, Site Assessment Report, regarding construction entrances.
- a. Confirm that all three Central section entrances will be used equally as construction entrances to that area. If this cannot be confirmed, provide the expected usage of each Central section construction entrance.
 - b. Confirm that the five access points identified as construction entrances will also be used for access during operations.
 - c. Confirm that all entrances to the site will be gated and locked at all times when workers are not onsite.
 - d. Explain how Henderson Solar staff will coordinate security with local law enforcement agencies.

Response:

- a. Whether all three Central Section entrances will be used equally as construction entrances is not known at this time. This construction detail will be determined by the general contractor selected for the project, and finalized closer to the date of construction start.
- b. The Applicant anticipates that the five access points identified as construction entrances will also be used for access during operations.
- c. The Applicant hereby confirms that all entrances to the site will be gated and locked at all times when workers are not onsite.
- d. Prior to construction, the Applicant will consult with local law enforcement agencies to determine the best way to communicate and coordinate our efforts.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

23. Refer to the Application, Volume 1, Exhibit 13, Cumulative Environmental Assessment.
- a. Confirm that approximately 10-15 acres of the project site will be used as construction assembly areas or staging for worker assembly, vehicle parking, and material storage during construction.
 - b. Reconcile the above statement that 10-15 acres of the site will be used for staging and the statement in the Application, Volume 1, Exhibit 12.7, Traffic Study, which states that one 0.5 acre in the northern section and four 0.40 acre parking areas in the southern section will be used for parking areas.
 - c. Provide the number of different staging areas to be included within the Project site, the location of each staging areas, and the paving material for each staging area.
 - d. Explain whether worker parking will also be located within the staging area(s).
 - e. Explain whether the staging area(s) will have their own separate or additional security fencing.
 - f. Explain whether the staging areas will be removed and returned to their original conditions, or whether they will be covered with solar panels once construction is complete.

Response:

- a. The Applicant hereby confirms that approximately 10-15 acres of the project site will be available for use as construction assembly areas or staging for worker assembly, vehicle parking, and material storage during construction.
- b. The 10-15 acres of the project site available for use as construction assembly areas or staging for worker assembly, vehicle parking, and material storage

during construction is comprised of multiple locations across the project site, each ranging from approximately $\frac{3}{4}$ acre to 3 acres in size.

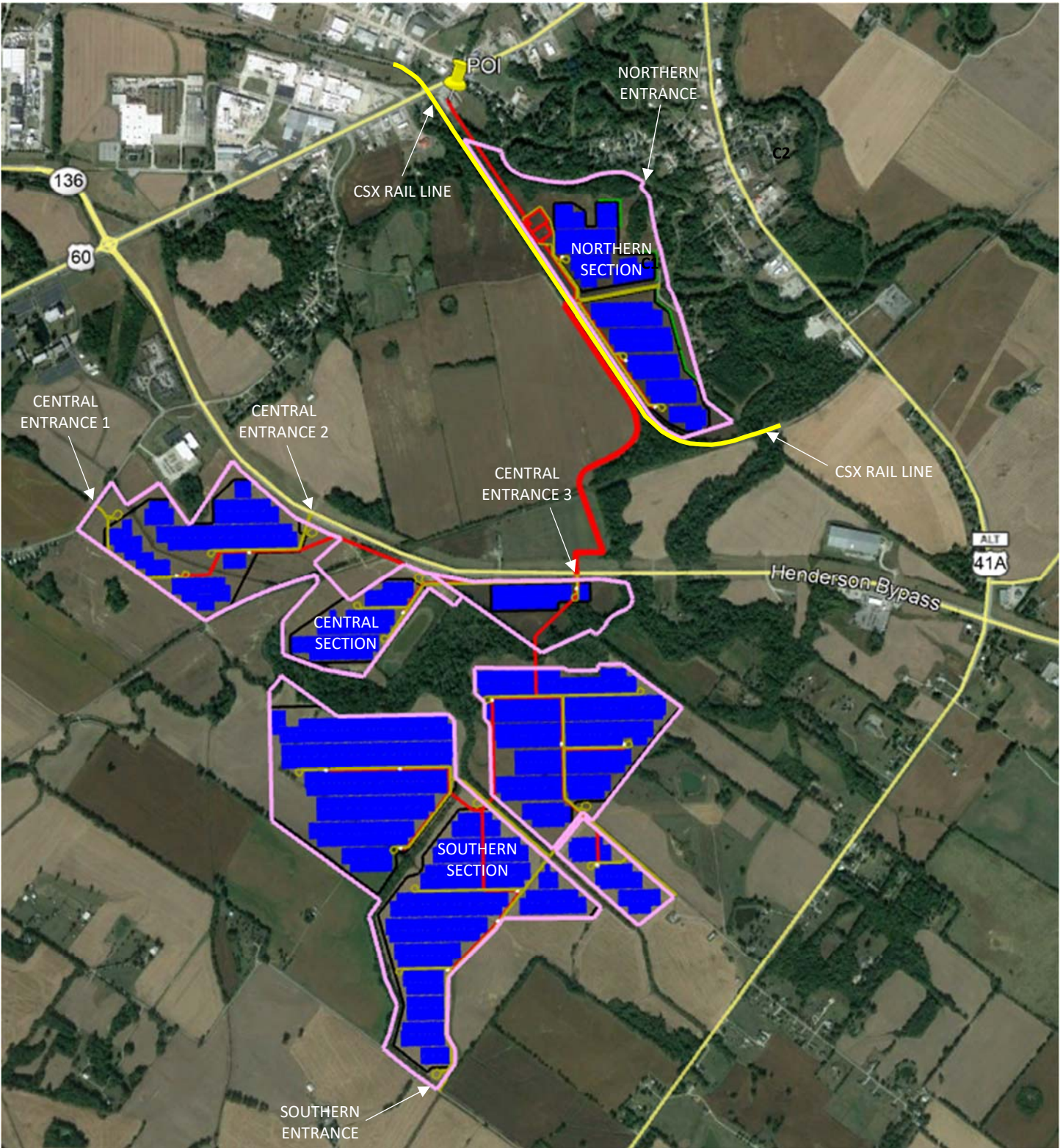
- c. The number of different staging areas to be included within the Project site, and the location of each staging area, is not known at this time. This construction detail will be determined by the general contractor selected for the project, and finalized closer to the date of construction start. The Applicant anticipates that these staging areas will be bare ground, logging mats, or compacted gravel, depending on the soil and drainage conditions at each area.
- d. This construction detail will be determined by the general contractor selected for the project, and finalized closer to the date of construction start. However, the Applicant anticipates that parking and staging areas, if co-located, will likely not overlap.
- e. This construction detail will be determined by the general contractor selected for the project, and finalized closer to the date of construction start.
- f. This construction detail will be determined by the general contractor selected for the project, and finalized closer to the date of construction start. However, in cases where a staging area is not covered with solar panels once construction is complete, the Applicant intends that any such area be returned to its original condition.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

24. Refer to the Application, Volume 1, Exhibit 12.1, Site Plan Overview.
- a. Provide a revised set of Site Plan Overview maps that also illustrate all construction entrances; all construction staging, laydown, and parking areas; and the CSX Rail Line.
 - b. Provide the number of miles of internal roadways to be developed within the Project site.

Response:

- a. Please see 'Henderson County Solar_Revised Site Plan_8-22-21' attached as pages 2-5 of this response.
- b. Approximately 5.1 miles of internal gravel roadways are proposed to be developed within the Project site.



COMMUNITY ENERGY®

COMMUNITY ENERGY SOLAR, LLC

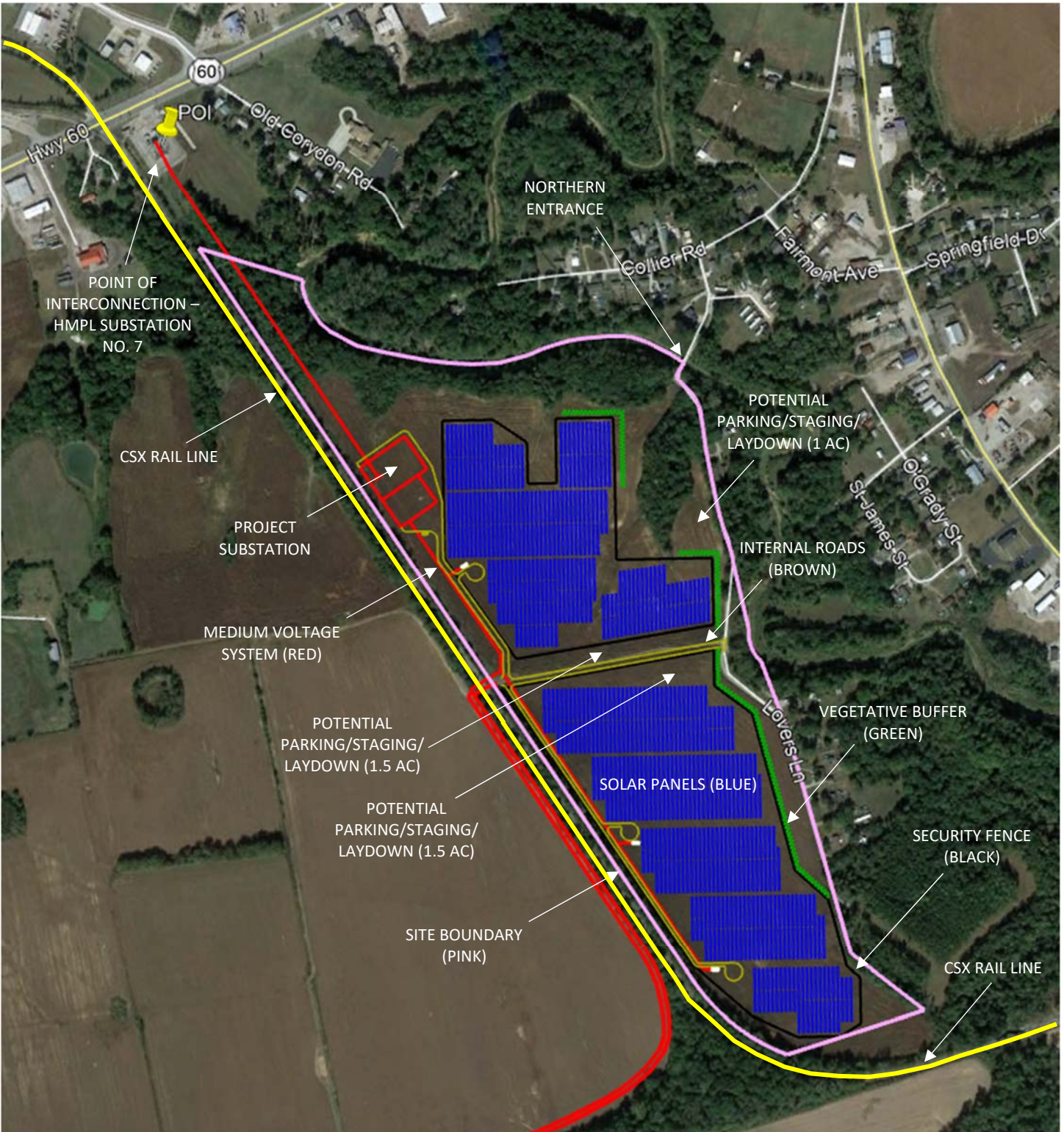
3 RADNOR CORP CENTER, SUITE 300
 100 MATSONFORD RD.
 RADNOR, PA 19087
 (866) 946-3123



**HENDERSON COUNTY SOLAR - 50MW SOLAR PROJECT
 HENDERSON COUNTY, KY**





HENDERSON, KY
 LAT: 37.79N LONG: -87.63W
 DATE: 8.22.2021

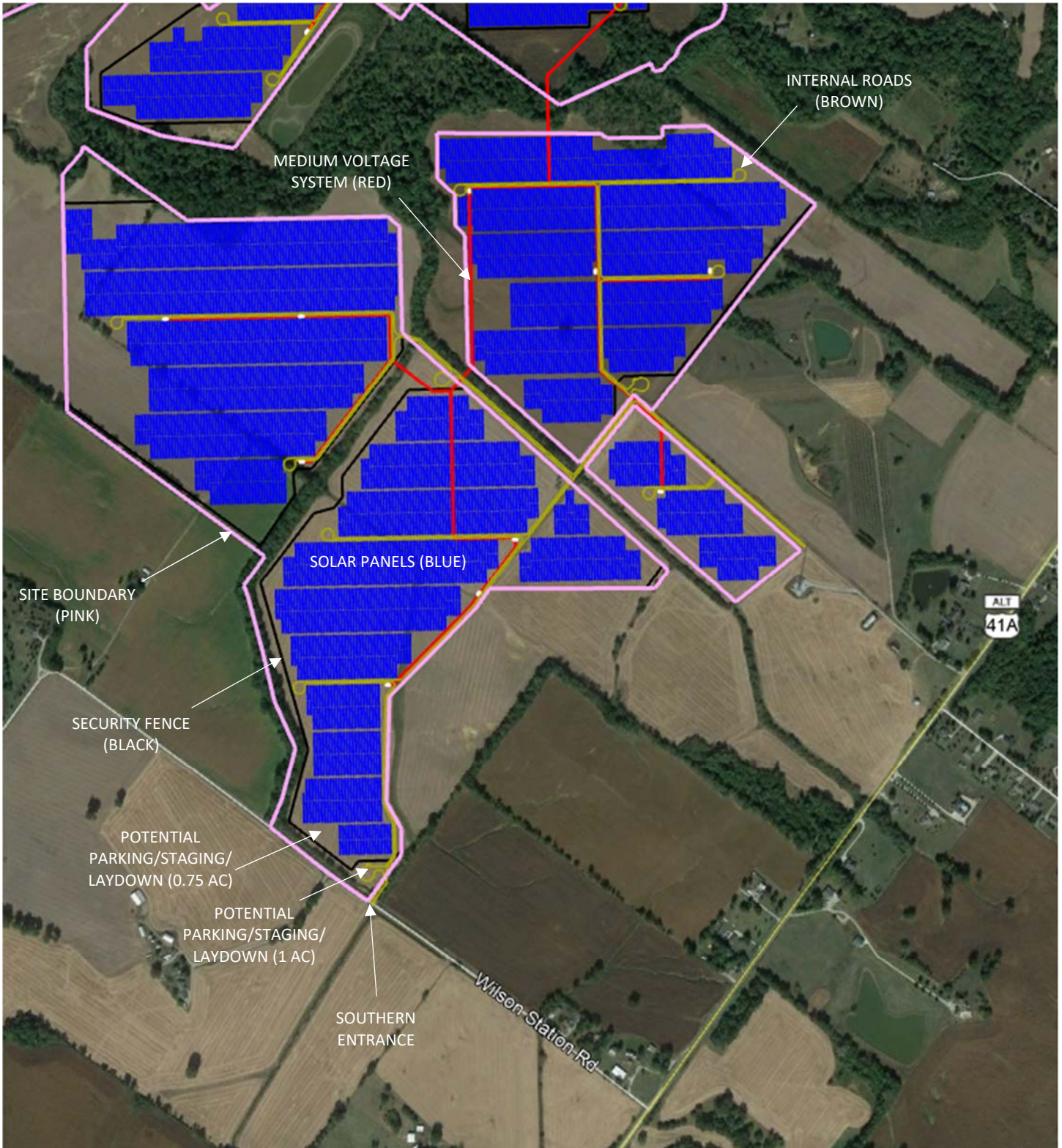
SITE PLAN OVERVIEW
 REVISED TO INDICATE
 PROPOSED CONSTRUCTION
 ENTRANCES AND CSX RAIL LINE



 <p>COMMUNITY ENERGY[®]</p> <p>COMMUNITY ENERGY SOLAR, LLC</p> <p>3 RADNOR CORP CENTER, SUITE 300 100 MATSONFORD RD. RADNOR, PA 19087 (866) 946-3123</p>	<p>HENDERSON COUNTY SOLAR - 50MW SOLAR PROJECT HENDERSON COUNTY, KY</p>		<p>SITE PLAN OF NORTHERN SECTION REVISED TO INDICATE PROPOSED CONSTRUCTION ENTRANCE, POTENTIAL PARKING/STAGING/LAYDOWN AREAS, AND CSX RAIL LINE</p>
		<p>LOVER'S LANE, HENDERSON, KY</p> <p>LAT: 37.80 LONG: -87.63</p> <p>DATE: 8.22.2021</p>	



 <p>COMMUNITY ENERGY® COMMUNITY ENERGY SOLAR, LLC 3 RADNOR CORP CENTER, SUITE 300 100 MATSONFORD RD. RADNOR, PA 19087 (866) 946-3123</p>	<p>HENDERSON COUNTY SOLAR - 50MW SOLAR PROJECT HENDERSON COUNTY, KY</p>		<p>SITE PLAN OF CENTRAL SECTION REVISED TO INDICATE PROPOSED CONSTRUCTION ENTRANCE AND POTENTIAL PARKING/STAGING/ LAYDOWN AREAS</p>	
		HWY 425, HENDERSON, KY		
		LAT: 37.79N LONG: -87.64W		
		DATE: 8.22.2021		



COMMUNITY ENERGY®

COMMUNITY ENERGY SOLAR, LLC

3 RADNOR CORP CENTER, SUITE 300
 100 MATSONFORD RD.
 RADNOR, PA 19087
 (866) 946-3123

**HENDERSON COUNTY SOLAR - 50MW SOLAR PROJECT
 HENDERSON COUNTY, KY**



WILSON STATION RD, HENDERSON, KY
 LAT: 37.78 LONG: -87.63
 DATE: 8.22.2021

SITE PLAN OF
 SOUTHERN SECTION
 REVISED TO INDICATE
 PROPOSED CONSTRUCTION
 ENTRANCE AND POTENTIAL
 PARKING/STAGING/
 LAYDOWN AREAS

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

25. Refer to the Application, Volume 1, Exhibit 2, which includes a list of 20 residential neighborhoods located within a two-mile radius of the project.
- a. Explain whether the distances from the proposed project site are the distances from the closest home in the neighborhood to the closest point of the project boundary line.
 - b. Confirm that the list of the nearest residential structures provided for each project section include the distances from each residence to the Project fence line.
 - c. Explain the criteria for determining how residences qualified as being identified as “near” the Project.
 - d. Provide a detailed table showing the number of residential structures located within 300 foot intervals from the project boundary line, i.e., from 0-300 feet, from 300-600 feet, up to 2,100-2,400 feet, for each project section.
 - e. Provide a detailed table showing the number of non-residential structures, by type of structure (i.e. church, school, commercial, barn, etc.) located within 300 foot intervals from the project boundary line, from 0-300 feet up to 2,100-2,400 feet, for each project section.
 - f. Provide a detailed table showing the number of residential structures located within 300 foot intervals from the nearest solar panels, from 0-300 feet up to 2,100-2,400 feet, for each project section.
 - g. Provide a detailed table showing the number of non-residential structures, by type of structure (i.e. church, school, commercial, barn, etc.) located within 300 foot intervals from the nearest solar panels, from 0-300 feet up to 2,100-2,400 feet, for each project section.
 - h. Explain whether any existing structures on the project site will be demolished or removed in order to accommodate the project.
 - i. Describe any water or wastewater services that will be required during construction or operations and who will provide those services.

Response:

- a. The distances from the proposed project site listed in the Application, Volume 1, Exhibit 2 are the distances from the closest property in the neighborhood to the closest point of the project boundary line (lease line).
- b. The Applicant hereby confirms that the list of the nearest residential structures provided for each project section indicates the distance from each residence to the Project fence line.
- c. The list of ‘Nearest Residential Structures’ includes all the residences located on parcels adjacent to the Project site.
- d. To determine the number of residential structures located within 300-foot intervals from the project boundary line, concentric rings were drawn around a map of the project boundary. At distances up to 900 feet, the Northern Section and the Central+Southern Section were treated as distinct sites. Beyond 900 feet, where the concentric circles would otherwise overlap, all sections were treated as a single site. Please see ‘Henderson County Solar_Project Site_300-foot intervals’ attached as page 4 of this response.

The number of residential structures located within 300-foot intervals from the project boundary line are as follows:

Section	Structure	Distance from Project Boundary (range in feet)							
		<u>0-300</u>	<u>300-600</u>	<u>600-900</u>	<u>900-1200</u>	<u>1200-1500</u>	<u>1500-1800</u>	<u>1800-2100</u>	<u>2100-2400</u>
Northern	Residential	18	31	27					
Central + Southern	Residential		9	8					
Combined Sections	Residential				32	49	70	59	70
Total		<u>18</u>	<u>40</u>	<u>35</u>	<u>32</u>	<u>49</u>	<u>70</u>	<u>59</u>	<u>70</u>

e. The number of non-residential structures (church, school, commercial) located within 300-foot intervals from the project boundary line are as follows:

Section	Structure	Distance from Project Boundary (range in feet)							
		<u>0-300</u>	<u>300-600</u>	<u>600-900</u>	<u>900-1200</u>	<u>1200-1500</u>	<u>1500-1800</u>	<u>1800-2100</u>	<u>2100-2400</u>
Northern	Church								
	School								
	Commercial		2	7					
Central + Southern	Church								
	School								
	Commercial	2	2						
Combined Sections	Church				1			1	2
	School					1		1	1
	Commercial				17	14	12	14	9
Total		<u>2</u>	<u>4</u>	<u>7</u>	<u>18</u>	<u>15</u>	<u>12</u>	<u>16</u>	<u>12</u>

f. The number of residential structures located within 300-foot intervals from the nearest solar panels are as follows:

Section	Structure	Distance from Nearest Solar Panel (range in feet)							
		<u>0-300</u>	<u>300-600</u>	<u>600-900</u>	<u>900-1200</u>	<u>1200-1500</u>	<u>1500-1800</u>	<u>1800-2100</u>	<u>2100-2400</u>
Northern	Residential	6	11	14					
Central + Southern	Residential		1	12					
Combined Sections	Residential				33	40	60	64	65
Total		<u>6</u>	<u>12</u>	<u>26</u>	<u>33</u>	<u>40</u>	<u>60</u>	<u>64</u>	<u>65</u>

g. The number of non-residential structures (church, school, commercial) located within 300-foot intervals from the nearest solar panels are as follows:

Section	Structure	Distance from Nearest Solar Panel (range in feet)							
		<u>0-300</u>	<u>300-600</u>	<u>600-900</u>	<u>900-1200</u>	<u>1200-1500</u>	<u>1500-1800</u>	<u>1800-2100</u>	<u>2100-2400</u>
Northern	Church								
	School								
	Commercial			5					
Central + Southern	Church								
	School								
	Commercial	1	3						
Combined Sections	Church				1			1	1
	School					1		1	1
	Commercial				12	16	13	13	11
Total		<u>1</u>	<u>3</u>	<u>5</u>	<u>13</u>	<u>17</u>	<u>13</u>	<u>15</u>	<u>13</u>

- h. No existing structures on the project site will be demolished or removed in order to accommodate the project.
- i. No water or wastewater services will be required during construction or operations.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

26. Refer to the Application, Volume 1, Exhibit 5, Henderson County Solar Energy System Regulations. Confirm that the Henderson City-County Planning Commission is responsible for reviewing project maps and documents to endure that the applicable setback requirements are met.

Response:

The Applicant hereby confirms that the Henderson City-County Planning Commission is responsible for reviewing project maps and documents to ensure that the applicable setback requirements are met.

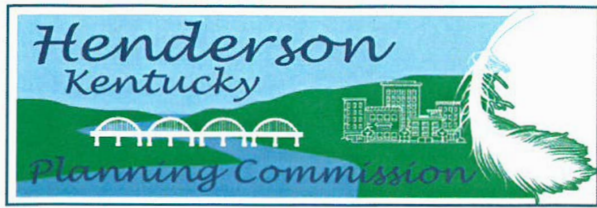
**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

27. Confirm that the review for Henderson County's setback requirements for solar facilities, is completed as part of the Henderson County's Conditional Use Permit process.

Response:

Brian Bishop, Executive Director of the Henderson City-County Planning Commission (the "Commission"), in consultation with the Commission, determined that pursuant to Article 30 of the Henderson County Zoning Ordinance as written (the "Solar Ordinance"), a Level 3 Solar Energy System is a permitted use subject to compliance with the requirements outlined in Section 30.02 of the Solar Ordinance. Accordingly, the review of the proposed project for compliance with the setback requirements of the Solar Ordinance was conducted as a Site Plan Review, not a Conditional Use Permit process. The Site Plan was reviewed and approved on April 6, 2021.

Please see 'Henderson County Solar LLC_Site Plan Approval_4-6-21', attached as page 2 of this response.



Henderson City-County Planning Commission
1990 Barret Ct. Suite C
Henderson, KY 42420

Jennifer Marks
Assistant Director

April 9, 2021

Community Energy
C/O Chris Killenburg
P.O. Box 17236
Chapel Hill, North Carolina 27516

Dear Mr. Killenburg:

Please be advised that on Tuesday, April 6, 2021 the Henderson City-County Planning Commission heard your request for site plan approval for the Community Energy Solar Site Plan to be located in Henderson County, Kentucky.

PLANNING COMMISSION ACTION: Solar Site Plan Approved.

The 1% surety bond for the project will need to be received in the Planning Commission office before a construction permit can be issued for the project.

If you have any questions, feel free to contact me at (270) 831-1289.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Marks".

Jennifer Marks
Assistant Executive Director
HENDERSON CITY-COUNTY
PLANNING COMMISSION

CC: File

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

28. Refer to the Application, Volume 1, Exhibit 12. Confirm that solar panels will be located a minimum of 200 feet from any residences, which is a larger distance than required in the Henderson County Solar Energy System Regulations.

Response:

The Applicant hereby confirms that all solar panels installed for the facility will be located a minimum of 200 feet from any residences, which is a larger distance than required in the Henderson County Solar Energy System Regulations.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

29. Provide the current property values of each property adjacent to the Project site.

Response:

Please see 'Henderson County Project Site_Surrounding Parcel Data' attached as pages 2 and 3 of this response.

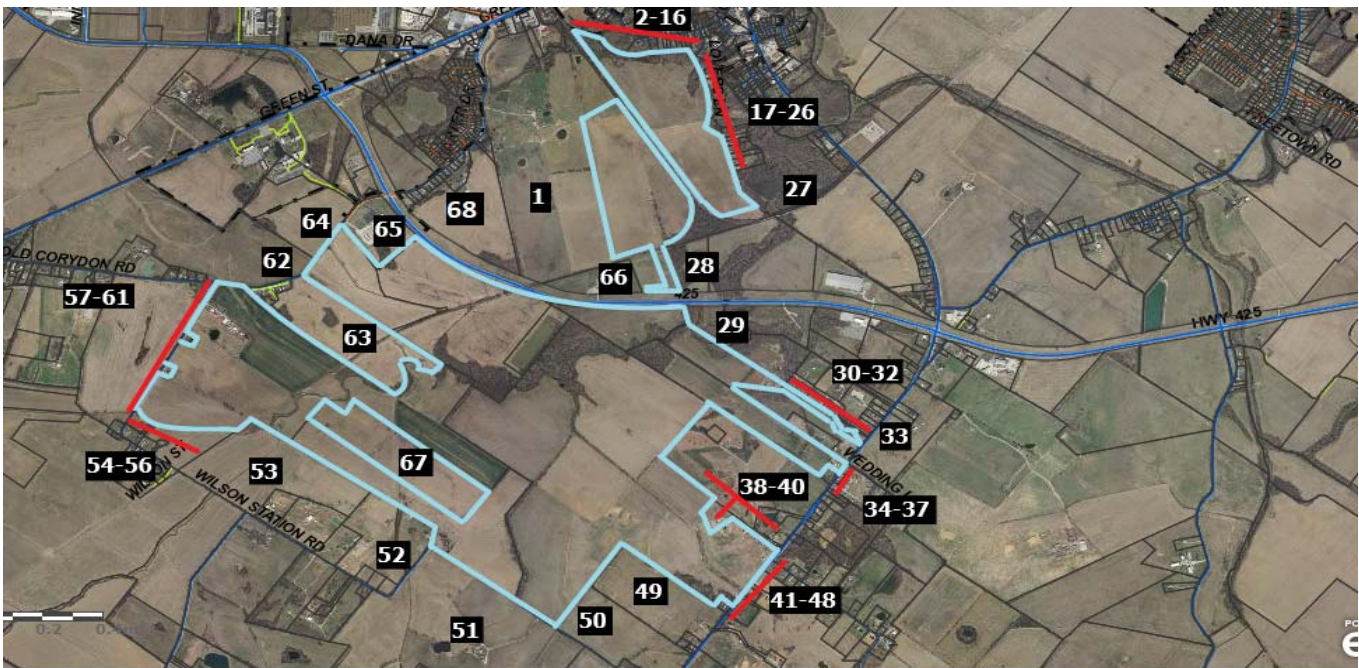
**Henderson County Solar
Surrounding Parcels**

Parcel	MAP ID	Owner	GIS Data		Adjoin	Adjoin	Distance (ft) Home/Panel	Assessed Value	L.F. Adjacency
			Acres	Present Use	Acres	Parcels			
1	46-19	Roberts	196.53	Agricultural	11.80%	1.49%	N/A	\$1,129,900	7285
2	46-84	Henderson	6.88	Substation	0.41%	1.49%	N/A	\$170,000	155
3	46D-13	Robinson	3.02	Residential	0.18%	1.49%	N/A	\$48,000	380
4	46-104	Smith	3.60	Residential	0.22%	1.49%	N/A	\$5,000	675
5	46-105	Smith	2.40	Residential	0.14%	1.49%	510	\$85,000	485
6	46B-75	Smith	0.92	Residential	0.06%	1.49%	N/A	\$5,250	105
7	46B-74	Willett	0.76	Residential	0.05%	1.49%	590	\$4,000	110
8	46B-73	Willett	0.44	Residential	0.03%	1.49%	580	\$61,000	60
9	46B-72	Speaks	0.44	Residential	0.03%	1.49%	580	\$53,000	60
10	46B-70	Willett	0.58	Residential	0.03%	1.49%	610	\$65,000	105
11	46B-69	Puckett	0.59	Residential	0.04%	1.49%	620	\$53,000	85
12	46B-68	Brown	0.49	Residential	0.03%	1.49%	640	\$83,000	95
13	46B-67	Moore	0.62	Residential	0.04%	1.49%	630	\$50,000	115
14	46B-105	Littrell	1.02	Residential	0.06%	1.49%	590	\$110,000	55
15	46B-106	Franks	5.01	Residential	0.30%	1.49%	770	\$116,500	25
16	46-115	Druin	2.54	Residential	0.15%	1.49%	N/A	\$7,000	515
17	46-115.1	Carter	2.27	Residential	0.14%	1.49%	510	\$28,000	745
18	46-114	Tapp	10.00	Residential	0.60%	1.49%	700	\$2,800	30
19	Unknown	Unknown	1.17	Residential	0.07%	1.49%	N/A	N/A	465
20	46-113.1	Madden	1.87	Residential	0.11%	1.49%	350	\$61,000	40
21	46-113	Madden	0.99	Residential	0.06%	1.49%	380	\$69,000	90
22	46-112	Blanford	1.04	Residential	0.06%	1.49%	400	\$60,000	100
23	46-111	Wright	1.30	Residential	0.08%	1.49%	310	\$65,000	165
24	46-110	Presley	1.16	Residential	0.07%	1.49%	270	\$28,000	90
25	46-109	Wright	2.13	Residential	0.13%	1.49%	350	\$20,500	135
26	46-108	Alternate	0.53	Residential	0.03%	1.49%	240	\$24,000	95
27	46-107	Nunley	52.66	Agricultural	3.16%	1.49%	N/A	\$10,300	880
28	46-47	Fruit	66.56	Residential	4.00%	1.49%	N/A	\$53,100	870
29	46-21	Williams	11.78	Residential	0.71%	1.49%	720	\$161,800	1130
30	46-35	Tabor	21.71	Residential	1.30%	1.49%	1,500	\$186,200	1300
31	46-36	Cornelius	3.95	Residential	0.24%	1.49%	1,900	\$135,000	440
32	46-37	Glick	3.93	Residential	0.24%	1.49%	2,150	\$129,000	645
33	57-26	Bates	38.13	Agricultural	2.29%	1.49%	N/A	\$90,700	65
34	46-40	Sword	17.72	Residential	1.06%	1.49%	N/A	\$19,400	4140
35	46-41	Williams	5.49	Residential	0.33%	1.49%	2,450	\$50,000	1335
36	47-64	Robbins	0.50	Residential	0.03%	1.49%	2,570	\$70,000	200
37	47-63	Walnut Hill BC	0.46	Religious	0.03%	1.49%	2,460	\$25,000	25
38	46-43	Dixon	1.03	Residential	0.06%	1.49%	2,220	\$133,000	505
39	47-1	Alexander	80.72	Agricultural	4.85%	1.49%	N/A	\$76,100	5285
40	47-3.1	Sutton	5.76	Cell Tower	0.35%	1.49%	N/A	\$36,000	2290
41	47-56	Watson	7.91	Residential	0.48%	1.49%	N/A	\$48,500	200
42	47-32.5	Golday	1.01	Residential	0.06%	1.49%	1,640	\$199,000	210
43	47-32.16	Raleigh	4.33	Residential	0.26%	1.49%	2,050	\$349,000	340
44	47-32.17	Gamblin	2.77	Residential	0.17%	1.49%	2,020	\$269,000	65
45	47-34	Wood	1.05	Residential	0.06%	1.49%	1,860	\$87,000	220
46	47-32	Wright	133.42	Agricultural	8.01%	1.49%	N/A	\$808,800	65
47	47-32.12	Roybal	3.71	Residential	0.22%	1.49%	2,060	\$254,000	200
48	47-4	Gibson	1.00	Residential	0.06%	1.49%	1,860	\$127,300	425
49	47-5	5 W Farms	51.11	Agri/Res	3.07%	1.49%	2,140	\$121,900	3070
50	47-10	Wright	50.43	Agri/Res	3.03%	1.49%	2,180	\$174,600	1020

**Henderson County Solar
Surrounding Parcels**

Parcel	MAP ID	Owner	GIS Data		Adjoin	Adjoin	Distance (ft) Home/Panel	Assessed Value	L.F. Adjacency
			Acres	Present Use	Acres	Parcels			
51	47-12	Robinson	200.30	Agri/Res	12.03%	1.49%	1,350	\$1,320,600	2710
52	39-2-55.1	Villines	12.66	Residential	0.76%	1.49%	1,370	\$338,000	1155
53	39-2-56	Davis	157.70	Agricultural	9.47%	1.49%	N/A	\$946,000	3390
54	39-2-56	Map shows this separate, but tax cards link this to Parcel 53 as one parcel							
55	39-2-57	Davis	16.00	Residential	0.96%	1.49%	N/A	\$96,000	1510
56	39-2-60	Gatewood	6.92	Residential	0.42%	1.49%	4,380	\$184,000	75
57	39-2-61	Cavanaugh	2.00	Residential	0.12%	1.49%	4,250	\$16,000	350
58	39-2-33	Koehler	92.00	Agri/Res	5.53%	1.49%	2,100	\$761,000	2460
59	39-2-62	Stone	1.00	Residential	0.06%	1.49%	3,220	\$44,000	640
60	39-2-63	Graves	0.83	Residential	0.05%	1.49%	2,550	\$166,000	670
61	39-2-69	Stagg	133.76	Agricultural	8.03%	1.49%	N/A	\$869,400	805
62	39-2-65.1	Southern	5.00	Residential	0.30%	1.49%	580	\$56,500	845
63	39-2-65	Tapp	57.50	Agricultural	3.45%	1.49%	N/A	\$374,000	7385
64	39-1-5	College	19.67	Agricultural	1.18%	1.49%	N/A	\$150,000	825
65	39-2-66.1	Henderson Union	20.00	Industrial	1.20%	1.49%	N/A	\$0	2065
66	46-19.1	Roberts	16.00	Residential	0.96%	1.49%	N/A	\$140,000	1815
67	39-2-52	Dossett	51.50	Agri/Res	3.09%	1.49%	760	\$278,500	8285
68	46-10	Cassius	56.82	Agricultural	3.41%	1.49%	N/A	\$501,700	2305
Total			1665.104		100.00%	100.00%	1,408		
							Min	240	

Total Sur. Parcels
67



Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

30. Provide property values of raw land or residential structure values per constructed square foot of developed property in Henderson County in the vicinity of the Project site.

Response:

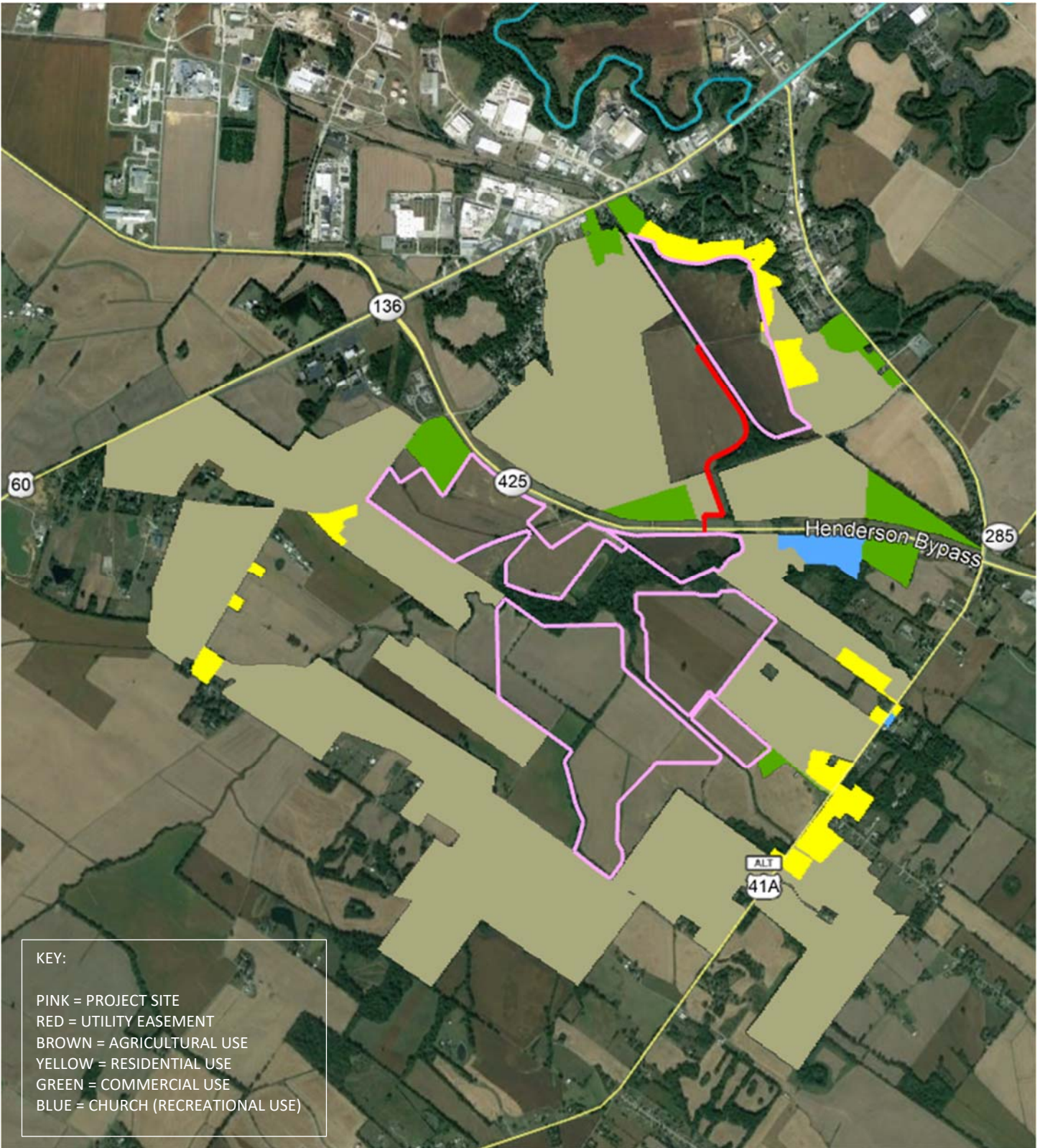
Assessed value and acreage for parcels in agricultural use and parcels developed for residential use is indicated in 'Henderson County Project Site_Surrounding Property Data' attached as part of the response to Item 29 above. Additional available housing data shows the average home value within 1-mile is \$132,579, the average home value within 3-miles is \$147,784, and the average home value within 5-miles is \$140,888.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**


31. Refer to the Application, Volume 1, Exhibit 12.2, which depicts land uses in the area surrounding the Project site.
- a. Google Maps shows the Apostolic Bread of Life Church located along the Henderson Bypass, which is not indicated on Exhibit 12.2. Explain why this church was not included or revise the attachment.
 - b. Google Maps show additional commercial uses in the area, including along the Henderson Bypass and along Alt 41, which are not indicated on Attachment 12.2. Explain why these were not included or revise the attachment.

Response:

- a. The Applicant interpreted "Surrounding Uses" to mean the uses of the parcels immediately adjacent to the proposed project site. There is an intervening parcel between the proposed project site and the Apostolic Bread of Life Church. However, Exhibit 12.2 has been updated to indicate the location of this church. Please see 'Henderson Project Site_Surrounding Uses Map_updated 8-22-21' attached as page 2 of this response.
- b. The Applicant interpreted "Surrounding Uses" to mean the uses of the parcels immediately adjacent to the proposed project site. There are intervening parcels between the proposed project site and multiple commercial properties in the area. However, Exhibit 12.2 has been updated to indicate the location of the nearest additional commercial properties. Please see 'Henderson Project Site_Surrounding Uses Map_updated 8-22-21' attached as page 2 of this response.




KEY:
 PINK = PROJECT SITE
 RED = UTILITY EASEMENT
 BROWN = AGRICULTURAL USE
 YELLOW = RESIDENTIAL USE
 GREEN = COMMERCIAL USE
 BLUE = CHURCH (RECREATIONAL USE)



COMMUNITY ENERGY
 COMMUNITY ENERGY SOLAR, LLC
 3 RADNOR CORP CENTER, SUITE 300
 100 MATSONFORD RD.
 RADNOR, PA 19087
 (866) 946-3123

HENDERSON COUNTY SOLAR - 50MW SOLAR PROJECT
 HENDERSON COUNTY, KY

	HENDERSON, KY
	LAT: 37.79N LONG: -87.63W
	DATE: 8.22.2021

UPDATED MAP SHOWING THE
 CURRENT USES OF THE LAND
 SURROUNDING THE PROPOSED
 PROJECT SITE

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

32. Refer to the Application, Volume 1, Attachment 12.6, Property Value Impact Study.
- a. Confirm that the data about surrounding uses and adjacent properties on pages 6 and 7 of the Property Value Impact Study are consistent with that of the Henderson County PVA.
 - b. Because it appears that some of the data is for parcels adjacent to a larger area than depicted on the map, explain how the data on pages 6 and 7 of the Property Value Impact Study relate to the project boundary.
 - c. Confirm that, for those parcels where the distance between the home and the nearest solar panel is stated as N/A, and the N/A designation is a result of there being no residential structure on that property.
 - d. Reconcile the discrepancy between Exhibit 12.6 that identifies an adjacent property as industrial and no adjacent properties as commercial, while Exhibit 12.2 identifies several commercial properties surrounding the project site.
 - e. Provide available data regarding home price differentials when comparing sales in locations with no vegetative buffer to sales in locations with vegetative buffering.

Response:

- a. The data about surrounding uses and adjacent properties on pages 6 and 7 of the Property Value Impact Study was gathered using third-party software that pulled data from the Henderson County PVA. A current review of the Henderson County PVA data indicates that there have been a few changes in ownership, but otherwise the data remains the same. The data presented in 'Henderson County Project Site_Surrounding Property Data', attached as part

of the response to Item 29 above, corresponds with the current Henderson County PVA data.

- b. Some areas of the project site represent only a portion of the underlying parent” parcel. In order to identify adjacent parcels, the entire parent parcels were used and identified on the map. In some cases, these parent parcels were larger than the project boundary.
- c. The N/A “Not Applicable” indicates that there is no measurement to an adjoining residential structure as there is no adjoining residential structure.
- d. Exhibit 12.2 was prepared by the Applicant, who applied a “layman’s” categorization to the current uses of parcels surrounding the project site. Two of the parcels categorized by the Applicant as “commercial” are actually zoned M-1 (Light Industrial) and M-2 (Heavy Industrial) and were categorized as “industrial” in the Exhibit 12.6, the Property Value Impact Study. The third parcel categorized by the Applicant as “commercial” is occupied by Kenergy Corporation, an electric utility company, and was considered under industrial use for the purposes of the Study.
- e. Solar farms in close proximity to residences are typically screened. Accordingly, the comps used for impact analysis generally include some degree of screening. The data indicates there is no significant

difference in the measured impact on home prices between light screening (narrow vegetation, either existing or added, that provides up to a 20-foot- wide visual barrier), medium screening (moderate barrier with between 20 to 100 feet of wooded or landscaped area as a visual barrier), and heavy screening (significant wooded area over 100 feet in width). Once a solar farm is adequately screened with a light vegetated buffer up to 20-feet wide, higher levels of landscape buffering do not improve on a finding of no impact.

There is very little data in regard to home sales where no vegetative buffer exists. Solar farms on rural properties are sometimes not screened, but the adjacent land is typically farmland, not housing.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

33. Refer to the Application, Volume 1, Exhibit 12.7, which states that 73 percent of project traffic will be coming from the east via I-69/KY 425, 23 percent from the west and north, and 4 percent from the south.
- a. State which roads will be used for the 23 percent of construction traffic coming from the west and north.
 - b. State which roads will be used for the 4 percent of construction traffic coming from the south.
 - c. Provide the traffic volumes for the specific roads indicated for the 23 percent and the 4 percent of project traffic.
 - d. Provide the weight class for the vehicles that will access the site in an average day.
 - e. Provide the weight class for all vehicle types accessing the site on a peak day.
 - f. Regarding statements in Exhibit 12.7 in relation to ride sharing, provide support for the statement that encouraging ride sharing results in a reduction in construction commuter vehicles.
 - g. Regarding traffic stoppages that may be needed for deliveries, identify which roads will be affected by the stoppages, explain how often and how long stoppages would occur on each road, and provide the time of day in which stoppages would occur.

Response:

- a. KY 425 West and US 41A North
- b. US 41A South
- c. KY 425 West: additional 19 vehicles (DHV) AADT 6102
US 41A North: additional 21 vehicles (DHV) AADT 3542
US 41A South: additional 7 vehicles (DHV) AADT 4476

- d. Worker vehicles are anticipated to be passenger vehicles (cars and light trucks), with an estimated gross weight less than 2 tons each. Delivery vehicles are anticipated to be interstate-type tractor trailer semis, with an estimated maximum gross weight of 40 tons each (80,000 lbs.).
- e. The weight class for all vehicle types accessing the site on a peak day will be the same as an average day. Worker vehicles are anticipated to be passenger vehicles (cars and light trucks), with an estimated gross weight less than 2 tons each. Delivery vehicles are anticipated to be interstate-type tractor trailer semis, with an estimated maximum gross weight of 40 tons each (80,000 lbs.).
- f. Costs incurred by commuting construction workers will be reduced due to less fuel consumption and vehicle maintenance if ride sharing is practiced. This motivator is anticipated to reduce the number of total vehicles accessing the site on a given workday.
- g. It is anticipated that stoppages will be minimal due to the fact that sufficient material laydown areas will be provided on site to allow for large truck maneuvers and unloading.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

34. Explain whether Henderson Solar met with the Henderson County Road Department or the Kentucky Transportation Cabinet regarding potential traffic management issues. If so, describe the scope and resolution of those discussions.

Response:

The Applicant has not yet met with the Henderson County Road Department or the Kentucky Transportation Cabinet regarding potential traffic management issues. It is anticipated that any such meetings will include the general contractor for construction and will occur closer to construction start.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

35. Explain whether Henderson Solar has met or coordinated with Henderson Community College to ensure traffic from construction activities will not interfere with college activities.

Response:

The Applicant has not yet met with Henderson Community College to ensure traffic from construction activities will not interfere with college activities. It is anticipated that any such meeting will include the general contractor for construction and will occur closer to construction start.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

36. Explain whether any residents will experience issues accessing their residences during or after construction.

Response:

The Applicant does not anticipate that any residents will experience issues accessing their residences during or after construction. This expectation is based on conclusions reached in the Traffic Study, submitted in the original application.

In regard to traffic during construction, the study concludes:

“All affected highway segments are anticipated to continue at an acceptable level of service (LOS) during both the morning and afternoon peaks.”

In regard to traffic after construction, the study concludes:

“Operation of the facility is not expected to cause significant impact to the local traffic as the additional expected traffic contributed to the area will be similar to that of a typical single-family home.”

In summary, the study concludes:

“During the construction and operation of the facility, there will be no adverse effects on traffic operations in and around the project sites.”

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

37. Confirm that no temporary worker housing will be developed on-site. If this cannot be confirmed, explain why temporary worker housing will be developed, the location, and the expected time frame that the temporary housing will remain on-site.

Response:

The Applicant hereby confirms that no temporary worker housing will be developed on-site.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

38. Regarding the operational phase, provide data regarding the weight and frequency of each vehicle category that will be traveling to the site during operations.

Response:

During the Operation Phase, 2-3 passenger vehicles are anticipated to be traveling to the site on normal business days. These would most likely be cars and/or light trucks, with an estimated gross weight less than 2 tons each.

There are no regular types of service that will require heavier vehicles to travel to the site. However, occasional deliveries, repairs, watering, etc. may require trucks up to a maximum weight of 40 tons (80,000 lbs.) to travel to the site.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

39. Describe in specific detail the anticipated odor impacts from diesel fumes or other sources from construction vehicles that will be noticeable by nearby residents.

Response:

It is anticipated that odors from diesel fumes or other sources from construction vehicles will be no greater than are generated at present by the normal farming activities associated with the current land use, and should not be noticeable by nearby residents. Also, significant portions of the proposed project are currently exposed to highway and railroad frontage emissions. The anticipated impacts of emissions from additional truck traffic associated with construction would be considered minimal.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

40. Explain whether, during the operational phase, the project site will be irrigated to promote vegetation growth and reduce potential erosion.

Response:

The Applicant intends to plant a continuous groundcover across the project site. Where needed, the Applicant anticipates employing irrigation to establish and maintain such a groundcover.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

41. Refer to the Application, Volume 1, Exhibit 12.5, regarding noise and acoustical analysis.
- a. Provide a table listing each sound receptor and the distance between that receptor and the project boundary.
 - b. Provide a table listing the distance between each sound receptor and the nearest solar panel.
 - c. Provide a table listing the distance between each sound receptor and the substation (within 2,000 feet of the substation).
 - d. For noise generation sources that produce 55 dBA or more during construction, provide the number of noise receptors, such as homes, that are within 300 feet of those sources by distance and corresponding dBA.
 - e. For noise generation sources that produce 55 dBA or more during construction, provide the number of noise receptors, such as homes, that are between 300 and 600 feet of those source by distance and corresponding dBA.
 - f. Provide the days of the week and the hours of the day for each day of the week that pile driving activity will occur.
 - g. Provide the number of days or weeks that any single-family home will experience periodic noise greater than 55 dBA during construction.
 - h. Regarding the construction of electrical lines, provide the duration of time that this work will take, the days of the week and hours of the day for each day of the week that this work will take place, and provide the number of days or weeks that any single-family home will experience periodic noise greater than 55 dBA from electric line installation.
 - i. Provide the average and peak noise levels of construction activities occurring after 6 pm, in those areas where active construction would occur at that time.

Response:

- a. The closest sound receptors to the project boundary (lease line) are the residences adjacent to the Northern Section of the proposed project site. The distance between those residences and the project boundary (lease line) are as follows:

<u>Section</u>	<u>Structure</u>	<u>Address</u>	<u>Distance from Project Boundary / Lease Line</u> (feet)
Northern	Residential	2190 Collier Rd.	230
		2152 Collier Rd.	221
		2150 Collier Rd.	209
		2148 Collier Rd.	207
		2144 Collier Rd.	202
		2142 Collier Rd.	221
		2138 Collier Rd.	245
		577 Lover's Ln	185
		580 Lover's Ln	405
		648 Lover's Ln	74
		654 Lover's Ln	28
		904 Lover's Ln	82
		910 Lover's Ln	80
		914 Lover's Ln	82
		1008 Lover's Ln	82
		1018 Lover's Ln	99
		1022 Lover's Ln	180
		1026 Lover's Ln	64

- b. The closest sound receptors to any solar panels are the residences adjacent to the Northern Section of the proposed project site. The distance between those residences and the nearest solar panel are as follows:

<u>Section</u>	<u>Structure</u>	<u>Address</u>	<u>Distance from Nearest Solar Panel</u> (feet)
Northern	Residential	2190 Collier Rd.	514
		2152 Collier Rd.	589
		2150 Collier Rd.	594
		2148 Collier Rd.	595
		2144 Collier Rd.	599
		2142 Collier Rd.	622
		2138 Collier Rd.	648
		577 Lover's Ln	598
		580 Lover's Ln	777
		648 Lover's Ln	505
		654 Lover's Ln	430
		904 Lover's Ln	290
		910 Lover's Ln	319
		914 Lover's Ln	217
		1008 Lover's Ln	268
		1018 Lover's Ln	320
		1022 Lover's Ln	362
		1026 Lover's Ln	254

- c. The distance between the nearest sound receptors (residences, schools, churches, commercial buildings) and the project substation (within 2,000 feet of the project substation) are as follows:

<u>Section</u>	<u>Structure</u>	<u>Address</u>	<u>Distance from Project Substation (feet)</u>
Northern	Residential	577 Lover's Ln	1534
	Residential	580 Lover's Ln	1761
	Residential	648 Lover's Ln	1537
	Residential	654 Lover's Ln	1507
	Residential	2110 Collier Rd	1866
	Residential	2114 Collier Rd	1816
	Residential	2118 Collier Rd	1735
	Residential	2122 Collier Rd	1623
	Residential	2124 Collier Rd	1523
	Residential	2138 Collier Rd	1438
	Residential	2142 Collier Rd	1378
	Residential	2144 Collier Rd	1325
	Residential	2148 Collier Rd	1255
	Residential	2150 Collier Rd	1183
	Residential	2152 Collier Rd	1117
	Residential	2190 Collier Rd	792
	Residential	2107 Collier Rd	1969
	Residential	2121 Collier Rd	1730
	Residential	2125 Collier Rd	1690
	Residential	2129 Collier Rd	1650
	Residential	2135 Collier Rd	1574
	Residential	2139 Collier Rd	1498
	Residential	2143 Collier Rd	1434
	Residential	2147 Collier Rd	1402
	Residential	2151 Collier Rd	1265
	Residential	2165 Collier Rd	1217
	Residential	2167 Collier Rd	1120
	Residential	495 Old Corydon Rd	1206
	Residential	450 Old Corydon Rd	1245
	Residential	442 Old Corydon Rd	1356
	Residential	438 Old Corydon Rd	1395
	Residential	430 Old Corydon Rd	1520
	Residential	422 Old Corydon Rd	1630
	Residential	412 Old Corydon Rd	1745
Residential	406 Old Corydon Rd	1840	
Commercial	452 Old Corydon Rd	1433	
Residential	2240 S Green St	1910	
Residential	2242 S Green St	1690	
Commercial	2244 S Green St	1707	
Residential	2248 S Green St	1590	

- d. A pile driver is the only noise generation source that produces 55 dBA or more during construction that is anticipated to be within 300 feet of any homes. Vermeer pile drivers produce a sound level of 84 dBA at a distance of 50 feet. The table in response (b) above,

identifying the nearest solar panels to adjacent residences, is a good proxy for the nearest pile driving locations to any adjacent residences. Accordingly, four (4) homes are within 300 feet of an anticipated pile driving location. Those homes, and the estimated corresponding dBA at the home locations, are as follows:

<u>Section</u>	<u>Structure</u>	<u>Address</u>	<u>Distance from Nearest Pile Driving Location</u> (feet)	<u>Pile Driver Sound Level at 50 feet</u> (dBA)	<u>Attenuated Sound Level at Residence</u> (dBA)
Northern	Residential	904 Lover's Ln	290	84	68.73
		914 Lover's Ln	217	84	71.25
		1008 Lover's Ln	268	84	69.42
		1026 Lover's Ln	254	84	69.88

e. A pile driver is the only noise generation source that produces 55 dBA or more during construction that is anticipated to be between 300 feet and 600 feet of any homes. Vermeer pile drivers produce a sound level of 84 dBA at a distance of 50 feet. The table in response (b) above, identifying the nearest solar panels to adjacent residences, is a good proxy for the nearest pile driving locations to any adjacent residences. Accordingly, eleven (11) homes are located between 300 feet and 600 feet of an anticipated pile driving location. Those homes, and the estimated corresponding dBA at the home locations, are as follows:

<u>Section</u>	<u>Structure</u>	<u>Address</u>	<u>Distance from Nearest Pile Driving Location</u> (feet)	<u>Pile Driver Sound Level at 50 feet</u> (dBA)	<u>Attenuated Sound Level at Residence</u> (dBA)
Northern	Residential	2190 Collier Rd.	514	84	63.76
		2152 Collier Rd.	589	84	62.58
		2150 Collier Rd.	594	84	62.50
		2148 Collier Rd.	595	84	62.49
		2144 Collier Rd.	599	84	62.43
		577 Lover's Ln	598	84	62.45
		648 Lover's Ln	505	84	63.91
		654 Lover's Ln	430	84	65.31
		910 Lover's Ln	319	84	67.90
		1018 Lover's Ln	320	84	67.88
		1022 Lover's Ln	362	84	66.80

Witnesses: Chris Killenberg

- f. To mitigate the effect of construction noise on residences closest to the project site, the Applicant proposes to designate certain portions of the site as “Neighbor Zones.” Within these Neighbor Zones, construction activities that create a higher level of noise will be limited to the hours of 9am CT to 5pm CT Monday through Friday. This will be particularly helpful to mitigate the impact of the noise associated with driving the posts to which the system is mounted. The restriction of this noisier construction activity within the Neighbor Zones to 9-5/Mon-Fri should help mitigate the effect of this noise, as adjacent residents are more likely to be out of the home during these hours - at work, running errands, etc. The Applicant will communicate the Neighbor Zone plan to affected neighbors in advance of construction and will collaborate with those neighbors on any refinements to this approach.
- g. Vermeer pile drivers produce a sound level of 84 dBA at a distance of 50 feet. This sound level attenuates to 55 dBA at a distance of 1400 feet. Approximately 25% of the proposed project site lies within 1400 feet of the nearest single-family homes. The total time period for all pile driving is anticipated to be 120 days. Accordingly, the Applicant anticipates that on 30 days during the construction period (not necessarily consecutive days), the nearest single-family homes will experience periodic noise greater than 55 dBA from a pile driver.
- h. The construction equipment that produces the greatest sound level during the construction of electrical lines is a backhoe. A backhoe produces a sound level of 80 dBA at a distance of 50 feet. This sound level attenuates to 55 dBA at a distance of 900 feet. Approximately 13% of the proposed project site lies within 900 feet of the

nearest single-family homes. The total time period for the electrical installation is anticipated to be 200 days. Accordingly, the Applicant anticipates that on 26 days during the construction period (not necessarily consecutive days), the nearest single-family homes will experience periodic noise greater than 55 dBA from a backhoe.

- i. To mitigate the effects of construction noise on the area of the project, the Applicant proposes to limit construction to the hours of 7am CT to 7pm CT, Monday through Saturday. Accordingly, only a minor amount of construction will take place after 6pm. Through the use of “Neighbor Zones”, in which construction activities that create a higher level of noise will be limited to the hours of 9am CT to 5pm CT Monday through Friday, no significant construction noise should occur after 6pm in any Neighbor Zone. Accordingly, only construction that occurs at the interior of the project, for at most an hour per day Monday through Saturday (between 6pm and 7pm), would generate noise that is audible at the project periphery. The maximum such noise level may be 55 dBA (as outlined in response (h) above). The average such noise level is anticipated to be at or below ambient levels.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

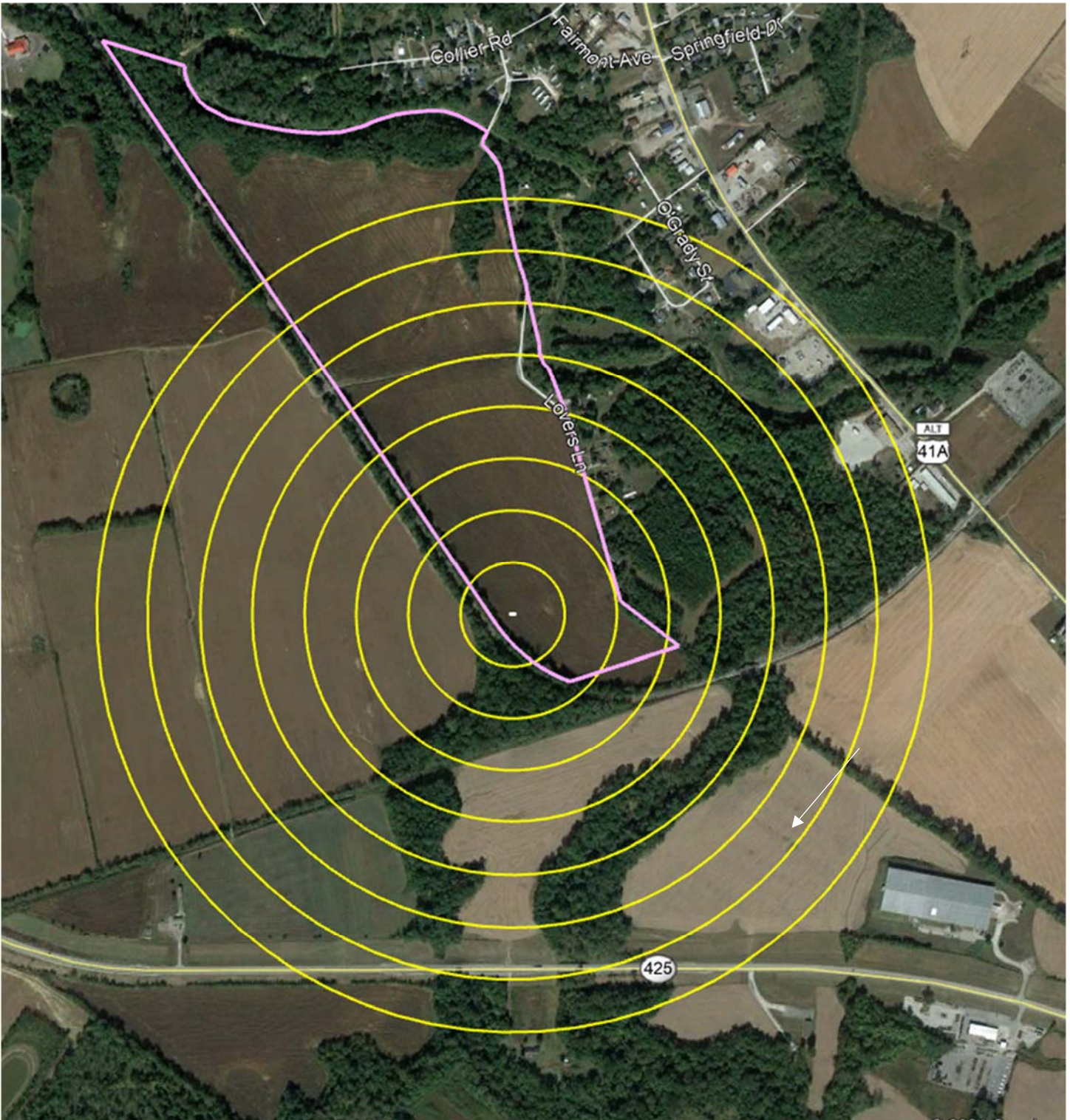
42. Provide a table showing the number of residential structures located within 300-foot intervals from the nearest inverter, from 0-300 feet up to 2,100-2,400 feet.

Response:

The “nearest inverter” to a residential structure is located at the southern end of the Northern Section of the project site. To determine the number of residential structures located within 300-foot intervals from this inverter, concentric rings were drawn around the proposed inverter location. Please see ‘Henderson County Site Plan_Northern Section_300-ft intervals around inverter’ attached as page 2 of this response.

The number of residential structures located within 300-foot intervals from this inverter is as follows:

Section	Structure	Distance from Nearest Inverter (range in feet)							
		<u>0-300</u>	<u>300-600</u>	<u>600-900</u>	<u>900-1200</u>	<u>1200-1500</u>	<u>1500-1800</u>	<u>1800-2100</u>	<u>2100-2400</u>
Northern	Residential	0	0	1	4	2	0	4	13



COMMUNITY ENERGY SOLAR, LLC

3 RADNOR CORP CENTER, SUITE 300
 100 MATSONFORD RD.
 RADNOR, PA 19087
 (866) 946-3123

**HENDERSON COUNTY SOLAR - 50MW SOLAR PROJECT
 HENDERSON COUNTY, KY**



LOVER'S LANE, HENDERSON, KY
 LAT: 37.80 LONG: -87.63
 DATE: 8.23.2021

MAP OF THE
 NORTHERN SECTION
 SHOWING 300-FOOT INTERVALS
 AROUND THE INVERTER NEAREST
 TO A SOUND RECEPTOR
 (RESIDENCE)

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff’s First Request for Information**

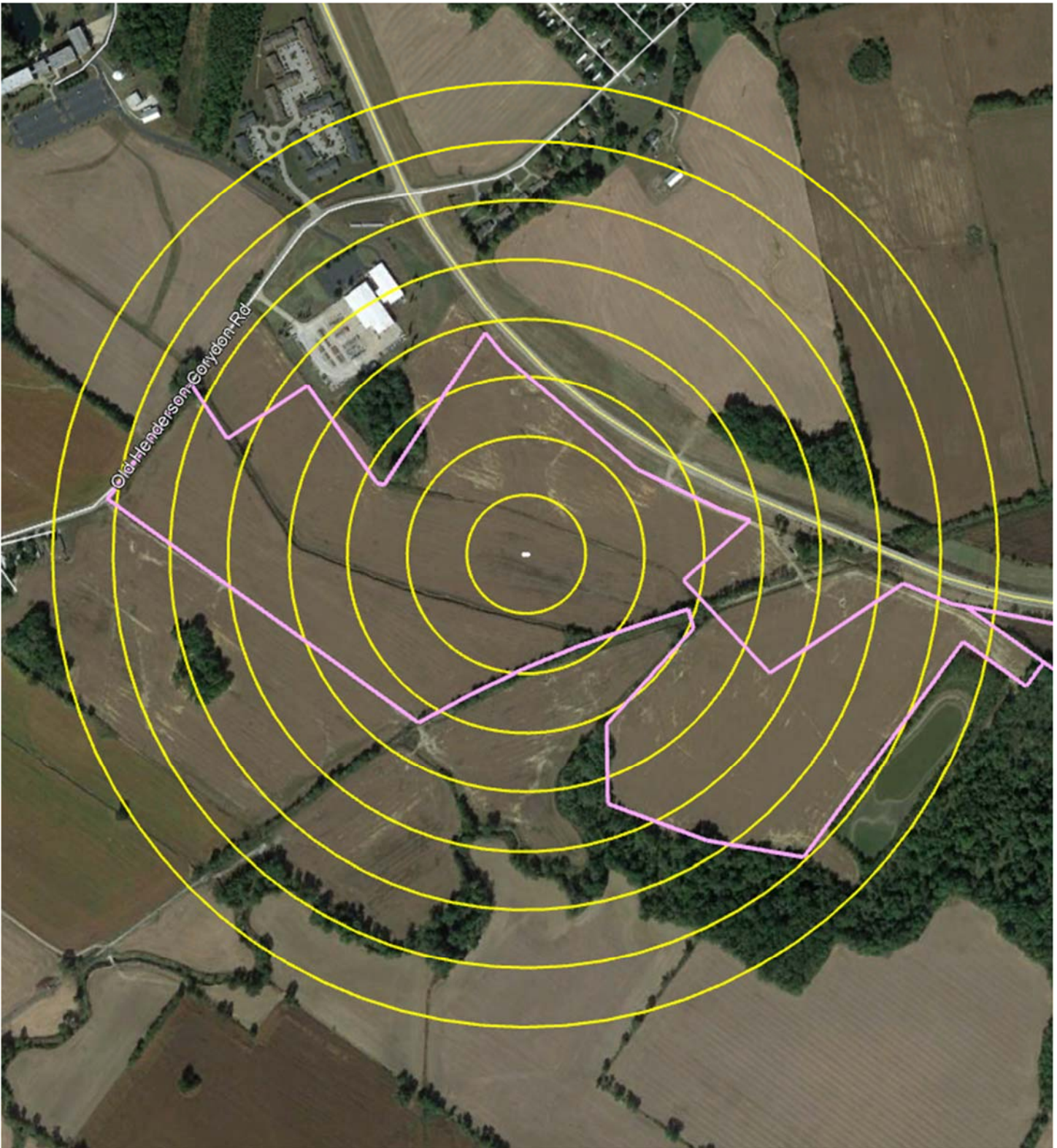
43. Provide a detailed table showing the number of non-residential structures, by type of structure (i.e. church, school, commercial, barn, etc.) located within 300-foot intervals from the nearest inverter, from 0-300 feet up to 2,100-2,400 feet.



Response:

The “nearest inverter” to a non-residential structure is located at the western side of the Central Section of the project site. To determine the number of non-residential structures (church, school, commercial) located within 300-foot intervals from this inverter, concentric rings were drawn around the proposed inverter location. Please see ‘Henderson County Site Plan_Central Section_300-ft intervals around inverter’ attached as page 2 of this response.

The number of non-residential structures located within 300-foot intervals from this inverter is as follows:

<u>Section</u>	<u>Structure</u>	<u>Distance from Nearest Inverter (range in feet)</u>							
		<u>0-300</u>	<u>300-600</u>	<u>600-900</u>	<u>900-1200</u>	<u>1200-1500</u>	<u>1500-1800</u>	<u>1800-2100</u>	<u>2100-2400</u>
Central	Church	0	0	0	0	0	0	0	0
	School	0	0	0	0	0	0	0	0
	Commercial	0	0	0	0	0	1	0	0



 COMMUNITY ENERGY®	HENDERSON COUNTY SOLAR - 50MW SOLAR PROJECT HENDERSON COUNTY, KY		MAP OF THE CENTRAL SECTION SHOWING 300-FOOT INTERVALS AROUND THE INVERTER NEAREST TO A SOUND RECEPTOR (NON-RESIDENTIAL)
COMMUNITY ENERGY SOLAR, LLC 3 RADNOR CORP CENTER, SUITE 300 100 MATSONFORD RD. RADNOR, PA 19087 (866) 946-3123		HWY 425, HENDERSON, KY LAT: 37.79N LONG: -87.64W DATE: 8.23.2021	

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

44. Provide a detailed table showing the number of residential structures located within 300-foot intervals from the substation, from 0-300 feet up to 2,100-2,400 feet.

Response:

The number of residential structures located within 300-foot intervals from the project substation is as follows:

<u>Section</u>	<u>Structure</u>	<u>Distance from Substation (range in feet)</u>							
		<u>0-300</u>	<u>300-600</u>	<u>600-900</u>	<u>900-1200</u>	<u>1200-1500</u>	<u>1500-1800</u>	<u>1800-2100</u>	<u>2100-2400</u>
Northern	Residential	0	0	1	3	14	17	15	21

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

45. Provide a detailed table showing the number of non-residential structures, by type of structure (i.e. church, school, commercial, barn, etc.) located within 300-foot intervals from the substation, from 0-300 feet up to 2,100-2,400 feet.

Response:

The number of non-residential structures located within 300-foot intervals from the project substation is as follows:

Section	Structure	Distance from Substation (range in feet)							
		<u>0-300</u>	<u>300-600</u>	<u>600-900</u>	<u>900-1200</u>	<u>1200-1500</u>	<u>1500-1800</u>	<u>1800-2100</u>	<u>2100-2400</u>
Northern	Commercial	0	0	0	0	1	1	7	16

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

46. State whether the Project infrastructure will include BESS HVAC units, if yes, describe how many units and generally where they would be deployed.

Response:

The project infrastructure will not include BESS HVAC units.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

47. Provide a table showing the total dBA, including ambient noise, for each of the Project components at 200, 400, and 600 feet from noise receptors.

Response:

The Project is within an agricultural, rural residential, and undeveloped area of Henderson County. Ambient sound consists mainly of agricultural sounds, such as noise from farm machinery; natural sounds such as from wind and wildlife; and moderate traffic sounds. Sound levels of these types generally range from 45 to 55 dBA (Construction Noise Handbook, United States Department of Transportation, 2015). Predicted sound levels for each of the components, including using a conservative ambient sound level (55 dBA), at 200, 400, and 600 feet during daytime hours can be found in the following table:

Predicted Sound Levels		
Equipment	Distance (Feet)	Sound Level (dBA)
Solar Panel Tracking Motor	200	32.21
	400	26.19
	600	22.66
Inverters	200	52.08
	400	46.06
	600	42.53
Transformer	200	20.49
	400	14.47
	600	10.94

Project operation sounds will replace comparable agricultural operation noise generated within the Project area. The predicted sound levels, using Project components and a conservative ambient sound level, are anticipated to be below rural daytime ambient sound levels at the closest noise receptors. For this reason, Project operating sound is not anticipated to be a concern.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

48. Provide the cumulative noise effect for the inverters, BESS HVAC units, if applicable, substation, and tracking motors during daytime hours.

Response:

If each of the Project components listed in item 47 above were co-located and included ambient sound, the cumulative sound levels at 200, 400, and 600 feet during daylight hours can be found in the following table:

Predicted Sound Levels if All Equipment Co-located	
Distance (Feet)	Sound Level (dBA)
200	52.13
400	46.11
600	42.58

* The Project will not operate any BESS HVAC units.

The predicted sound levels, using Project components and a conservative ambient sound level, are anticipated to be below rural daytime ambient sound levels. For this reason, Project operating sound is not anticipated to be a concern.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

49. Provide the cumulative dBA produced by all noise sources (inverters, BESS HVAC units, motors, substation) by distance, for all noise receptors withing 2,000 feet of the substation.

Response:

The following table identifies cumulative sound from the substation and ambient sound by distance:

Predicted Sound Levels		
Substation	Distance (Feet)	Sound Level (dBA)
	200	20.49
	400	14.47
	600	10.94
	800	8.45
	1,000	6.51
	1,200	4.92
	1,400	3.59
	1,600	2.43
	1,800	1.40
	2,000	0.49

* The Project will not operate any BESS HVAC units.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

50. Refer to the Application, Volume 1, Exhibit 5, regarding the visual impact of the project.
- a. Provide the vegetative screening plan submitted for approval to the Henderson City-County Planning Commission.
 - b. Provide the criteria to be used to determine what is reasonably practicable in terms of preserving existing tree growth.

Response:

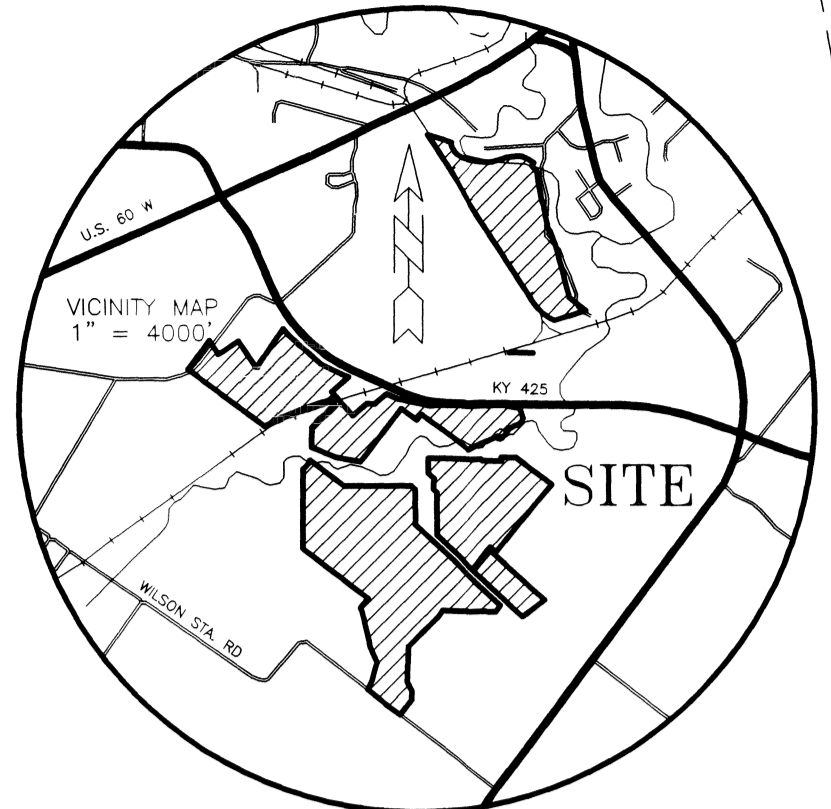
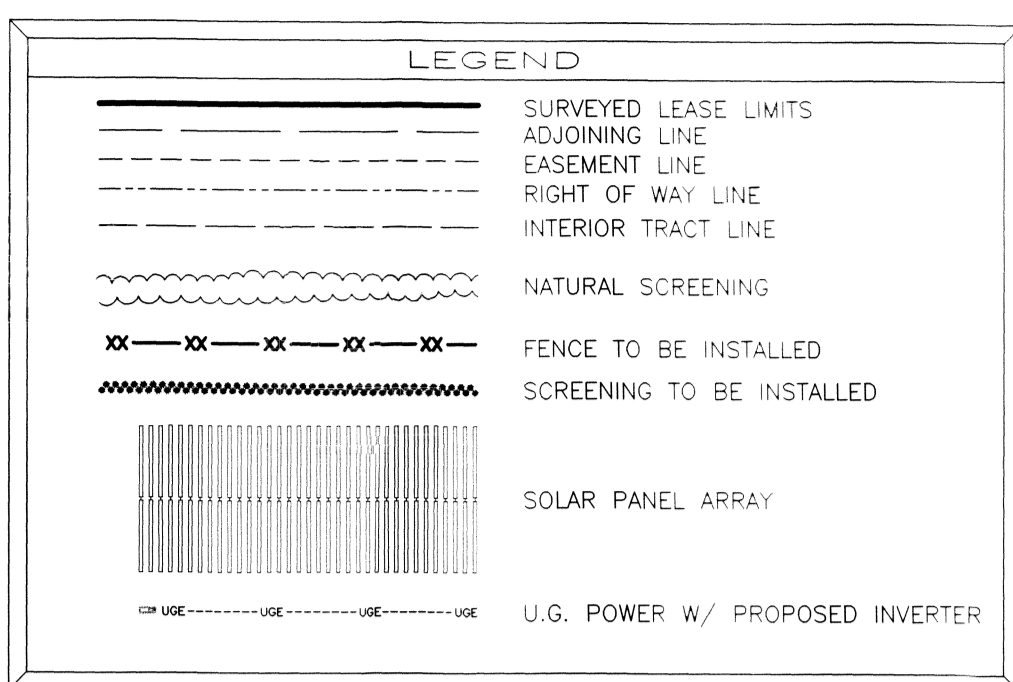
- a. The Site Plan approved by the Henderson City-County Planning Commission indicates vegetative screening to be installed along portions of the northern and eastern periphery of the Northern Section of the proposed project site. In compliance with Article 30 of the Henderson County Zoning Regulations (the "Solar Ordinance") this vegetative screening shall be comprised of a double row of staggered evergreen trees, be planted 15' on center.

Please see 'Henderson County Solar LLC_Site Plan for Review_3-8-21', attached as page 2 of this response.

- b. The primary criteria to be used to determine what is reasonably practicable in terms of preserving existing tree growth will be the degree to which the existing trees cast shade on the solar arrays. Except for specific circumstances where trees/hedges restrict access to or within the facility, only those trees which would cast shade on the solar arrays will be considered for removal.

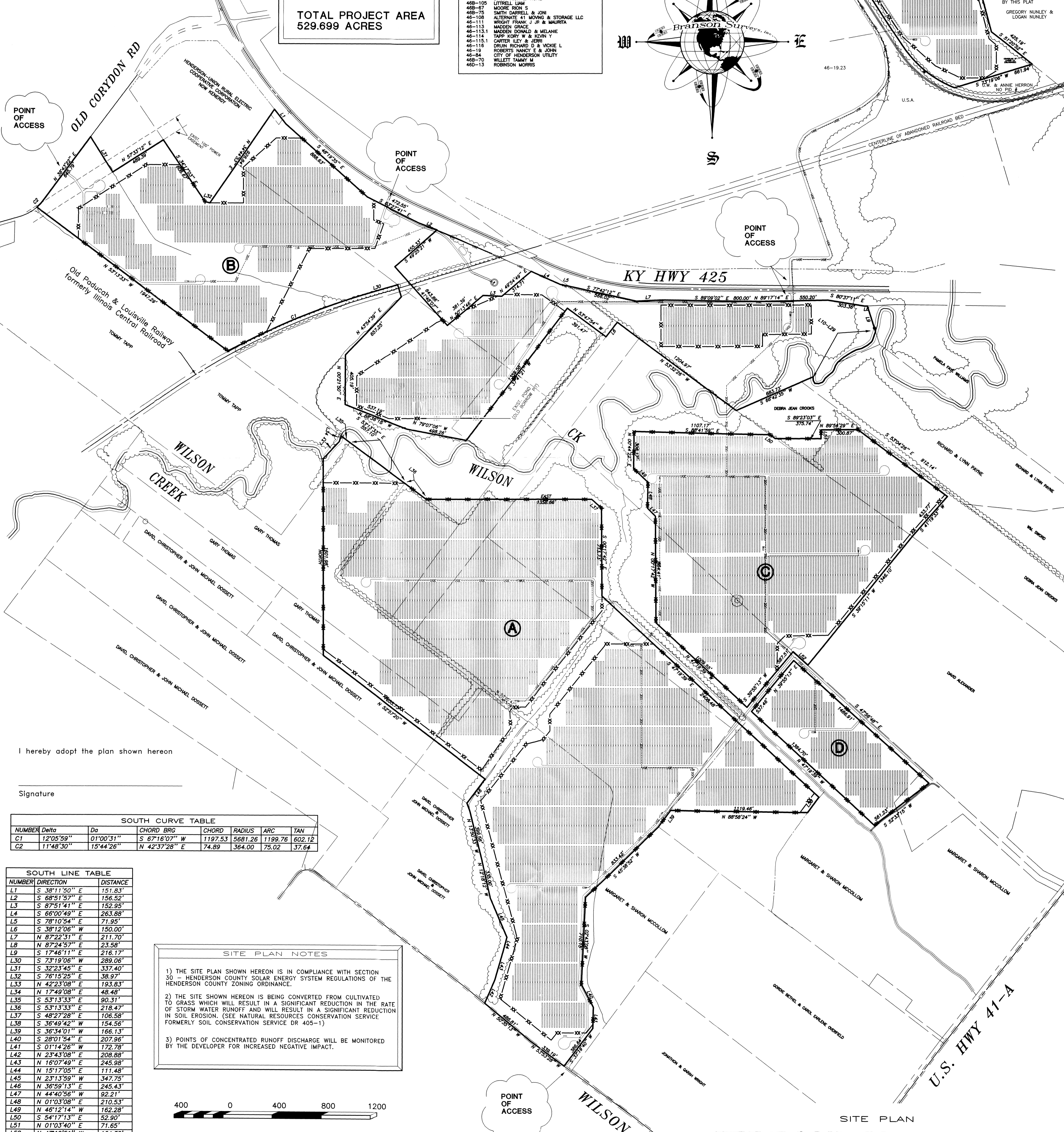
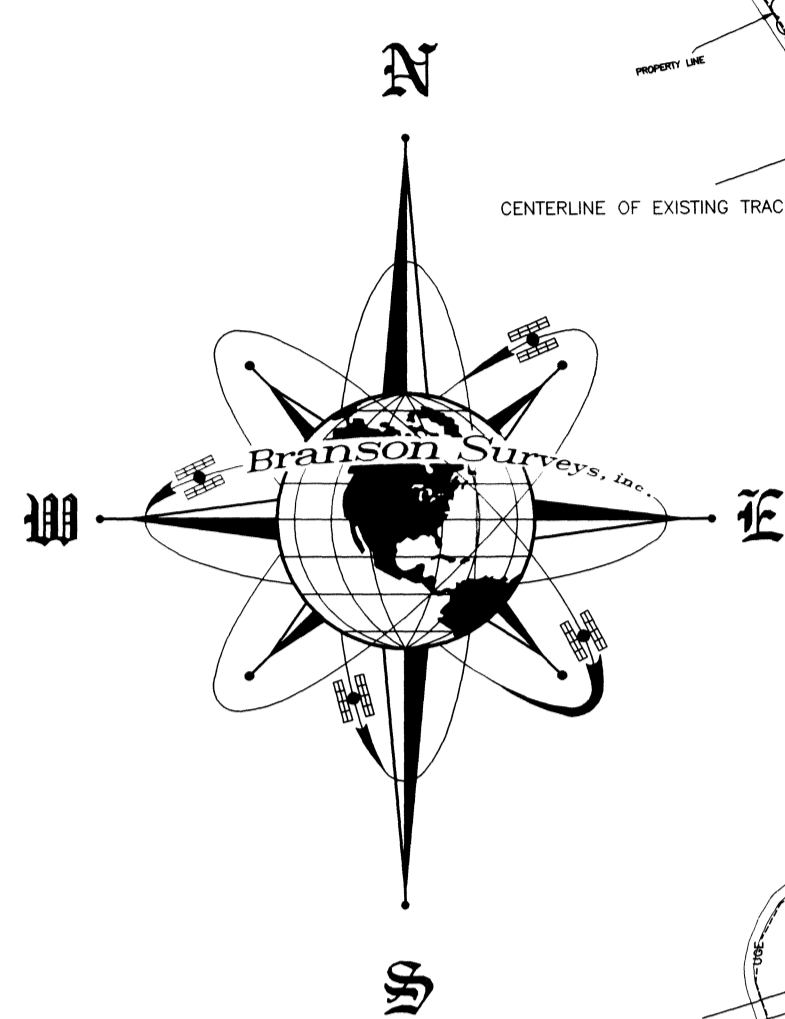
LINE	BEARING	DISTANCE
L1	S 71°58'59" E	702.00'
L2	S 1°03'19" W	26.62'
L3	S 12°15'32" E	42.42'
L4	S 20°05'43" E	49.48'
L5	S 32°56'37" E	97.50'
L6	S 47°21'46" E	57.14'
L7	S 60°56'24" E	144.00'
L8	S 75°35'36" E	127.54'
L9	S 78°10'42" E	199.15'
L10	S 82°09'40" E	97.82'
L11	S 85°35'04" E	112.75'
L12	N 86°12'05" E	123.83'
L13	N 76°16'45" E	138.68'
L14	N 66°18'50" E	60.29'
L15	N 72°40'19" E	68.20'
L16	N 75°42'42" E	71.75'
L17	N 82°02'23" E	65.92'
L18	N 86°07'44" E	119.36'
L19	S 88°34'26" E	62.78'
L20	S 81°52'12" E	38.67'
L21	S 71°17'08" E	70.31'
L22	S 62°06'10" E	65.40'
L23	S 61°09'40" E	63.40'
L24	S 55°41'05" E	62.26'
L25	S 32°39'32" W	56.27'
L26	S 44°09'54" E	63.21'
L27	S 06°52'54" E	124.16'
L28	S 06°52'54" E	44.01'
L29	S 15°43'57" E	42.90'
L30	S 22°30'41" E	30.63'
L31	S 12°04'43" E	130.04'
L32	S 12°04'43" E	100.00'
L33	S 00°59'16" W	43.32'
L34	S 15°43'57" E	42.90'
L35	S 22°30'41" E	30.63'
L36	S 37°34'07" E	31.32'
L37	S 55°33'02" E	12.86'
L38	S 19°54'44" E	138.52'
L39	S 19°54'44" E	173.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DEGREE OF CURVE
C1	25.00'	33.52'	31.07'	S 05°45'11" E	76°49'25"	229°10'59"
C2	207.00'	134.70'	132.33'	S 23°31'24" E	37°16'59"	27°40'45"
C3	1153.00'	138.93'	138.85'	S 13°54'07" E	6°54'14"	4°58'05"
C4	248.00'	62.62'	62.45'	S 10°07'15" E	14°27'59"	23°08'11"
C5	904.92'	560.43'	551.91'	N 50°42'24" W	35°29'02"	6°19'54"



PROJECT AREAS TAB
A - 192.740 ACRES
B - 140.287 ACRES
C - 83.473 ACRES
D - 17.807 ACRES
E - 95.392 ACRES
TOTAL PROJECT AREA
529.699 ACRES

PD	NAME
46-19-2	FRANCIS BETH ANN & JEFF
46-105	SMITH DARRELL W & JONI
46-108	WRIGHT EDY W & SHIRLEY
46-112	BLANFORD MARGARET A
46-88	FRANKS JAMES E & KARYN F
46-89	BROWN JESSICA D
46-89	PUCKETT HEATHER DENISE
46-73	SPRINGS JOSEPH P & TAMMY M WILLET
46-73	WILLET TONY G & VALARIE
46-74	WILLET TONY G & VALARIE
46-104	SMITH DARRELL W & JONI
46-107	MUNLEY GREGORY DEWAYNE & LOGAN DEWAY
46-110	PRESLEY LINDA SUE
46-115	DRUM RICH & VICKIE
46-105	LITRELL LAM
46-87	MOORE RICK S
46-75	SMITH DARRELL W & JONI
46-108	ALTERNATE #1 MOVING & STORAGE LLC
46-111	WRIGHT FRANK J JR & MAURITA
46-113	MADSEN GRACE
46-113-1	MADSEN DONALD & MELANIE
46-114	TAPP JERRY W & KATHY Y
46-115-1	CARTER ILEY & JERRY
46-115	DRUM RICH & VICKIE L
46-19	ROBERTS NANCY E & JOHN
46-70	CITY OF HENDERSON UTILITY
46-10	WILLET TAMMY M
46-13	ROBINSON MORRIS



I hereby adopt the plan shown hereon
 Signature _____

NUMBER	Delta	Da	CHORD BRG	CHORD	RADIUS	ARC	TAN
C1	12°05'59"	01'00'31"	S 67°16'07" W	1197.53	5681.26	1199.76	602.12
C2	11°48'30"	15'44'26"	N 42°37'28" E	74.89	364.00	75.02	37.64

NUMBER	DIRECTION	DISTANCE
L1	S 38°11'50" E	151.83'
L2	S 38°51'57" E	156.52'
L3	S 67°51'41" E	192.95'
L4	S 68°00'49" E	263.88'
L5	S 78°10'54" E	71.95'
L6	S 38°12'06" W	150.00'
L7	N 87°22'31" E	211.70'
L8	N 87°24'57" E	23.58'
L9	S 17°48'11" E	216.17'
L10	S 73°19'06" W	289.06'
L11	S 32°23'45" E	337.40'
L12	S 76°15'25" E	38.97'
L13	N 42°23'08" E	193.83'
L14	N 17°49'08" E	48.48'
L15	S 53°13'33" E	90.31'
L16	S 53°13'33" E	218.47'
L17	S 48°27'58" E	106.58'
L18	S 36°49'42" W	154.56'
L19	S 36°34'01" W	166.13'
L20	S 28°01'54" E	207.96'
L21	S 01°14'26" W	172.78'
L22	N 23°43'08" E	208.88'
L23	N 16°07'49" E	245.98'
L24	N 15°17'05" E	111.48'
L25	N 23°13'59" W	142.95'
L26	N 36°59'13" E	245.43'
L27	N 44°40'56" W	92.21'
L28	N 01°03'08" E	210.53'
L29	N 46°12'14" W	162.28'
L30	S 54°17'13" E	52.90'
L31	N 01°03'40" E	71.65'
L32	N 47°19'51" W	164.38'

SITE PLAN NOTES

- 1) THE SITE PLAN SHOWN HEREON IS IN COMPLIANCE WITH SECTION 30 - HENDERSON COUNTY SOLAR ENERGY SYSTEM REGULATIONS OF THE HENDERSON COUNTY ZONING ORDINANCE.
- 2) THE SITE SHOWN HEREON IS BEING CONVERTED FROM CULTIVATED TO GRASS WHICH WILL RESULT IN A SIGNIFICANT REDUCTION IN THE RATE OF STORM WATER RUNOFF AND WILL RESULT IN A SIGNIFICANT REDUCTION IN SOIL EROSION. (SEE NATURAL RESOURCES CONSERVATION SERVICE FORMERLY SOIL CONSERVATION SERVICE DR 405-1)
- 3) POINTS OF CONCENTRATED RUNOFF DISCHARGE WILL BE MONITORED BY THE DEVELOPER FOR INCREASED NEGATIVE IMPACT.

OWNER(S)	MAILING ADDRESS	SOURCE	P.I.D.#	PROPERTY ADDRESS
DAVID DOSSETT	2521 WILSON STA. RD - HENDERSON, KY 42420	DB 468 PP 54	39-2-53	
CHRISTOPHER & SHIRLEY DOSSETT	8297 MARTIN-MARTIN RD. - HENDERSON, KY 42420	DB 468 PP 54	39-2-53	2517 WILSON STA. RD - HENDERSON, KY 42420
JOHN MICHAEL & BRENDA DOSSETT	225 S. WATER ST. - HENDERSON, KY 42420	DB 468 PP 54	39-2-53	
DEBRA JEAN & RICHARD TRACY CROOKS	8120 PRITCHETT CROOKS RD, HENDERSON, KY 42420	DB 232 PP 621 WB 48 PP 1	46-42	5876 HWY 41-A, HENDERSON, KY 42420
MARGARET & SHARON MCCOLLON	2629 TIPPICANOE TRAIL - HENDERSON, KY 42420	DB 628 PP 324	47-3 & 3.1	6454 HWY 41-A - HENDERSON, KY 42420
BETH ANN & JEFF FRANCIS	9592 CORYDON-GENEVA RD. - HENDERSON, KY 42420	DB 619 PP 80	46-19-2	HWY 425 ADJ. TO 6300 - HENDERSON, KY 42420
GARY & SANDRA THOMAS	5853 POSEY CHAPEL RD. - HENDERSON, KY 42420	DB 605 PP 725	39-2-64	1773 WILSON STA. RD. - HENDERSON, KY 42420
TOMMY TAPP	P.O. BOX 6141 - HENDERSON, KY 42420	DB 319 PP 504	39-65 & 66 46-20	0 OLD CORYDON RD. - HENDERSON, KY 42420

HENDERSON COUNTY SOLAR
 HENDERSON COUNTY KENTUCKY

ORDERED BY: CHRIS KILLENBERG
 REGIONAL DEVELOPMENT DIRECTOR - COMMUNITY ENERGY

Branson Surveys, inc.
 330 SECOND ST., HENDERSON, KY 42420

DEVELOPER:
 COMMUNITY ENERGY SOLAR, LLC
 THREE RADNOR CORP CTR. SUITE 300
 100 MATSONFORD RD.
 RADNOR, PA 19087

FIELD: 11-4-20
 SCALE: 1" = 400'
 PLAT: 3-8-21

FILE LOC.
 PACK.LOC.
 DWN BY

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

51. Refer to the Application, Volume 1, Exhibit 6.1. Confirm that the maximum height of the evergreen plantings used as a vegetative buffer is at least seven feet at maturity. If this cannot be confirmed, provide the maximum height of the vegetative buffer at maturity.

Response:

The Applicant hereby confirms its intent to install, where indicated on the approved Site Plan, a vegetative buffer that will attain at least seven feet in height at maturity.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

52. Provide the number of years it will take for the vegetative buffer to reach maturity.

Response:

Common evergreens used for screening (Leyland Cypress, Wax Myrtle) grow 3 feet per year or more once established. Accounting for the typical slow acceleration of growth (“sleep, creep, leap”), the vegetative buffer installed for the proposed facility should reach a height of seven (7) feet or greater within the first 3 years of planting.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

53. Refer to the Application, Volume 1, Exhibit 12.5, which indicates that the maximum height of the solar panels will be approximately six feet. Provide the maximum height of the solar panels (1) when flat and (2) when at full 90-degree angle.

Response:

Exhibit 12.5, the Acoustical Analysis, included a specification sheet for a common model of tracking system, for the purpose of providing example sound data for the tracking motor. The tracking system ultimately selected for the project may vary.

The height of the solar panels depends on whether the racking width is designed for a single panel (least height), two panels in landscape orientation, or two panels in portrait orientation (maximum height). Racks with two panels in portrait orientation typically have a height of 6 feet when flat, and a height of 12 feet when fully tilted.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

54. Refer to the Application, Volume 1, Exhibit 12, generally, regarding the utility easement that connects the Northern and Central sections of the project.
- a. Confirm that the utility easement allows for the installation of the medium voltage system lines between sections.
 - b. Confirm that the medium voltage system lines will be installed underground.
 - c. Confirm that once the lines are installed, the affected land will be restored to its previous conditions.

Response:

- a. The Applicant hereby confirms that the utility easement allows for the installation of the medium voltage system lines between sections.
- b. The Applicant hereby confirms that the medium voltage system lines will be installed underground.
- c. The Applicant hereby confirms that once the lines are installed, the affected land will be restored to its previous condition.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

55. Provide any visual impact assessments or other visual impact studies completed for the Henderson County Solar Project.

Response:

The Applicant has not conducted any visual impact assessments or other visual impact studies for the Henderson County Solar Project.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

56. Provide an explanation of the specific criteria or other factors used to determine how those locations were chosen.

Response:

The Applicant has not conducted any visual impact assessments or other visual impact studies for the Henderson County Solar Project.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

57. Explain why no vegetative buffers are proposed for the central and southern sections of the proposed project.

Response:

Article 30 of the Henderson County Zoning Regulations (the "Solar Ordinance") requires that all Level 3 Solar Energy Systems (SES) be screened by a visual buffer that provides reasonable screening to reduce the view of the SES from residential dwelling units on adjacent lots. The Solar Ordinance further provides that parcel boundaries with no proximity to residential dwellings shall not require screening.

Those residential dwellings on adjacent lots to the central and southern sections of the proposed project site are not in close proximity to the project site. Accordingly, the Site Plan does not propose any vegetative buffers for those sections. This Site Plan was approved by the Henderson City-County Planning Commission.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

58. Explain how elevation, such as valleys and hills, was factored in when evaluating visual impacts and the need for buffers.

Response:

The Applicant did not factor in elevation when evaluating visual impacts and the need for buffers. The Site Plan was developed to comply with the vegetative buffer requirements as outlined in Article 30 of the Henderson County Zoning Regulations (the "Solar Ordinance"). The Solar Ordinance requires that all Level 3 Solar Energy Systems (SES) be screened by a visual buffer that provides reasonable screening to reduce the view of the SES from residential dwelling units on adjacent lots. The Solar Ordinance further provides that parcel boundaries with no proximity to residential dwellings shall not require screening.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

59. Refer to the Application, Volume 1, Exhibit 5.
- a. Describe any other forms of visual barrier to be implemented between the time of evergreen planting and the time that those shrubs will reach mature height.
 - b. Describe the plan for maintaining the shrubs and replacing dead shrubs throughout the operational period.
 - c. Provide any computer-generated images portraying the solar panels, security fencing and newly planted shrubs, if available.

Response:

- a. No other forms of visual barrier are proposed to be implemented between the time of evergreen planting and the time that those shrubs will reach mature height.
- b. No formal plan to maintain the shrubs and replace any dead shrubs throughout the operational period has been developed at this time. However, the Applicant is aware that the proposed facility must comply with the Site Plan approved by the Henderson City-County Planning Commission.
- c. The Applicant has not produced any computer-generated images portraying the solar panels, security fencing and newly planted shrubs.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

60. Provide any glare studies that were completed to evaluate the potential for any types of glare at any locations surrounding the project site.

Response:

The Applicant has not conducted any glare studies for the project site.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

61. Explain whether the project will use any anti-glare panels.

Response:

The project will use "Tier 1" (top quality) solar panels, which typically use anti-reflective materials and/or coatings.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

62. Explain whether there will be any glare affecting drivers on roads surrounding the Project site, including the Henderson Bypass, Alt 41 A or other roads, as the panels rotate over the course of the day during different times of the year.

Response:

The Applicant does not anticipate any glare affecting drivers on roads surrounding the Project site. A Glare Study is underway. The results will be shared when available.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

63. Explain whether any residences surrounding the project site will experience glare as the panels rotate over the course of the day during different times of the year.

Response:

The Applicant does not anticipate that any residences surrounding the project site will experience glare. A Glare Study is underway. The results will be shared when available.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

64. Explain whether the Company will ensure that there are no glare impacts resulting from Project operations.

Response:

The Applicant will address any glare impacts resulting from Project operations.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

65. Explain how glare will be mitigated, if it occurs.

Response:

Without knowing the scope and nature of any potential glare impacts, it is impossible to describe any mitigation procedures. The Applicant reiterates its intent to address any glare impacts resulting from Project operations.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

66. Provide any additional documents, maps, graphics, or other materials that have been presented to the local community other than the evidence of public notice and summary of public involvement efforts.

Response:

All additional documents, maps, graphics, or other materials that have been presented to the local community are accessible via the project website:

<https://www.communityenergyinc.com/hendersoncountysolar>

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

67. Describe the specific issues or concerns brought up by the public or others as the result of public meetings or through other avenues.

Response:

On Wednesday February 3, 2021, from 7:00am – 9:00pm Central Time (CT) and on Thursday February 4, 2021, from 7:00am – 9:00pm CT the Applicant conducted 'In-Person Office Hours' at the Ramada Inn, 2044 US-41 North, Henderson, KY 42420.

Seven (7) interested parties attended the In-Person Office Hours:

- On Wednesday, February 3, 2021, Chris Killenberg, representing the Applicant, met with David Hatchett, an area landowner. An overview of the proposed project was provided, and questions were answered. Of particular interest to Mr. Hatchett was the possibility of the development of a solar farm on Mr. Hatchett's land.
- On Wednesday, February 3, 2021, Chris Killenberg, representing the Applicant, met with Steve Graves, an owner and resident of land adjacent to the proposed project site. An overview of the proposed project was provided, and questions were answered. Mr. Graves stated that he is in favor of the solar project. He has no problem with the long-distance view of the solar farm from his home.
- On Wednesday, February 3, 2021, Chris Killenberg, representing the Applicant, met with John and Nancy Roberts, owners of land adjacent to the proposed project site. An overview of the proposed project was provided, and questions were answered. Mr. Roberts stated that he wished the Applicant could have used some of his land for the project. Mr. Roberts farms a field adjacent to the proposed project site. He expressed concerns about access to his field, and proposed coordination around gates and keys. Otherwise, Mr. Roberts stated he is in favor of the project.
- On Wednesday, February 3, 2021, Chris Killenberg, representing the Applicant, met with Chuck Stinnett, Business Editor for *The Gleaner*, Henderson's daily newspaper, and Executive Director of Henderson Leadership Initiative, a non-profit organization that works to identify and develop new leaders in the Henderson, Kentucky community. An overview of the proposed project was provided, and questions were answered. Mr. Stinnett subsequently published a news article in *The Gleaner* which is summarized below.

- On Wednesday, February 3, 2021, Chris Killenberg, representing the Applicant, met with William and Maureen Sword, owners of land adjacent to the proposed project site. An overview of the proposed project was provided, and questions were answered. The Sword's land had recently been for sale; they inquired as to whether the Applicant had an interest in buying the land for the project. The Swords also inquired on behalf of family members about project-related work opportunities.
- On Thursday, February 4, 2021, Chris Killenberg, representing the Applicant, met with William and Jo Robinson, owners and residents of land adjacent to the proposed project site. An overview of the proposed project was provided, and questions were answered. Mr. Robinson's primary concern was the location of gates to a project access point across from his property. The Robinsons have had problems with people parking off-road in their area and creating a nuisance. The management and possible correction of local drainage problems was also discussed.
- On Thursday, February 4, 2021, Chris Killenberg, representing the Applicant, met with Tammy Willett, an owner and resident of land adjacent to the proposed project site. An overview of the proposed project was provided, and questions were answered. Mrs. Willett expressed concern that, though her property is separated from the proposed project site by a creek and woodland, the project may be visible from her home during winter, when the leaves are down. The Applicant agreed to install additional vegetative screening along the periphery of the project site closest to Mrs. Willett's home.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

68. Provide any available transcripts of the public meetings.

Response:

Please see 'Henderson Planning Commission minutes_4-6-21' attached as pages 2-9 of this response.

Henderson City-County
Planning Commission
April 6, 2021

The Henderson City-County Planning Commission held a meeting April 6, 2021 at 6:00 p.m., at the Peabody Building, 1990 Barret Ct, Suite F, *via teleconference*. Members present via teleconference: Chairman David Dixon, Vice-Chairman David Williams, Bobbie Jarrett, Dickie Johnson, Gray Hodge, Kevin Richard, Gary Gibson, Mac Arnold, and Tommy Joe Fridy. Kevin Herron, Stacy Denton, and Doug Bell were absent. Staff present: Director Brian Bishop, Jennifer Marks, Theresa Curtis, and Heather Lauderdale. Chris Raymer was absent.

Chairman Dixon: The next item on the public hearing is the **Henderson County Solar Site Plan**. I think Mr. Bishop is going to begin.

Mr. Bishop, I need your full name.

Brian Bishop: Brian Bishop.

Chairman Dixon: Address?

David Williams: Mr. Chairman, point of order. Have we gone to public hearing yet?

Chairman Dixon: Yes, we voted to go into public hearing.

David Williams: Ok, thank you, sorry.

Chairman Dixon: I think you voted for it Dave. (Laughter) Well, you didn't vote against it at least.

We are in public hearing and the next item is the Henderson County Solar Site Plan; once again your name sir?

Brian Bishop: Brian Bishop, 1990 Barret Court, Suite C, Henderson, KY 42420.

Chairman Dixon: Do you promise to tell the truth, the whole truth and nothing but the truth this evening?

Brian Bishop: I do, sir.

Chairman Dixon: Very good, please proceed, thank you.

Brian Bishop: The first item on the agenda is the Henderson County Solar Site Plan submitted by Community Energy Solar, LLC and Chris Killenberg, Regional Development Director for the properties located in Henderson County on Wilson Station Rd; Hwy 41A; Hwy 425; and Old Corydon Road. The applicants are requesting site plan approval for a solar farm.

Folks, if you would bear with me one minute while I share the screen so we can all see the exact, same document.

This is a large project so I will need to zoom into a specific area if you would like.

Can everyone see the site plan on the screen?

Gary Gibson: Yes.

Brian Bishop: The area is made up of five (5) distinct areas covering approximately 141 acres as shown on the site plan. The project is defined as a Level 3 Solar Energy System by the Henderson County Zoning Ordinance.

Some things to remember is that the applicant will be required to post a 1% surety bond that ensures that the decommissioning can be secured if the project does not last as expected.

The County Zoning Ordinance requires that the solar arrays be a minimum of one hundred (100) feet away from any existing residential structures. This project will not have that issue, they are at least 750 feet away from any existing structures.

The maximum height of any solar array is twenty-five feet, which again will not be an issue for this site but I just wanted to give you guys a reminder because it's been a while since we've dealt with solar farms.

Staff recommends approval, subject to bonding that we previously addressed. That will be presented at the time of the building permit and final site plan approval.

We have received all necessary approvals from the technical staff and we also have Mr. Killenberg on and he has a presentation that he would like to present and I think it would give a lot of detail and perhaps answer a lot of questions.

That is in your packet if you would like to follow along.

So Chris, if you would, bear with me for one moment and I'm going to pull your presentation up and I believe Mr. Dixon will want to swear you in and I will give your control to move the slides as you see fit.

Chairman Dixon: Question first; we are considering all these shaded areas, correct?

Brian Bishop: Correct. I'll kind of give you guys a brief overview. This is area E, which you'll notice is near Lovers Lane which is near 41 A, Collier Road intersection.

Chairman Dixon: Question on that, you said that all homes are 750 feet away from this?

Brian Bishop: From the solar arrays themselves, yes.

Chairman Dixon: Including the Lovers Lane section?

Brian Bishop: Yes, there is a drawing in the presentation that will show that.

Chairman Dixon: Very good.

Chris Killenberg: If I could just jump in real quick, that's not quite correct but I'll correct that when I talk in a minute.

Brian Bishop: I apologize Chris, I misinterpreted the drawing.

Chris Killenberg: That's ok.

Chairman Dixon: Do you mind to switch his presentation and I'll swear him in.

Brian Bishop: Give me one second.

Chairman Dixon: Mr. Killenberg, I need your full name.

Christopher Killenberg: Christopher Killenberg.

Chairman Dixon: Your address?

Christopher Killenberg: 15 Albert Lane, Adamsville, Rhode Island, 02801.

Chairman Dixon: Do you promise to tell the truth, the whole truth and nothing but the truth?

Christopher Killenberg: I do.

Chairman Dixon: Very good, thank you sir, I appreciate it.

Christopher Killenberg: Thank you.

Brian Bishop: Chris would you prefer to lead the meeting or do you want me to move the slides when you're ready?

Christopher Killenberg: If you're able to let me move the slides it might be more efficient.

Thank you for letting me present to you tonight, and Brian how many minutes would you like me to keep my comments to.

Brian Bishop: Whatever the Planning Commission wants.

Chairman Dixon: We have no time limit.

Christopher Killenberg: Ok, I'll try to go through the high points and then leave time for questions thereafter.

So as Brian introduced, this is a large-scale solar farm located on either side of the By-Pass roughly between Old Corydon Road and across the By-Pass where the old driving range used to be, and across the old rail road tracks over to that parcel over by Lovers Lane.

Brian had misspoken earlier, that's ok, it's for 541 acres, not 141 acres in total. The purpose of this is Henderson Municipal Power and Light had run a competitive bid for the purpose of buying solar electricity under a long-term contract to serve the City of Henderson, and we, among other people, bid on that and ultimately they chose our proposal for a combination for reasons but partly in that it's cost effective. Solar energy is cost effective these days compared to other sources.

So, the good news, I would say for the citizens of Henderson is this will be a long-term project at a fixed price that will deliver very cost effective energy reliably to the city.

So, this is a slide presentation as part of a State permitting process that we posted on a website specifically for this project and it's available to the public, has been available to the public. It was also always presented at a virtual public meeting that we held in early March, late February.

So, some of these slides are more than you need to see tonight. I'm not able to advance the slides...hmm, I can't seem to advance the slides, Brian.

Brian Bishop: You just tell me when you're ready and I'll do it.

(THE SLIDE PRESENTATION MADE BY CHRIS KILLENBERG ON BEHALF OF COMMUNITY ENERGY SOLAR, LLC IS ATTACHED TO THIS DOCUMENT FOR REFERENCE)

Chairman Dixon: Thank you sir, how can we get access to this complete presentation?

Chris Killenberg: I will be sure to get that information to Brian but essentially it's Community Energy Inc. / Henderson County Solar but I'll be sure to get to Brian.

The website has been up, it's got more information on it and of course you can contact us, me, contact Brian and he'll lead you to me anytime with any questions.

Chairman Dixon: Thank you. Does any member of the Planning Commission have any questions for Mr. Killenberg?

David Williams: Mr. Killenberg, just as out of curiosity is there a lifetime limit to these farms? I think we're saying twenty years but is there any reason for this to actually end in twenty years?

Chris Killenberg: Not necessarily. Again, I said before these are kind of old style solar panels, we know how they're going to behave and what we know is, and this is a thirty year project. In year thirty, they're going to produce about 75% of what they did in year one but they're fully paid for.

So, if the price of power at that point is enough to pay the taxes, the rent, and mowing the grass we and the landowners might agree to keep going. There is no reason not to.

Or, they may say we've had enough. The nice thing about solar is that because it's not brick and mortar we can unbolt everything, pull those posts out of the ground and the landowners have their farmland back and can resume farming or do whatever they want with it.

To answer your question the only reason we have thirty years right now is that is sort of the investment horizon that most investors are looking for and that's what we've agreed to with the land owners.

But if we're all happy in year thirty, we may just keep going.

Chairman Dixon: Very good, any other questions from the Planning Commission?

Dickie Johnson: Chairman, can you hear me?

Chairman Dixon: Yes.

Dickie Johnson: Dickie Johnson. Mr. Killenberg, is that your correct name, Killenberg?

Chris Killenberg: Yes sir.

Dickie Johnson: You said the majority of this work, a lot of the workers don't have to have certain skills. You said everybody is available, let me rephrase that, anybody that's wanting to work there would be available or available...would have an opportunity to go to work and I'm not opposed to that but I want to, I guess, emphasis that a lot of transient type contractors, they bring in undocumented workers. Hopefully your company is not going to allow that to happen.

Chris Killenberg: I'm not the ultimate general contractor of the construction but the kind of companies that do this construction are reputable, national quality firms. So, it's not worth their reputation to do things illegally or improperly and the kind of people we work with, we've worked with before.

So, typically what they do is they'll bring in their own people as foreman and they'll run a Job Fair often times at the local Community College or Henderson Economic Development or somewhere a weekend or two and open it up to locals to come sign up and that's typically how it works. You're right that it doesn't include a lot of skill at the same time experience is valuable and what I'm hoping that will happen in Kentucky is happening in North Carolina is people that gain experience on our project, because it's one of the first, will then move to another project. Maybe another project in the south of the county or vice versa, and then the next time they'll do one in Daviess County, and the next time... so we can kind of develop a local workforce that has some experience in these things even though the work is simple.

That's typically how these hires are made, it's not people coming from far away to do this work, and it's generally local folks that do it.

Dickie Johnson: Thank you.

Chairman Dixon: Any other questions from the Commission?

All good questions.

Any of our other participants this evening have any questions for Mr. Killenberg? Members of the public? I see nothing on Facebook.

Would anyone else like to address this issue?

All your questions have been answered?

Very well, we'll entertain a motion in regard to the Henderson County Solar Site Plan as presented. What is the pleasure of the Commission?

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY DICKIE JOHNSON TO APPROVE THE SITE PLAN AS SUBMITTED BY HENDERSON COMMUNITY SOLAR, LLC. AS SUBMITTED.

Chairman Dixon: We have a motion and a second, any discussion? Any further comments?

Madame Secretary, please call the roll.

AYE: ALL

NAY: NONE

Chairman Dixon: Very good, the motion passes.

Thank you Mr. Killenberg for your presentation, very educational.

Chris Killenberg: Thank you all.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

69. Provide any written or oral comments offered by the public or government agencies.

Response:

In July 2019, Chris Killenberg, representing the Applicant, met with Brad Schneider, Judge-Executive of Henderson County, to introduce the proposed solar project. Judge Schneider expressed his interest in, and support for, the proposed project; highlighted Henderson County's desire to be business-friendly; and stated that he looked forward to working with the Applicant to "help make it happen."

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

70. Describe any issues or concerns brought up by the public or others regarding potential impacts to Henderson Community College.

Response:

No issues or concerns have been brought up by the public or others regarding potential impacts to Henderson Community College.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

71. Describe any issues or concerns brought up by the two churches in close proximity to the project site.

Response:

No issues or concerns have been brought up by the two churches in close proximity to the project site.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

72. Describe any plans to coordinate with local landowners or others in case of complaints or other issues that arise during the course of construction or operations.

Response:

The Applicant intends to send a notice of the start of construction activities on the proposed project site to all adjacent landowners. This notice will include contact information for the Applicant as well as relevant public officials and agencies.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

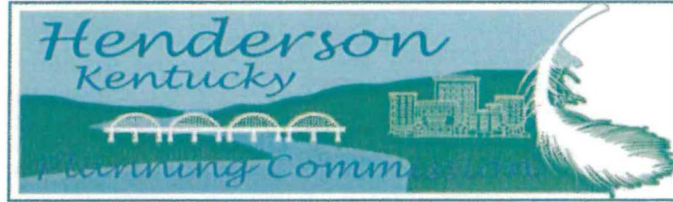
73. Regarding the Conditional Use Permit that Henderson Solar states it will obtain from the Henderson City-County Planning Commission in early 2021.
- a. Describe the status of that permitting process.
 - b. Describe the areas of focus or concern associated with that permit.
 - c. Describe the issues or concerns brought up by the Commissioners or the public as part of that permitting process.
 - d. Provide all materials submitted to the Henderson City-County Planning Commission and all public materials (documents, decisions) associated with this permitting process.
 - e. If there are any discrepancies between the materials presented to the Henderson City-County Commission and the Henderson County Solar SAR, reconcile the differences.

Response:

- a. Brian Bishop, Executive Director of the Henderson City-County Planning Commission (the "Commission"), in consultation with the Commission, determined that pursuant to Article 30 of the Henderson County Zoning Ordinance as written (the "Solar Ordinance"), a Level 3 Solar Energy System is a permitted use subject to compliance with the requirements outlined in Section 30.02 of the Solar Ordinance. Accordingly, the review of the proposed project for compliance with the setback requirements of the Solar Ordinance was conducted as a Site Plan Review, not a Conditional Use Permit process. The Site Plan was reviewed and approved on April 6, 2021.

Please see 'Henderson County Solar LLC_Site Plan Approval_4-6-21', attached as page 2 of the response to Item 27.

- b. The primary area of focus or concern expressed by the Henderson City-County Planning Commission (the “Commission”) during the Site Plan review was the management of stormwater. The Applicant confirmed to the Commission that a Stormwater Pollution Prevention Plan (SWPPP) or a Best Management Practices Plan (BMP Plan) would be submitted to the Kentucky Energy and Environment Cabinet/Division of Water prior to construction.
- c. Other than the issue of stormwater management outlined above, no other the issues or concerns were brought up by the Commissioners or the public as part of the Site Plan review.
- d. Please see ‘Henderson County Solar_Application to Planning Commission’, attached as pages 3-39 of this response.
- e. The Applicant is not aware of any discrepancies between the materials presented to the Henderson City-County Commission and the Henderson County Solar SAR.



COPY

PLANNING COMMISSION **SITE PLAN APPLICATION** # _____

A fee of \$50.00 is required of which no part shall be refundable.

DATE _____ RECEIPT# _____ (FOR STAFF USE)

The undersigned hereby submits, for the Henderson City-County Planning Commission, a site plan for a parcel of land herein described:

TITLE Henderson County Solar

ADDRESS _____, OR

LOCATION Hwy 41-A, Hwy 425, Wilson Station Rd., Old Corydon Rd.

DEVELOPER Community Energy Solar, LLC

DEVELOPER'S
OWNER'S SIGNATURE *Chris Killenberg* Chris Killenberg, Regional Development Director

MAILING ADDRESS Three Radnor Corp Ctr., Suite 300, 100 Matsonford Rd., Radnor, PA 19087

PHONE# (919) 360-9792 DATE 3/10/2021

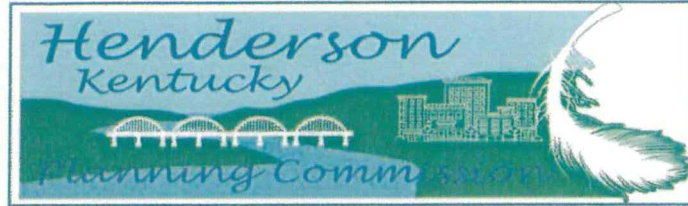
(FOR STAFF USE)

CLERK'S SIGNATURE _____ DATE _____

PUBLIC HEARING DATE _____

ACTION _____

COMMENTS CONCERNING THIS SITE PLAN:

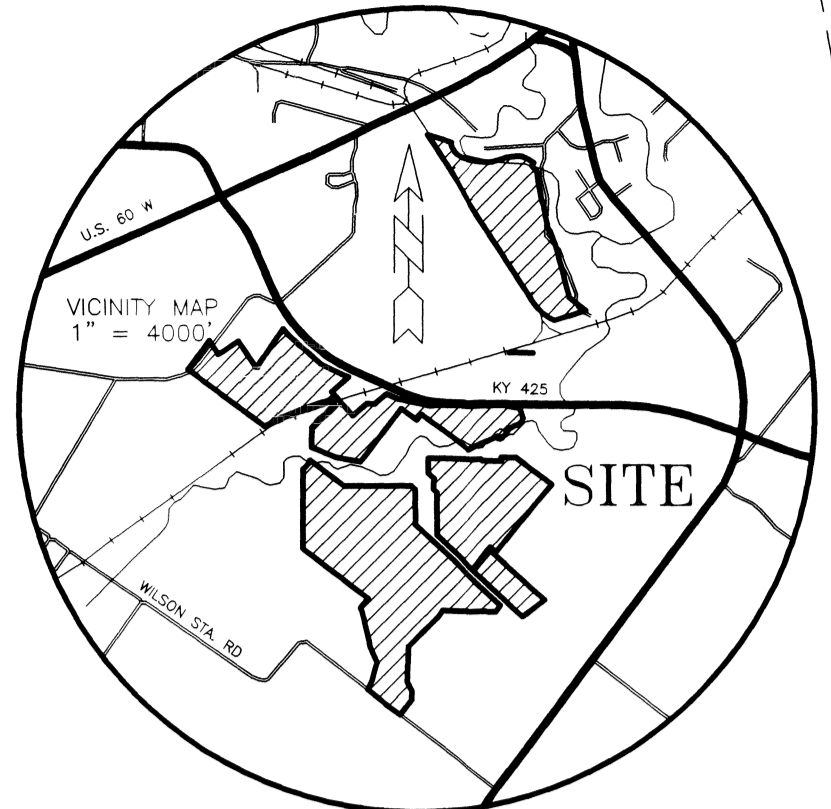
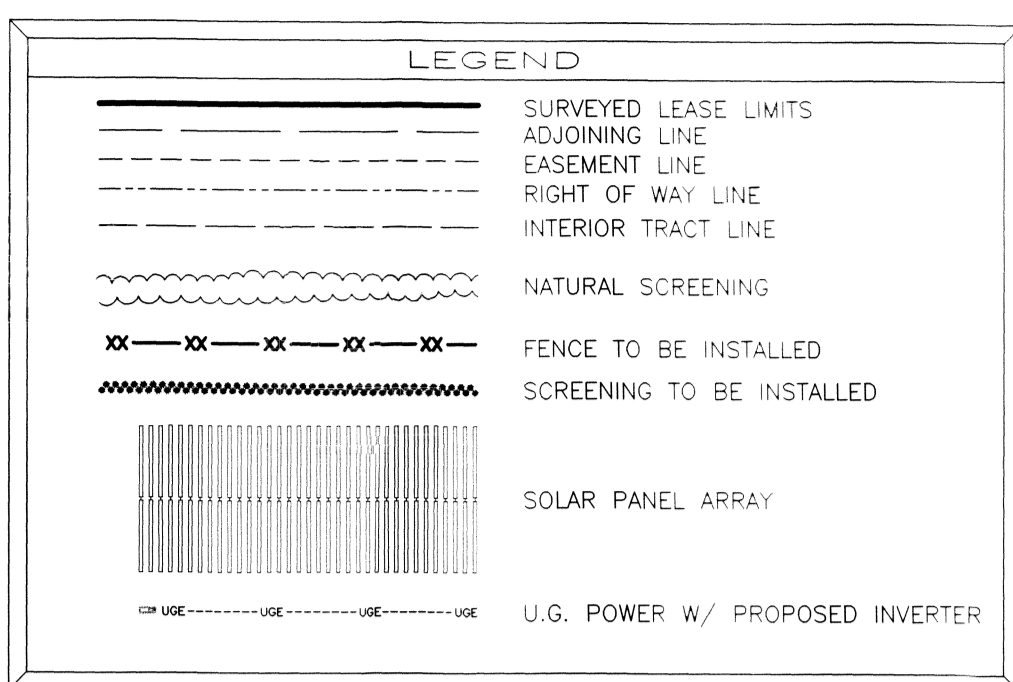


PLANNING COMMISSION SITE PLAN CHECKLIST

- 1. A Site Plan review submittal shall include ten (10) copies of the site plan and a complete plan Review application. All Site Plans submitted to the Henderson City-County Planning Commission for review and approval shall depict the following information:
- 2. Title of Site Plan (example Green Street Apts. Site Plan)
- 3. If apartment complex/ number of units/ number bedrooms
- 4. North Arrow.
- 5. Drawn to scale.
- 6. Date prepared
- 7. Name and address of property owner
- 8. Address of property.
- 9. Property lines (existing and proposed).
- 10. Street(s) on which the property has frontage and/or street(s) which provide access to the Property.
- 11. Size of the property (dimensions and square footage).
- 12. Accurate location and dimensions of proposed and existing building(s).
- 13. Location and type of security lighting (if required).
- 14. Surface water drainage patterns, erosion control, approved by appropriate authority.
- 15. Required number of parking spaces and dimensions 10x18.
- 16. Dimensions and location of loading/unloading spaces (if required).
- 17. All existing and/or proposed entrances, exits and internal driveways which will be utilized by the development, show internal traffic flow. (Include curbing, sidewalk, drive and access aprons to be removed.)
- 18. Any existing or proposed easements (i.e. Utility, drainage) located on the property.
- 19. Location and description of all screening/buffering elements which will be utilized for the Development (if required).
- 20. Location of trash and garbage containment areas with proposed buffer.
- 21. Site triangle
- 22. 100 year flood plain elevation (if applicable).
- 23. Signature line
- 24. Required building Setbacks
- 25. Fire hydrant location or distance to nearest fire hydrant. (If required).
- 26. Vicinity Map
- 27. Any existing or proposed location and size of all utilities.
- 28. N.O.I. - Notice of Intent if disturbing more than 1 acre.
- 29. State Encroachment Permit if required.
- 30. Other features – Any additional information deemed necessary by the Planning Commission or Technical advisors.

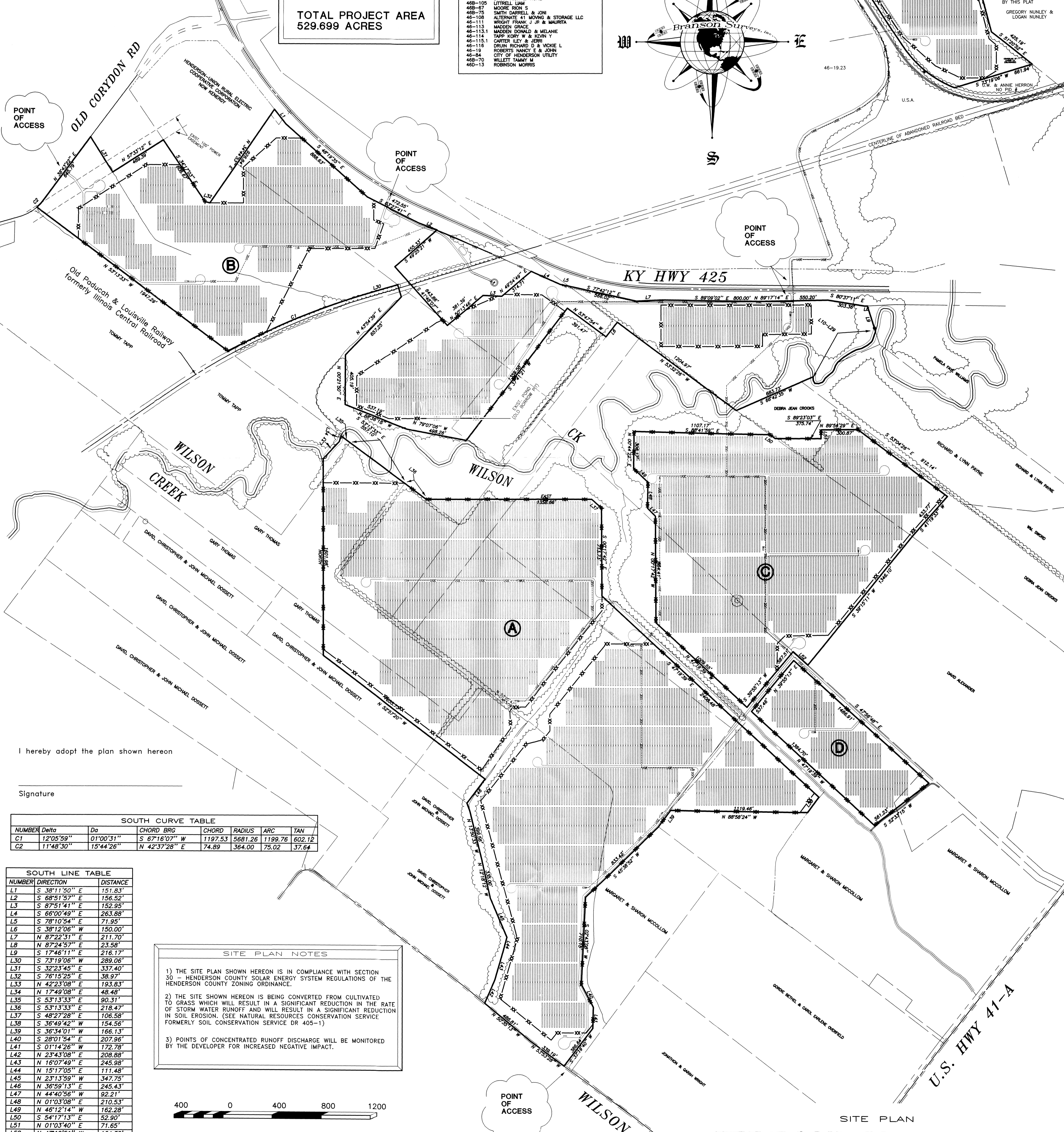
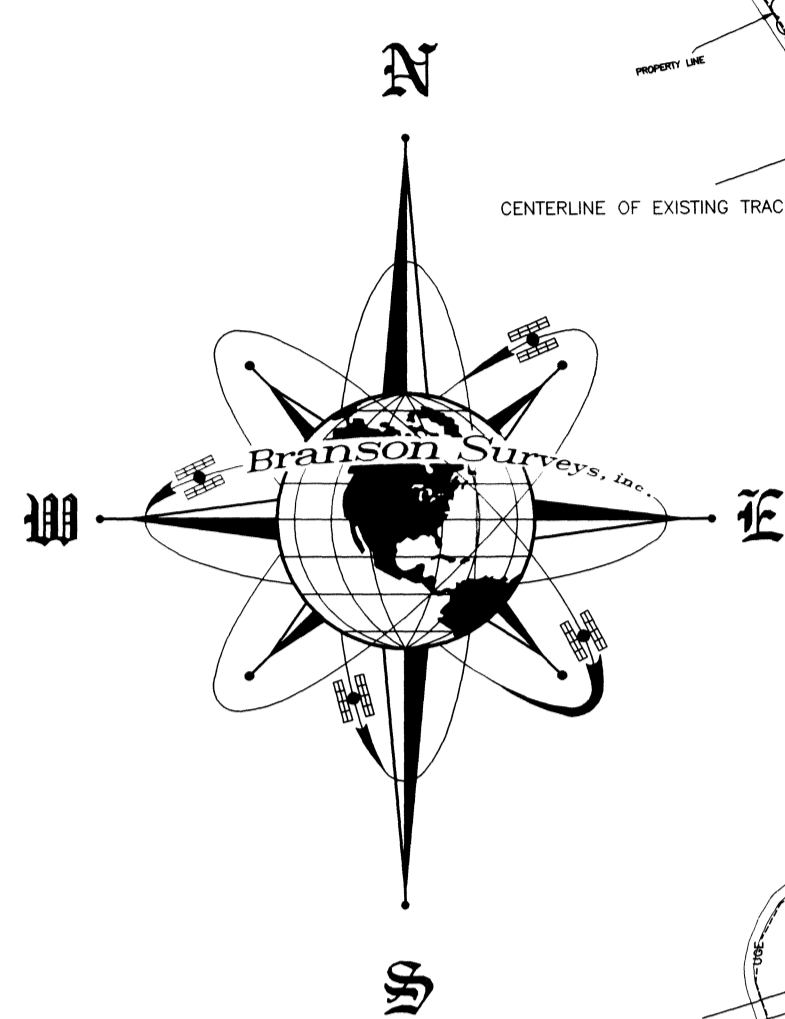
LINE	BEARING	DISTANCE
L1	S 71°58'59" E	702.00'
L2	S 1°03'19" W	26.62'
L3	S 12°15'32" E	42.42'
L4	S 20°05'43" E	49.48'
L5	S 32°56'37" E	97.50'
L6	S 47°21'46" E	57.14'
L7	S 60°56'24" E	144.00'
L8	S 75°35'36" E	127.54'
L9	S 78°10'42" E	199.15'
L10	S 82°09'40" E	97.82'
L11	S 85°35'04" E	112.75'
L12	N 86°11'20" E	123.83'
L13	N 76°16'45" E	138.68'
L14	N 66°18'50" E	60.29'
L15	N 72°40'19" E	68.20'
L16	N 75°42'42" E	71.75'
L17	N 82°02'23" E	65.92'
L18	N 86°07'44" E	119.36'
L19	S 88°34'26" E	62.78'
L20	S 81°52'12" E	38.67'
L21	S 71°17'08" E	70.31'
L22	S 62°06'10" E	65.40'
L23	S 61°09'40" E	63.40'
L24	S 55°41'05" E	62.26'
L25	S 32°39'32" W	56.27'
L26	S 44°09'54" E	63.21'
L27	S 06°52'54" E	124.16'
L28	S 06°52'54" E	44.01'
L29	S 15°43'57" E	42.90'
L30	S 22°33'41" E	30.63'
L31	S 12°04'43" E	130.04'
L32	S 12°04'43" E	100.00'
L33	S 00°59'16" W	43.32'
L34	S 15°43'57" E	42.90'
L35	S 22°33'41" E	30.63'
L36	S 37°34'07" E	31.32'
L37	S 55°33'02" E	12.86'
L38	S 19°54'44" E	138.52'
L39	S 19°54'44" E	173.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DEGREE OF CURVE
C1	25.00'	33.52'	31.07'	S 05°45'11" E	76°49'25"	229°10'59"
C2	207.00'	134.70'	132.33'	S 23°31'24" E	37°16'59"	27°40'45"
C3	1153.00'	138.93'	138.85'	S 13°54'07" E	6°54'14"	4°58'02"
C4	248.00'	62.62'	62.45'	S 10°07'15" E	14°27'59"	23°08'11"
C5	904.92'	560.43'	551.91'	N 50°42'24" W	35°29'02"	6°19'54"



PROJECT AREAS TAB
A - 192.740 ACRES
B - 140.287 ACRES
C - 83.473 ACRES
D - 17.807 ACRES
E - 95.392 ACRES
TOTAL PROJECT AREA
529.699 ACRES

PD	NAME
46-19-2	FRANCIS BETH ANN & JEFF
46-105	SMITH DARRELL W & JOHN
46-108	WRIGHT EDY W & SHIRLEY
46-112	BLANFORD MARGARET A
46-88	FRANKS JAMES E & KARYN F
46-89	BROWN JESSICA D
46-86	PUCKETT HEATHER DENISE
46-75	SPRINGS JOSEPH P & TAMMY M WILLET
46-73	WILLET TONY G & VALARIE
46-74	WILLET TONY G & VALARIE
46-104	SMITH DARRELL W & JOHN
46-107	MUNLEY GREGORY DEWAYNE & LOGAN DEWAY
46-110	PRESLEY LINDA SUE
46-115	DRUM RICH & VICKIE
46-105	LITRELL LAM
46-87	MOORE RICH S
46-75	SMITH DARRELL W & JOHN
46-108	ALTERNATE #1 MOVING & STORAGE LLC
46-111	WRIGHT FRANK J JR & MAURITA
46-113	MADSEN GRACE
46-113.1	MADSEN DONALD & MELANIE
46-114	TAPP JERRY W & KEVIN Y
46-115.1	CARTER ILEY & JERRY
46-115	DRUM RICH & VICKIE L
46-19	ROBERTS NANCY E & JOHN
46-70	CITY OF HENDERSON UTILITY
46-10	WILLET TAMMY M
46-13	ROBINSON MORRIS



I hereby adopt the plan shown hereon

Signature _____

NUMBER	Delta	Da	CHORD BRG	CHORD	RADIUS	ARC	TAN
C1	12°05'59"	01°00'31"	S 67°16'07" W	1197.53	5681.26	1199.76	602.12
C2	11°48'30"	15°44'26"	N 42°37'28" E	74.89	364.00	75.02	37.64

NUMBER	DIRECTION	DISTANCE
L1	S 38°11'50" E	151.83'
L2	S 38°51'57" E	156.52'
L3	S 67°51'41" E	192.95'
L4	S 68°00'49" E	263.88'
L5	S 78°10'54" E	71.95'
L6	S 38°12'06" W	150.00'
L7	N 87°22'31" E	211.70'
L8	N 87°24'57" E	23.58'
L9	S 17°48'11" E	216.17'
L10	S 73°19'06" W	289.06'
L11	S 32°23'45" E	337.40'
L12	S 76°15'25" E	38.97'
L13	N 42°23'08" E	193.83'
L14	N 17°49'08" E	48.48'
L15	S 53°13'33" E	90.31'
L16	S 53°13'33" E	218.47'
L17	S 48°27'58" E	106.58'
L18	S 36°49'42" W	154.56'
L19	S 36°34'01" W	166.13'
L20	S 28°01'54" E	207.96'
L21	S 01°14'26" W	172.78'
L22	N 23°43'08" E	208.88'
L23	N 16°07'49" E	245.98'
L24	N 15°17'05" E	111.48'
L25	N 23°13'59" W	142.95'
L26	N 36°59'13" E	245.43'
L27	N 44°40'56" W	92.21'
L28	N 01°03'08" E	210.53'
L29	N 46°12'14" W	162.28'
L30	S 54°17'13" E	52.90'
L31	N 01°03'40" E	71.65'
L32	N 47°19'51" W	164.38'

SITE PLAN NOTES

- 1) THE SITE PLAN SHOWN HEREON IS IN COMPLIANCE WITH SECTION 30 - HENDERSON COUNTY SOLAR ENERGY SYSTEM REGULATIONS OF THE HENDERSON COUNTY ZONING ORDINANCE.
- 2) THE SITE SHOWN HEREON IS BEING CONVERTED FROM CULTIVATED TO GRASS WHICH WILL RESULT IN A SIGNIFICANT REDUCTION IN THE RATE OF STORM WATER RUNOFF AND WILL RESULT IN A SIGNIFICANT REDUCTION IN SOIL EROSION. (SEE NATURAL RESOURCES CONSERVATION SERVICE FORMERLY SOIL CONSERVATION SERVICE DR 405-1)
- 3) POINTS OF CONCENTRATED RUNOFF DISCHARGE WILL BE MONITORED BY THE DEVELOPER FOR INCREASED NEGATIVE IMPACT.

OWNER(S)	MAILING ADDRESS	SOURCE	P.I.D.#	PROPERTY ADDRESS
DAVID DOSSETT	2521 WILSON STA. RD - HENDERSON, KY 42420	DB 468 PP 54	39-2-53	
CHRISTOPHER & SHIRLEY DOSSETT	8297 MARTIN-MARTIN RD. - HENDERSON, KY 42420	DB 468 PP 54	39-2-53	2517 WILSON STA. RD - HENDERSON, KY 42420
JOHN MICHAEL & BRENDA DOSSETT	225 S. WATER ST. - HENDERSON, KY 42420	DB 468 PP 54	39-2-53	
DEBRA JEAN & RICHARD TRACY CROOKS	8120 PRITCHETT CROOKS RD, HENDERSON, KY 42420	DB 232 PP 621 WB 48 PP 1	46-42	5876 HWY 41-A, HENDERSON, KY 42420
MARGARET & SHARON MCCOLLON	2629 TIPPICANOE TRAIL - HENDERSON, KY 42420	DB 628 PP 324	47-3 & 3.1	6454 HWY 41-A - HENDERSON, KY 42420
BETH ANN & JEFF FRANCIS	9592 CORYDON-GENEVA RD. - HENDERSON, KY 42420	DB 619 PP 80	46-19.2	HWY 425 ADJ. TO 6300 - HENDERSON, KY 42420
GARY & SANDRA THOMAS	5853 POSEY CHAPEL RD. - HENDERSON, KY 42420	DB 605 PP 725	39-2-64	1773 WILSON STA. RD. - HENDERSON, KY 42420
TOMMY TAPP	P.O. BOX 6141 - HENDERSON, KY 42420	DB 319 PP 504	39-65 & 66 46-20	0 OLD CORYDON RD. - HENDERSON, KY 42420

HENDERSON COUNTY SOLAR
 HENDERSON COUNTY KENTUCKY

ORDERED BY: CHRIS KILLENBERG
 REGIONAL DEVELOPMENT DIRECTOR - COMMUNITY ENERGY

Branson Surveys, inc.
 330 SECOND ST., HENDERSON, KY 42420

DEVELOPER:
 COMMUNITY ENERGY SOLAR, LLC
 THREE RADNOR CORP CTR. SUITE 300
 100 MATSONFORD RD.
 RADNOR, PA 19087

FIELD: 11-4-20
 SCALE: 1" = 400'
 PLAT: 3-8-21

FILE LOC.
 PACK.LOC.
 DWN BY



Henderson County Solar



Presentation Outline



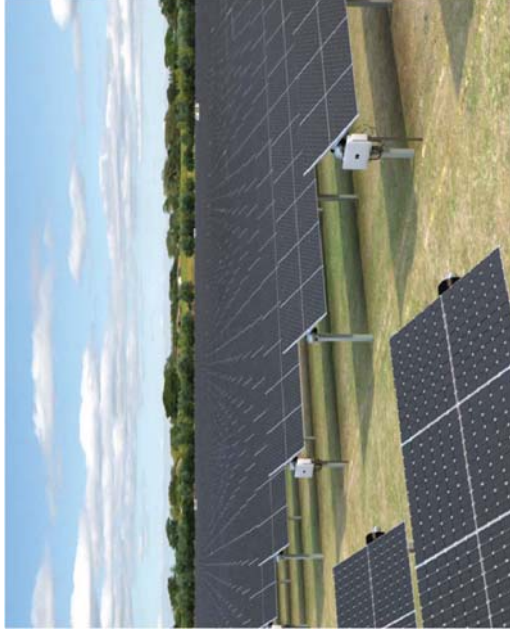
- **Introduction**
- **Description**
 - Why Henderson County?
 - What is a Solar Farm?
- **Project Site**
 - Project Site
 - Project Layout
 - Environmental Studies
 - Impact Studies
- **Permits**
 - County Permitting
 - State Permitting
- **Operations**
 - Construction
 - Operations and Maintenance
 - Output
 - Community Benefits
- **Summary**



About Henderson County Solar

Henderson County Solar is a proposed:

- 50 megawatt (50MW) solar farm
- Located on a 541-acre project site just outside the city limits of the City of Henderson
- Selling 100% of its output to Henderson Municipal Power & Light (HMP&L)
- Under development by Community Energy



CONFIDENTIAL

3

About Community Energy



- In business for 21 years
- A leader in the development of renewable energy projects (especially in new markets)
- Headquarters in Radnor, PA
 - Additional offices in Colorado and North Carolina
- **Successful, experienced, and trusted**



Why Henderson County?



Last year, Henderson Municipal Power & Light conducted a competitive bid process, seeking to buy solar power under a long-term fixed-price contract.

Community Energy's proposal for a solar farm in Henderson County was selected.

The result will be low-cost locally-produced solar power.



What is a 'Solar Farm'?

A '**solar farm**' is essentially a power plant that converts sunlight to electricity.

The basic building block of a solar farm is a solar panel.

Solar panels are rectangular, about 3 ft wide and 5 ft tall. They're black or dark blue, with glass on top.

A solar farm is just a whole lot of solar panels, bolted to a racking system, and placed in a field.



Solar Panels



Solar panels are made of simple materials, including:

- Glass (+/- 85%)
- Aluminum (+/- 8%)
- Silicon (+/- 6%)
- Wiring (+/- 1%)
 - Wiring is typically made of copper, silver, and zinc

The proposed solar farm will use 130,000 solar panels.

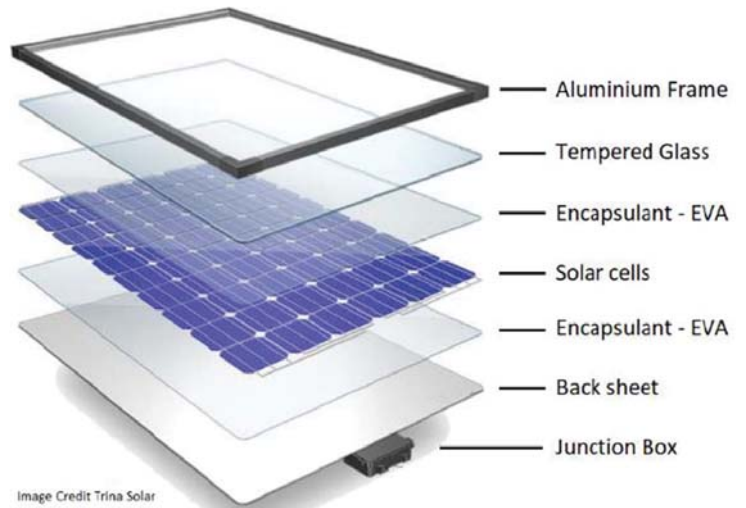
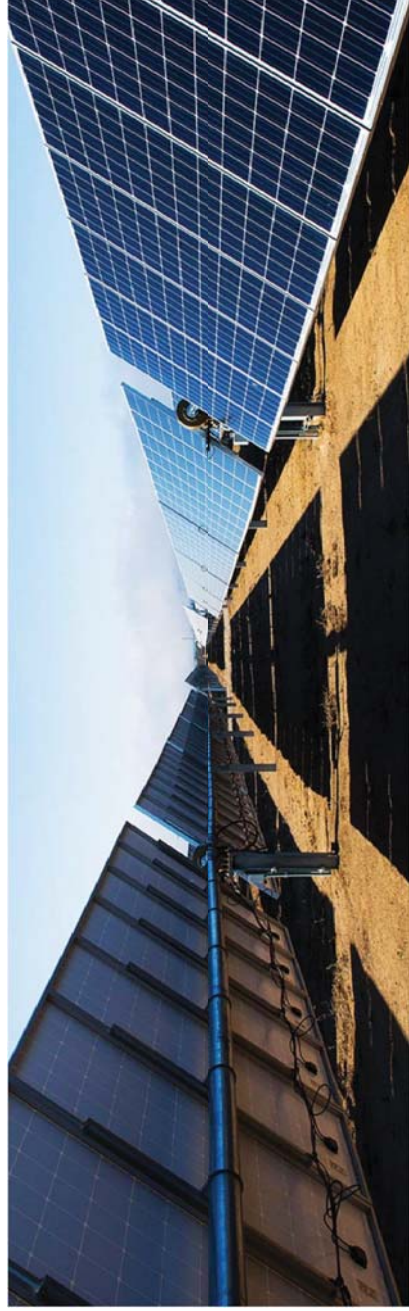


Image Credit Trina Solar

Racking



- The proposed solar farm will use a 'Single-Axis Tracking System' – a rotating racking system that will follow the sun from east to west.
- First, a post is driven into the ground
 - Then, the racking system is bolted to the posts
 - Then, the solar panels are attached to the racks



CONFIDENTIAL

Inverters



Solar panels produce 'DC' power (the same as in a car battery).

An 'inverter' changes the power from 'DC' power to 'AC' power (the same as you use in your home).

Inverter stations will be located throughout the solar farm.



Transformers



Solar panels produce low-voltage electricity.

Transformers are used to increase the voltage to a usable level.

“Step-up Transformers” within the solar farm increase the voltage to a level similar to the typical voltage in the power lines that run along roads.

A “Main Transformer” at the project substation increases the voltage again, to the level in the transmission line.



Substation

To gather all the electricity the solar farm will produce, a project substation will be built.

The substation will be a square area, roughly 150 ft x 150 ft, surrounded by a security fence, with electrical equipment inside.

A power line will connect the project substation to a nearby HMP&L substation.

The location of the connection to HMP&L is called the 'Point of Interconnection.'



Security Fence



The solar farm will be built in multiple sections. Each section of the solar farm will be surrounded by a seven-foot tall security fence.

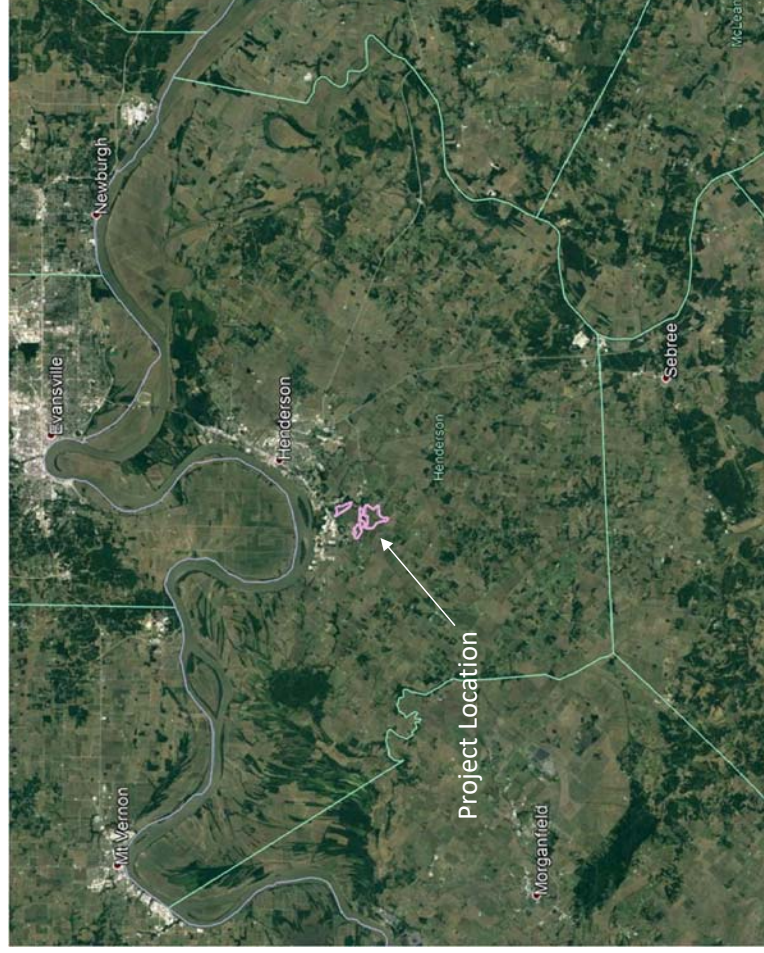


CONFIDENTIAL



Project Location

The project will be located in central Henderson County, just outside the city limits of the City of Henderson.



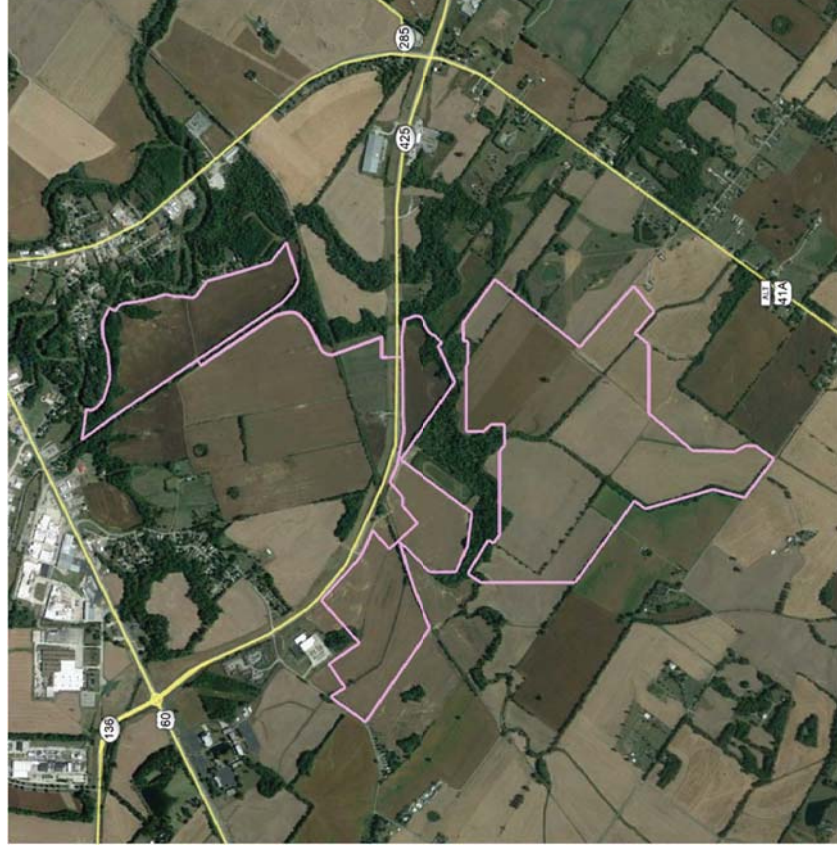
CONFIDENTIAL

Project Site



The project site will consist of three sections totaling approximately 541 acres of land: two sections south of Hwy 425 (Henderson Bypass) and one section west of Lover's Lane.

Most of the project site is currently open land used for row-cropping.



CONFIDENTIAL

Project Layout



The solar panels and other equipment will be laid out to avoid sensitive environmental areas, and will adhere to setbacks and other provisions of Henderson County's Solar Ordinance.

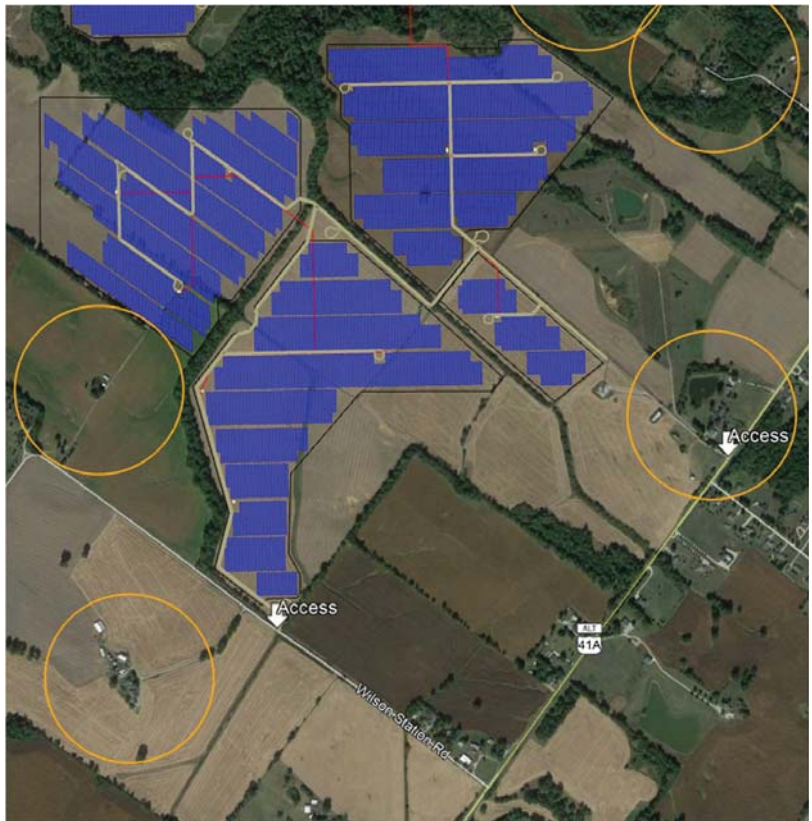


Project Layout – South Section



This close-up of the South Section of the solar farm illustrates the setbacks from neighboring houses. The orange circles have a radius of 750 feet.

The existing natural vegetation between the solar farm and neighboring houses will be retained as a visual screen.



Project Layout – Center Section



This close-up of the Center Section of the solar farm illustrates the setbacks from neighboring houses. The orange circles have a radius of 750 feet.

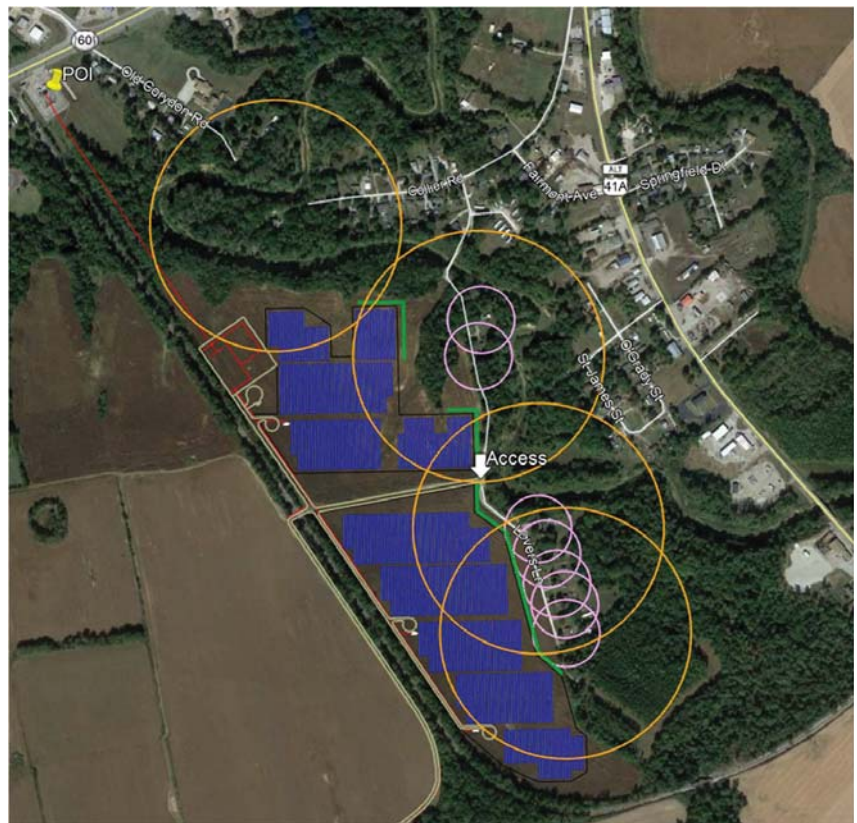


Project Layout – North Section



This close-up of the North Section of the solar farm illustrates the setbacks from neighboring houses. The orange circles have a radius of 750 feet. The pink circles have a radius of 200 feet.

Where the solar farm abuts Lover's Lane, a double offsetting row of evergreens will be planted as a visual screen.



Interconnection Studies



The HMP&L transmission system is part of a regional transmission network managed by the 'Midcontinent Independent System Operator' (MISO).



MISO will study the proposed solar farm, to determine whether the point of interconnection (the HMP&L substation) can absorb this additional power, or if the substation or HMP&L's "grid" need to be upgraded.



Any required upgrades will be paid for by the project.

Environmental Studies



Multiple environmental studies have already been conducted:

- Wetlands and streams eligible for protection have been identified. Any required setbacks or buffers will be observed.
- Cultural resources eligible for protection have been identified. Any required setbacks or buffers will be observed.
- Threatened and endangered wildlife habitat has been identified (bats). Any required avoidance will be observed.



CONFIDENTIAL

Impact Study



A 'Property Value Impact Study' has been conducted to determine whether the proposed solar farm will likely have a negative impact on local property values.

The most common areas for impact on adjoining property values are, in order of importance:

1. Hazardous materials
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

- The Study reported no hazardous materials or odors associated with solar farms.
- The Study reported no instances of audible sounds at the periphery of the solar farms it inspected.
- The Study estimated that the anticipated 2-3 fulltime workers at the solar farm would not significantly impact traffic.
- The Study reported no negative stigma against solar farms as a neighboring use.
- Based on the enhanced setbacks and buffers from neighboring residences, the Study anticipated no negative visual impact from the solar farm.
- The Study concluded that the proposed solar farm would not likely have negative impact on local property values.

Acoustical Analysis



Table 1. Sound Levels of Common Activities/Situations.

An 'Acoustical Analysis' has been conducted to determine whether the proposed solar farm will likely increase noise levels in the area.

The study concluded that the enhanced setback distances between the solar farm and neighboring residences are anticipated to diminish sounds from the solar farm to a level below 45 decibels – lower than the sound level of a quiet urban area at night.

Activity/Event	dBA
Lowest audible sound to person with average hearing	0
Quiet rural, nighttime	25
Crickets, distant frogs	30
Birds, distant dog bark	40
Quiet urban, nighttime	45
Large business office	60
Normal speech at 3 feet	60-70
Noisy urban area, daytime	75
Food blender at 3 feet	85
Gas lawn mower at 3 feet	100
Jet flyover at 1,000 feet	110

County Permitting



Henderson County Solar will seek a permit from the Henderson County Planning Commission.

The permit will be subject to the project's adherence to Henderson County's Solar Ordinance, which requires:

- 25 ft setback from adjacent property lines
- 100 ft setback from neighboring houses
- 25 ft maximum height
- 7 ft tall security fence (no barbed wire)
- Visual buffer that provides reasonable screening to reduce the view of the solar farm
- Decommissioning Bond = 1% of construction cost



For more information, contact:

Brian Bishop
Executive Director
Henderson County Planning Commission

bbishop@hendersonplanning.org

(270) 831-1289

State Permitting



Henderson County Solar will be seeking a **Construction Certificate** from the Kentucky Public Service Commission

The Construction Certificate will be issued by the Kentucky State Board on Electric Generation and Transmission Siting (the **"Siting Board"**).

The Siting Board review focuses on three areas:

- Environmental matters such as noise and visual impacts
- Economic impacts
- Impact of the proposed facility on Kentucky's electric transmission grid



Kentucky Public Service Commission



Commonwealth of Kentucky
**Kentucky State Board on
Electric Generation and
Transmission Siting**

Siting Board Members



The Siting Board will be composed of seven (7) members:

- **The (3) members of the Public Service Commission**
 - Chairman (Michael J. Schmitt)
 - Vice Chairman (Kent A. Chandler)
 - Commissioner (Talina R. Mathews)

- **Two (2) members of state government**
 - The Secretary of the Kentucky Cabinet for Energy and Environment (Rebecca Goodman), or her designee
 - The Secretary of the Kentucky Cabinet for Economic Development (Larry Hayes, Interim Secretary), or his designee

- **Two (2) members of local government**
 - The Chairman of the Henderson County Planning Commission (David Dixon)
 - A resident of the County (appointed by the Governor)

Siting Board Process

The Siting Board review takes approximately nine (9) months

Key steps include:

- **Public Meeting**
 - February 11, 2021
- **Application**
 - May 14, 2021
- **Evidentiary Hearing**
 - *Optional - TBD*
- **Local Hearing**
 - *Optional - TBD*
- **Decision**
 - Anticipated Q4 2021
- **Appeal**
 - If filed within 30 days of decision

For more information on the Siting Board:

<https://psc.ky.gov/Home/EGTSB>

To see Public Service Commission filings related to this project:

https://psc.ky.gov/PSC_WebNet/ViewCaseFilings.aspx?Case=2020-00391

Case No. 2020-00391

Construction



If the Construction Certificate is approved:

- Construction will start in 2022
- Construction period will be 6-9 months
- Approximately 150 construction jobs
 - Mostly no experience required
- Hiring of local trades
 - Electric
 - Surveying
 - Earthmoving
 - Fencing
 - Landscaping



Operations and Maintenance



Typical operations and maintenance duties include:

- Preventive Maintenance
- Repair
- Mowing

Henderson County Solar will require 2-3 full-time employees for operations and maintenance.



Output



100% of the solar power produced by the Henderson County Solar project will be delivered and sold to HMP&L

The solar farm will produce **117 million** kilowatt-hours of electricity per year

This is roughly equivalent to **20% of HMP&L's total demand**



Economic Benefits



Solar farms do more than generate clean, low-cost electricity. They also generate economic growth.

The Henderson County Solar project will impact the local economy in multiple ways:

- **Construction Jobs** for local workers: 150+ jobs during the 6-9 month construction of the project
- **Construction Contracts** for local businesses: Electrical, Site Work, Landscape, etc.
- **Local Spending** during construction: Hotels, Restaurants, Shops, Entertainment, etc.
- **Long-term Tax Revenue:** The solar farm will pay substantial taxes over 30 years, without increased pressure on community services such as roads, schools, libraries, and first responders.
- **Full-Time Jobs:** 2-3 full-time operations and maintenance jobs

Summary

In a single hour, the amount of solar power that strikes the Earth is more than the entire world consumes in a year.

Henderson County Solar proposes to capture some of that solar power, convert it to usable electricity, and deliver it to the local community at a competitive price.

We seek to develop a solar project that is respectful of our neighbors, and delivers multiple benefits to the greater Henderson County community.

We invite your questions, comments, and feedback.



Contact Info



For more information, or to receive a printed version of this presentation:

Email us at

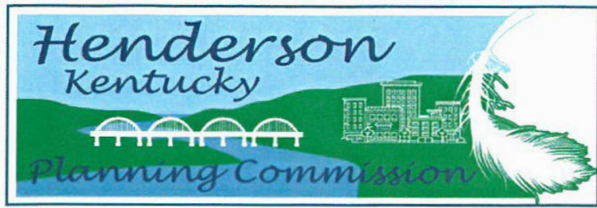
hendersoncountysolar@communityenergyinc.com

or call us at (866) 946-3123



Thank you





Henderson City-County Planning Commission
1990 Barret Ct. Suite C
Henderson, KY 42420

Jennifer Marks
Assistant Director

April 9, 2021

Community Energy
C/O Chris Killenburg
P.O. Box 17236
Chapel Hill, North Carolina 27516

Dear Mr. Killenburg:

Please be advised that on Tuesday, April 6, 2021 the Henderson City-County Planning Commission heard your request for site plan approval for the Community Energy Solar Site Plan to be located in Henderson County, Kentucky.

PLANNING COMMISSION ACTION: Solar Site Plan Approved.

The 1% surety bond for the project will need to be received in the Planning Commission office before a construction permit can be issued for the project.

If you have any questions, feel free to contact me at (270) 831-1289.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Marks".

Jennifer Marks
Assistant Executive Director
HENDERSON CITY-COUNTY
PLANNING COMMISSION

CC: File

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

74. Provide a list and description of all other permits Henderson Solar will need to obtain from other local, state, and federal government [agencies or authorities] before construction or operation [commences].

Response:

Federal Permits

- None

State Permits

- Construction Certificate
- Highway Encroachment Permit
- Stormwater Permit

County Permits

- Building/Construction Permit

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

75. Provide copies of any submittals to local, state, and federal agencies, other than those provided already in this case, that address any of the specific topics addressed in this inquiry.

Response:

The project has received an Approved Jurisdictional Determination (AJD) from the US Army Corps of Engineers (USACOE). Please see 'Henderson County Solar_USACOE AJD_5-18-21' attached as pages 2-4 of this response.

The project has received a 'No Hazard' ruling from the Federal Aviation Administration (FAA). Please see 'Henderson County Solar_FAA ruling no hazard_2-24-21' attached as pages 5-8 of this response.

The project has received an approval letter from the Kentucky Airport Zoning Commission. Please see 'Henderson County Solar_KY Transportation Approval Letter_4-14-21' attached as pages 9 and 10 of this response.



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, LOUISVILLE
CORPS OF ENGINEERS
REGULATORY DIVISION, SOUTH BRANCH
6855 STATE ROAD 66
NEWBURGH, INDIANA 47630

May 18, 2021

Regulatory Division
South Branch
ID No. LRL-2021-221-tmb

Mr. Chris Killenberg
Henderson County Solar LLC
Three Radnor Corporate Center, Suite 300
Radnor, PA 19087

Dear Mr. Killenberg:

This is regarding an approved jurisdictional determination request received in this office on March 2, 2021, regarding approximately 544 acres in Henderson, Henderson County, Kentucky. Specifically located at 37.78456 °N Latitude and -87.62980 °W Longitude. A location map is enclosed.

The U.S. Army Corps of Engineers exercises regulatory authority under Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and Section 404 of the Clean Water Act (33 USC 1344) for certain activities in “waters of the United States (U.S.)” These waters include all waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce.

Based on the information provided to this office and a site visit conducted on May 13, 2021, the site contains approximately 5,638 linear feet of perennial streams, 11,867 linear feet of intermittent streams, 0.58 acres of palustrine forested wetlands, 0.06 acres of palustrine emergent wetlands and 0.11 acres if palustrine unconsolidated bottom wetlands considered jurisdictional “waters of the U.S.” Therefore, the aforementioned resources are subject to regulation under Section 404 of the Clean Water Act.

The below listed aquatic resources are excluded from regulation under Section 404 of the Clean Water Act.

1MS1B	378	Linear feet	(b)(3) Ephemeral feature
1MS1B-1	197	Linear feet	(b)(3) Ephemeral feature
1MS1C	151	Linear feet	(b)(3) Ephemeral feature
1MS1C-1	105	Linear feet	(b)(3) Ephemeral feature
1MS1D	239	Linear feet	(b)(3) Ephemeral feature
1MS1E	507	Linear feet	(b)(3) Ephemeral feature
1MS1F	131	Linear feet	(b)(3) Ephemeral feature
1MS1G1	153	Linear feet	(b)(3) Ephemeral feature
2AS1F1	35	Linear feet	(b)(3) Ephemeral feature
2MS1A	51	Linear feet	(b)(3) Ephemeral feature
2MS1B	47	Linear feet	(b)(3) Ephemeral feature

2MS1C	41	Linear feet	(b)(3) Ephemeral feature
2MS1I	208	Linear feet	(b)(3) Ephemeral feature
2MS1L3C	194	Linear feet	(b)(3) Ephemeral feature
2MS1L5	124	Linear feet	(b)(3) Ephemeral feature
2MS1O6	188	Linear feet	(b)(3) Ephemeral feature
1MW3	0.07	Acres	(b)(1) Non-adjacent wetland
1MW5	0.08	Acres	(b)(1) Non-adjacent wetland
2MW10	0.03	Acres	(b)(1) Non-adjacent wetland
2MW14	0.09	Acres	(b)(1) Non-adjacent wetland
2MW30	0.09	Acres	(b)(1) Non-adjacent wetland
2ASC1F4	1,741	Linear feet	(b)(3) Ephemeral feature
2ASC1L3B	644	Linear feet	(b)(3) Ephemeral feature

As such, these resources are not considered to be “waters of the U.S.” and are not regulated under Section 404 of the Clean Water Act. However, this determination does not relieve you of the responsibility to comply with applicable State law. We urge you to contact the Kentucky Division of Water, 300 Sower Boulevard, Frankfort, Kentucky 40601 to determine the applicability of State law to the excluded waters mentioned above.

This letter contains an approved jurisdictional determination (JD) for your site. If you object to this JD, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this JD you must submit a completed RFA form to the Lakes and Rivers Division Office at the following address:

U.S. Army Engineer Division,
ATTN: Regulatory Appeal Review Officer, CELRD-PD-REG
550 Main Street - Room 10-714
Cincinnati, Ohio 45202-3222
(513) 684-2699

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by July 17, 2021.

This jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision of the determination before the expiration date. It is not necessary to submit an RFA form to the Division Office if you do not object to the JD in this letter. Our comments on this project area limited to only those effects, which may fall within our area of jurisdiction, and thus does not obviate the need to obtain other permits from State or Local agencies. Lack of comments on other environmental aspects should not be construed as either concurrence or nonconcurrence with stated environmental impacts.

If you have any questions, contact me directly at 812-853-9713 or tre.m.barron@usace.army.mil. Any correspondence on this matter should refer to our ID Number LRL-2021-221-tmb.

Sincerely,



Tré M. Barron
Environmental Protection Specialist
South Branch

Enclosures

Copy

Kentucky Division of Water
300 Sower Boulevard
Frankfort, Kentucky 40601

Mr. Keith Michalski
Wetland Services
3880 Trigg-Turner Road
Corydon, KY 42406



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Item 75
 Page 5 of 10
 Aeronautical Study No. 2021-ASO-5016-OE
 Witness: Chris Klienbergl

HCS_North 1 point

Issued Date: 02/24/2021

Community Energy Inc.
 Henderson County Solar LLC
 3 radnor corp ctr.
 #300
 radnor, PA 19087-4545

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Solar Panel Henderson County Solar
 Location: Henderson, KY
 Latitude: 37-48-04.44N NAD 83
 Longitude: 87-37-44.42W
 Heights: 390 feet site elevation (SE)
 12 feet above ground level (AGL)
 402 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 08/24/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

Item 75
Page 6 of 10
Witness: Chris Killenberg

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (817) 222-5928, or chris.smith@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-ASO-5016-OE.

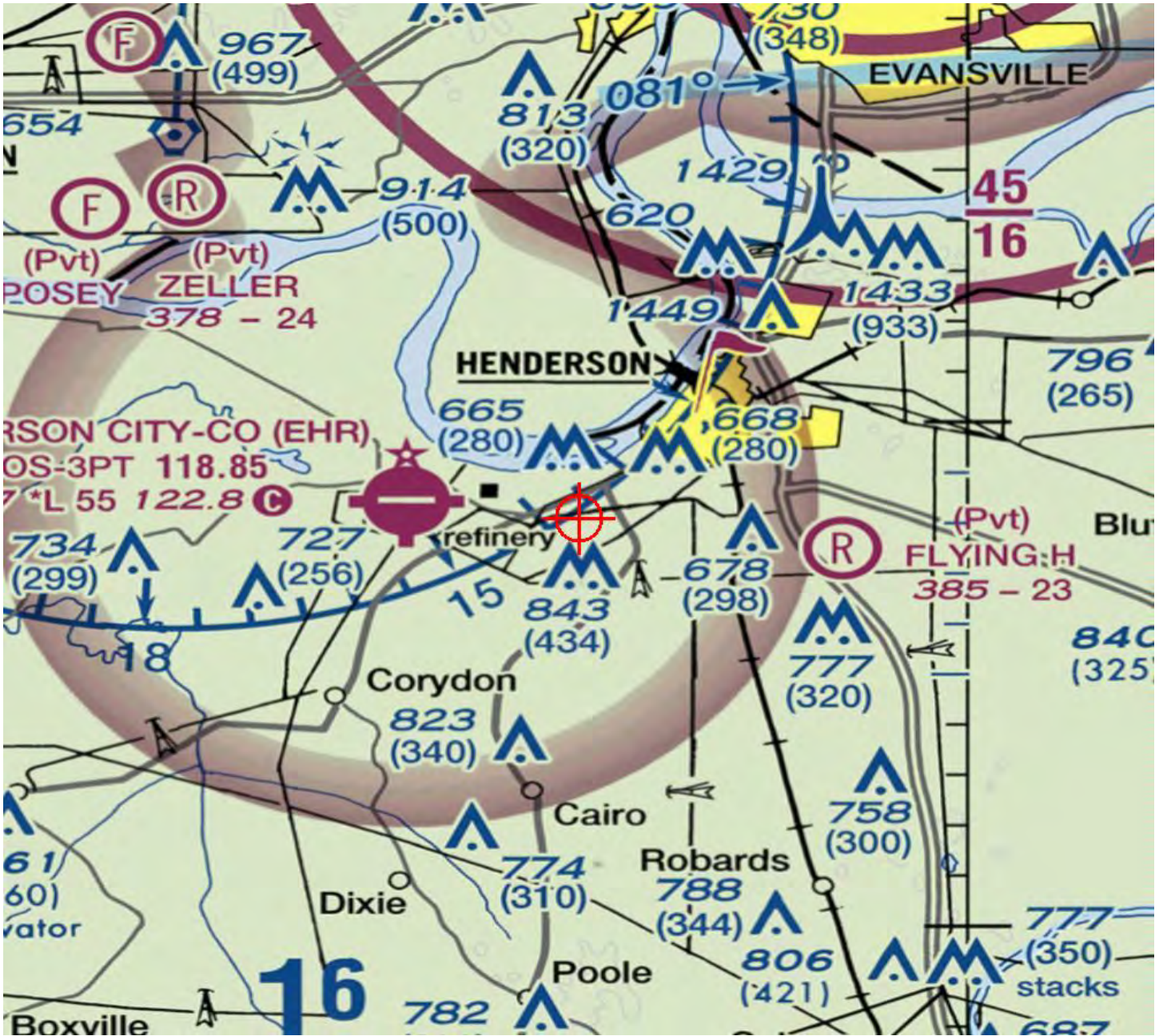
Signature Control No: 469004379-470401678

(DNE)

Chris Smith
Specialist

Attachment(s)
Map(s)







KENTUCKY AIRPORT ZONING COMMISSION

ANDY BESHEAR
Governor

Office of Audits, 200 Mero Street, 4th floor
Frankfort, KY 40622
www.transportation.ky.gov
502-782-4043

JIM GRAY
Secretary

APPROVAL OF APPLICATION

April 14, 2021

APPLICANT
Henderson County Solar LLC
Chris Killenberg
100 Matsonford Rd, Bldg. 3, Ste 300
Radnor, PA 19087

SUBJECT: AS-HENDERSON-EHR-2021-020

STRUCTURE: Solar Panels
LOCATION: Henderson, KY

Structure Name	Latitude	Longitude	Elevation (Feet)	AGL (Feet)	Overall (Feet)
HCS_Substation	37°48'00.50"N	87°37'45.37"W	403	20	423
HCS_N1	37°48'4.44"N	87°37'44.42"W	390	12	402
HCS_N2	37°47'38.15"N	87°37'17.10"W	386	12	398
HCS_E1	37°47'7.95"N	87°37'34.13"W	384	12	396
HSC_E2	37°46'40.14"N	87°37'26.36"W	395	12	407
HCS_S1	37°46'46.48"N	87°38'20.01"W	399	12	411
HSC_S2	37°46'21.78"N	87°37'59.14"W	396	12	408
HSC_W1	37°47'29.76"N	87°38'44.45"W	408	12	420

The Kentucky Airport Zoning Commission has approved your application for a permit to construct Solar Panels near Henderson, KY.



This permit is valid for a period of 18 Month(s) from its date of issuance. If construction is not completed within said 18-Month period, this permit shall lapse and be void, and no work shall be performed without the issuance of a new permit.

No Hazard, No Marking/Lighting Required.

Randall S. Royer

Randall S. Royer, Executive Director
Office of Audits
Acting Administrator
Randall.Royer@ky.gov
Jason.Salazar-Munoz@ky.gov



An Equal Opportunity Employer M/F/D

Witnesses: Chris Killenberg and Michael Clark

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

76. Refer to the Application, Volume 1, Exhibit 10, Attachment 10.1.
- a. Provide the total capital cost of the project.
 - b. Explain what types of materials, supplies, or equipment will be purchased from within Henderson County and Kentucky in support of facility construction.
 - c. Explain what types of materials, supplies, or equipment will be purchased from within Henderson County and Kentucky in support of facility operations.
 - d. Explain whether the 2-3 permanent positions for ongoing operation and maintenance of the proposed facility are likely to be held by Henderson County residents.
 - e. Provide a revised version of Table 4, occupational license tax revenues, that contains a similar analysis to that performed in Table 3, labor income associated with the project.

Response:

- a. (Response by Chris Killenberg): The total capital cost of the project is anticipated to be approximately \$52,715,000.
- b. (Response by Chris Killenberg): The Applicant anticipates that the types of materials, supplies, or equipment to be purchased from within Henderson County and Kentucky in support of facility construction include site preparation, fencing, electrical subcontracting, and installation labor.
- c. (Response by Chris Killenberg): The Applicant anticipates that the types of materials, supplies, or equipment to be purchased from within Henderson County and Kentucky in support of facility operations include labor for day-to-day operations, landscaping, and miscellaneous repairs.

Witnesses: Chris Killenberg and Michael Clark

d. (Response by Chris Killenberg): The 2-3 permanent positions for ongoing operations and maintenance of the proposed facility are likely to be held by residents of Henderson County or nearby counties.

e. (Response by Michael Clark):

Table 4 (Revised): Tax Revenue during the Operation Phase (30 years)

Henderson County		
Occupational License Tax	Amount/Year	Amount/30 years
Direct	791 to 1,372	18,000 to 31,000
Indirect	1,285 to 2,040	29,000 to 46,000
Induced	174 to 298	4,000 to 7,000
Total	2,250 to 3,710	50,000 to 83,000

State of Kentucky (Including Henderson County area)		
	Amount/Year	Amount/30 years
Income Tax		
Direct	3,324 to 5,764	74,000 to 129,000
Indirect	6,950 to 10,898	156,000 to 244,000
Induced	1,611 to 2,572	36,000 to 58,000
Total	12,000 to 19,000	266,000 to 431,000
Sales Tax		
Direct	2,374 to 4,117	53,000 to 92,000
Indirect	4,964 to 7,785	111,000 to 174,000
Induced	1,151 to 1,837	26,000 to 41,000
Total	8,000 to 14,000	190,000 to 308,000

Note: Figures include reductions in income due to lost agricultural production. Sums of impacts will not match totals due to rounding.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

77. Refer to the Application, Volume 1, Exhibit 10.
- a. Provide a breakdown of the year-1 estimated Project-generated Total Property Taxes to show the tax revenues going to specific individual taxing entities.
 - b. Provide a breakdown of the 30-year NPV Project-generated Total Property Taxes to show the tax revenue going to specific individual taxing entities.

Response:

- a. Please see 'Henderson County Solar_Property Tax Breakdown' attached as page 2 of this response.
- b. Please see 'Henderson County Solar_Property Tax Breakdown' attached as page 2 of this response.

Real Estate Taxes

			Solar Land Value	3,246,000	
State	0.122	10.57%			\$ 3,960
County Extension Services	0.03269	2.83%			\$ 1,061
General Fiscal Court	0.128	11.09%			\$ 4,155
County Health	0.05	4.33%			\$ 1,623
County Library	0.111	9.62%			\$ 3,603
General Henderson County School District	0.64	55.47%			\$ 20,774
Canoe Ditch Special Taxing District	0.07	6.07%			\$ 2,272
	1.15369			Totals	\$ 37,449

30 Year NPV - Real Property Taxes

	984,961
State	\$ 104,157
County Extension Services	\$ 27,909
General Fiscal Court	\$ 109,280
County Health	\$ 42,687
County Library	\$ 94,766
General Henderson County School District	\$ 546,399
Canoe Ditch Special Taxing District	\$ 59,762

Tangible Personal Property - Schedule A

			Schd A Equipment Value	11,400,285	
State	0.45	29.60%			\$ 51,301
County Extension Services	0.044958	2.96%			\$ 5,125
General Fiscal Court	0.184	12.10%			\$ 20,977
County Health	0.05	3.29%			\$ 5,700
County Library	0.1514	9.96%			\$ 17,260
General Henderson County School District	0.64	42.10%			\$ 72,962
Canoe Ditch Special Taxing District	0	0.00%			\$ -
	1.520358			Totals	\$ 173,325

Tangible Personal Property - Schedule B

			Schd B Equipment Value	39,617,565	\$ 59,426
State	0.15	100.00%			\$ 59,426
County Extension Services	0	0.00%			\$ -
General Fiscal Court	0	0.00%			\$ -
County Health	0	0.00%			\$ -
County Library	0	0.00%			\$ -
General Henderson County School District	0	0.00%			\$ -
Canoe Ditch Special Taxing District	0	0.00%			\$ -
	0.15			Totals	\$ 59,426

Year 1 Breakdown - TPP Only

State	\$ 110,728
County Extension Services	\$ 5,125
General Fiscal Court	\$ 20,977
County Health	\$ 7,323
County Library	\$ 17,260
General Henderson County School District	\$ 72,962
Canoe Ditch Special Taxing District	\$ -
	\$ 234,374

30 Year NPV - TPP Only

	3,162,885
State	\$ 1,494,270
County Extension Services	\$ 69,166
General Fiscal Court	\$ 283,078
County Health	\$ 98,826
County Library	\$ 232,924
General Henderson County School District	\$ 984,620
Canoe Ditch Special Taxing District	\$ -

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

78. Confirm that the expected life of the Project is approximately 30 years.

Response:

The Applicant hereby confirms that the expected life of the Project is approximately
30 years.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

79. Provide a copy of the project's decommissioning plan. If the decommissioning plan is not available, state when the plan will be available.

Response:

No final decommissioning plan has been executed. A final plan will be determined, executed, and filed within 90 days of the start of construction. Please see the Applicant's template decommissioning plan 'Henderson County Solar_Template Decommissioning Plan', attached as pages 2-6 of this response.

DECOMMISSIONING PLAN [Date]

I. Introduction

This Decommissioning Plan is for the [Project Name] Project (the “Project”) located in [county, state] (the “County”) and shall be binding on each successor and assignee of [Project Company] (“Project Company”), the Project owner.

The purpose of this Decommissioning Plan is to ensure the Project is properly removed at the end of the Project’s useful life, or earlier if abandoned in whole or in part, and that the site is restored to pre-existing conditions, which is generally agricultural. Approval of this plan by the County is a requirement of the [local approval].

A Decommissioning Cost Estimate will be provided for County and Landowner review prior to the tenth (10th) anniversary of the date when the Project first began to continuously deliver electric energy to the electric grid for commercial sales, not including any test energy, (“Commercial Operation Date”) and updated every five (5) years thereafter during the Project Life (as defined below).

This Plan also outlines the posting of Decommissioning Security to ensure funds are available at the future time when Decommissioning is conducted.

II. Decommissioning Process

The expected life of the Project is thirty (30) years with possible extension (“Project Life”). At the end of the Project Life or earlier in the event of Abandonment (as defined below) of all or a portion of the Project, Project Company will decommission the Project or a portion thereof, as set forth below.

The decommissioning process for the Project is generally expected to occur as follows (“Decommissioning”):

Please Note: It is expected, but not required, that most components of the Project will be salvageable/recyclable, re-usable or re-salable.

1. The Project equipment and improvements shall be removed, disassembled (if applicable), packaged and shipped for re-sale or to a salvage/recycling facility or other processing facility where possible, or to a landfill for disposal. The Project equipment and improvements generally includes:
 - a. PV Modules
 - b. Racking System
 - c. Foundations/Posts (including the underground portion of the posts)
 - d. Electrical wiring/cabling
 - e. Inverters/transformers/electrical substation
 - f. Battery storage units (if applicable)

- g. Fencing
 - h. Gravel from gravel access drives
2. Dispose of any components in a landfill that cannot be salvaged/recycled, re-sold or re-used.
 3. Stabilize any exposed soil where equipment was removed, consistent with County and other applicable erosion and sediment control standards.
 4. Access drive paved aprons from public roads shall remain for future use.
 5. Vegetative groundcover shall remain.
 6. Landscaping shall remain.
 7. The Project area or portion thereof shall be restored to a condition reasonably similar to its pre-construction condition such that it is suitable for its prior use (i.e. suitable for farming or forestry). Crops or trees will not be replanted.
 8. In the unlikely event, and to the extent that, the Project contains any hazardous materials as defined by federal, state and/or local laws at the time of Decommissioning, Project Company shall dispose of all such materials in accordance with federal, state and local laws and regulations governing such materials and the disposal of the same.
 9. Gravel access drives shall be removed, unless written approval is provided by the landowner allowing Project Company to leave the gravel access drive in place.
 10. Utility-owned interconnection facilities and all ancillary facilities, including but not limited to associated gravel access road, shall remain in place.

III. Decommissioning Cost Estimates

Project Company shall provide an estimate to decommission the Project (the "Decommissioning Cost Estimate") prepared by a [state] Licensed Engineer prior to the tenth (10th) anniversary of commercial operation, which shall be calculated as follows:

- (a) the gross estimated cost to perform Decommissioning as set forth in Section II above ("Gross Cost"); plus
- (b) an administrative and contingency factor of 15% of the Gross Cost ("Admin/Contingency Factor").

Project Company shall provide a revised and Updated Decommissioning Cost Estimate prior to the fifth (5th) anniversary of the Commercial Operation Date, and every five (5) years thereafter, which shall account for inflation, cost and value changes, and advances in decommissioning technologies and approaches.

Each Decommissioning Cost Estimate shall include a table allocating the net cost estimate across the Project area, based on the percentage of generating capacity in megawatts (MW) on each property (“Allocation Areas”). The Allocation Areas will be divided based upon the lease areas, however Allocation Areas will reference the underlying land, in case ownership of the underlying land changes control during the life of the Project.

The County and/or Landowner may elect to have the Decommissioning Cost Estimates reviewed by a [state] Licensed Engineer on their behalf, in which case reasonable engineering review fees shall be reimbursed by Project Company. If the County and Landowner each elect to hire separate [State] Licensed Engineers, then Project Company will reimburse half of the reasonable engineering review fees to each the County and the Landowner. In the event the above mentioned engineers (for Project Company, and the County and/or Landowner) cannot all agree upon the Decommissioning Cost Estimate, then the above mentioned engineers shall all agree upon a separate [state] licensed engineer that shall prepare an estimate that shall become the Decommissioning Cost Estimate under this Decommissioning Plan.

IV. Financial Security

Project Company will provide an amount equal to the Decommissioning Cost Estimate (as determined by a [state] Licensed Engineer, per section III) (“Decommissioning Security”). Decommissioning Security shall be provided by Project Company on or before the date that construction of the Project commences.

The Decommissioning Security may be in one of the following forms: (i) cash to be held in escrow by the County Treasurer (or comparable) at a Bank reasonable acceptable to the County, (ii) performance bond from a surety reasonably acceptable to the County, (iii) a letter of credit from a financial institution reasonably acceptable to the County which shall be irrevocable unless replaced with cash or other form of security reasonably acceptable to County, or (iv) an other form of security reasonably acceptable to County (each a form of “Acceptable Credit Support”).

Project Company shall post Acceptable Credit Support in the amount of the Decommissioning Security prior to the Commercial Operation Date.

Upon the receipt of the first Updated Decommissioning Cost Estimate (following the 5th anniversary of the Commercial Operation), any increase or decrease in the Decommissioning Security shall be funded by Project Company, or refunded to Project Company, within ninety (90) days and will be similarly trued up for every subsequent five-year updated Decommissioning Cost Estimate.

V. Timing for Decommissioning

Upon the earlier of: (i) completion of the Project Life; or (ii) Abandonment of the Project or any portion thereof, Project Company will arrange for and be responsible for the full Decommissioning of the Project, such that Decommissioning will be completed within six (6) months of the end of the Project Life or Abandonment of the Project or any portion thereof,

whichever first occurs.

If a Landowner or the County believes that the Project or a portion thereof has been discontinued for longer than one (1) year (i.e. if the Project or any portion thereof has ceased operations for a continuous period of longer than one year) and Project Company is not actively working to the return the Project to commercial operation (“Abandonment”), and should be Decommissioned earlier, consistent with the terms of the underlying lease or this Decommissioning Plan, then such landowner or County shall provide written notice of such Abandonment claim to Project Company. Upon receipt, Project Company shall have a sixty (60) day period in which to refute the claim, remedy any problem, commence Decommissioning under the lease agreement, or show why more than sixty (60) days is reasonably necessary to remedy the problem. If at the end of the sixty-day period the parties are unable to resolve amicably any dispute arising out of or in connection with this Decommissioning Plan, then such dispute shall be resolved by an action filed in the applicable state court for [County, State].

VI. Partial Decommissioning

If Decommissioning is triggered for a portion, but not the entire Project, then Project Company will commence and complete Decommissioning, in accordance with this Decommissioning Plan, for the applicable portion of the Project; the remaining portion of the Project would continue to be subject to this Decommissioning Plan. Any reference to Decommissioning the Project shall include the obligation to decommission all or a portion of the Project whichever is applicable with respect to a particular situation.

VII. Completion of Decommissioning & Return of Financial Security

Decommissioning will be complete when the County Construction Official or County Engineer, or another party appointed by the County, determines that Decommissioning has been completed in accordance with this Decommissioning Plan. Within forty-five (45) days of such determination of completion of Decommissioning, the County shall send a letter, with a copy to Project Company, approving the release to Project Company of the Decommissioning Security.

VIII. Default by Project Company of Decommissioning Responsibility

If Project Company is in default of its obligation to commence or complete Decommissioning, and such default remains uncured for more than 60 days (as explained in section V) (“Project Company Decommissioning Deadline”), each landowner shall have the right to commence Decommissioning activities and shall have access to each respective landowner’s prorated percentage allocation of the Decommissioning Security. Excess funds shall be returned to the Decommissioning Security fund for use in Decommissioning other Project Company property. Following the completion of Decommissioning of the entire Project arising out of a default by Project Company, any remaining funds shall be distributed to landowners in a proportion consistent with the Allocation Areas as referenced in Section III.

If [County] believes that a landowner has not commenced Decommissioning activities under this section VIII for longer than ninety (90) days after the Project Company Decommissioning Deadline (“Failure to Act”), then [County] may provide written notice (“Notice to Landowner”) of this Failure to Act to the landowner and to Project Company. Upon receipt, landowner shall have a sixty (60) day period in which to refute the claim, remedy any problem, commence Decommissioning, or show why more than sixty (60) days is reasonably necessary to remedy the problem.

If landowner does not commence Decommissioning, and such Failure to Act remains uncured for more than 60 days after receipt of the Notice to Landowner , then [] County shall have the right to commence Decommissioning activities and shall have access to each respective non performing landowner’s prorated percentage allocation of the Decommissioning Securitys. Excess funds shall be returned to the Decommissioning Security fund for use in Decommissioning other Project Company property. Following the completion of Decommissioning of the entire Project arising out of a default by Project Company, any remaining funds shall be distributed to landowners in a proportion consistent with the Allocation Areas as referenced in Section III. Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of Project Company, including under the County's zoning powers.

IX. Notice under this Decommissioning Plan

[Project Company]
Attn: Decommissioning Notice
Three Radnor Corporate Center, Suite 300
100 Matsonford Road
Radnor PA, 19087

[County]

[Landowner]

Notice information may be updated by notice to the other two parties.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

80. Provide a detailed description of decommissioning activities, including what will happen to the facilities/structures on site.

Response:

Decommissioning of the proposed solar facility will proceed as follows:

1. The Project equipment and improvements shall be disassembled, removed, packaged, and shipped for re-sale, transported to a salvage/recycling facility or other processing facility where possible, or taken to a landfill for disposal.

The Project equipment and improvements generally includes:

- a. PV Modules
- b. Racking System
- c. Foundations/Posts (including the underground portion of the posts)
- d. Electrical wiring/cabling/conduit (above ground and below ground)
- e. Inverters/transformers/electrical substation
- f. Fencing
- g. Gravel from gravel access drives

To the extent that any Project equipment contains any hazardous materials as defined by federal, state and/or local laws at the time of Decommissioning (e.g. transformer mineral oil), such materials shall be disposed of in accordance such laws.

2. Any exposed soil where equipment was removed will be stabilized consistent with applicable erosion and sediment control standards, and planted with groundcover.
3. Vegetative groundcover shall remain. No additional grading or soil ripping shall be performed during decommissioning.
4. Vegetative buffers shall remain unless landowner requests removal.

5. Internal gravel access drives shall be removed unless landowner requests they remain. Paved or gravel aprons from public roads shall remain.
6. Utility-owned interconnection facilities and all ancillary facilities, including but not limited to associated gravel access roads, shall remain.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

81. Explain whether the project site will be returned to pre-existing conditions once the proposed facility is decommissioned.

Response:

Yes; the project site will be returned to pre-existing conditions once the proposed facility is decommissioned.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

82. Explain whether all facilities above and below ground will be removed once the proposed facility is decommissioned.

Response:

Yes; all facilities above and below ground will be removed once the proposed facility is decommissioned.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

83. Confirm that a Surety Bond shall be posted with the Henderson City-County Planning Commission.

Response:

Article 30 of the Henderson County Zoning Ordinance (the "Solar Ordinance") states as follows:

"The developer shall post a Surety Bond, or other form of Security acceptable to the County, for the abandonment of the site and in the event the Commission must remove the facility. Abandonment shall be when the SES ceases to transfer energy on a continuous basis for twelve (12) months. The surety bond or other form or security, shall be one (1) percent of the total project cost re-calculated every 5 years during the project life."

The Applicant hereby confirms that it will post a Surety Bond, or other form of Security acceptable to the County.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

84. Confirm that the Surety Bond will be one percent of the total cost of the Project.

Response:

Article 30 of the Henderson County Zoning Ordinance (the "Solar Ordinance")

states as follows:

"The developer shall post a Surety Bond, or other form of Security acceptable to the County, for the abandonment of the site and in the event the Commission must remove the facility. Abandonment shall be when the SES ceases to transfer energy on a continuous basis for twelve (12) months. The surety bond or other form or security, shall be one (1) percent of the total project cost re-calculated every 5 years during the project life."

The Applicant hereby confirms that it will post the initial surety bond or other form of security in an amount equal to one (1) percent of the total project cost.

Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information

85. Confirm that project costs will be recalculated every five years throughout the life of the Project for purposes of updating the Surety Bond.

Response:

Article 30 of the Henderson County Zoning Ordinance (the "Solar Ordinance") states as follows:

"The developer shall post a Surety Bond, or other form of Security acceptable to the County, for the abandonment of the site and in the event the Commission must remove the facility. Abandonment shall be when the SES ceases to transfer energy on a continuous basis for twelve (12) months. The surety bond or other form or security, shall be one (1) percent of the total project cost re-calculated every 5 years during the project life."

The Applicant hereby confirms that it will post the surety bond or other form of security in an amount equal to one (1) percent of the total project cost re-calculated every 5 years during the project life.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

86. Provide all documentation related to decommissioning that has been submitted to the Henderson City-County Planning Commission.

Response:

The Applicant provided a copy of the decommissioning language appearing in each of the project leases to the Executive Director of the Henderson City-County Planning Commission. The decommissioning language reads as follows:

6. Removal of Solar Facility Equipment and Restoration of Property.

- 6.1. Upon Termination. As soon as reasonably practicable but in no event later than six (6) months following the expiration or earlier termination of this Lease, Company shall, at Company's sole cost and expense,
- a. remove all above-ground Solar Facility Equipment from the Leased Property,
 - b. remove all Solar Facility Equipment installed below-grade from the Leased Property,
 - c. remove all power collection facilities, including underground or above ground distribution and collection lines between Solar Facility Equipment and from Solar Facility Equipment to one or more substations and points of interconnection with the power grid from the Leased Property, and
 - d. restore the soil surface and slope of the Leased Property to substantially similar condition as existed prior to commencement of Company's activities thereon, and restore the fertility level of the soils to the then-current industry standard for the cultivation and production of row crops.

By written notice to Company within fifteen (15) days of the termination of this Lease, Landowner may elect to waive Company's obligation under this Section 6.1 to remove any roads, fences, buildings, trees, bushes, or other plantings constructed, installed, or planted by Company on the Leased Property.

- 6.2. Landowner Right to Perform. If Company fails to so remove the Solar Facility Equipment within six (6) months after the termination or expiration of

this Lease, Landowner may remove and dispose of the Solar Facility Equipment and Company shall reimburse Landowner for the reasonable and actual costs of removal and disposal incurred by Landowner, within thirty (30) days after receipt of an invoice from Landowner.

- 6.3. Decommissioning Cost. No more than 90 days in advance of the Commercialization Date, Company shall provide to Landowner an estimate of the cost, calculated by a reputable, mutually agreed upon third-party engineer not associated with the engineer or engineering firm that prepared the site plan or construction plans for the Solar Facility, for the removal of the Solar Facility Equipment from the Leased Property and the restoration of the soil of the Leased Property in accordance with the provisions in Section 6.1 (the "Decommissioning Cost Estimate"). The estimated net market value of scrap or recyclable materials shall be considered in calculating the Decommissioning Cost Estimate. The Decommissioning Cost Estimate shall be updated every five (5) years at Company's sole expense, and a copy of each updated Decommissioning Cost Estimate shall be provided to Landowner within 30 days of its completion.
- 6.4. Posting of Security. No later than the Commercialization Date, and for the remaining duration of the Commercial Term, Company shall post or arrange for the posting of security funds in a manner and amount sufficient to ensure decommissioning of the Solar Facility and removal of the Solar Facility Equipment from the Leased Property consistent with the Decommissioning Cost Estimate, as it may be updated ("Decommissioning Security"). The Decommissioning Security may be posted with an appropriate commercial entity, or if required, a local government agency. The form of the Decommissioning Security shall be in the form of a guaranty, bond with surety thereon, bank-issued letter of credit, or other form of surety from an interest entity with an unsecured debt rating of at least BBB- by S&P or Baa3 by Moody's. Landowner shall have the right to review and approve the form of and plan for using the Decommissioning Security; provided, however, such approval shall not be unreasonably withheld, conditioned or delayed. In the event that a governmental entity with jurisdiction over the Solar Facility requires Company to post a bond or security to secure its performance in removing the Solar Facility Equipment and restoring the Leased Property, then Company's posting of such bond or security shall be deemed to satisfy its obligations arising under this Section 6.4 to the extent of the amount of such bond or security. To the extent of any deficiency between the Decommissioning Cost Estimate and the amount required to be posted by the governmental authority, then Company shall post security in the amount of the deficiency consistent with acceptable forms of such security listed in this

Section 6.4. Company shall provide written evidence to Landowner of Company's posting of security within thirty (30) days of such posting. The Decommissioning Security shall remain in effect until Company has completed the decommissioning of the Solar Facility and the removal of the Solar Facility Equipment from the Leased Property and met all of Company's obligations required under Section 6.1 of this Lease. The failure of Company to secure, update and maintain the Decommissioning Security shall constitute a default of Company under this Lease.

- 6.5 Decommissioning Plan by Governmental Authority. In the event that a decommissioning plan related to the Solar Facility is reviewed and approved by a governmental authority having jurisdiction (typically the county in which the Solar Facility is located), then Company's performance of the decommissioning plan's obligations shall satisfy Company's obligations set forth in this Section 6 of the Lease. Notwithstanding the foregoing, Company shall remain obligated to remove the Solar Facility Equipment and restore the Leased Property in the manner described in this Section 6.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

87. Describe any commitments regarding land restoration included in the landowner lease agreements.

Response:

All leases for the proposed project site include the following language:

- 6.1. Upon Termination. As soon as reasonably practicable but in no event later than six (6) months following the expiration or earlier termination of this Lease, Company shall, at Company's sole cost and expense,
- a. remove all above-ground Solar Facility Equipment from the Leased Property,
 - b. remove all Solar Facility Equipment installed below-grade from the Leased Property,
 - c. remove all power collection facilities, including underground or above ground distribution and collection lines between Solar Facility Equipment and from Solar Facility Equipment to one or more substations and points of interconnection with the power grid from the Leased Property, and
 - d. restore the soil surface and slope of the Leased Property to substantially similar condition as existed prior to commencement of Company's activities thereon, and restore the fertility level of the soils to the then-current industry standard for the cultivation and production of row crops.

**Henderson County Solar LLC
Case No. 2020-00391
Siting Board Staff's First Request for Information**

88. Refer to the Application, Volume 1, Exhibit 6, which includes materials describing the recently approved Unbridled Solar Project on the Henderson-Webster county line south of Robards.
- a. Provide an overview map of the Unbridled Solar Project, illustrating its location in Henderson County.
 - b. Provide the number of miles between the Henderson County Solar Project and the Unbridled Solar Project.
 - c. Explain any overlaps in the construction schedules of the two projects.
 - d. Describe the potential for cumulative effects on traffic and roadways from construction activities of the two projects.
 - e. Describe the potential for cumulative noise effects resulting from the construction activities of the two projects.
 - f. Describe the potential for cumulative effects on property values and land uses from the operation of the two projects.

Response:

- a. The Applicant is not the developer of the Unbridled Solar Project.
- b. The Applicant does not know the number of miles between the Henderson County Solar Project and the Unbridled Solar Project.
- c. The Applicant does not know the construction schedule of the Unbridled Solar Project.
- d. The Applicant does not know the potential for cumulative effects on traffic and roadways from construction activities of the two projects.
- e. The Applicant does not know the potential for cumulative noise effects resulting from the construction activities of the two projects.

- f. The Applicant does not know the potential for cumulative effects on property values and land uses from the operation of the two projects.