

Sebree Solar II, LLC

Case No. 2022-00131

Application – Exhibit 12
Attachment A

Site Assessment Report
(16 Pages)



Site Assessment Report for Proposed Sebree Solar II Project

April 2023

ECT No. 220483-0701

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Document Review

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Exhibits

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Exhibit 2	Legal Property Descriptions of Site
Exhibit 3	Preliminary Site Layout
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List of Acronyms and Abbreviations

BMP	Best management practices
CSX	CSX transportation
CWA	Clean Water Act
dBA	A-weighted decibels
DEP	(Kentucky) Department of Environmental Protection
DOW	(Kentucky) Division of Water
DMC	De Minimis Condition
E&S	Erosion and sediment control
EEC	(Kentucky) Energy and Environment Cabinet
ESA	Environmental Site Assessment
kV	Kilovolt
KYSB	Kentucky State Siting Board
MWac	Megawatt alternating current
NERC	North American Electric Reliability Corporation
NESC	National Electric Safety Code (NESC)
NFPA	National Fire Protection Agency
OSHA	Occupational Safety and Health Administration
POI	Point of interconnection
PV	Photovoltaic
SCADA	Solar meteorological station, supervisory control, data acquisition
SES	Solar energy system
SPL	Sound pressure level
USACE	United States' Army Corps of Engineers

1.0 Description of Proposed Site

REQUIREMENT: per Kentucky Revised Statute (KRS) 278.708 (3)(a); *A description of the proposed facility that shall include a proposed site development plan that describes:*

1. *Surrounding land uses for residential, commercial, agricultural, and recreational purposes;*
2. *The legal boundaries of the proposed site;*
3. *Proposed access control to the site;*
4. *The location of facility buildings, transmission lines, and other structures;*
5. *Location and use of access ways, internal roads, and railways;*
6. *Existing or proposed utilities to service the facility;*
7. *Compliance with applicable setback requirements as provided under KRS 278.704(2), (3), (4), or (5); and*
8. *Evaluation of the noise levels expected to be produced by the facility.*

COMPLIANCE:

As proposed by Sebree Solar II, LLC (Applicant), the Sebree Solar II Project (Project) will be capable of generating 150-megawatt alternating current (MW AC). Generated power will pass through the project area of the Sebree Solar Project, previously submitted under separate cover to the Kentucky State Siting Board (KYSB) under case number 2021-00072. The power generated by the Project will provide clean, renewable electricity, and will interconnect through an approximately 4.85-mile transmission line, included as part of the Sebree Solar Project, with the transmission system owned by the Big Rivers Electric Corporation at the 161-kilovolt (kV) Reid Substation. Reid Substation is located east of Pennyriple Parkway (Interstate 69) in Webster County, Kentucky.

The Sebree II Project is located in Henderson County, Kentucky, approximately six (6) miles south of the City of Henderson, directly west of the Town of Robards, west of U.S. Highway 41 (“US-41”), north of State Road 56 (“HWY-56”), and east of US-41A. The total acreage of the parcels included in the Sebree II Project boundary is approximately 1,460 acres (Project Area). More specifically, the final Project design footprint of the Project Facilities (i.e., fenced-in array areas with solar panels and access roads) will be constructed within a 1,000-acre site contained within the larger Project Area. Collection line easements connecting the Project with the collector substation are to be sited on an additional, separate eleven (11) parcels that total approximately 970 acres. The Project Area has historically been used for agricultural and forestry purposes and the Project parcels are predominately bordered by agricultural farmland and scattered rural homesteads.

Photovoltaic (PV) solar panels will be mounted on racking, which will fix the solar panels to the ground. Additional infrastructure at the Project will include central electric inverters and transformers, underground electrical collection systems (distribution equipment), solar meteorological stations, and SCADA hardware. A control house for protective relay panels and site controllers will also be constructed. Permanent private gravel and/or earthen access roads with gated ingress/egress points and security fencing will be constructed to access and maintain the facilities.

An approximately seven (7) foot security fence with one (1) foot of barbed wire will be constructed around the Project’s facilities in compliance with the National Electrical Safety Code (NESC). Barbed

wire will be excluded from portions of the security fence in or along any boundary adjoining residential properties as described in Article XXX, Section 30.02.D of the Henderson County Zoning Ordinance.

Access control strategy will also include appropriate signage to warn potential trespassers. The Project will ensure that all site entrances and boundaries have adequate signage, particularly in locations visible to the public, local residents, and business owners.

Where there are potential visual impacts created by the Project, such as areas near adjacent, non-participating residences, a naturalized vegetative screening plan will be implemented to minimize these impacts, where practicable. This will also reduce the effects of any noise generated by equipment (primarily inverters) associated with the Project.

The proposed Project will be in compliance with the Henderson County Zoning Ordinance's setback requirements as a Level 3 Solar Energy Facility (Level 3 SES), which includes maintaining 25-foot setbacks from perimeter property lines of the Project Area and at least 100-foot setbacks from any residential structures. Henderson County solar setbacks are not required for interior property lines if the project spans multiple contiguous properties.

Compliance Summary:

1. A detailed description of the surrounding land uses is identified in the Property Value Impact Report dated March 14, 2023, conducted by CohnReznick (**Exhibit 1**). As described in this report, surrounding land uses are predominately comprised of farmland and few residential rural homesteads. The Property Value Impact Report concludes on Page 135 that *"...no consistent negative impact has occurred to adjacent property values that could be attributed to proximity to the adjacent solar farm, with regard to unit sale prices or other influential market indicators."*
2. **Exhibit 2** contains the legal descriptions of the Project's participating parcels.
3. A preliminary layout of the proposed Project is included in **Exhibit 3**, which details the proposed access locations to the site. A seven (7) foot-tall security fence will be constructed around the Project's Facilities and will include gated access to the site. Appropriate signage, including "High Voltage Keep Out" or equivalent warning signs, will also be placed at all gates, entrances, and approximately every 100 to 200 feet along the perimeter of the Project's facilities.
4. The preliminary layout of the Project (**Exhibit 3**) details the location of proposed facility arrays and other related infrastructure. Note that the collector substation where the underground collection lines feed into (shown on page C1.06, C2.08, and C2.12 in **Exhibit 3**) and the approximately 4.85-mile transmission line that connects the collector substation to the point of interconnection (POI) at the Reid EHV Substation were previously submitted and permitted under Sebree Solar Project (case number 2021-00072). The Sebree II Project does not impact the previously permitted transmission line and POI and as such, the transmission line and the POI are not shown in **Exhibit 3**.
5. **Exhibit 3** also provides the preliminary layout of the proposed Project access ways and internal access roads. Use of accessways and internal roads are discussed in the Traffic and

Dust Study (**Exhibit 6**).

6. The existing 161-kV Reid EHV Substation, owned by the Big Rivers Electric Corporation, serves as the POI for both the Sebree Solar Project and the Sebree II Project. This substation is located east of Pennyryle Parkway (Interstate 69) in Webster County, southeast of the collector substation where the Project underground collection lines feed into (see page C2.08 and C2.12 in **Exhibit 3**). As stated under #4, the collector substation (Sebree Solar scope), transmission line, and POI were included and approved as part of the previously submitted Sebree Solar Project (case number 2021-00072). It is not anticipated that additional external utility services or support will be required during typical plant operation.
7. Applicable setback requirements are discussed in the Verified Application for Sebree Solar II, LLC (Application, Volume 1, Tab 4) and Section 2.0 of this Site Assessment Report. The Project will comply with the setback requirements set forth in the Henderson County Zoning Ordinance.
8. A Noise Impact Assessment, conducted by DNV Energy Systems (DNV) and dated April 13, 2023, is included in **Exhibit 4** and details the noise levels expected to be produced by the construction and operation of the Project. This report indicates that maximum sound pressure levels at nearby receptors are expected to be less than 86.6 A-weighted decibels (dBA) during Project construction and 32.3 dBA to 51.1 dBA during Project operations. Noise levels during construction are anticipated to be similar in magnitude with other sources that may be active in rural agricultural environments, such as farm machinery. Modeled levels during operation are considered to be similar to a quiet rural environment. Noise levels calculated include the impact of an additional Sebree II transformer at the shared collector substation, alongside the previously permitted Sebree Solar transformers.
9. **Exhibit 6** is a Traffic and Dust Study conducted by PRIME AE and dated April 13, 2023. This study concluded that the local roadway system has adequate excess capacity to continue to perform at a very high level of service despite predicted temporary increases in traffic during the construction phase of the Project. Furthermore, the report indicated that there will be no significant increase in traffic during the operation phase of the Project, and that while land disturbing activities may temporarily contribute to airborne materials, impacts can be reduced through best management practices such as revegetation, application of water, and covering of spoil piles. Lastly, the Project is not expected to have any impact on nearby railways.
10. A Phase I ESA was completed in October 2022 for the remainder of the Project Area which identified one (1) Recognized Environmental Condition (REC) in connection with oil and gas infrastructure. In March 2023, a Phase I was conducted for additional land added to the Project and identified one (1) additional REC. The RECs identified in both the October 2022 and March 2023 reports are connected to the oil and gas infrastructure onsite. Oil and gas infrastructure will be avoided as part of development activities. A 30-foot setback has been applied to oil and gas infrastructure identified in the Project Area. No further investigation is warranted at this time. See **Exhibit 7** for the complete Phase I ESA reports from October 2022 and March 2023. The Phase I ESA report will be updated prior to the commencement of construction activities.
11. Applicant contracted ECT to prepare a Decommissioning Plan for Project. The plan was

prepared to document Applicant's intent to decommission the Project and to meet the requirements of subsection 30.02.G of the Henderson County Zoning Ordinance. The Henderson County Zoning Ordinance requires that a decommissioning plan be submitted that includes: (1) the defined conditions upon which the decommissioning will be initiated; (2) removal of all non-utility-owned equipment, conduit structures, fencing, roads, and foundations to a depth of three (3) feet; (3) restoration of the property to a substantially similar physical condition that existed immediately prior to construction; (4) the time frame for completion of decommissioning activities; (5) the party currently responsible for decommissioning, and; (6) Plans for updating the decommissioning plan. See **Exhibit 8** for complete proposed decommissioning procedures, timelines, and estimated costs.

2.0 Compatibility with Scenic Surroundings

REQUIREMENT: per KRS 278.708 (3)(b); *An evaluation of the compatibility of the facility with scenic surroundings.*

COMPLIANCE:

Compatibility with the surrounding land uses is discussed in the Property Value Impact Study (**Exhibit 1**), which determined on Page 135 that “...no consistent negative impact has occurred to adjacent property values that could be attributed to proximity to the adjacent solar farm, with regard to unit sale prices or other influential market indicators.” The Project is located within flat and occasionally elevated farmlands, with Project equipment base elevations ranging from approximately 400 feet to 480 feet above mean sea level, as described in Section 4.0 of **Exhibit 4**.

Additionally, solar panel heights will not exceed 25 feet from the highest natural grade below each solar panel, as required by the Henderson County Ordinance. Components of the proposed Project, including inverters, solar panels, and additional ancillary solar equipment will be set back at least 25 feet from perimeter property lines and at least 100 feet from any residential structure or other occupied building, as required by Section 30.02.C. of the Henderson County Zoning Ordinance.

A proposed vegetative buffer, approximately 20,127 feet in total length, will be planted in areas adjacent to non-participating residential properties around the Project boundary where one does not already exist. Vegetative screening will be planted in accordance with regulations detailed in Section 30.02.D of the Henderson County Zoning Ordinance and will include a naturalized mix of trees and shrubs suitable for the specific site conditions. As required in the Henderson County Zoning Ordinance, vegetative screening combined with seven (7) foot tall fencing will provide “reasonable screening to reduce the view of the SES from residential dwelling units on adjacent lots (including those lots located across a public right of way).”

The proposed vegetative screening will provide an attractive buffer to help draw the viewer’s attention, effectively mitigating any potentially negative visual impacts from the Project. Additionally, Applicant will leave existing vegetation between solar equipment and neighboring residences in place, to the extent practicable, to help screen the Project and reduce visual impact. The preliminary site plan (**Exhibit 3**) shows the locations planned for the vegetative buffer and **Exhibit 5** depicts a visual representation, using visual simulations conducted by Saratoga Associates, of the potential vegetative screening throughout the Project Area at one (1) and five (5) year’s growth. Species to be utilized for the vegetative buffer will include non-invasive trees and shrubs suitable to the site conditions. A mixture of evergreen and deciduous species may be utilized to provide visual interest across all seasons. Utilizing a variety of species is also beneficial to minimize the risk of pests and disease. Preference will be given to commercially available cultivar species that are native to the state of Kentucky and may include a mixture of the following species detailed in **Table 1**.

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

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

*an upright growing habitat cultivar

3.0 Property Value Impacts

REQUIREMENT: Per KRS 278.708 (3)(c); *The potential changes in property values and land use resulting from the siting, construction, and operation of the proposed facility for property owners adjacent to the facility.*

COMPLIANCE:

A detailed description of the surrounding land uses is identified in the Property Value Impact Study dated March 14, 2023, conducted by CohnReznick, and is attached as **Exhibit 1**. The Property Value Impact Study examines property values adjacent to solar uses for eleven existing solar facilities in Minnesota, Indiana, Georgia, Florida, North Carolina, Virginia, and Michigan. It then provides site specific analysis focused on the Sebree Solar II Project and determines whether it will result in any significant measurable and consistent impact on adjacent property values in Henderson County, Kentucky. In summary, the Property Value Impact Study determined that the proposed Project is considered a “locally compatible use” and it is not anticipated to negatively impact property values in and around it.

The Property Value Impact Study also reviewed published studies that analyzed the impact of solar farms on adjacent property values. On page 134, the report states that *“These studies found little to no measurable and consistent difference between the Test Areas Sales and the Control Areas Sales attributed to the solar farms.”* Furthermore, on page 134 and 135, the report states *“The conclusions support that there is no negative impact for improved residential homes adjacent to solar, nor agricultural acreage.”* And that *“no consistent negative impact has occurred to adjacent property values that could be attributed to proximity to the adjacent solar farm, with regard to unit sale prices or other influential market indicators”.*

Additionally, market participants were interviewed in the Property Value Impact Study, including County Property Value Administrators in Kentucky, to provide additional insight as to how farmland and single-family homes with views of solar farms were evaluated on the market. On page 4, the report states *“A Grant County, Kentucky Assessor stated that they have not seen a reduction in assessed property values or market values for adjacency to solar farms”.* The Report also states *“A Clark County, Kentucky Property Valuation Administrator, Jason Neely, noted that there have been no complaints regarding East Kentucky Power Cooperative, Inc.’s Cooperative Solar One project installed in November 2017 located in the county, which has a capacity to generate 8.5MW of electricity. Additionally, Neely states he has not seen any evidence of lowered property values in the area and no reduction in assessed property values has been made due to proximity to the solar farm”.*

4.0 Anticipated Noise Levels at Property Boundary

REQUIREMENT: Per KRS 278.708 (3)(d); *Evaluation of anticipated peak and average noise levels associated with the facility's construction and operation at the property boundary.*

COMPLIANCE:

A Noise Impact Assessment was conducted by DNV for the Project and is included as **Exhibit 4**. The Noise Impact Assessment evaluated potential noise impacts resulting from both the construction and operation of the Project. During Project development, construction is anticipated to occur intermittently over the course of eighteen months at different locations throughout the Project site. Noise-producing construction activities include pile driving for solar array panel racking as well as demolition and site preparation activities involving grading.

Both the first phase (Sebree Solar Project) and the second phase (Project) are considered in the assessment of operational sound based on the assumption that both phases will be in operation concurrently after the second phase is constructed. The Project layout consists of a total of 51 inverters for this second phase and 84 inverters associated with the first phase Sebree Solar Project. The Project connects to the same substation as the Sebree Solar Project. Three step-up transformers are located within the substation, one of which is associated with the Project. Noise levels calculated include the impact of all three transformers at the shared collector substation and the combined 135 inverters on receptors within 1-mile of the Project.

A summary of the Noise Impact Assessment results is located in Sections 5.0 and 6.0 of the Noise Impact Assessment (**Exhibit 4**). The Noise Impact Assessment determined that maximum sound pressure levels at nearby receptors are expected to be less than 86.6 dBA during Project construction and range from 32.3 dBA to 51.1 dBA during Project operations. These results were adjusted with an A-weighting filter, which was "*applied to closely approximate the human ear's response to sound*" as dBA, which is commonly used when assessing environmental and industrial sounds.

A detailed discussion of noise impacts during construction, included in Section 5.0 of **Exhibit 4**, indicates that "*the closest non-participating receptor was located at a distance of 131 feet from the Project construction activities. As a result, sound pressure levels at nearby receptors are expected to be less than 86.6 dBA in the A-weighting scale...at all non-participating residences.* Additionally, the report states "*It is important to note that this analysis assumes the construction equipment associated with each phase is operating simultaneously at the specified distance. This assumption is conservative as the equipment will likely be more spread out around the site and not likely to be operating at the same time. Other noise attenuation effects such as atmospheric absorption, ground effect, reflection and shielding by topographical features or objects were not considered in the analysis.*"

The Noise Impact Assessment further states that "*Typical farming equipment such as a tractor can emit sound levels at approximately 80 dBA at 50 feet. The calculated construction sound pressure levels are expected to be similar or lower than typical farming equipment at all receptors. Considering farming activity occurs during the day when construction is scheduled, sound emitted by construction equipment should be familiar to what the community currently experiences in the existing sound environment. Due to the*

conservative nature of the assessment, it is expected that sound levels may be less than the referenced tractor sound level at 50 feet for most of the day during of a given day of construction."

A detailed discussion of noise impacts during operation, included in Section 6.0 of **Exhibit 4**, indicates that *"the highest modelled results throughout the Project Area for A-weighted sound pressure levels ...are 51.1 dBA at receptor 310 (participant). The A-weighted (dBA) sound level can be considered similar to noise levels in a quiet rural environment."* Further, the report states that, *"additional attenuation from foliage was not considered in this assessment, implying that lower sound levels are expected in areas where there is foliage present in the line of sight between any noise generators and a sound receptor. Similarly, because the model assumes every receptor is downwind of every sound source at all times, lower sound levels are expected at times when a receptor is upwind of any sound source."*

The Project anticipates that all construction and maintenance activities will generally occur from 6:00 AM to 6:00 PM. There may be some occasions during commissioning when activities will occur later into the evening, but this would be a rare exception. The duration of the construction period is anticipated to last for eighteen (18) months.

5.0 Effect on Road, Railways, and Fugitive Dust

REQUIREMENT: Per KRS 278.708 (3)(e); *The impact of the facility's operation on road and rail traffic to and within the facility, including anticipated levels of fugitive dust created by the traffic and any anticipated degradation of roads and lands in the vicinity of the facility.*

COMPLIANCE:

A Traffic and Dust Study was conducted by PRIME AE for the Project and is included as **Exhibit 6**. This study assesses the Project's potential impacts to road and rail traffic, as well as anticipated levels of fugitive dust created from construction and operational traffic.

The Traffic and Dust Study determined that *"even though the traffic in the Project vicinity is predicted to increase during the construction phase of the Project, there is so much excess capacity that this roadway system will continue to perform at a very high level of service. This includes morning and evening peaks as construction workers enter and exit the Project site and periodic delivery of construction materials and equipment."* A detailed discussion of the effect of Project construction and operation on roadway traffic is included in Section 2.0 of **Exhibit 6**. Furthermore, Sebree Solar II, LLC will develop a traffic management plan, implement traffic guidance, and install appropriate signage to ensure driver safety during construction. During Project operations *"there will be no significant increase in traffic and there will be very little, if any, impact to the existing road system."*

Section 3.0 of **Exhibit 6** describes anticipated Fugitive Dust Impacts associated with the proposed Project. During Project construction, *"land disturbing activities associated with the proposed Project may temporarily contribute to airborne materials. To reduce wind erosion of disturbed areas, appropriate revegetation measures, application of water, or covering of spoil piles may occur. In addition, any open-bodied truck transporting dirt will be covered when the vehicle is in motion. The size of the Project site, distance to nearby structures and roadways, combined with vegetative buffers along property boundaries and fencerows will aid in managing off sites dust impacts. Internal roads will be compacted gravel, which may result in an increase of airborne dust particles during dry conditions and when internal road traffic is heavy. During construction activities, water may be applied to the internal road system to reduce dust generation."*

No rail lines are present within the Project Area. One (1) CSX Transportation (CSX) rail line is located within the previously submitted Sebree Solar Project Area, approximately one (1)-mile east of the Sebree Solar II Project Area; however, the proposed Project will not be using railways for any construction or operation activities. Section 4.0 of **Exhibit 6** describes the anticipated impacts on existing railways within the Project Area. In summary, *"Railway impacts to construction traffic are anticipated to be very minimal with only sporadic delays when the railway is active. Likewise, there will be no railway impact during the operational phase of this solar site. There is no anticipated damages to existing railroad infrastructure."*

6.0 Mitigation Measures

REQUIREMENT: Per KRS 278.708(4); *The site assessment report shall also suggest any mitigating measures to be implemented by the applicant to minimize or avoid adverse effects identified in the site assessment report; and per KRS 278.708(6); The applicant shall be given the opportunity to present evidence to the board regarding any mitigation measures. As a condition of approval for an application to obtain a construction certificate, the board may require the implementation of any mitigation measures that the board deems appropriate.*

COMPLIANCE:

Applicant is anticipating implementing the following mitigation measures to minimize or avoid adverse effects identified within the Site Assessment Report:

1. Visual buffers will be used to mitigate viewshed impacts to sensitive receptors, primarily residences, adjacent to the Project. Anticipated planting areas, a preliminary site layout and preliminary visual representation of the proposed vegetative screening are included in **Exhibit 3. Exhibit 5** depicts a visual representation, using visual simulations conducted by Saratoga Associates, of the potential vegetative screening throughout the Project Area at one (1) and five (5) year's growth. Vegetative screenings will be planted primarily in areas where residential parcels adjacent to the Project do not have existing vegetation. Additionally, Applicant will leave existing vegetation between solar equipment and neighboring residences in place, to the extent practicable, to help screen the Project and reduce visual impact.
2. Within the Project Area, one (1) to two (2) acres of native pollinator-friendly species will be cultivated.
3. Components of the proposed Project, including inverters, solar panels, and additional ancillary solar equipment, will be set back at least 25 feet from perimeter property lines and at least 100 feet from any residential structure as required by Section 30.02.C. of the Henderson County Zoning Ordinance.
4. Applicant has committed to the use low-sulfur diesel trucks and equipment to the extent practicable during construction in addition to down lighting in locations where lighting is required.
5. During Project operations, where lighting installation is required, the Applicant has committed to using downcast lighting.
6. Applicant will notify residents and businesses in the vicinity of the proposed Project about the start of construction, potential construction noises, and mitigation plans at least a month prior to commencing Project construction. These notifications will include contact information for receiving complaints.
7. Prior to and during construction, Erosion and Sediment Control (E&S) devices and Best Management Practices (BMPs), such as silt fences/silt socks, sediment basins, sediment traps, and/or buffer zones, will be deployed around sensitive resources.
8. Post-construction, disturbed areas will be seeded with a native and/or non-invasive perennial grass and herbaceous seed mix. E&S devices will be inspected and maintained until vegetation in disturbed areas has been returned to pre-construction conditions or the Project site is stable.

9. Environmental permitting pertaining to state and federally regulated wetlands and watercourses, as well as stormwater discharges, will be addressed as applicable based on proposed impacts. The following permits and other applications will be obtained from the appropriate regulatory agencies, as applicable, as the proposed Project prepares for construction:
 - a) Wetland delineations have been conducted for all proposed Project parcels. Applicant will be submitting an Approved Jurisdictional Determination to the U.S. Army Corps of Engineers (USACE) in mid-2023. If the Project is expected to impact jurisdictional features, including regulated wetland and watercourses, a Clean Water Act (CWA) Section 404 permit will be required from the USACE. Additionally, depending on anticipated impacts, a CWA Section 401 Water Quality Certification (WQC) may also be required from the Kentucky Energy and Environment Cabinet (EEC) – Division of Water (DOW). Applicant has worked to minimize impacts to regulated wetlands and watercourses to the extent possible; however, unavoidable impacts are expected and will be permitted as discussed above.
 - b) A General Permit for Stormwater Discharges Associated with Construction Activities will be obtained from the Kentucky Department of Environmental Protection (DEP), which is required for projects that disturb one or more acres of land.
 - c) Prior to construction, Applicant will develop a Ground Water Protection Plan compliant with the Kentucky EEC’s guidance to identify activities on-site that have the potential to pollute groundwater and BMPs that will be employed during Project development to protect groundwater resources.
 - d) Where possible, tree clearing activities will be limited seasonally to avoid potential impacts to Indiana and Northern long-eared bat habitat. Additionally, Applicant has been coordinating with the applicable state and federal agencies.
10. The Project will meet all requirements under the Henderson County Zoning Ordinance regarding Decommissioning, including posting of a Surety Bond or other form of Security, submittal of a decommissioning plan, and restoration of the property to substantially similar physical condition that existed immediately prior to construction. The Project Decommissioning Plan is included as **Exhibit 8**.
11. Access control strategy will also include appropriate signage to warn potential trespassers. The Project will ensure that all site entrances and boundaries have adequate signage, particularly in locations visible to the public, local residents, and business owners. Access control will be provided per the North American Electric Reliability Corporation (NERC), National Fire Protection Association (NFPA), and Occupational Safety and Health Administration (OSHA) guidelines.
12. A Traffic Management Plan will be developed to minimize impacts of any traffic increases and keep traffic safe. The Project will use appropriate signage as needed to aid construction traffic. All necessary permits will be obtained prior to bringing in heavy loads. The traffic management plan will also include protocols to ensure the local fire departments has immediate access to the roadway when needed.