

Sebree Solar II, LLC

Case No. 2022-00131

Application – Exhibit 12

**Kentucky State Board on Electric Generation and Transmission Siting
Sebree Solar II, LLC – Case No. 2021-00131
Application – Exhibit 12**

Filing Requirement

A site assessment report as specified in KRS 278.708. (KRS 278.706(2)(l))

- (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;**
- (b) *An evaluation of the compatibility of the facility with scenic surroundings;*
- (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;*
- (d) *Evaluation of anticipated peak and average noise levels associated with the facility's construction and operation at the property boundary; and*
- (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. (KRS 278.708(3))*

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. (KRS 278.708(4))

Respondent: Brian Bartels

Pursuant to KRS 278.708(3) and (4), the attached Site Assessment Report was prepared by Environmental Consulting and Technology, Inc., under the direction and supervision of Brian

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Attachment (3165 pages)**

Bartels, on behalf of Sebree Solar II, LLC. The Site Assessment Report summarizes the Project and includes each of the elements required by the statute.

With regard to a description of the proposed facility, Section 1.0 of the Site Assessment included the relevant information. Information concerning the proposed site development plan is present throughout the Site Assessment Report, but particular attention is drawn to **Exhibit 3**, which contains detailed maps about the proposed Project area.

In accordance with KRS 278.708(3)(a)1, information concerning the surrounding land uses for residential, commercial, agricultural, and recreational purpose is found on page one of the Site Assessment Report. As set forth therein, “[t]he 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.”

In accordance with KRS 278.708(3)(a)2, the legal boundaries of the proposed site are included in **Exhibit 2** of the Site Assessment Report.

In accordance with KRS 278.708(3)(a)3, the Site Assessment Report includes a summary of the proposed access controls that will be applicable to the Project site. Several strategies for controlling access are identified in the Site Assessment Report, including: (1) appropriate security fencing that is installed in accordance with the National Electric Safety Code; (2) appropriate signage to warn potential trespassers in locations visible to the public, local residences and business owners. The Site Assessment Report further confirms that the Project will be appropriately gated. On page twelve of the Site Assessment Report it is explained that the access control will comply with the guidelines of the North American Electric Reliability Corporation (“NERC”), National Fire Protection Association (“NFPA”) and the Occupational Safety and Health Administration (“OSHA”).

In accordance with KRS 278.708(3)(a)4 and 5, **Exhibit 3** to the Site Assessment Report, the Project's preliminary layout, includes the location of all facilities and other structures associated with the Project. **Exhibit 3** and **Exhibit 6**, the Traffic and Dust Study, also include a description of the location and use of access ways, internal roads and one railway that passes through the proposed Project area. This information is further discussed in Section 1.0 of the Site Assessment Report.

In accordance with KRS 278.708(3)(a)6, page three of the Site Assessment Report indicates that "it is not anticipated that the additional external utility services or support will be required during typical plant operations."

In accordance with KRS 278.708(3)(a)7, the Project's compliance with applicable setback requirements under KRS 278.704(2) – (5) are discussed on pages two through four of the Site Assessment Report.

In accordance with KRS 278.708(3)(a)8, an evaluation of the noise levels expected to be produced by the Project both during its construction and subsequent operations are included in Section 4.0 of, and in **Exhibit 4** to, the Site Assessment Report. The Site Assessment Report concludes that the calculated construction noise pressure levels – at their maximum – are similar to, or lower than, typical farming operations. When the effects of foliage, wind direction, dispersal of operating equipment and other factors are taken into account, the sound levels are expected to be even less than the typical noise associated with a tractor.

In accordance with KRS 278.708(3)(b), an evaluation of the compatibility of the Project with its scenic surroundings is included in Section 2.0 of the Site Assessment Report. Additional support for the evaluation is found in Sebree Solar II's preliminary visual representation of proposed vegetative screening, which is included with the project drawings (**Exhibit 5**).

In accordance with KRS 278.708(3)(c), an analysis of the potential changes in property values and land use resulting from the siting, construction and operation of the Project for adjacent property owners is the subject of an extensive analysis set forth in **Exhibit 1** to the Site Assessment Report. This analysis is described and summarized in Section 3.0 of the Site Assessment Report.

In accordance with KRS 278.708(3)(d), an evaluation of anticipated peak and average noise levels associated with the Project's construction and operation at the property boundary is included in Section 4.0 of the Site Assessment Report. This analysis is further supported by **Exhibit 4** to the Site Assessment Report, the Noise Impact Assessment.

In accordance with KRS 278.708(3)(e), the impact of the Project'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 is included in Section 5.0 of the Site Assessment Report, with additional detailed information found in **Exhibit 6** to the Site Assessment Report.

Finally, in accordance with KRS 278.708(4), the Site Assessment report suggests several mitigating measures to be implemented by Sebree Solar II, LLC to minimize or avoid adverse effects identified in the Site Assessment Report. This information can be found throughout the various reports but is also summarized in Section 6.0 of the Site Assessment Report.

The following documents are attached hereto and incorporated herein:

Attachment A: Site Assessment Report (16 Pages)

Exhibit 1: Property Value Impact Studies (185 Pages)

Exhibit 2: Legal Property Descriptions of Site (35 Pages)

Exhibit 3: Preliminary Site Layout (28 Pages)

Exhibit 4: Noise Impact Assessment (45 Pages)

Exhibit 5: Preliminary Visual Representations of Proposed Vegetative Screening
Throughout Project (12 Pages)

Exhibit 6: Traffic and Dust Study (20 Pages)

Exhibit 7: Phase I Environmental Site Assessment (2832 Pages)

Exhibit 8: Decommissioning Plan (8 Pages)