

**DOGWOOD CORNERS LLC
SITE ASSESSMENT REPORT**

DOGWOOD CORNERS LLC
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CONTENTS

1	PROPOSED SITE DEVELOPMENT PLAN	2
2	COMPATIBILITY WITH SCENIC SURROUNDINGS	4
3	PROPERTY VALUE IMPACTS.....	5
4	ANTICIPATED NOISE LEVELS.....	6
5	EFFECT ON ROAD AND RAILWAYS.....	7
6	MITIGATION MEASURES	8

Appendices

Appendix A.	Property Value Impact Report
Appendix B.	Preliminary Site Layout
Appendix C.	Property Legal
Appendix D.	Noise Analysis Report
Appendix E.	Visual Impact Assessment
Appendix F.	Traffic Impact Study

1 PROPOSED SITE DEVELOPMENT PLAN

REQUIREMENT: *per 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: Please see the Application, Section 2 for a detailed description of the proposed Project and Project area. The following items provide information specifically in response to requirements 1 through 8 listed above.

- 1 A detailed description of surrounding land uses is provided in Appendix A: Property Value Impact Report (Kirkland Appraisals, LLC 2023). A summary of land use on parcels adjoining the Project is taken from this report and provided in Table 1 below.

Table 1. Land Use Adjoining the Dogwood Corners Project

Land Use	Percent of Total Adjoining Acres	Percent of Total Adjoining Parcels
Residential	7.48	59.78
Agricultural	61.44	17.39
Agricultural/Residential	30.54	18.48
Religious	0.44	3.26
Cemetery	0.10	1.09
Total	100.00	100.00

Source: Kirkland Appraisals, LLC (2023)

- 2 The Project survey boundary is depicted in Appendix B, and the legal descriptions of the participating properties are listed in Appendix C.
- 3 As described in the Application, Section 2, a fence meeting the National Electric Safety Code requirements, minimum seven feet, will enclose the solar panels and associated infrastructure. A separate fence will enclose the substation and BESS facility. In addition, Dogwood Corners or its contractor will control access to the site during construction and operation. All construction entrances will be gated and locked when not in use. Tennessee Valley Authority (TVA) access to the substation will be part of the Interconnection Agreement between TVA and Dogwood Corners LLC.
- 4 The locations of the proposed easement for the overhead connection between the eastern and western portions of the Project, the proposed substation, and proposed BESS facility are depicted within the Preliminary Site Layout in Appendix B. No buildings are proposed as part

of the Project.

- 5 The locations of preliminarily designed access control points and internal roads are depicted on the Preliminary Site Layout in Appendix B. No railways are present within the proposed Project site.
- 6 The location of the existing transmission line to service the Project is depicted on the Preliminary Site Layout in Appendix B. The Project is currently evaluating telecommunications and electrical service requirements. If retail telecommunications service is needed, the Project will request service from a local service provider. If retail electrical service is required, the Project will receive it from the certified retail provider, the Pennyriple Rural Electric Co-Op. The project does not anticipate needing retail water service.
- 7 As stated in Section 4 and 5 of the Application, there is no planning and zoning commission that has established setbacks through a valid ordinance. As stated in Section 5 of the Application, there are zero residential neighborhoods (as defined by KRS 278.700 (6)) within two thousand (2,000) of the Project. In an attempt to address concerns voiced in the community, the Project is designing its site layout with solar panels no closer than 500 feet from non-participating residences, which is significantly larger than solar industry standards.
- 8 The construction and operational noise study report provided in Appendix D identifies the noise levels expected by the facility. The findings are further explained in Section 4 below.

Person Responsible: Megan Stahl

2 COMPATIBILITY WITH SCENIC SURROUNDINGS

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

COMPLIANCE: The Project site is located in an agricultural and rural residential area of eastern Christian County. As noted by Richard Kirkland in his report attached as Appendix A, “larger solar farms using fixed or tracking panels are a passive use of the land that is in keeping with a rural/residential area. . . . The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single-story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.”

The Project is proposing a 500-foot setback from non-participating residences, as well as additional vegetative screening on certain areas of the Project. The proposed locations are presented on the Preliminary Site Layout in Appendix B, but Dogwood Corners is continuing to work with adjoining landowners in an attempt to mutually agree on specific locations. Example visual depictions of the vegetative screening may be found in Appendix E. This will help ensure that the Project will be compatible with the scenic surroundings.

Based on community feedback, Dogwood Corners is proposing a double row of staggered evergreen trees a minimum of five feet in height at planting and maturing to a minimum of 15 feet. The trees shall achieve opacity of 90% to a height of no less than eight feet within three years of planting.

Person Responsible: Megan Stahl

3 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: Please refer to the Property Value Impact Report provided as Appendix A (Kirkland Appraisals LLC 2023). In his transmittal letter, Mr. Kirkland provides the following conclusions on page 1.

The matched pair analysis shows no impact on home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land where the solar farm is properly screened and buffered. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

Data from the university studies, broker commentary, and other appraisal studies support a finding of no impact on property value adjoining a solar farm with proper setbacks and landscaped buffers.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial negative effect to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved with adjoining agricultural uses, schools, churches, and residential developments.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting properties and that the proposed use is in harmony with the area in which it is located. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is minimal traffic.

Person Responsible: Richard Kirkland

4 ANTICIPATED NOISE LEVELS

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 project boundary*

COMPLIANCE: See Appendix D for a report studying the anticipated operational and construction noise levels.. The excerpt below is a brief summary found pages 7 and 8 in the report prepared by Stantec Consulting Services, Inc.:

Noise is expected to increase temporarily and intermittently during the construction phase of the project due to increases in vehicular traffic, construction equipment and assembly of the solar facility components. This increase in noise is expected to be within accepted ranges and of short duration at any given location within the project with the majority of the noise producing activities to occur many hundreds to thousands of feet from the nearest noise sensitive receptors. The noisiest portion of the construction includes the use of pile drivers to install the solar panel supports. These will only be used very briefly (approximately 30 seconds to 1 minute per pile) and the worst-case maximum noise [L_{max} (dBA)] expected to occur at the nearest non-participating receptor (R99) is 80.5 dBA which is similar to a lawnmower. The equivalent continuous sound level [L_{eq} (dBA)] from construction including the pile driver is 73.6 dBA which is similar to a washing machine. The model was also evaluated without the inputs of the pile driver since that is more typical of ongoing construction sound levels. The sound level for typical construction onsite is 60.2 dBA which is similar to an air conditioner (Table 4). Construction activities at the Project site would move around the site and are not anticipated to be performed near a sensitive receptor for more than a few days or weeks.

During site operation, intermittent noise related to the panel tracking system and the constant noise of the inverters is expected. The nearest non-participating receptor (R99) is more than 518 feet from any panels and approximately 1,036 feet from an inverter. Maximum sound levels from the tracking system are expected to be inaudible at the nearest receptor (R99, <10 dBA).

It should be noted that the trackers and the inverters for the panels themselves will not operate at night when residential receptors are most sensitive. During average daytime operation, the inverters will be similar in noise level (~40.9 dBA max) to a quiet library at the nearest receptor (R98). According to manufacturer specifications the loudest the transformer is expected to be is just over 60 dBA at 1m from the source, or the level of a normal conversation. Since the nearest receptor (R95) is over 1,355 ft from the substation, transformers are not expected to add additional noise above background noise as the noise levels are barely audible (<10 dBA). Site visits and maintenance activities including single vehicular traffic and mowing will be negligible as they are similar to the background agricultural noise characteristics. All site visits, outside of emergency maintenance, will occur during daylight hours. A table of the operational noise levels at the nearest receptors is below in Table 5 while results for all receptors is in Appendix B.

At the nearest receptors, besides intermittent and infrequent pile driver activity, no elevated and prolonged noise levels above background levels are expected either during construction or operation of the Project site. Construction (pile driving) is not expected to remain in any area beyond a week.

Person Responsible: Shane Kelley

5 EFFECT ON ROAD AND RAILWAYS

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 any anticipated degradation of roads and lands in the vicinity of the facility*

COMPLIANCE: The report provided in Appendix F discusses the Project's impact on road and rail traffic, and possible degradation of roads as a result of the Project. The following is the conclusion of the Stantec report on page 8:

As demonstrated in the traffic analysis, the construction period will not produce significant operational changes to existing roadways. All roadways within the project area will continue to operate at LOS A during peak construction traffic. Although no significant adverse traffic impacts are expected during project construction or operation, using mitigation measures such as ridesharing between construction workers, using appropriate traffic controls, or allowing flexible working hours outside of peak hours could be implemented to minimize any potential for delays during the AM and PM peak hours.

Person Responsible: Shane Kelley

6 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: Specific mitigation measures are listed below.

1. A final site layout plan shall be submitted to the Siting Board upon completion of the final site design. Deviations from the preliminary site layout should be clearly indicated on the revised graphic. Those changes could include, but are not limited to, location of solar panels, inverters, transformers, substation, operation and maintenance building, transmission line route, or other Project facilities and infrastructure.
2. Any change in the Project boundaries from the information that formed this evaluation shall be submitted to the Siting Board for review. The Siting Board will determine whether any deviation in the boundaries or site layout plan is likely to create a materially different pattern or magnitude of impacts.
3. Dogwood Corners shall provide the date on-site construction activities (excluding activities such as site clearing, geotechnical investigations and excavation work) will commence to the Siting Board and the Kentucky Energy and Environment Cabinet (EEC) 30 days prior to that date.
4. Prior to construction, Dogwood Corners shall provide a finalized Emergency Response Plan to the local fire district, first responders, and any County Emergency Management Agency. Dogwood Corners shall provide site specific training for local emergency responders at their request. Access for fire and emergency units shall be set up after consultation with local authorities.
5. Dogwood Corners or its contractor will control access to the Dogwood Corners site during construction and operation. All construction entrances will be gated and locked when not in use.
6. Dogwood Corners' access control strategy shall also include appropriate signage to warn potential trespassers. Dogwood Corners must ensure that all site entrances and boundaries have adequate signage, particularly in locations visible to the public, local residents, and business owners.
7. The security fence must be installed prior to activation of any electrical installation work in accordance with NESC standards. The Dogwood Corners substation shall have its own separate security fence and locked access installed in accordance with NESC standards.
8. Existing vegetation between solar arrays and nearby roadways and homes shall be left in place to the extent feasible to help minimize visual impacts and screen the Project from nearby homeowners and travelers. Dogwood Corners will not remove any existing vegetation except to the extent it must remove such vegetation for the construction and operation (i.e. solar resource optimization) of Project components.
9. Dogwood Corners shall implement planting of native evergreen species as a visual buffer to mitigate visual viewshed impacts, in areas where those viewshed impacts occur from residences or roadways directly adjacent to the Project and there is not adequate existing vegetation, as shown in the visual screening identified in the application, SAR, and corresponding maps. If it is not adequate, then vegetation reaching a minimum of 15 feet at maturity will be added by Dogwood Corners between Project infrastructure and residences with a line of sight to the facility. Planting of vegetative buffers may be done over the construction period and growing season immediately following construction; however, Dogwood Corners should prioritize vegetative planting at all periods of construction to reduce viewshed impacts. All planting

shall be done prior to one year post operation of the facility.

10. Dogwood Corners shall cultivate at least two acres of native, pollinator friendly species on-site.

11. Dogwood Corners shall carry out visual screening consistent with the plan proposed in its application, SAR, and corresponding maps, and ensure that the proposed new vegetative buffers are successfully established and developed as expected over time. All unhealthy, dead, or noncompliant plantings shall be repaired or replaced within ninety (90) days of such occurrence.

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

13. Dogwood Corners is required to limit construction activity, process, and deliveries to the hours between 8 a.m. and 6 p.m. local time, Monday through Saturday. The Siting Board directs that construction activities that create a higher level of noise, such as pile-driving, will be limited to 9 a.m. to 5 p.m. local time, Monday through Friday. Non-noise causing and non-construction activities can take place on the site between 7 a.m. and 10 p.m. local time, Monday through Sunday, including field visits, arrival, departure, planning, meetings, mowing, surveying, etc.

14. If the pile-driving activity occurs within 500 feet of a noise-sensitive receptor, Dogwood Corners shall implement a construction method that will suppress the noise generated during the pile-driving process. Dogwood Corners can forego using noise suppression measures if it employs a panel installation method that does not use pile driving, so long as that method does not create noise levels similar to pile driving.

15. Dogwood Corners shall notify residents and businesses by mail within 2,400 feet of the project boundary about the construction plan, the noise potential, any mitigation plans, and its Complaint Resolution Program referred to in Item 32 of this Attachment, at least one month prior to the start of construction.

16. Dogwood Corners shall place panels, inverters, and substation equipment consistent with the distances to noise receptors to which it has committed in its maps and site plans. In an attempt to address concerns voiced in the community, the Project is designing its site layout with solar panels no closer than 500 feet from non-participating residences, which is significantly larger than solar industry standards. These further setbacks shall not be required for residences owned by landowners involved in the Project that explicitly agree to lesser setbacks and have done so in writing. All agreements by participating landowners to lesser setbacks must include language advising the participating landowners of the setbacks otherwise required herein. All agreements by participating landowners to lesser setbacks must be filed with the Siting Board prior to commencement of the Project.

17. Dogwood Corners shall fix or pay for repairs for documented damage to roads and bridges resulting from any vehicle transport to the site. For damage resulting from vehicle transport in accordance with all permits, those permits will control.

18. Dogwood Corners shall comply with all laws and regulations regarding the use of roadways.

19. Dogwood Corners shall implement ridesharing between construction workers when feasible, use appropriate traffic controls, or allow flexible working hours outside of peak hours to minimize any potential traffic delays during AM and PM peak hours.

20. Dogwood Corners shall consult with the Kentucky Transportation Cabinet (KYTC) regarding truck and other construction traffic and obtain necessary permits from the KYTC.

21. Dogwood Corners shall consult with the Christian County Road Department (CCRD) regarding truck

and other construction traffic and obtain any necessary permits from the CCRD.

22. Dogwood Corners shall develop special plans and obtain necessary permits before transporting heavy loads, especially the substation transformer, onto state or county roads.

23. Dogwood Corners shall comply with any road use agreement executed with CCRD. Such an agreement might include special considerations for overweight loads, routes utilized by heavy trucks, road weight limits, and bridge weight limits.

24. Dogwood Corners shall develop and implement a traffic management plan to minimize the impact on traffic flow and keep traffic safe. Any such traffic management plan shall also identify any traffic-related noise concerns during the construction phase and develop measures that would address those noise concerns.

25. Dogwood Corners shall properly maintain construction equipment and follow best management practices related to fugitive dust throughout the construction process, including the use of water trucks. Dust impacts shall be kept at a minimal level. The Siting Board requires Dogwood Corners' compliance with 401 KAR 63:010.

26. If any Person as defined by KRS 278.700(3) shall acquire or transfer ownership of, or control, or the right to control Dogwood Corners, by sale of assets, transfer of stock, or otherwise, or abandon the same, Dogwood Corners or its successors or assigns shall request explicit approval from the Siting Board with notice of the request provided to the Christian County Fiscal Court. In any application requesting such abandonment, sale, or change of control, Dogwood Corners and any proposed entity with an ownership interest in Dogwood Corners shall certify its compliance with KRS 278.710(1)(i).

27. As applicable to individual lease agreements, Dogwood Corners, its successors, or assigns will abide by the specific land restoration commitments agreed to by individual property owners, as described in each executed lease agreement.

28. Dogwood Corners filed a complete and explicit decommissioning plan with the Siting Board in Attachment I of the Application. This plan commits Dogwood Corners to remove all facility components, above ground and below ground, to a depth of three feet or less, from the Project site. Cable located greater than three feet in depth will be abandoned in place, unless specific contracts with landowners require removal to a greater depth.

29. Dogwood Corners shall provide a financial guarantee to cover the approved net decommissioning cost. The cost of decommissioning will include a reasonable reduction for the salvage value of acceptable components. The financial guarantee will be in the form of a surety bond, or other approved method of financial assurance that is acceptable to Christian County. Dogwood will be responsible for decommissioning the Project facilities. The financial guarantee shall be in place at the time of commencement of operation of the Project. The decommissioning cost and bond amount shall be reviewed every five years at Dogwood Corners' expense to determine and update the cost of removal amount. This review shall be conducted by an individual or firm with experience or expertise in the costs of removal or decommissioning of electric generating facilities. Certification of this review shall be provided to the Siting Board or its successors and the Christian County Fiscal Court. Such certificate shall be by letter and shall include the current amount of the anticipated bond and any change in the costs of removal or decommissioning.

30. Dogwood Corners or its assigns shall provide notice to the Siting Board, if, during any two-year (730 days) period, it replaces more than 20 percent of its facilities. Dogwood Corners shall commit to removing the debris and replaced facility components from the Project site and from Christian County upon replacement. If the replaced components are properly disposed of at a permitted facility, they do not have to be physically removed from Christian County. However, if the replaced facility components remain in the

County, Dogwood Corners must inform the Siting Board of the location where the components are being disposed.

31. Any disposal or recycling of Project equipment, during operations or decommissioning, shall be done in accordance with applicable laws and requirements.

32. Dogwood Corners shall initiate and maintain the Complaint Resolution Program to address any complaints from community members. Dogwood Corners shall also submit annually a status report associated with its Complaint Resolution Program, providing, among other things, the individual complaints, how Dogwood Corners addressed those complaints, and the ultimate resolution of those complaints identifying whether the resolution was to the complainant's satisfaction.

34. Dogwood Corners shall provide the Christian County Community & Development Services contact information for individuals within the company that can be contacted with concerns. This shall include contact information for the general public to reach individuals that can address their concerns. Dogwood Corners shall update this contact information yearly, or within 30 days of any change in contact information.

35. Within 30 days of entry, Dogwood Corners shall send a copy of the Siting Board's final order to all the adjoining landowners who previously were required to receive notice of this Project.

Person Responsible: Megan Stahl