

Solar Generation Siting Final Report

Weirs Creek Solar

KY State Board on Electric Generation and Transmission

Siting **Case #2024-00099**



ATTACHMENT A

**Kentucky State Board on Electric Generation and Transmission Siting
Weirs Creek Solar – Case No. 2024-00099**

**Developed for Elliot Engineering and the Kentucky Public
Service Commission- State Board on Electric Generation and
Transmission Siting**

**By Cloverlake Consulting Services, W. Thomas Chaney,
President**

September 16, 2024



Table of Contents

Report Section	Page
• Introduction.....	3
• Siting Project Description.....	3
• Compatibility With Scenic Surroundings.....	6
• Property Value Impacts.....	8
• Anticipated Noise Levels At Property Boundary.....	9
• Effect on Road, Railways and Fugitive Dust.....	10
• Hiring a Consultant.....	11
• Mitigation Measures.....	11
• Additional Mitigation Measures.....	13
• New Electric Transmission Line Associated With The Weirs Creek Solar Project.....	13
• Summary of the Adequacy of the Applicant’s Site Assessment Report.....	13
• References.....	14
• Context Map.....	15
• Gallery of Photographs from the Site Visit.....	16
• Resume of W. Thomas Chaney.....	25

Cloverlake Consulting Services September 16, 2024

On Behalf of Elliot Engineering, Florence, Kentucky For Weirs Creek Solar LLC, Project-Kentucky State
Siting Board on Electric Generation and Transmission Case No: 2024-00099.

Introduction

The Kentucky Public Service Commission, State Siting Board requires that applicants for a certificate for Solar Facilities file an application which details the current state of the affected properties to be used for the facilities. It also requires an assessment of the impact on the properties regarding the natural and human environment. This report assesses the adequacy of the assessment of the natural environment including noise, traffic, dust, historic, archeologic resources, and natural resources including endangered plant and animal species groundwater and surface water.

At its conclusion this adequacy report shows that the application submitted by the applicant, Weirs Creek Solar LLC is fully in compliance with the intent of the Kentucky Revised Statutes.

Siting Project Description

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. 3. 4. 5. 6. 7. 8. The legal boundaries of the proposed site; Proposed access control to the site; The location of facility buildings, transmission lines, and other structures; Location and use of access ways, internal roads, and railways; Existing or proposed utilities to service the facility; Compliance with applicable setback requirements as provided under KRS 278.704(2), (3), (4), or (5); and Evaluation of the noise levels expected to be produced by the facility. COMPLIANCE: As proposed by Weirs Creek Solar, LLC (Applicant), the Weirs Creek Solar Project (Project) will be capable of generating 150-megawatt alternating current (MW AC). The power generated by the Project will provide clean, renewable electricity and will interconnect the Project collector substation, mapped on the north side of Corinth Church Road, to the point of interconnect (POI), mapped on the north side of U.S. Highway 41A ("US-41 ALT") (Stanhope Road), via an approximately 0.9-mile gen-tie transmission line. The POI will be connecting to the Hopkins-Reid 161 kV line which will be owned and operated by Big Rivers Electric Corporation upon Commercial Operation Date (COD). The Project is located in Hopkins and Webster Counties, Kentucky, approximately two (2) miles east of the City of Providence, directly west of the City of Nebo, north of US-41 ALT, and south of Kentucky Route 120 (KY 120). The total acreage of the parcels included in the Project boundary is approximately 2,260 acre (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 an approximately 810-acre site contained within the larger Project Area. The Project Area has historically been used for agricultural 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 solar meteorological station, supervisory control, data acquisition (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). 1 ---c 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. As of the date of this report, neither Hopkins County nor Webster County enforce setbacks for solar facilities within their jurisdiction, therefore the Applicant has chosen to impose setbacks for the project that have been previously approved through the Kentucky State Siting Board (KYSB). 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. Additionally, the Project will comply with the KYSB standard setback of 450 feet between occupied structures and central inverters.
2. A detailed description of the surrounding land uses is identified in the Property Value Impact Report dated February 9, 2024, conducted by Cohn Reznick (Exhibit 1 of the Site Assessment Report). As described in this report, surrounding land uses are predominately comprised of agricultural fields and 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 the proximity to the adjacent solar farm, with regard to unit sale prices or other influential market indicators."
 3. Exhibit 2 of the Site Assessment Report contains the legal descriptions of the Project's participating parcels.

4. A preliminary layout of the proposed Project is included in Exhibit 3 of the Site Assessment Report, 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.
5. The preliminary layout of the Project (Exhibit 3 of the Site Assessment Report) details the location of proposed facility arrays and other related infrastructure.
6. The same exhibit 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).
7. The Project collector substation, mapped on the north side of Corinth Church Road, will be connected to the POI, mapped on the north side of U.S. Highway 41A ("US-41 ALT") (Stanhope Road), via an approximately 0.9-mile gen-tie transmission line. The POI will be connecting to the Hopkins-Reid 161 kV line which will be owned and operated by Big Rivers Electric Corporation upon COD. It is not anticipated that additional external utility services or support will be required during typical plant operation.
8. Applicable setback requirements are discussed in Section 2.0 of the Site Assessment Report.
9. A Noise Impact Assessment, conducted by DNV Energy Systems (DNV) and dated May 10, 2024, is included in Exhibit 4 of the Site Assessment Report 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 86 A-weighted decibels (dBA) during Project construction and 52 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.
10. Exhibit 6 of the Site Assessment Report is a Traffic and Dust Study conducted by PRIME AE and dated May 10, 2024. 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.

11. A Phase I Environmental Site Assessment (ESA) was completed in April 2023 for the Project Area which identified three (3) Recognized Environmental Conditions (RECs) in connection with oil and gas infrastructure, farm dumps, and coal mining. In February 2024, a Phase I assessment was conducted for land previously identified as exclusion areas that was then added to the Project and the gen-tie transmission line corridor. The February 2024 Phase I ESA identified the same REC in connection to coal mining as the April 2023 Phase I ESA. Oil and gas infrastructure, farm dumps, and underground and surface coal mining sites will be avoided as part of development activities. A 30-foot setback has been applied to oil and gas infrastructure. The farm dump area has been avoided as a development exclusion. See Exhibit 7 for the complete Phase I ESA reports from April 2023 and February 2024. The Phase I ESA report will be updated prior to the commencement of construction activities.
12. Applicant contracted ECT to prepare a Decommissioning Plan for Project. As of the date of this report, neither Hopkins County nor Webster County has a zoning ordinance that dictate the requirements of a decommissioning plan. Therefore, the Applicant has chosen to prepare the decommissioning plan utilizing the same requirements that have been previously approved through the KYSB. These requirements include the following (1) defining the conditions upon which the decommissioning will be initiated; (2) removal of all non-utility-owned equipment, conduit structures, fencing, roads, and foundations; (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.

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 situated in relatively simple terrain, consisting of flat and occasionally elevated farmland, with project equipment base elevations ranging from approximately 380 feet to 420 feet above 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. Neither Hopkins County nor Webster County enforce setbacks for solar facilities within their jurisdiction, therefore the Applicant has chosen to impose setbacks for the project that have been previously approved through the Kentucky State Siting Board (KYSB). Components of the proposed Project, including inverters, solar panels, and additional ancillary solar equipment will be set back at

**Kentucky State Board on Electric Generation and Transmission Siting
Weirs Creek Solar LLC – Case No. 2024-00099**

least 25 feet from perimeter property lines and at least 100 feet from any residential structure or other occupied building. Additionally, the Project will comply with the KYSB standard setback of 450 feet between occupied structures and central inverters. A proposed vegetative screening, approximately 11,023 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 include a naturalized mix of native and/or non-invasive trees and shrubs suitable for the specific site conditions. The Applicant believes that vegetative screening combined with seven (7) foot tall fencing will provide reasonable screening to reduce the view of the Project Facilities 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 screening and Exhibit 5 depicts a visual representation, using visual simulations conducted by ECT, 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 screening will include native and/or non-invasive trees and shrubs suitable to the site conditions. A mixture of the following species detailed below.

Type

Coniferous Trees and Shrubs Broadleaf Small Trees and Shrubs *an upright growing habitat cultivar

Species

White Pine Virginia Pine Red Cedar Common Juniper* Serviceberry Dogwood Winterberry Chokecherry
Ninebark Sumac Viburnum 5pp

Scientific Name

Pinus strobus Pinus virginiana Juniperus virginiana Juniperus communis Amelanchier spp. Cornus spp.
Ilex spp. Prunus virginiana Physocarpus opulifolius Rhus spp. Viburnum spp.

The data and conclusions contained in the Site Assessment Report for the Weirs Creek Solar project regarding Compatibility with Scenic Surroundings is in compliance with the intent of KRS 278.708.

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 February 9, 2024, conducted by Cohn Reznick, and is attached as Exhibit 1 of the Site Assessment Report . The Property Value Impact Study examines property values adjacent to solar uses for ten existing solar facilities in Michigan, Indiana, Ohio, Georgia, Iowa, Florida, and North Carolina. It then provides site specific analysis focused on the Project and determines whether it will result in any significant measurable and consistent impact on adjacent property values in Webster and Hopkins Counties, Kentucky. In summary, the Property Value Impact Study determined that the proposed Project 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 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 facility.

The data and conclusions contained in the Site Assessment Report for the Weirs Creek Solar project regarding Property Value Impacts is in compliance with the intent of KRS 278.708.

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. The Project layout consists of a total of 41 inverters, as well as one 170 MVA-165 kV step-up transformer at the substation. These will be the primary sound sources during operation. A total of 214 receptors were identified within 1-mile of the Project. Additionally, the acoustic impact of construction activities was calculated for the Project on the 214 receptors. 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 86 dBA during Project construction and range from 24 dBA to 52 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 loudest construction sound level calculated at a participating receptor for the pile driving phase is 86 dBA and 93 dB at receptor 76 located 133 ft from the nearest PV panel. The loudest construction sound level calculated at a non-participating receptor for the pile driving phase is 76 dBA and 86 dB at receptor 99 located 297 ft from the nearest PV panel." 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." 7 -----ECI > Site Assessment Report – Weirs Creek Solar, LLC 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 52 dBA at receptor 76 (participant). The A-weighted (dBA) sound level can be considered similar to sound levels in a quiet urban 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.

The data and conclusions contained in the Site Assessment Report for the Weirs Creek Solar project regarding Anticipated Noise Levels at Property Boundary is in compliance with the intent of KRS 278.708.

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 in the Site Assessment Report. 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 of the Site Assessment Report. Furthermore, Applicant will develop a traffic management plan, implement traffic guidance, and install appropriate signage to ensure driver safety during construction. During Project operations “Employees will drive mid or full-sized trucks and will contribute less to existing traffic than a typical single-family home; operation of this solar facility will not significantly increase traffic in the project vicinity.” 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 screenings 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.

The data and conclusions contained in the Site Assessment Report for the Weirs Creek Solar project regarding the Effect on Road, Railways and Fugitive Dust is in compliance with the intent of KRS 278.708.

Hiring of a Consultant

The board shall have the authority to hire a consultant to review the site assessment report and provide recommendations concerning the adequacy of the report and proposed mitigation measures.

The board may direct the consultant to prepare a separate site assessment report. Any expenses or fees incurred by the board's hiring of a consultant shall be borne by the applicant.

The board has hired Elliot Engineering and Cloverlake Consulting Services to review the adequacy of the Site Assessment Report.

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. Vegetative screening 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 of the Site Assessment Report depicts a visual representation, using visual simulations conducted by ECT, 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

Kentucky State Board on Electric Generation and Transmission Siting
Weirs Creek Solar LLC – Case No. 2024-00099

residential structure. A setback of 450 feet between occupied structures and central inverters will also be imposed.

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. 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. 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. 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

**Kentucky State Board on Electric Generation and Transmission Siting
Weirs Creek Solar LLC – Case No. 2024-00099**

the North American Electric Reliability Corporation (NERC), National Fire Protection Association (NFPA), and Occupational Safety and Health Administration (OSHA) guidelines.

11. 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.

Additional Mitigation Measures Recommended by the Consultant (Cloverlake Consulting Services)

The applicant has done a good job of assessing the impact of the proposed project. The only suggested mitigation measure is to carefully monitor the construction process during excavation and pile driving to ensure that undiscovered family cemeteries are not disturbed.

New Electric Transmission Line Associated With the Weirs Creek Solar LLC Project

This transmission line is not under the jurisdiction of the KPSC Power Siting Board.

Summary of the Adequacy of the Applicants Site Assessment Report

The applicant has done an excellent job of assessing the impact of the proposed project in the Site Assessment Report. Among the issues that were addressed are Environmental Permitting, Wetland Delineations, Stormwater, Groundwater, and Endangered Species.

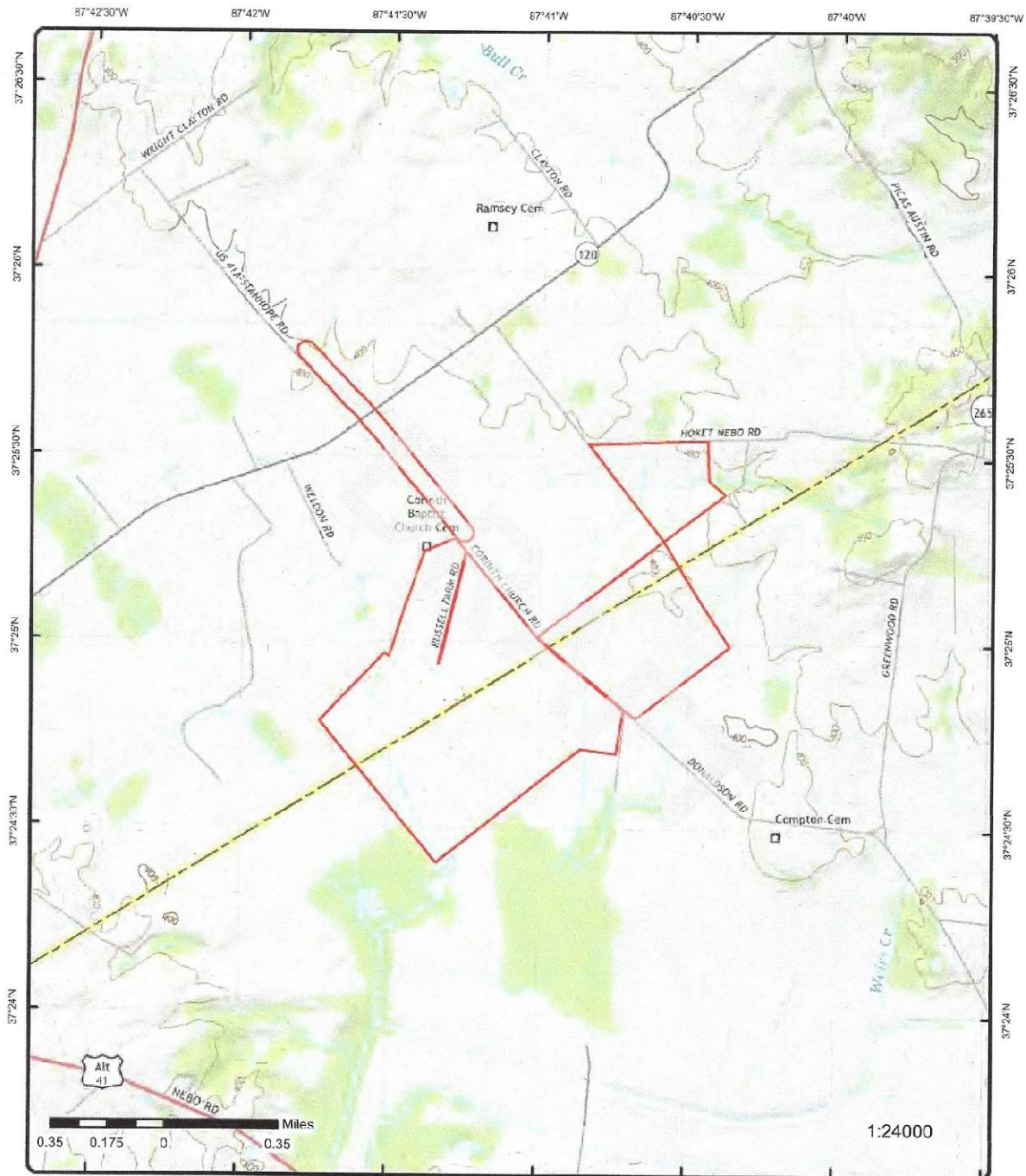
Based on a review of The Weirs Creek Solar LLC Project Site Assessment Report, as well as the Applicant's responses to the first and second sets of Inquiries from the Staff, by W. Thomas Chaney of Cloverlake Consulting Services, all the sections of the report are in compliance with the intent of KRS 278.708.

REFERENCES

All the information for this Adequacy Assessment was extracted from the Applicant's Site Assessment Report ,the Applicant's Electric Transmission Line Application, Weirs Creek Solar Project, supplemental reports, appendices, legal filings and a field analysis performed on August 14 and 15, 2024 by W. T. Chaney of Cloverlake Consulting Services.

Kentucky State Board on Electric Generation and Transmission Siting
Weirs Creek Solar LLC – Case No. 2024-00099

Context Map



Topographic Map

Year: 2019

Order Number: 24020600826

Address: Webster County, KY

Quadrangle(s): Nebo KY

Source: USGS Topographic Map



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**Gallery of Photographs Taken During The Site Visit by W. T. Chaney on August
14 and 15, 2024**













**Kentucky State Board on Electric Generation and Transmission Siting
Weirs Creek Solar LLC – Case No. 2024-00099**







Resume W. Thomas Chaney



W. THOMAS (TOM) CHANEY

PRESIDENT CLOVERLAKE CONSULTING

YEARS OF EXPERIENCE

50

EDUCATION

- MBA, Finance and Management Point Park University, 2011
- M.A., Environmental Planning, Eastern Kentucky University, 1973
- B.A., Physical Geography and Geology, Eastern Kentucky University, 1972

AREAS OF EXPERTISE

- Strategic training and mentoring of employees
- Management and direction of multidiscipline natural resource management consulting teams
- Environmental Assessment of Energy Facilities including Wind and Solar Projects
- Harvard Leadership Development Training
- Advanced Project Management Training

CERTIFICATIONS

- Certified Mediator, 2004
- Certified Kepner-Tregoe Rational Process Program Leader, 2003
- Harvard Leadership Development
- Advanced Project Management

HONORS

- Cinergy "Above and Beyond Award" for Diversity, CG&E/Cinergy, Duke Energy
- Diversity Champion and "Wolf" Award recipient for top individual performance, CG&E/Cinergy, Duke Energy

EXPERIENCE SUMMARY

Mr. Chaney is the President of Cloverlake Consulting Services and directs the work of expert natural resource management teams of engineers and scientists. He has a distinguished background in utility management, organizational development and consultant service to utility companies for environmental and planning work. He has done career management service for large utilities including Cinergy,

**Kentucky State Board on Electric Generation and Transmission Siting
Weirs Creek Solar LLC – Case No. 2024-00099**

Cincinnati Gas & Electric and Duke, and has consulting experience with Power Engineers, BHE Environmental, GAI Consultants, Booz-Allen Hamilton, Woolpert Consultants, and Dames and Moore.

Mr. Chaney's current practice involves Siting and Environmental Planning for major utility facilities in several states in the Midwest. He has developed testimony and testified in front of state siting agencies.

He also specializes in strategically training and mentoring employees and has grown a prominent Cincinnati multi-discipline environmental engineering and consulting practice. He also provided strategic training and mentoring services for CG&E, Cinergy, and Duke Energy for 25 years and currently provides these services to Master Provisions, a Northern Kentucky food charity... Mr. Chaney developed and presented the Business Case for Diversity to Cinergy executives in 1995, and was responsible for environmental training and education, and high-performance team training and coaching.

He is a certified mediator and holds a license as a Program Leader for Kepner-Tregoe rational process.

Kentucky Public Service Commission-Siting Board Ohio Power Siting Board SITING AND CERTIFICATION

Another specialty is the management of the Ohio Power Siting Board siting/certification process. He is also proficient at managing the Kentucky PSC Siting Board Process. He was involved in the original development of the rules for these processes with the PUCO and the OPSB and served as the implementing Principal contact for CG&E, Cinergy, and Duke from 1984 to 2006. He has been involved in consulting practices since then that specialize in these siting processes including GAI Consultants, BHE consultants, Power Engineers and ERM.

The following projects are a few examples of this work:

- Kentucky Public Service Commission Siting Board

In his position as President of Cloverlake Consulting Services, he has completed the analysis of the adequacy of several solar projects in Kentucky.

- AEP Siting and Permitting Projects, Ohio, Kentucky, Indiana, Virginia and West Virginia

In his position with Power Engineers, he supervised over twenty siting and permitting projects in the above states.

- NIPSCO Permitting In Indiana

Mr. Chaney, likewise, was involved in several Transmission Line permitting projects in Indiana for NIPSCO.

- GAI Consultants, Constance-Zimmer Natural Gas Transmission Line, Ohio

Project Manager responsible for the siting, routing and certification of this transmission line. The project required numerous environmental permits and a Certificate of Environmental Compatibility and Public need from the Ohio Power Siting Board (OPSB).

- Dominion East Ohio Gas, Akron-Canton Gas Transmission Line, Ohio

Project manager responsible for siting, certification (OPSB) and permitting.

- Management Consulting, Large Aviation and Environmental Projects

As a management consultant for a private management consulting firm, Mr. Chaney was responsible for numerous large aviation and environmental projects, including the Chicago, O'Hare International Airport

Kentucky State Board on Electric Generation and Transmission Siting
Weirs Creek Solar LLC – Case No. 2024-00099

Delta Concourse project, the Miami International Airport Runway Environmental Impact Statement (EIS) Concourse project, the Miami International Airport Runway Environmental Impact Statement (EIS) project, and the Greater Pittsburgh International Airport Midfield Terminal Studies project that required noise and land use compatibility studies.

- **Regional Planning manager**

As a planning manager for the Northern Kentucky Area Development District, Mr. Chaney covered all aspects of regional planning for eight counties in northern Kentucky. He supervised professional and clerical staff dealing with issues on the environment, housing, land use and recreation in compliance with the Older Americans Act (Title III) and the Social Security Act (Titles XIX and XX).

- **Senior Environmental Planning Consultant**

Mr. Chaney's experience as a Senior Environmental Planner with a private consulting firm required management of numerous land use planning and environmental assessment projects. His duties included accountability to the client.

- **Duke Energy, Edwardsport IGCC Start-Up natural Gas Line, Indiana**

Project Manager for the routing and permitting of a gas transmission line used to start-up the Edwardsport Indiana IGCC. This project is a clean coal endeavor that utilizes Illinois Basin high sulfur coal.

- **Dominion East Ohio Gas Company, Solid Waste natural Gas Siting Study and Application, Ohio**

Project Manager for the OPSB application for this complex project, which was rerouted due to the construction of a large municipal landfill.

- **GAI Consultants, Rockies Express Line, Ohio**

Project Manager for cultural resources projects associated with this gas transmission line.

- **CG&E, Gas Storage Site, Kentucky**

Project Manager responsible for the environmental permitting of this large gas storage site, formerly a depleted gas and oil production field.

- **CG&E/Cinergy/Duke Energy Natural Gas Licensing Projects, Multiple States**

Reviewed and led the licensing and environmental permitting for all natural gas transmission line projects.

- **CG&E Cinergy, Numerous Power Plant, Transmission Line and Gas Line Siting and permitting Projects**

In his capacity as Licensing Division Director, Mr. Chaney was involved in more than 100 Transmission Line, Gas Line and Power Plant projects during his tenure with CG&E/Cinergy/Duke.