

PIKE COUNTY
SOLAR PROJECT

Application for Construction Certificate
May 14, 2024

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Tab 12 Exhibits

Exhibit A: Project Site Map

Exhibit B: Property Value Impact Study

Exhibit C: Legal Description

Exhibit D: Acoustic Assessment Report

Exhibit E: Traffic Impact Study

Exhibit F: Decommissioning Plan

Exhibit G: Glare Analysis Study

Exhibit H: Visual Simulations

LIST OF ATTACHMENTS

Attachment A: Map of Proposed Project Site (1 page)..... Tab 2
Attachment B: Evidence of Public Notice (13 pages) Tab 3
Attachment C: January 2024 Public Information Meeting Materials (14 pages)..... Tab 6
Attachment D: Website Screenshots (11 pages) Tab 6
Attachment E: Transmittal Letters (2 pages).....Tab 8
Attachment F: PJM Facility Study and System Impact Studies (24 pages)..... Tab 9
Attachment G: Estimated Economic Impact of Pike County Solar Project (16 pages) Tab10
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ACRONYMS AND ABBREVIATIONS

AC	Alternating Current
Applicant or Pike County	Pike County Solar Project, LLC
AEP	American Electric Power, Inc.
ATCT	Air Traffic Control Tower
BMPs	Best Management Practices
CWA	Clean Water Act
dBA	A-weighted decibels
DC	Direct Current
FAA	Federal Aviation Administration
Facility	Pike County Solar Project Solar-Powered Generation Facility
Facility Area	1,543 acres of land in which the facility is proposed to be developed
FP	Flight Path
KDMRE	Kentucky Division of Mine Reclamation and Enforcement
KDOW	Kentucky Division of Water
Kentucky Power	Kentucky Power Company
KPBX	Pike County Airport
KPDES	Kentucky Pollutant Discharge Elimination System
KRS	Kentucky Revised Statutes
kV	Kilovolt
Lmax	Maximum Noise Level
MW	Megawatt
NSA	Noise Sensitive Area
OPs	Observation Points; Representative Viewpoint
PILOT	Payment-in-lieu-of-taxes
PJM	PJM Interconnection, LLC
POI	Point of Interconnection
Project	Pike County Solar Project
PV	Photovoltaic
SAR	Site Assessment Report
Savion	Savion, LLC
Sitting Board or Board	Kentucky Siting Board
Transmission Line	138-kilovolt (kV), approximately 1 mile long, nonregulated transmission line
USEPA	U.S. Environmental Protection Agency
WOTUS	Waters of the U.S.

Executive Summary

Pike County Solar Project, LLC (the Applicant or Pike County Solar), a wholly owned subsidiary of Savion, LLC, is proposing to construct and operate the Pike County Solar Project (the Project), which includes a solar-powered electric generating facility (the Facility) and a nonregulated electric transmission line. In the United States, Savion is an industry-leading solar and energy storage organization. Savion is currently one of the country's largest and most technologically advanced utility-scale solar and energy storage project development companies. With 2,305 MW of solar and energy storage in operation, under construction, or contracted with 18 projects in 8 states. In addition, Savion has 21,812 MW of solar in development with 98 projects in 30 states and 17,346 MW of energy storage in development with 94 projects in 29 states.

The Project Area will encompass approximately 1,543 acres of land. All components and infrastructure necessary for the Project will occupy approximately 500 acres of previously mined land within the Project Area. The Project is located approximately eight (8) miles northeast of Pikeville, Kentucky in a transitioning area at the cross section of mining, residential, and commercial land uses. The overall land use of the area creates a unique opportunity to site a solar electric generating project where there is existing electrical grid infrastructure, as well as high demand for energy generation from a growing residential and commercial sector.

As shown in detail throughout the narrative and the reports included as exhibits to this application, the Applicant is dedicated to numerous commitments that ensure the Project provides minimum impact to the community, including, but not limited to, the following:

- A chain link fence that will not exceed 6 feet in height around the solar array;
- A Storm Water Pollution Prevention Plan during construction and best management practices to reduce erosion and sedimentation and
- A robust community outreach program that has engaged with neighbors, public officials, and community organizations to gain input and improve the Project.

A deviation from the setback requirement for the Project, which affects only two residences and only seeks a very modest deviation, is being filed concurrently with this Application.

In addition, the Project will have a positive economic impact statewide and on Pike County through job creation and resulting induced impacts, supply chain impacts, lease payments to private landowners, and

payment-in-lieu-of-taxes (PILOT) payments to local taxing jurisdictions. The Project will not impose significant additional burdens on local services and thus will not increase costs to the communities in the region. Other positive impacts to the Commonwealth of Kentucky include employment opportunities for Pike County and Kentucky, with the value of payroll during the approximate 1-year construction phase totaling an estimated \$17.8 million dollars with expectation of 328 new jobs over the life of the Project. Annual payroll during the operational phase is expected to total an estimated occupational tax revenue of \$6,000 annually.

Finally, the Applicant is proud of its on-going community outreach efforts and thorough engagement with a variety of stakeholders during the development of the Project. The Applicant introduced the project to county officials in January 2024 and has met with the Pike County Judge/Executive and Board of Commissioners. The Applicant has addressed the Board and public through a public meeting and publication notification as well as the website. The Applicant is confident it can build and operate the Pike County Solar Project to be both a good neighbor and a valuable asset to the local community.