

From: [Bruner, Brandon S \(PSC\)](#) on behalf of [PSC Executive Director](#)
To: [REDACTED]
Subject: FW: KY PSC Utility Inquiry
Date: Wednesday, June 9, 2021 10:49:00 AM

Thank you for your comments on the application of AEUG Mason Solar, LLC. Your comments in the above-referenced matter have been received and will be placed into the case file for the Commission's consideration. Please cite the case number in this matter, 2021-00170, in any further correspondence. The documents in this case are available at [View Case Filings for: 2021-00170 \(ky.gov\)](#).

Thank you for your interest in this matter.

Best Regards,

Brandon Bruner
Administrative Branch Manager
Filings Branch
General Administration

Kentucky Public Service Commission
211 Sower Blvd.
Frankfort, KY 40601

From: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Sent: Monday, June 7, 2021 10:37 AM
To: PSC Public Information Officer <PSC.Info@ky.gov>
Subject: FW: KY PSC Utility Inquiry

From: KY Public Service Commission <pscfilings@ky.gov>
Sent: Monday, June 7, 2021 10:26 AM
To: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Subject: KY PSC Utility Inquiry

Below is the result of your feedback form. It was submitted by [REDACTED] on Monday, June 7, 2021 at 10:26 AM

Name: Lana Fritz
Address: 6137 Clift Pike
City: Mayslick
State: KY
Zip Code: 41055
Phone number where you can be reached:
Home phone:
Utility Name: AEUG Mason Solar LL Case# 2021-00170
State the nature of your concern: I am concerned about solar panels at the expense of several homeowners so a few people can profit. The value of homes will be decreased drastically in the area. I do agree with the set backs that have been discussed.
Have you contacted the utility about the problem: No

From: [Bruner, Brandon S \(PSC\)](#) on behalf of [PSC Executive Director](#)
To: [REDACTED]
Subject: FW: KY PSC Utility Inquiry
Date: Wednesday, June 9, 2021 10:51:00 AM

Thank you for your comments on the application of AEUG Mason Solar, LLC. Your comments in the above-referenced matter have been received and will be placed into the case file for the Commission's consideration. Please cite the case number in this matter, 2021-00170, in any further correspondence. The documents in this case are available at [View Case Filings for: 2021-00170 \(ky.gov\)](#).

Thank you for your interest in this matter.

Best Regards,

Brandon Bruner
Administrative Branch Manager
Filings Branch
General Administration

Kentucky Public Service Commission
211 Sower Blvd.
Frankfort, KY 40601

From: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Sent: Monday, June 7, 2021 9:14 AM
To: PSC Public Information Officer <PSC.Info@ky.gov>
Subject: FW: KY PSC Utility Inquiry

From: KY Public Service Commission <pscfilings@ky.gov>
Sent: Sunday, June 6, 2021 9:35 AM
To: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Subject: KY PSC Utility Inquiry

Below is the result of your feedback form. It was submitted by [REDACTED] on Sunday, June 6, 2021 at 9:34 AM

Name: Owen Brown
Address: 6173 Helena Rd
City: Mayslick
State: KY
Zip Code: 41055
Phone number where you can be reached: [REDACTED]
Home phone:
Utility Name: AEUG Mason Solar LLC Case # 2021-00170
State the nature of your concern: Objection To The AEUG Mason Solar LLC (Acciona) Application For Certificate Of Construction - Case # 2021- 00170 AEUG Mason Solar LLC (Acciona) have filed an application with the PSC to build an approximately 2500 acre merchant electric solar power plant in Mason County, South of Helena Road and East of 68.

They do not intend to request a deviation from the KRS 278 1-2000ft setback requirements, 'because local planning and zoning have primacy'. AEUGs proposed setbacks are as follows. 100ft from a front yard, 50ft from a side yard and 30ft from a rear yard (arguably the most important place for a substantial setback). These are horribly inadequate setbacks and will no doubt be followed later by 'no property value guarantee needed' and the noise we are about to inflict on the community is acceptable because it 'doesn't exceed a 1974 ANSI industrial noise standard.' Should these conditions be met, adjacent property owners will be forced to live within the confines of an industrial solar power plant because they can't afford to sell their homes at the much reduced price. I am writing to strongly object to both the building of mega solar power plants in Fleming and Mason counties and their ridiculous setback proposals. Before I begin I would like to briefly mention Accionas recent application to the PSC for setback deviations from KRS 278 which was approved (Case # 2021-00170) Acciona provided 'evidence' that there would not be a negative impact on property values, which the PSC accepted. They acknowledged that Fleming County realtors had expressed concern about potential negative property value impact, but ignored them because they had no proof it would happen. Under 'Visual Impact' they concluded that Fleming County 'residents valued agricultural vistas and were concerned about being overwhelmed by solar panels.' 'Noise Impact' was addressed by SWCA Consultants. They found that there would be a 24dBA 'dramatic' increase in noise at one noise sensitive area. Beyond ridiculous. Given these clearly stated facts it is NOT reasonable to assume that Fleming County residents would not discriminate between a property surrounded by a solar power plant and one that was not. Acciona is seeking permission to build a 2500 acre solar power plant in Mason County and a 1500 acre development in Fleming. It is known that several other companies are signing equally huge amounts of land in both counties for further solar power plant development. An 8-10 square mile sea of solar panels in a populated rural area is entirely possible. Mason & Fleming could soon have the dubious honor of being one of the biggest solar power plants anywhere in the country outside of a desert region. If development is determined solely by international corporations seeking huge profits and landowners willing to sign leases, where will it end? How much is too much? Objections Destroying Prime Agricultural Land for nothing more than corporate profit. 'Renewables' in their current form are not viable energy sources. The power is intermittent, unreliable and has a capacity factor of well under 30% in this area. It is supplemental power, not base load. Solar overbuild will result in a very low market demand over time. The current administration want to cover massive amounts of farmland across the country and close coal and gas plants. Should they get their way renewables will not be able to provide the energy needed to transport food and goods across the country. 4 hour battery back ups will not help. If this comes to pass, communities are going to need a lot of productive land to meet their needs locally. Visual Impact Siting well over 1 million solar panels within 50ft of homes and 100ft of designated scenic byways will be ugly and overwhelming. Property Values Will Plummet. Surrounding homes with a mega solar power plant to within 50ft of their property lines would decimate their value, if they could be sold at all. Acciona is holding up an 'independent study' from a South Carolina company showing 'no negative impact' on property values. Imagine looking at 2 homes in a rural setting. One is surrounded by fields and the other a million solar panels. Ask yourself a simple question, 'Which would you buy?' As home values dropped, so would property taxes collected by the counties. Three companies propose building around 5700 acres of solar power in Mason and Fleming counties. Despite solar industry claims to the contrary there is clear evidence of negative property value impact when utility scale solar installations are placed close to homes. Al-Hamoodah et al. (2018) showed negative property value impact if homes were closer than 500ft, previous land use had been non industrial and the facility was large. Their results 'suggested that being located 100ft from a 20MW solar installation would be

associated with a \$26,252 decline in home value on average.’ 20MW is tiny compared to what’s planned here. Another important final conclusion was that ‘housing density by distance around the proposed facility should help identify the scope of potential impact for any particular facility, with the expectation that greater distance between the facility and the home is likely to see fewer impacts.’ Even allowing for the possibility that not all of these developments are approved, the difference in scale is huge. Vasundhara et al. 2020 found that homes 528ft from a solar installation were reduced by 7% in value. They also estimated a net loss of 1.66 billion in aggregate housing value in MA and RI. Acciona proposes a 50ft setback from property line, which is matched by the current Mason County model ordinance. Based on the referenced studies, it can be assumed that homes 50ft from a mega solar facility will be negatively impacted much more. The Mason and Fleming County solar ordinance’s should include a property value guarantee similar to the following, ‘Developer shall offer a property value guarantee acceptable to the Township that will make solar array neighbors whole financially in the event that proximity to utility scale solar development is harmful to residential property values. This shall be made available to all property owners within 1 mile of the project boundary.’ IF THERE IS GOING TO BE ZERO NEGATIVE PROPERTY VALUE IMPACT THEN A PROPERTY VALUE GUARANTEE SHOULD NOT BE A PROBLEM and would demonstrate the developers good faith Noise. Solar developers and those supporting them often claim that solar power plants create little if any noise and anyone who believes otherwise is misinformed. Fleming Solar has the following on their website. ‘Solar inverters make noise but are located well within the projects boundary, resulting in the sound becoming inaudible to neighbors.’ Noise can be defined as any ‘unpleasant or unwanted sound that is unintentionally added to a desired sound or environment. In a quiet rural residential environment natural sound levels are often 40dBA or less. Robert Rand INCE found that intrusive industrial noise resulted in widespread community complaints if it was 10dBA above background ambient sound. This means adding intrusive solar noise to a combined level of 50dBA is likely to be annoying. Rand also recommended that noise limits should be established at the property line in accordance with standard zoning practice. AEUG Solar applied for a certificate to construct a 1,590 acre solar power plant in Fleming County. In response to a request from the Public Service Commission for further information they provided a noise impact study conducted by SWCA Environmental Consultants. SWCA determined baseline natural sound at noise sensitive areas (NSA) and established criteria to estimate an individual’s perception to increases in sound. The report states that 10dBA is perceived as a doubling of audible sound and 20dBA is a dramatic increase. They estimated the noise impact at neighboring NSA’s from operation of solar inverters, panel turning motors and transformers. Background sound was measured at 30.5dBA and background plus project noise was predicted to be around 54.5dBA (night and day average) The estimated increase in noise related to the project was 24 dBA. This is well above the 20dBA ‘dramatic increase’ threshold and totally at odds with claim’s that solar power plants do not produce noise. When not trying to claim that solar installations are silent, developers equate the noise generated with agricultural equipment. They imply that tractors and harvesters make significant noise that nobody complains about. It’s true that farm machinery can be noisy but there are differences. Farm operations are intermittent and solar noise is continuous on sunny days. Think about dripping water on a person’s head. 10 drops has no effect, but a thousand drops is considered torture. The nature of the sound is also different. Solar inverters create a very high pitched tonal noise which is particularly annoying. The commissioned SWCA sound study demonstrated that project noise was predicted to be 24dBA above background sound. Given the fact that this represents a ‘dramatic increase’ in noise, its jaw dropping that the PSC approved this application without requiring further mitigation. Inverter noise can be reduced by adequate setbacks, sound muffling walls where needed or using more expensive, quieter

inverters. I used a calibrated sound level meter to record the background ambient noise in my backyard located in Mays Lick on a calm evening. The meter read 39-40dBA and you can hear the birds singing. I then played solar inverter noise recorded at Cypress Creek Solar in Virginia and increased the volume until it measured 50dBA – 10dBA above background sounds. The intrusive noise was both loud and its tone very annoying Toxicity and Environmental Concerns. Solar panels can contain significant amounts of cadmium. “ It is a highly toxic carcinogenic that is harmful to most of the body’s systems, especially to the lungs, bones, and kidneys. The level of exposure depends upon the dose, duration, and work being done. Cadmium is used in many industries.” They claim there is no proven risk of cadmium leaching into the ground beneath the panels. (Remember they also claim no adverse noise or property value impacts) Over a 30 year span, it is entirely possible that adverse weather events will break panels and release cadmium into the ground beneath them. It is very expensive to recycle panels and its highly likely that they will end up in huge landfills like the blades from wind turbines. Divided Community. Allowing such a development without a protective ordinance would cause division between those who stand to profit from lease payments and their neighbors forced to live in the midst of a solar power plant because their homes have become devalued and unsalable Owen Brown
Have you contacted the utility about the problem: No

From: [Bruner, Brandon S \(PSC\)](#) on behalf of [PSC Executive Director](#)
To: [REDACTED]
Subject: KY PSC Utility Inquiry
Date: Wednesday, June 9, 2021 10:50:00 AM

Thank you for your comments on the application of AEUG Mason Solar, LLC. Your comments in the above-referenced matter have been received and will be placed into the case file for the Commission's consideration. Please cite the case number in this matter, 2021-00170, in any further correspondence. The documents in this case are available at [View Case Filings for: 2021-00170 \(ky.gov\)](#).

Thank you for your interest in this matter.

Best Regards,

Brandon Bruner
Administrative Branch Manager
Filings Branch
General Administration

Kentucky Public Service Commission
211 Sower Blvd.
Frankfort, KY 40601

From: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Sent: Monday, June 7, 2021 10:36 AM
To: PSC Public Information Officer <PSC.Info@ky.gov>
Subject: FW: KY PSC Utility Inquiry

From: KY Public Service Commission <pscfilings@ky.gov>
Sent: Monday, June 7, 2021 10:21 AM
To: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Subject: KY PSC Utility Inquiry

Below is the result of your feedback form. It was submitted by ([REDACTED]) on Monday, June 7, 2021 at 10:20 AM

Name: David Fritz
Address: 6137 Clift pike
City: Mayslick
State: Ky
Zip Code: 41055
Phone number where you can be reached: [REDACTED]
Home phone:
Utility Name: AEUG Mason solar LL case 2021-00170

State the nature of your concern: Concerned over solar panels close to my home. Setbacks are not adequate to protect my home investment. It is not fair that my home should be surrounded by solar so a few landowners can profit at my expense. I am also concerned of the fertile land that will be occupied by these solar panels.

Have you contacted the utility about the problem: No

From: [Bruner, Brandon S \(PSC\)](#) on behalf of [PSC Executive Director](#)
To: [REDACTED]
Subject: KY PSC Utility Inquiry
Date: Wednesday, June 9, 2021 10:50:00 AM

Thank you for your comments on the application of AEUG Mason Solar, LLC. Your comments in the above-referenced matter have been received and will be placed into the case file for the Commission's consideration. Please cite the case number in this matter, 2021-00170, in any further correspondence. The documents in this case are available at [View Case Filings for: 2021-00170 \(ky.gov\)](#).

Thank you for your interest in this matter.

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Administrative Branch Manager
Filings Branch
General Administration

Kentucky Public Service Commission
211 Sower Blvd.
Frankfort, KY 40601

From: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Sent: Monday, June 7, 2021 10:08 AM
To: PSC Public Information Officer <PSC.Info@ky.gov>
Subject: FW: KY PSC Utility Inquiry

From: KY Public Service Commission <pscfilings@ky.gov>
Sent: Monday, June 7, 2021 9:57 AM
To: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Subject: KY PSC Utility Inquiry

Below is the result of your feedback form. It was submitted by [REDACTED] on Monday, June 7, 2021 at 9:57 AM

Name: Rick Ross
Address: 6149 Clift Pike
City: Mayslick
State: KY
Zip Code: 41055
Phone number where you can be reached: [REDACTED]

Home phone:
Utility Name: AEUG Mason Solar LLC Case #2021-00170
State the nature of your concern: Solar complexes next to residential homes. There is a day and night noise at a level that will make the homes nearby unlivable. While the landowners will no doubt profit, those nearby will see their homes become unsellable. Now, our home is surrounded by farmland. If this passes with the 50ft setback the company plans, I will have

solar on two of the four sides of my home complete with razor wire fencing 8ft tall. Our community is divided due to these solar companies promising land owners large payouts with no concern for those of us left to see and hear the results of this project. Solar belongs in the dessert, not Kentucky farmland.

Have you contacted the utility about the problem: No

From: [Bruner, Brandon S \(PSC\)](#) on behalf of [PSC Executive Director](#)
To: [REDACTED]
Subject: KY PSC Utility Inquiry
Date: Wednesday, June 9, 2021 10:48:00 AM

Thank you for your comments on the application of AEUG Mason Solar, LLC. Your comments in the above-referenced matter have been received and will be placed into the case file for the Commission's consideration. Please cite the case number in this matter, 2021-00170, in any further correspondence. The documents in this case are available at [View Case Filings for: 2021-00170 \(ky.gov\)](#).

Thank you for your interest in this matter.

Best Regards,

Brandon Bruner
Administrative Branch Manager
Filings Branch
General Administration

Kentucky Public Service Commission
211 Sower Blvd.
Frankfort, KY 40601

From: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Sent: Tuesday, June 8, 2021 8:49 AM
To: PSC Public Information Officer <PSC.Info@ky.gov>
Subject: FW: KY PSC Utility Inquiry

From: KY Public Service Commission <pscfilings@ky.gov>
Sent: Monday, June 7, 2021 8:15 PM
To: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Subject: KY PSC Utility Inquiry

Below is the result of your feedback form. It was submitted by [REDACTED] on Monday, June 7, 2021 at 8:15 PM

Name: Joseph Koch
Address: 6493 KY Hwy 419
City: Mayslick
State: KY
Zip Code: 41055
Phone number where you can be reached: [REDACTED]
Home phone: [REDACTED]

Utility Name: The AEUG Mason Solar LLC (Acciona) Application For A Certificate Of Construction Case # 2021-00170
State the nature of your concern: Solar power in Mason and Fleming County. The application by Acciona will have a substantial negative impact in this area and the surrounding homes. AEUG Mason Solar LLC (Acciona) have filed an application with the PSC to build an

approximately 2500 acre merchant electric solar power plant in Mason County, South of Helena Road and East of 68. Setbacks from adjacent property lines are as follows. 100ft from a front yard, 50ft from a side yard and 30ft from a rear yard (arguably the most important place for a substantial setback). Pay attention to the following language. 'The applicant will not request a deviation from the set back requirement found in KRS 278.704 because local planning and zoning have primacy.' KRS 278 setbacks are "1000ft from property lines and 2000ft from any residential neighborhood school, hospital or nursing home facility". The setbacks need to be at a minimum 1000 ft from a property line. They also need to be willing to guarantee property values at the 1000 ft setback.

Have you contacted the utility about the problem: No

From: [Bruner, Brandon S \(PSC\)](#) on behalf of [PSC Executive Director](#)
To: [REDACTED]
Subject: KY PSC Utility Inquiry
Date: Wednesday, June 9, 2021 10:48:00 AM

Thank you for your comments on the application of AEUG Mason Solar, LLC. Your comments in the above-referenced matter have been received and will be placed into the case file for the Commission's consideration. Please cite the case number in this matter, 2021-00170, in any further correspondence. The documents in this case are available at [View Case Filings for: 2021-00170 \(ky.gov\)](#).

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Administrative Branch Manager
Filings Branch
General Administration

Kentucky Public Service Commission
211 Sower Blvd.
Frankfort, KY 40601

From: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Sent: Tuesday, June 8, 2021 8:51 AM
To: PSC Public Information Officer <PSC.Info@ky.gov>
Subject: FW: KY PSC Utility Inquiry

From: KY Public Service Commission <pscfilings@ky.gov>
Sent: Monday, June 7, 2021 9:22 PM
To: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Subject: KY PSC Utility Inquiry

Below is the result of your feedback form. It was submitted by [REDACTED] on Monday, June 7, 2021 at 9:22 PM

Name: abram Keating
Address: 5041 Chinquapin Ln
City: Mayslick
State: KY
Zip Code: 41055
Phone number where you can be reached: [REDACTED]
Home phone: [REDACTED]
Utility Name: Electric generation and transmission

State the nature of your concern: Concerns about the community being divided. It seems like the movement to put solar in our county is being promoted only by the land owners that stand to gain from lease money. I think placing solar panel industrial farms near residential areas will further divide the community. I am not opposed to solar only the proposed locations. My

biggest concern is my property value and the property value of my neighbors. Abe Keating
Have you contacted the utility about the problem: Yes

From: [Bruner, Brandon S \(PSC\)](#) on behalf of [PSC Executive Director](#)
To: [REDACTED]
Subject: KY PSC Utility Inquiry
Date: Wednesday, June 9, 2021 10:51:00 AM

Thank you for your comments on the application of AEUG Mason Solar, LLC. Your comments in the above-referenced matter have been received and will be placed into the case file for the Commission's consideration. Please cite the case number in this matter, 2021-00170, in any further correspondence. The documents in this case are available at [View Case Filings for: 2021-00170 \(ky.gov\)](#).

Thank you for your interest in this matter.

Best Regards,

Brandon Bruner
Administrative Branch Manager
Filings Branch
General Administration

Kentucky Public Service Commission
211 Sower Blvd.
Frankfort, KY 40601

From: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Sent: Monday, June 7, 2021 10:35 AM
To: PSC Public Information Officer <PSC.Info@ky.gov>
Subject: FW: KY PSC Utility Inquiry

From: KY Public Service Commission <pscfilings@ky.gov>
Sent: Monday, June 7, 2021 10:11 AM
To: PSC Consumer Web Inquiry <PSC.Consumer.Inquiry@ky.gov>
Subject: KY PSC Utility Inquiry

Below is the result of your feedback form. It was submitted by ([REDACTED]) on Monday, June 7, 2021 at 10:10 AM

Name: Billie Barbour
Address: 7248 KY HWY 11
City: Maysville
State: KY
Zip Code: 41056
Phone number where you can be reached: [REDACTED]
Home phone:
Utility Name: AEUG Mason Solar
State the nature of your concern: Do not want farmland to be covered in solar panels and adjacent to my property. I have a beautiful view and why I chose to build my house where it is!
Have you contacted the utility about the problem: No

*Adam Stratton

,

*James W Gardner
Sturgill, Turner, Barker & Moloney, PLLC
333 West Vine Street
Suite 1400
Lexington, KENTUCKY 40507

*M. Todd Osterloh
Sturgill, Turner, Barker & Moloney, PLLC
333 West Vine Street
Suite 1400
Lexington, KENTUCKY 40507