

COMMONWEALTH OF KENTUCKY

BEFORE THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION  
AND TRANSMISSION SITING

In the Matter of:

ELECTRONIC APPLICATION OF DOGWOOD	)	
CORNERS LLC FOR CERTIFICATE OF	)	
CONSTRUCTION FOR AN APPROXIMATELY 125	)	CASE NO.
MEGAWATT MERCHANT ELECTRIC SOLAR	)	2023-00246
GENERATING FACILITY IN CHRISTIAN	)	
COUNTY, KENTUCKY PURSUANT TO KRS	)	
278.700 AND 807 KAR 5:110	)	

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION  
TO DOGWOOD CORNERS LLC

Dogwood Corners LLC (Dogwood Corners), pursuant to 807 KAR 5:001, shall file with the Commission an electronic version of the following information. The information requested is due on November 3, 2023. The Siting Board directs Dogwood Corners to the Kentucky Public Service Commission's July 22, 2021, Order in Case No. 2020-00085<sup>1</sup> regarding filings with the Commission. Electronic documents shall be in portable document format (PDF), shall be searchable, and shall be appropriately bookmarked.

Each response shall include the question to which the response is made and shall include the name of the witness responsible for responding to the questions related to the information provided. Each response shall be answered under oath or, for representatives of a public or private corporation or a partnership or association or a governmental agency, be accompanied by a signed certification of the preparer or the

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<sup>1</sup> Case No. 2020-00085, *Electronic Emergency Docket Related to the Novel Coronavirus COVID-19* (Ky. PSC July 22, 2021), Order (in which the Commission ordered that for case filings made on and after March 16, 2020, filers are NOT required to file the original physical copies of the filings required by 807 KAR 5:001, Section 8).

person supervising the preparation of the response on behalf of the entity that the response is true and accurate to the best of that person's knowledge, information, and belief formed after a reasonable inquiry.

Dogwood Corners shall make timely amendment to any prior response if Dogwood Corners obtains information that indicates the response was incorrect or incomplete when made or, though correct or complete when made, is now incorrect or incomplete in any material respect.

For any request to which Dogwood Corners fails or refuses to furnish all or part of the requested information, Dogwood Corners shall provide a written explanation of the specific grounds for its failure to completely and precisely respond.

Careful attention shall be given to copied or scanned material to ensure that it is legible. When the requested information has been previously provided in this proceeding in the requested format, reference may be made to the specific location of that information in responding to this request. When applicable, the requested information shall be separately provided for total company operations and jurisdictional operations. When filing a paper containing personal information, Dogwood Corners shall, in accordance with 807 KAR 5:001, Section 4(10), encrypt or redact the paper so that personal information cannot be read.

1. Submit a copy of the leases or purchase agreements, including options, separate agreements, or deeds which Dogwood Corners has entered into in connection with the proposed solar facility, including the agreements for each of the parcels of the project.

2. Detail any contracts by which Dogwood Corners has paid, has negotiated to pay, or any compensation paid to non-participating landowners, whether cash or otherwise, near the project. Include the terms of the agreements and which properties are involved in terms of distance to the project boundaries.

3. Provide a schedule for the project, starting from the receipt of the proposed certificate for construction to the completion of the project, including the length of each construction phase. Include in the response when Dogwood Corners believes peak construction will occur within the timeline.

4. Provide a list of permits that will be required from any other local, state, or federal agencies for the project. Include in the response the status of those permits.

5. Refer to the Application, Record of Environmental Violations at 17. Provide the entities with a direct ownership interest in Dogwood Corners. Also provide the corporate structure of those entities.

6. Provide the company that will employ the individuals that are or will be responsible for ensuring compliance with the statements in the application any conditions imposed by the Siting Board during construction and operations of the project.

7. Verify if a power purchase agreement has been made. If so, provide.

8. Refer to the Application, Public Notice Report at 10. Provide a summary of the concerns expressed by local residents regarding the project. Include in the response the steps, or changes to the project, Dogwood Corners has taken to address the concerns.

9. Refer to the Application, Public Notice Report at 11. Provide a summary of the meetings with Christian County Judge Executive Steve Tribble, Treasurer Walter

Cummings, former County Attorney Mike Foster, and several magistrates. Include in the response the steps, or changes to the project, Dogwood Corners has taken to address issues raised.

10. Refer to the electronic case files and public comment folder.<sup>2</sup> Explain if any of the citizens that have provided public comments have attended the public meetings or if there has been any outreach to these parties regarding the project.

11. Refer to the Application, Compliance with Local Ordinances and Regulations at 7. Provide any orders from the Christian County Circuit Court related to the declaratory judgment action.

12. Refer to the Application, Compliance with Local Ordinances and Regulations at 7. Provide the date the Christian County Fiscal Court enacted Ordinance 22-004.

13. Refer to the Application, Compliance with Local Ordinances and Regulations at 7. Explain any communication with the Christian County Fiscal Court before the enactment of Ordinance 22-004.

14. Refer to the Application, Compliance with Local Ordinances and Regulations at 7. Provide any public comments Dogwood Corners made during the Christian County Fiscal Court proceedings related to Ordinance 22-004.

15. Refer to the Response to Deficiency Letter, Christian County Ordinance 22-004, Section 2 at page 3 of 5.<sup>3</sup> Ordinance 22-004 allows an applicant to request a

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<sup>2</sup> [View Public Comments for: 2023-00246 \(ky.gov\)](#).

<sup>3</sup> Response to Deficiency Letter (filed Sept. 6, 2023).

deviation from the setbacks contained in the ordinance. Explain if Dogwood Corners has requested a deviation from the local setbacks.

16. Refer to the Application, Effect on Kentucky Electricity Generation System at 15. Provide a copy of the most recent Tennessee Valley Authority (TVA) Feasibility Study Report and System Impact Study Report.

17. Refer to the Application, Attachment G, Economic Report. Also refer to the Application, Description of the Proposed Site at 4. The Economic Report states eleven parcels of land are being used for the project. The Application states eight parcels of land are being used for the project. Explain the discrepancy.

18. Refer to the Application, Attachment A, Context Map. Provided an updated context map that contains any community structures including churches, cemeteries, or community centers.

19. Refer to the Application, Section 2, Site Assessment Report (SAR), Appendix B, Preliminary Site Layout. Provided an updated site layout that contains:

- a. Parcel boundaries.
- b. Perimeter fences.
- c. Access roads.
- d. Access points.
- e. Transmission line.
- f. Substation and interconnection.
- g. Battery energy storage system (BESS).
- h. Vegetative screening.

20. Provide if access to the New Zion Church on Greenville Road will be impacted due to construction or operation of the Project. If yes, explain mitigation measures planned to alleviate impacts to the New Zion Church.

21. Provide any geotechnical reports for the project.

22. Refer to the SAR, Appendix B, Preliminary Site Layout. Provide a one-page site map that contains the locations water features, including rivers, streams, lakes, and ponds. Also include any known or suspected karst features, including sinkholes and drainage areas.

23. Provide the proposed setbacks from karst formations or sinkholes and the proposed remediation for karst formations.

24. Provide a copy of the stormwater management plan for the project.

25. Provide a wetland delineation report for the project.

26. Provide where the Point of Interconnection (POI) will be located along the existing 161kV Hopkinsville-Lost City transmission line. Include in the response, whether the POI is on land leased or owned by Dogwood Corners.

27. Refer to the SAR, Appendix B, Preliminary Site Layout, and Appendix E, Visual Impact Assessment. Provide an explanation of the proposed vegetative screening. Include in the response the types of vegetation that will be used.

28. Refer to the SAR, Mitigation Measures at 8. Confirm that Dogwood Corners will be prioritizing vegetative planting during all periods of construction.

29. Refer to the SAR, Appendix B, Preliminary Site Layout. Explain whether there will be vegetation clearing for construction. Provide in the response the number of acres that will be cleared and any permits that will be required.

30. Explain if any existing structures on a parcel of land leased by Dogwood Corners will be demolished or removed during construction.

31. Refer to the SAR, Mitigation Measures at 8. Dogwood Corners stated it will implement a construction method that will suppress noise generated during pile driving if the pile driving occurs within 500 feet of a noise-sensitive receptor.

a. Explain whether the 500 feet distance includes residences on participating properties.

b. Identify the construction method that will be used to suppress noise generated during pile driving.

32. Refer to the SAR, Compatibility with Scenic Surroundings at 4. Explain if Dogwood Corners has conducted a glare study. If it has been done, provide the study.

33. Refer to the SAR Appendix D, Noise Analysis Report. Provide a chart that contains the expected noise level during construction at each noise sensitive receptor within 1,000 feet of the project boundary. Include, and notate, participating residences.

34. Provide a detailed table listing all residential structures located within 2,000 feet of the Project boundary line. For each structure, provide:

a. The distance to the project boundary.

b. The distance to the closest solar panel.

c. The distance to the nearest inverter.

d. The distance to the substation.

35. Provide a detailed table listing all non-residential structures located within 2,000 feet of the Project boundary line. For each structure, provide:

a. A description of the structure.

- b. The distance to the project boundary.
- c. The distance to the closest solar panel.
- d. The distance to the nearest inverter.
- e. The distance to the substation.

36. Refer to the SAR, Appendix F, Traffic Impact Study.

a. Provide the maximum expected load weights for each type of delivery truck, including cement and water trucks, heavy equipment, gravel for access roads, panels, inverters, and the transformer.

b. Provide the number and approximate weight classes of the heavy and light duty trucks anticipated on site per day during the construction phase.

c. Provide the weight limits of each local roadway to be used for construction traffic.

d. Identify the specific roadways used by heavy trucks, including for delivery of the transformer.

e. A summary of any contact that Dogwood Corners has had with the Kentucky Transportation Cabinet District Engineer regarding road weight ratings for heavy deliveries to the site and any anticipated road/shoulder damage or mitigation measures.

f. A summary of any contact that Dogwood Corners has had with the Christian County Road Department regarding the proposed project, traffic impacts and heavy deliveries to the site.

37. Provide the weight limit rating and the width for the bridge on Goode Road, located at the eastern boundary of the project.



38. Provide the following information regarding the battery storage system:
  - a. Safety data sheets for the energy storage system.
  - b. The environmental impact of the batter storage system.
  - c. Expected life of the batteries.
  - d. Method to dispose of batteries at the end of the useful life.
  - e. How the battery storage system installation will comply with National Fire Protection Association Standard 855.
  
39. Refer to SAR, Appendix B, Preliminary Site Layout.
  - a. Explain if an AC collection system be utilized within the project.
  - b. If yes, explain if the AC collection system will be underground, aboveground, or both. If the AC collection system will be underground and above ground, provide a map that shows which segments are above ground and which segments are above ground.
  
40. Provide any communication with the Hopkinsville-Christian City Airport regarding the project.
  
41. Explain whether Dogwood Corners will pursue an Industrial Revenue Bond and Payment In Lieu of Taxes agreement with Christian County. If so, explain how that might change the cumulative tax revenues of the Project.
  
42. Explain whether Dogwood Corners intends to hire as many local workers for the construction and operations phases of the project as possible, all other qualifications for the positions being equal.
  
43. State the expected operational life of the Project.

44. Refer to the Application, Attachment G, Economic Impact Report, page 11. Provide the estimated payroll and local economic impact (broken down like the numbers provide for the construction phases) for the four permanent jobs for the operations phase of the Project.

45. Refer to the Application, Attachment G, Economic Impact Report, page 12. Provide the occupational taxes generated by the operations phase of the Project.



Linda C. Bridwell, PE  
Executive Director  
Public Service Commission *on behalf*  
*of* the Kentucky State Board on  
Generation and Transmission Siting  
P.O. Box 615  
Frankfort, KY 40602

DATED   OCT 19 2023  

cc: Parties of Record

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