

COMMONWEALTH OF KENTUCKY

BEFORE THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION  
AND TRANSMISSION SITING

In the Matter of:

ELECTRONIC APPLICATION OF PIKE COUNTY	)	
SOLAR PROJECT, LLC FOR A CERTIFICATE OF	)	
CONSTRUCTION FOR AN UP TO 100	)	CASE NO.
MEGAWATT MERCHANT ELECTRIC SOLAR	)	2024-00105
GENERATING FACILITY IN PIKE COUNTY,	)	
KENTUCKY	)	

SITING BOARD STAFF'S FIRST REQUEST FOR INFORMATION  
TO PIKE COUNTY SOLAR PROJECT, LLC

Pike County Solar Project, LLC (Pike County Solar), pursuant to 807 KAR 5:001, shall file with the Commission an electronic version of the following information. The information requested is due on July 22, 2024. The Siting Board directs Pike County Solar 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

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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).

governmental agency, be accompanied by a signed certification of the preparer or the 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.

Pike County Solar shall make timely amendment to any prior response if Pike County Solar 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 Pike County Solar fails or refuses to furnish all or part of the requested information, Pike County Solar 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, Pike County Solar 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 lease or purchase agreements, including options, separate agreements, or deeds which Pike County Solar 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 Pike County Solar 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. Explain whether construction activities will occur sequentially or concurrently across the project site.

4. Provide a one-page site map that contains the locations of water features, including rivers, streams, lakes, and ponds. Include any known or suspected karst features.

5. Provide a narrative description of the location of each of the following site features:

- a. Each construction entrance.
- b. Each entrance to be used in operations.
- c. Operations and Maintenance Area (O&M) area.
- d. Each laydown area.

6. Explain whether the construction and operational entrances will be locked outside of normal working hours.

7. Provide the security measures for the O&M area and substation.

8. Explain how Pike County Solar will coordinate with local enforcement and fire services regarding security and emergency protocols during construction and operations.

9. 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 boundary line.

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

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

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

11. Clarify whether any existing structures on the Project site will be demolished or removed in order to accommodate the Project. If so, identify each structure and its location within the site project boundary.

12. Describe any utilities that will be required during construction or operations and what utility will provide the service.

13. Provide any communication with the Pike County Road Department relating to traffic plans and mitigation measures. If no communication has been initiated, explain when that contact will occur.

14. Explain the justification for requesting a deviation from the 2,000-foot setback requirement for residential neighborhoods.

15. Explain whether the solar panels and other structures could be re-configured within the site boundaries to meet the 2,000-foot setback requirement.

16. Explain whether participating landowners will continue to use property not leased to the Applicant for residential or agricultural purchases.

17. State when the peak construction activity period will occur (which month(s) or quarter of the full construction period).

18. Provide a detailed description of different construction activities, including a construction timeline and schedule, by activity, including development of the transmission line.

19. Provide a narrative description of the proposed transmission line and alternate route, including the number of poles to be installed, the height of the poles and the length and width of the transmission line corridor.

20. Provide a map showing the existing property lines that the proposed transmission line is proposed to cross.

21. Explain how the proposed route of the transmission line will minimize significant adverse impact to the scenic assets of Kentucky.

22. Provide a detailed map of the proposed transmission line route and the alternate route, including proposed pole locations, access roads and nearby residences.

23. Provide any sketches of the proposed transmission line support structure.

24. Provide a table showing the distance between transmission line structures (poles) and nearby residences, for the proposed route and the alternate route.

25. Explain how the proposed transmission route was determined.

26. State the number of individual parcels and landowners participating in the Project, including the transmission line.

27. Refer to Application, Exhibit A, Project Site Map. Highlight all construction entrances to the Project site and all operational entrances to the Project site on the map.

28. Refer to Application, Exhibit A, Project Site Map. Identify on the map all above ground and underground infrastructure required to connect the areas of solar panels to the proposed substation. Provide the total length of cabling used in this infrastructure.

29. Provide a detailed description of different construction activities, including a construction timeline and schedule by activity, including development of the transmission line.

30. See Application, Tab 2, Attachment A, Neighborhood Map appears to be missing several residences located on Brushy Rd. to the south of Neighborhood 3. Provide a revised map to include the missing residences.

31. See Application, Tab 2, Attachment A, Neighborhood Map and Tab 3, Public Notice Evidence indicates two residences located on Smith Fork Road and eight residential addresses on Smith Fork Road. Provide a revised map to include the missing residences.

32. Identify the three structures located due east of Neighborhood 3 on what appears to be a road that forks to the East off Locust Point. If any of those structures are residences, provide an updated Figure 1 - Neighborhood Map.

33. Refer to Site Assessment Report (SAR), Exhibit B, Property Value Impact Study. Describe the industrial property / land use described as located to the southwest of the Project site.

34. See Application, Exhibit C Legal Description. Provide Exhibit A-1, as referenced in Exhibit "A" - Description of the Property.

35. Refer to the SAR, Exhibit E, Traffic Impact Study. Provide the weight limit ratings for each local roadway to be used by the Project construction traffic.

36. Provide the average number of how many monthly trips for each type of delivery truck will be needed on average over the Project construction period and during the peak construction period.

37. Refer to the SAR, Exhibit E, Traffic Impact Study, Figure 1, Vicinity Map. Provide the location and weight limit ratings for any bridges within this Vicinity Map area.

38. Provide the peak daily number of construction vehicles accessing the site, by vehicle type, i.e., worker vehicles, delivery trucks, cement trucks, water trucks (if utilized), other.

39. Refer to SAR, Exhibit E, Traffic Impact Study. Confirm that the estimated 100 pickup trucks and passenger cars per day account for transporting all 328 workers stated in the Cumulative Environmental Assessment to the Project site on a daily basis. If not confirmed, explain any discrepancy.

40. 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.

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

42. Provide the estimated weight of the project's required substation transformer and the truck class necessary for its delivery.

43. Identify any bridges within a two-mile radius along KY 881 (Brushy Road), KY 1426 (Bent Branch Road), and US 119. Provide a one-page map depicting the bridge(s), if any.

44. Explain whether any oversize or overweight deliveries will require special permits from the Pike County Road Department of the Kentucky Department of Transportation.

45. Explain the plan for repairing Project-related damage to any roadways or bridges.

46. Explain whether any traffic stoppages will be necessary to accommodate large truck deliveries for the Project and/or for constructing the Project transmission line. If yes, provide the expected locations, frequency and length of those stoppages.

47. State the local roads that will be utilized for construction of the transmission line. For these roads, provide:

a. A description of current traffic and road conditions, including number of lanes, presence of shoulders and/or bridges, speed and weight limits;

b. Anticipated traffic impacts from transmission line construction activities, i.e., number of construction vehicle trips by type (passenger or delivery) per day, load weights, stoppages, delays, etc.; and

c. Any road or traffic mitigation measures that will be implemented before or after transmission line construction.

48. Provide any communication with the Pike County Airport regarding the project.

49. Provide any communication with the Federal Aviation Administration (FAA) or the Kentucky Airport Zoning Commission regarding the project.

50. Provide copies of any reports conducted by the FAA regarding the project.

51. Provide any geotechnical reports for the project.



52. Refer to the SAR, Exhibit D, Acoustic Assessment Report. Explain the basis or methodology for the choice of the 21 noise sensitive area receptors included in the study.

53. Refer to the SAR, Exhibit D, Acoustic Assessment Report. Provide a map with the construction site outlined and all noise receptors within 1,500 feet of the project boundaries with ID labels. Also include whether the noise receptors are residences or other types of structures.

54. Provide a chart with the expected noise level during pile driving at each noise receptor within 1,500 feet of the project boundaries.

55. Explain any specific restrictions to be placed on the time of day or days of the week during which other loud construction activities, other than pile driving, may take place.

56. Detail any communications with members of the public, including neighboring landowners, regarding construction noise.

57. Provide the types of equipment used for construction of the transmission line and sound levels generated by this equipment at a distance of 50 feet.

58. State the number of residential structures that may have a view of any portion of the Project, including fencing, solar arrays, substation or other infrastructure.

59. Provide a map of the residential structures that may have a view of any portion of the Project.

60. State the total number of residential structures that may have a view of one or more transmission line poles. State the number of those residential structures with which the Applicant has entered into a right-of-way agreement.

61. Most of the project lies within Public Hunting Areas. Describe whether any contact with the Kentucky Department of Fish and Wildlife Resources has occurred regarding these hunting areas and how the project will accommodate this.

62. Explain in detail all cemetery facilities that may be affected by the project.

63. Explain whether access to Meta Baptist Church, Salem United Methodist Church, and other churches or religious facilities in the area will be restricted due to the delivery of project components, should delivery routes pass these facilities.

64. Explain whether Pike County Solar will conduct delivery activities during the service times of Meta Baptist Church, Salem United Methodist Church and other churches or religious facilities in the area, should delivery routes pass these facilities.

65. Provide any communications, or summary of conversations, with representatives of Johns Creek Elementary School. If no communication has occurred, explain when that will take place.

66. Refer to the SAR, Exhibit G, Glare Analysis Study, Section 3. Explain how the four key observation points were chosen for the analysis. Explain why additional observation points were not included in the analysis.

67. Refer to the SAR, Exhibit G, Glare Analysis Study, Table 1. Confirm that PV panels which may not be visible from certain observation points may still generate glare for those observation points. If confirmed, explain whether glare levels stated for the four included observation points would also describe glare at other locations around the Project site.

68. Refer to the SAR, Exhibit G, Glare Analysis Study. State whether the Applicant will develop vegetative screening along Ford Mountain Road to reduce glare in that area and several related viewpoints.

69. Refer to the SAR, Exhibit G, Glare Analysis Study. The study states that the “ForgeSolar tool does not, by default, consider the screening effects of vegetation, artificial structures, or topographic features between a PV array and sensitive receptors.” The proposed site has dramatic changes in elevation and topography. Explain if the geography of the site has a major impact on anticipated glare not considered by the ForgeSolar tool.

70. The study states, “the elevation of the site ranges from approximately 840 feet above mean sea level near Smith Fork to 1,600 feet at the highest hilltops.” Given the steep topography of the area surrounding the structures on Smith Fork, and the previous use of the site as a coal mine, explain if surface runoff of potentially toxic pollutants into these areas, and/or other areas, during construction is a hazard, and if so, how Pike County Solar will mitigate that hazard.

71. If vegetative screening is anticipated, provide a detailed vegetative screening plan, including locations of proposed vegetation, types of vegetation, heights at planting plan for long-term maintenance.

72. State the number of years it will take for planted trees and scrub to reach mature height.

73. Provide a narrative description of any vegetative clearing that will occur across the project. Include the acreage and a list of any permits that will be required.

74. Refer to the SAR, Exhibit G, Glare Analysis Study. State whether the Applicant will program the PV panels in such a way as to reduce glare in the area of Ford Mountain Road.

75. State whether the Project panels will be coated with an anti-reflective coating.

76. Refer to the Application Tab 3 and Tab 6 Public Notice Evidence and Public Involvement. Provide any documents that were presented to the community that were not included in Tab 3 or Tab 6.

77. Provide any written comments, or a summary of oral comments offered by the public or government agencies.

78. Explain any plans to coordinate with local landowners or others in case of complaints or other issues that might arise during the course of construction or operations.

79. Provide a brief history of the previously used surface mine.

80. Confirm whether full reclamation of the prior surface mining site been completed. If not confirmed, explain why and provide a timeline for completion.

81. Provide a copy of the reclamation plan for the property in question and the date any such plan was completed.

82. Given the site was previously used as a surface mine, provide any steps Pike County Solar will take to remediate the site and make special preparations to minimize pollutant discharge. Explain how the Project will be designed to avoid impacts to Waters of the United States (WOTUS) delineated onsite.

83. Provide the Stormwater Pollution Prevention Plan (SWPPP) for the project.

84. Provide a list of permits from other local, state, or federal agencies that have been or will be obtained prior to construction or operations.

85. Provide copies of documents submitted to other agencies, other than what is provided in the application.

86. Refer to the Application, Tab 10, Economic Impact Report. Explain what portion of construction phase jobs would be filled by Pike County residents.

87. Refer to the Application, Tab 10, Economic Impact Report. Provide an estimate of the amount of Project investment (1) in Pike County, (2) total within Kentucky, and (3) total outside Kentucky.

88. Refer to the Application, Tab 10, Economic Impact Report. Provide a summary table showing the direct and total employment, labor income and output for Project construction (including the transmission line), occurring in Pike County and separately for Kentucky.

89. Refer to the Application, Tab 10, Economic Impact Report. Provide the estimates of the annual PILOT payments that might be made to the County under an Industrial Revenue Bond.

90. Explain whether Pike County Solar will pursue an Industrial Revenue Bond and Payment In Lieu of Taxes agreement with Pike County. If so, explain how that might change the cumulative tax revenues of the Project.

91. State the expected operational life of the Project.

92. Explain any commitments regarding infrastructure removal or land restoration during decommissioning included in the landowner lease agreements.



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  
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DATED     JUL 05 2024    

cc: Parties of Record

Case No. 2024-00105

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