

SUMMER SHADE SOLAR, LLC
APPLICATION

Summer Shade Solar, LLC
500 Sansome Street, Suite 500
San Francisco, CA 94111

April 2025

Table of Contents

- 1. Applicant Information 3
- 2. Description of Proposed Site 4
- 3. Public Notice Evidence 5
- 4. Compliance with Local Ordinances and Regulations..... 6
- 5. Setback Requirements 7
- 6. Public Notice Report 8
- 7. Efforts to locate near Existing Electric Generation 15
- 8. Proof of Service to County and Municipality Officials..... 16
- 9. Effect on Kentucky Electricity Generation System..... 17
- 10. Effect on Local and Regional Economies 18
- 11. Record of Environmental Violations 19
- 12. Site Assessment Report 20
- 13. Decommissioning Plan 21
- 14. Cumulative Environmental Assessment Summary 23

Attachments

- A. Context Map
- B. Evidence of Public Notice of Application
- C. Certificate of Compliance
- D. Public Meeting Documentation
- E. System Impact Study Report and Facilities Study Report
- F. Economic Report
- G. Decommissioning Plan
- H. Cumulative Environmental Assessment

1. Applicant Information

REQUIREMENT: per KRS 278.706(2)(a); *The name, address, and telephone number of the person proposing to construct and own the merchant electric generating facility*

COMPLIANCE: Summer Shade Solar, LLC is a Delaware limited liability company formed on June 30, 2021. Summer Shade Solar, LLC is authorized to do business in Kentucky. The principal contact person, name, address, and telephone number for this application are provided below.

- Name: Summer Shade Solar, LLC
Attn: Aubree Muse, Development Manager
- Address: 500 Sansome Street, Suite 500
San Francisco, CA 94111
- Phone: (270) 501-0552

Person Responsible: Aubree Muse

2. Description of Proposed Site

REQUIREMENT: per KRS 278.706(2)(b); *A full description of the proposed site, including a map showing the distance of the proposed site from residential neighborhoods, the nearest residential structures, schools, and public and private parks that are located within a two (2) mile radius of the proposed facility*

COMPLIANCE: Summer Shade Solar, LLC (“Summer Shade Solar”) is proposing to construct and operate the Summer Shade Solar Project (“Project”) located near the intersection of Summer Shade and Joe Bowles Road to the east and southeast of the unincorporated community of Summer Shade in southern Metcalfe County, Kentucky. The Project footprint encompasses approximately 737 acres of undeveloped, agricultural and forested land with surrounding rural low-density development intermixed with forested and agricultural land (“Project Area”). The generating capacity of the Project will be up to 106 megawatts (“MW”) alternating current (“AC”) with a 424 MW-hour (“MWh”) battery energy storage system (“BESS”).

Arrays of photovoltaic modules will be mounted on a fixed-tilt racking system arranged in rows. Power conversion systems will be distributed throughout the Project. The equipment will connect via underground and overhead electrical wiring to a Project substation and switchyard proposing to connect to the existing 161 kilovolt (“kV”) Summer Shade electrical transmission station adjacent to the Project along Summer Shade Road. Perimeter fencing will enclose the modules and associated infrastructure with a separate fence enclosing the substation. The BESS will be located north of the existing transmission station and proposed Project substation. The Project will comply with the National Electric Safety Code (“NESC”) and American National Standards Institute (“ANSI”) Z535 Safety Sign Standards for Electric Utility Power Plants and Substations to guide the placement of safety signage around the facility. In addition, Summer Shade Solar, or its contractor, will control access to the site during construction and operation. All construction entrances will be gated and locked when not in use.

A map showing the location of residential structures, neighborhoods, schools, and public and private parks in relation to the Project is submitted as Attachment A. There are no schools, public or private parks, or healthcare facilities within two miles of the Project’s radius. There are six residential neighborhoods, per KRS 278.700(6), within 2,000 feet of the Project’s radius.

Person Responsible: Aubree Muse

3. Public Notice Evidence

REQUIREMENT: per KRS 278.706(2)(c); *Evidence of public notice that shall include the location of the proposed site and a general description of the project, state that the proposed construction is subject to approval by the board, and provide the telephone number and address of the Public Service Commission. Public notice shall be given within thirty (30) days immediately preceding the application filing to:*

- 1. Landowners whose property borders the proposed site; and*
- 2. The general public in a newspaper of general circulation in the county or municipality in which the facility is proposed to be located*

COMPLIANCE: A letter that was sent to landowners whose property borders the proposed site, on April 16, 2025, and copies of those letters are contained in Attachment B. Two copies of this notice were mailed to each landowner: one via regular USPS mail and one via USPS Certified Mail. Please see Attachment B for certified mail receipts.

Also contained in Attachment B is the tearsheet and affidavit of the notice published in *The Edmonton Herald News* on April 16, 2025, which is the newspaper of general circulation in Metcalfe County.

Person Responsible: Aubree Muse

4. Compliance with Local Ordinances and Regulations

REQUIREMENT: per KRS 278.706(2)(d); *A statement certifying that the proposed plant will be in compliance with all local ordinances and regulations concerning noise control and with any local planning and zoning ordinances. The statement shall also disclose setback requirements established by the planning and zoning commission as provided under KRS 278.704(3).*

COMPLIANCE: The Project is located in Metcalfe County, which has not enacted any zoning ordinances or setback requirements for the location of the Project. There are no setback requirements established by a planning and zoning commission for the location of the Project. Summer Shade Solar, LLC, certifies that the Project will be in compliance with all local ordinances and regulations concerning noise control, with any applicable local planning and zoning ordinances. A statement certifying these facts is submitted as Attachment C.

Person Responsible: James Cook

5. Setback Requirements

REQUIREMENT: per KRS 278.706(2)(e); *If the facility is not proposed to be located on a site of a former coal processing plant and the facility will use on-site waste coal as a fuel source or in an area where a planning and zoning commission has established a setback requirement pursuant to KRS 278.704(3), a statement that the exhaust stack of the proposed facility and any wind turbine is at least one thousand (1,000) feet from the property boundary of any adjoining property owner and all proposed structures or facilities used for generation of electricity are two thousand (2,000) feet from any residential neighborhood, school, hospital, or nursing home facility, unless facilities capable of generating ten megawatts (10MW) or more currently exist on the site. If the facility is proposed to be located on a site of a former coal processing plant and the facility will use on-site waste coal as a fuel source, a statement that the proposed site is compatible with the setback requirements provided under KRS 278.704(5). If the facility is proposed to be located in a jurisdiction that has established setback requirements pursuant to KRS 278.704(3), a statement that the proposed site is in compliance with those established setback requirements:*

COMPLIANCE: The Project is not proposed to be located on the site of a former coal processing plant, nor will it use any waste coal as a fuel source. No existing electricity generating facilities are on-site at the Project location.

The Project will not include any exhaust stacks or wind turbines as part of the facility, and therefore, there are no established 1,000-foot setback requirements from the property boundary of any adjoining property owner to the energy generating facilities.

In addition, the Project does not have any schools, hospitals, or nursing home facilities within 2,000 feet of facilities to be used for generation of electricity. There are six residential neighborhoods (as defined by KRS 278.700(6)) within two thousand (2,000) feet of the Project. Pursuant to KRS 278.704(4), the Project will seek a deviation from the Siting Board from this setback requirement. See Attachment A for a map showing the residential neighborhoods in relation to the Project. More information about the neighborhoods will be provided in the Applicant's motion for deviation.

Person Responsible: Aubree Muse

6. Public Notice Report

REQUIREMENT: per KRS 278.706(2)(f); *A complete report of the applicant's public involvement program activities undertaken prior to the filing of the application, including:*

- 1. The scheduling and conducting of a public meeting in the county or counties in which the proposed facility will be constructed at least ninety (90) days prior to the filing of an application, for the purpose of informing the public of the project being considered and receiving comment on it;*
- 2. Evidence that notice of the time, subject, and location of the meeting was published in the newspaper of general circulation in the county, and that individual notice was mailed to all owners of property adjoining the proposed project at least two (2) weeks prior to the meeting; and*
- 3. Any use of media coverage, direct mailing, fliers, newsletters, additional public meetings, establishment of a community advisory group, and any other efforts to obtain local involvement in the siting process*

COMPLIANCE: Summer Shade Solar has made a substantial effort to engage the public in numerous ways regarding the Project. A detailed account of those efforts is provided below.

Project representatives have been making regular outreach trips to the Project area throughout 2024 and 2025, including engagement with landowners adjacent to the Project as well as community officials. Additional methods of communication included phone calls, email, and informational flyers. Summer Shade Solar has made efforts to demonstrate their commitment to being a thoughtful corporate citizen in the community, and has made contributions to the Summer Shade Fish Fry, Founder's Day, and the Bowling Park food pantry. Project representatives have also joined the Chamber of Commerce and attended their quarterly breakfast events to stay engaged with community leaders and officials.

An in-person public meeting was held on January 29, 2025, at 5:30pm CDT in the Metcalfe County Government Building. This meeting was intended to inform the public about the Project and receive comments from the public. The notice for the in-person meeting was published on January 15, 2025, in *The Edmonton Herald News*, the local newspaper of general circulation in Metcalfe County, Kentucky. The tearsheet and affidavit of publication are attached as Attachment D. In addition, individual notices of the meeting were mailed to property owners adjoining the proposed project two weeks in advance of the meeting. Copies of these letters are also attached as Attachment D.

The Applicant conducted a public information meeting in the form of an open house. Project representatives and subject matter experts provided information in the development, permitting, construction, and operation of the proposed Summer Shade Solar Project. Attendees were able to

view Project maps, ask questions, and take home Project materials. Please see Attachment D for copies of the materials provided at the public information meeting. In the public meeting, attendees were invited to examine various posterboard stations on topics including Applicant company information, a Project map and design overview, permitting process and timeline, environmental studies, Project equipment, local economic benefits, and visual renderings. The public information meeting was well attended by landowners, neighbors, public officials, and others.

Experts who were present at the public meeting, and available to answer questions from attendees included:

- Jim Woodruff, Senior Vice President, Public Affairs, Candela
- James Cook, Chief Development Officer, Candela
- Aubree Muse, Manager, Development, Candela
- John Loy, Renewable Energy Contractor, Candela
- Kenny Rambo, President/CEO, Heartland Communications Consultants
- Whitney Wurzel, Account Coordinator, Heartland Communications Consultants
- Marcelo Uriel, Operations, Naturgy Renewables
- Mark Carney, Managing Director, e3rm permit consultant

The meeting also offered attendees the opportunity for informal conversations with representatives of Summer Shade about questions and concerns. The following is a brief description of other public involvement activities, in addition to the public meeting and various outreach activities/meetings with local stakeholders, undertaken prior to the submission of this Application. Summer Shade will continue these efforts and will participate in any public notice, comment and hearings which may be initiated as part of ongoing permitting activities.

- On December 10, 2022, Summer Shade representatives spoke with the nephew of an adjoining neighbor over the phone to discuss the project and hear concerns regarding the project.
- On January 23, 2023, Summer Shade representatives spoke with the nephew of an adjoining neighbor over the phone to answer follow-up questions regarding the project.
- On February 1, 2023, Summer Shade representatives spoke with the nephew of an adjoining neighbor over the phone to discuss the project and hear concerns regarding the project.
- On February 10, 2023, Summer Shade representatives spoke with the daughter of an adjoining neighbor over the phone to discuss the project and hear concerns regarding the project.
- On February 22, 2023, Summer Shade representatives spoke with multiple adjoining neighbors over the phone to provide information about the project and hear concerns.
- On February 1, 2024, Summer Shade representatives spoke with multiple adjoining neighbors over the phone to answer questions and hear concerns about the project.
- On March 4, 2024, Summer Shade representatives met with an adjoining neighbor to provide information about the project and hear concerns.
- On April 6, 2024, Summer Shade representatives spoke with a member of the community over the phone to discuss the project and project easements.

- On April 11, 2024, Summer Shade representatives met with the Chair of the Summer Shade Volunteer Fire Department Board to introduce the project and address any questions or concerns regarding the project. Summer Shade representatives discussed how they could help the fire department and community.
- On April 22, 2024, Summer Shade representatives met with multiple adjoining neighbors to provide information about and discuss the project.
- On April 24, 2024, Summer Shade representatives met with an adjoining neighbor to provide information about and discuss the project.
- On May 4, 2024, Summer Shade representatives attended a community Fish Fry. Company representatives made a donation to benefit the local fire department.
- On May 11, 2024, Summer Shade representatives attended the Summer Shade Founders Day to join the community in celebrating the town of Summer Shade.
- On May 20, 2024, Heartland Communications joined the Metcalfe County Chamber of Commerce to begin interacting with the Metcalfe County economic development community and learn their needs and ongoing initiatives.
- On May 29, 2024, Summer Shade representatives met with an adjoining neighbor to provide information about the project and hear concerns.
- On May 29, 2024, Summer Shade representatives met with the Chair of the Summer Shade Volunteer Fire Department Board to discuss updates to the project and address any questions or concerns regarding the project. Summer Shade representatives discussed how they could help the fire department and community.
- On May 29, 2024, Summer Shade representatives met with the Metcalfe County Judge Executive to introduce the project and address any questions or concerns regarding the project. Summer Shade representatives discussed how they could get involved with the community and boost community reception to the project.
- On May 29, 2024, Summer Shade representatives met with the Executive Director of Bowling Park to introduce the project and address any questions or concerns regarding the project. Summer Shade representatives discussed how they could get involved with the community.
- On May 29, 2024, Summer Shade representatives met with the Chamber of Commerce Director to introduce the project and address any questions or concerns regarding the project. Summer Shade representatives discussed how they could get involved with the community.
- On May 29, 2024, Summer Shade representatives met with a community member that owns Southern Wood, a local business, to introduce the project and address any questions or concerns regarding the project. Summer Shade representatives discussed the community and how they could get involved.
- On May 29, 2024, Summer Shade representatives met with a community member that previously owned McMurtry Funeral Home, a local business, to introduce the project and address any questions or concerns regarding the project. Summer Shade representatives discussed the community and how they could get involved.
- On June 10, 2024, Summer Shade representatives met with an adjoining neighbor to discuss the project and address questions and concerns about the project.

- On July 9, 2024, Summer Shade representatives attended a Summer Breakfast event hosted by the Edmonton-Metcalf County Chamber of Commerce. Company representatives introduced the project during this breakfast and expressed enthusiasm about working with the community.
- On July 9, 2024, Summer Shade representatives met with the Chair of the Summer Shade Volunteer Fire Department Board to discuss updates to the project and address any questions or concerns regarding the project. Summer Shade representatives discussed how they could help the fire department and community.
- On July 9, 2024, Summer Shade representatives met with a community member that owns Southern Wood, a local business, to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed the community and how they could get involved.
- On July 9, 2024, Summer Shade representatives met with a community member that previously owned McMurtry Funeral Home, a local business, to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed the community and how they could get involved.
- On July 9, 2024, Summer Shade representatives met with the Summer Shade Magistrate to introduce the project and address any questions or concerns regarding the project.
- On September 18, 2024, Candela joined the Metcalf County Chamber of Commerce as a general member to support economic development within the community.
- On September 24, 2024, Summer Shade representatives met with the Chamber of Commerce Director to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed how they could get involved with the community.
- On September 24, 2024, Summer Shade representatives attended a Fall Breakfast event hosted by the Edmonton-Metcalf County Chamber of Commerce. Summer Shade was introduced as a new chamber member and representatives provided a project overview to the audience, with handouts available.
- On October 3, 2024, Summer Shade representatives met with multiple adjoining neighbors to provide information about and discuss the project.
- On December 4, 2024, Summer Shade representatives met with the Chair of the Summer Shade Volunteer Fire Department Board to discuss updates to the project and address any questions or concerns regarding the project. Summer Shade representatives discussed how they could help the fire department and community.
- On December 4, 2024, Summer Shade representatives met with a community member that owns Southern Wood, a local business, to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed the community and how they could get involved.
- On December 5, 2024, Summer Shade representatives met with the Metcalf County Emergency Management Director to introduce and discuss the project, address any concerns about the project, and to ask for feedback on the project site plan, especially regarding emergency management needs for the project.

- On December 5, 2024, Summer Shade representatives met with the former Judge Executive for Metcalfe County to discuss the project and learn about his experience with the now-operating Glover Creek solar project in Metcalfe County.
- On December 5, 2024, Summer Shade representatives met with the current Metcalfe County Judge Executive to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed how they could get involved with the community and boost community reception to the project.
- On December 5, 2024, Summer Shade representatives met with the Executive Director of Bowling Park to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed how they could get involved with the community.
- On December 5, 2024, Summer Shade representatives met with multiple adjoining neighbors to provide information about and discuss the project.
- On December 6, 2024, Summer Shade representatives donated \$3,000 to Bowling Park Food Pantry, which was used to buy food for Christmas boxes that were distributed to those in need within the community.
- On January 15, 2025, Summer Shade representatives met with multiple adjoining neighbors to provide information about and discuss the project and updates about the project. A flyer with contact information was left at one of these neighboring properties. Printed information on property values and health concerns were also distributed as a follow-up to address concerns made previously by an adjoining neighbor that had requested these materials in previous discussions with Summer Shade representatives.
- On January 15, 2025, Summer Shade representatives met with the former Metcalfe County Superintendent to discuss the project and how Summer Shade could benefit the local school system.
- On January 15, 2025, Summer Shade representatives met with a community member that owns Southern Wood, a local business, to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed the community and how they could get involved.
- On January 15, 2025, Summer Shade representatives spoke with the Summer Shade Magistrate over the phone to discuss updates to the project and set up another in-person meeting. Summer Shade representatives also discussed the project's PIM date.
- On January 16, 2025, Summer Shade representatives met with multiple adjoining neighbors to provide information about and discuss the project. A flyer with contact information was left at one of these neighboring properties.
- On January 16, 2025, Summer Shade representatives met with the Metcalfe County magistrate to provide information about and discuss the project.
- On January 16, 2025, Summer Shade representatives met with the current Metcalfe County Superintendent to discuss the project and how Summer Shade could benefit the local school system.
- On January 16, 2025, Summer Shade representatives met with the Metcalfe County Judge Executive to discuss updates to the project and address any additional questions or concerns

regarding the project. Summer Shade representatives discussed how they could get involved with the community and boost community reception to the project.

- On January 16, 2025, Summer Shade representatives met with the Executive Director of Bowling Park to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed how they could get involved with the community.
- On January 16, 2025, Summer Shade representatives met with the Chamber of Commerce Director to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed how they could get involved with the community.
- On January 28, 2025, Summer Shade representatives spoke with an adjoining neighbor over the phone to discuss employment opportunities regarding grazing sheep on the project.
- On January 29, 2025, Summer Shade representatives met with the Metcalfe County Judge Executive to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed how they could get involved with the community and boost community reception to the project.
- On January 29, 2025, Summer Shade representatives met with the Executive Director of Bowling Park to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed how they could get involved with the community.
- On January 29, 2025, Summer Shade held its Public Meeting at 5:30pm CDT, pursuant to KRS 278.706(2)(f)1, to inform the public about the Project and receive comments from the public. This meeting was held at the Metcalfe County Government Center, which is located in Edmonton, KY near the project site.
- On March 19, 2025, Summer Shade representatives met with an adjoining neighbor to discuss the project and employment opportunities with the project.
- On March 19, 2025, Summer Shade representatives met with an adjoining neighbor to discuss the project and how the adjoining neighbor could become a participating landowner.
- On March 25, 2025, Summer Shade representatives met with the current and former Metcalfe County Superintendents to discuss the project and how Summer Shade could benefit the local school system.
- On March 25, 2025, Summer Shade representatives met with the Chair of the Summer Shade Volunteer Fire Department Board to discuss updates to the project and address any questions or concerns regarding the project. Summer Shade representatives discussed how they could help the fire department and community.
- On March 25, 2025, Summer Shade representatives met with the Metcalfe County Judge Executive to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed how they could get involved with the community and boost community reception to the project.
- On March 25, 2025, Summer Shade representatives met with the Executive Director of Bowling Park to discuss updates to the project and address any additional questions or

concerns regarding the project. Summer Shade representatives discussed how they could get involved with the community.

- On March 25, 2025, Summer Shade representatives met with the Chamber of Commerce Director to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed how they could get involved with the community.
- On March 25, 2025, Summer Shade representatives met with a community member that owns Southern Wood, a local business, to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed the community and how they could get involved.
- On March 25, 2025, Summer Shade representatives met with a community member that previously owned McMurtry Funeral Home, a local business, to discuss updates to the project and address any additional questions or concerns regarding the project. Summer Shade representatives discussed the community and how they could get involved.
- On March 25, 2025, Summer Shade representatives attended a Spring Breakfast event hosted by the Edmonton-Metcalf County Chamber of Commerce. Summer Shade representatives were available to discuss the project with any community members at the breakfast and continued to learn about the community's needs.
- On April 25, 2025, Summer Shade representatives exchanged emails and had a phone conversation with adjacent neighbors to respond to questions regarding the mailed notice of application they received about the Project.
- Between 2022 and 2023, Summer Shade representatives met with the Smith family to discuss the project and potential lease options. The family ultimately decided not to participate with the project.
- Between 2024 and 2025, Summer Shade representatives attempted to meet with multiple adjoining neighbors, but their efforts were never answered. Flyers about the project that included contact information were left for these neighbors.

Person Responsible: Aubree Muse

7. Efforts to locate near Existing Electric Generation

REQUIREMENT: per KRS 278.706(2)(g); *A summary of the efforts made by the applicant to locate the proposed facility on a site where existing electric generating facilities are located;*

COMPLIANCE: It is rare for utility-scale solar projects to be co-located with existing electricity generating infrastructure, such as a coal or natural gas fired power plant. Efforts were made to site the Project where there is existing electricity transmission infrastructure.

The project will interconnect to an on-site, existing substation owned by East Kentucky Power Cooperative.

Person Responsible: Aubree Muse

8. Proof of Service to County and Municipality Officials

REQUIREMENT: per KRS 278.706(2)(h); *Proof of service of a copy of the application upon the chief executive officer of each county and municipal corporation in which the proposed facility is to be located, and upon the chief officer of each public agency charged with the duty of planning land use in the jurisdiction in which the facility is proposed to be located;*

COMPLIANCE: A copy of the Siting Board application for Summer Shade Solar, LLC will be electronically transmitted to Metcalfe County Judge/Executive on the date of electronic filing of this application, as evidenced by the certificate of service.

Person Responsible: Aubree Muse and Legal

9. Effect on Kentucky Electricity Generation System

REQUIREMENT: per KRS 278.706(2)(i); *An analysis of the proposed facility's projected effect on the electricity transmission system in Kentucky;*

COMPLIANCE: The Project is located within the service territory of East Kentucky Power Cooperative (“EKPC”), which owns the transmission infrastructure to which the Project is proposing to interconnect. EKPC is part of the Pennsylvania-New Jersey-Maryland Interconnection (PJM) Regional Transmission Organization (RTO).

In September 2020, an application and deposit for a Generation Interconnection request for Summer Shade Solar was submitted to PJM, the RTO that manages interconnection requests and studies network impacts on behalf of EKPC. The Generation Interconnection request was for a new 106 MW solar photovoltaic generator and storage project at a point of interconnection in the existing 161 kV Summer Shade Substation. The project was assigned the queue number AG1-341.

The study procedures required a feasibility study, system impact study, and facilities study. Key purposes of the study process are to determine impacts to the EKPC transmission system caused by the Project, identify required network upgrades, and provide estimates for the costs of such upgrades. The Project will be required to pay the costs identified prior to EKPC performing design, procurement, and installation of the network upgrades.

The feasibility study was completed in January 2021. The system impact study, which determines potential impacts to the regional electric grid and the need for any network upgrades to mitigate potential impacts, was completed in October 2024. Due to PJM’s Queue Reform process, the Project was grouped into the Transition Cycle #1 (TC #1). TC #1 projects are all projects in the AE1-AG1 queues that did not yet receive a final interconnection agreement from PJM and were not eligible for the Expedited Process per PJM Tariff Part VII, Subpart B, Section 304. The AE1-AG1 projects entered the PJM interconnection process between April 2018 and September 2020. TC #1 Projects should expect to receive their Facilities Study reports and Generation Interconnection Agreements in September 2025 per PJM’s current schedule expectations.

The available studies listed below are submitted as Attachment E.

- AG1-341 Feasibility Study
- AG1-341 System Impact Study Report

Person Responsible: Aubree Muse

10. Effect on Local and Regional Economies

REQUIREMENT: per KRS 278.706(2)(j); *An analysis of the proposed facility's economic impact on the affected region and the state;*

COMPLIANCE: See Attachment F for a report on the projected impact of the Project on local and regional economies, written by Paul A. Coomes, Ph.D., an Emeritus Professor of Economics from the University of Louisville.

On page 1 of the report, it states:

“There are two primary economic impacts expected from the project. First, there will be a spike in construction and linked jobs as the site is built out over approximately one year. Using estimates of the construction payroll, I estimate that there will be a total (direct and spinoff) of 276 new jobs in the county in year one, with new labor compensation of \$18.5 million. These estimates are on a county of work basis, not necessarily county of residence. . . .

The second major economic impact will be the new tax revenues generated annually over the life of the facility. The company has provided me with tax projections related to their capital expenditures. Kentucky state government is projected to receive \$5.1 million over the subsequent three decades. Local jurisdictions, including the school system, the fiscal court, ambulance, extension and libraries, would receive \$6.3 million. Of that, \$3.6 million would go to the county school system. The leased land parcels generated about \$10,000 in property tax revenues for local jurisdictions in 2024. This can be compared to an average of \$208,000 potentially generated per year by the solar project over thirty years from property taxes.”

Person Responsible: Dr. Paul Coomes

11. Record of Environmental Violations

REQUIREMENT: per KRS 278.706(2)(k); *A detailed listing of all violations by it, or any person with an ownership interest, of federal or state environmental laws, rules, or administrative regulations, whether judicial or administrative, where violations have resulted in criminal convictions or civil or administrative fines exceeding five thousand dollars (\$5,000). The status of any pending action, whether judicial or administrative, shall also be submitted;*

COMPLIANCE: Neither Summer Shade Solar, LLC nor any entity with direct ownership interest in the Project, has violated any state or federal environmental laws or regulations. There are no pending actions against Summer Shade Solar, LLC nor any entity with direct ownership interest in the Project.

Person Responsible: Roy Skinner

12. Site Assessment Report

REQUIREMENT: per KRS 278.706(2)(1); *A site assessment report as specified in KRS 278.708. The applicant may submit and the board may accept documentation of compliance with the National Environmental Policy Act (NEPA) rather than a site assessment report*

COMPLIANCE: The Site Assessment report is being contemporaneously filed herewith; please see the separately filed document titled “Summer Shade Solar, LLC: Site Assessment Report.”

Person Responsible: See individual sections of the Site Assessment Report

13. Decommissioning Plan

REQUIREMENT: *A decommissioning plan that shall describe how the merchant electric generating facility will be decommissioned and dismantled following the end of its useful life. The decommissioning plan shall, at a minimum, include plans to:*

- 1. Unless otherwise requested by the landowner, remove all above-ground facilities;*
- 2. Unless otherwise requested by the landowner, remove any underground components and foundations of above-ground facilities. Facilities removed under this subparagraph shall be removed to a depth of three (3) feet below the surface grade of the land in or on which the component was installed, unless the landowner and the applicant otherwise agree to a different depth;*
- 3. Return the land to a substantially similar state as it was prior to the commencement of construction;*
- 4. Unless otherwise requested by the landowner, leave any interconnection or other facilities in place for future use at the completion of the decommissioning process;*
- 5. Secure a bond or other similar security for the project to assure financial performance of the decommissioning obligation, provided that:*
 - a. The amount of the proposed bond or similar security shall be determined by an independent, licensed engineer who is experienced in the decommissioning of solar electric generating facilities and has no financial interest in either the merchant electric generating facility or any parcel of land upon which the merchant electric generating facility is located. The proposed amount of the bond or similar security shall be either:*
 - i. The net present value of the total estimated cost of completing the decommissioning plan, less the current net salvage value of the merchant electric generating facility's components; or*
 - ii. The bond amount required by a county or municipal government that has established a decommissioning bond requirement or similar security obligation in the county or municipality where the merchant electric generating facility will be located. If the facility will be located in more than one (1) county or municipality that has established a decommissioning bond or similar security obligation, then the higher amount shall be required for the facility;*
 - b. The bond or other similar security names:*
 - i. For property that is leased by the applicant, each landowner from whom the applicant leases land and the Energy and Environment Cabinet as the primary co-beneficiaries; or*
 - ii. For property that is owned by the applicant, the Energy and Environment Cabinet as the primary beneficiary;*

c. If the merchant electric generating facility is to be located in a county or municipality that has not established a decommissioning bond or other similar security obligation, the bond or other similar security shall name the county or municipality as a secondary beneficiary with the county's or municipality's consent;

d. The bond or other similar security shall be provided by an insurance company or surety that shall at all times maintain at least an "Excellent" rating as measured by the AM Best rating agency or an investment grade credit rating by any national credit rating agency and, if available, shall be noncancelable by the provider or the customer until completion of the decommissioning plan or until a replacement bond is secured; and

e. The bond or other similar security shall provide that at least thirty (30) days prior to its cancellation or lapse, the surety shall notify the applicant, its successor or assign, each landowner, the Energy and Environment Cabinet, and the county or city in which the facility is located of the impending cancellation or lapse. The notice shall specify the reason for the cancellation or lapse and provide any of the parties, either jointly or separately, the opportunity to cure the cancellation or lapse prior to it becoming effective. The applicant, its successor, or its assign, shall be responsible for all costs incurred by all parties to cure the cancellation or lapse of the bond. Each landowner, or the Energy and Environment Cabinet with the prior approval of each landowner, may make a demand on the bond and initiate and complete the decommissioning plan.

6. Communicate with each affected landowner at the end of the merchant electric generating facility's useful life so that any requests of the landowner that are in addition to the minimum requirements set forth in this paragraph and in addition to any other requirements specified in the lease with the landowner may, in the sole discretion of the applicant or its successor or assign, be accommodated; and

7. Incorporate the requirements of paragraphs (m)1. to 6. of this subsection into the applicant's leases with landowners.

COMPLIANCE: Summer Shade's Decommissioning Plan complies with the foregoing requirements and is attached as Attachment G.

Person Responsible: Shane Kelley

14. Cumulative Environmental Assessment Summary

REQUIREMENT: per KRS 224.10-280; *Cumulative environmental assessment and fee required before construction of facility for generating electricity -- Conditions imposed by cabinet -- Administrative regulations.*

(1) Except for a person that commenced construction of a facility prior to April 15, 2002, or that has received a certificate of public convenience and necessity from the Public Service Commission prior to April 15, 2002, no person shall commence to construct a facility to be used for the generation of electricity unless the person:

(a) Submits a cumulative environmental assessment to the cabinet with the permit application; and

(b) Remits a fee set pursuant to KRS 224.10-100(20) by the cabinet to defray the cost of processing the cumulative environmental assessment.

(2) The person may submit and the cabinet may accept documentation of compliance with the National Environmental Policy Act (NEPA) as satisfying the requirements to file a cumulative environmental assessment under subsection (1) of this section.

(3) The cumulative environmental assessment shall contain a description, with appropriate analytical support, of:

(a) For air pollutants:

1. Types and quantities of air pollutants that will be emitted from the facility; and

2. A description of the methods to be used to control those emissions;

(b) For water pollutants:

1. Types and quantities of water pollutants that will be discharged from the facility into the waters of the Commonwealth; and

2. A description of the methods to be used to control those discharges;

(c) For wastes:

1. Types and quantities of wastes that will be generated by the facility; and

2. A description of the methods to be used to manage and dispose of such wastes; and

(d) For water withdrawal:

1. Identification of the source and volume of anticipated water withdrawal needed to support facility construction and operations; and

2. A description of the methods to be used for managing water usage and withdrawal.

(4) The cabinet may impose such conditions regarding the timing, volume, duration, or type of pollutants on a permit, registration, general permit, or permit-by-rule for a facility subject to this section as are necessary to comply with applicable standards.

(5) The cabinet may promulgate administrative regulations to implement the provisions of this section.

COMPLIANCE: The project's Cumulative Environmental Assessment is attached as Attachment H. The Cumulative Environmental Assessment is also being submitted to the Energy and Environment Cabinet.

Person Responsible: Shane Kelley