

M. Kate Powers
2033 Bethel Maple Road
Hamersville, OH 45130

Ohio Power Siting Board
180 East Broad Street
Columbus, OH 43215

Case No. 18-1546-EL-BGN Nestlewood Solar I

June 11, 2019

Dear Sir or Madam,

LendLease Energy Development LLC is seeking Board approval of an 80 megawatt solar electric generating facility located in Clark Township, Brown County and Tate Township, Clermont County, just west of Hamersville, Ohio which they are referring to as Nestlewood Solar I. The proposed solar generating facility will be spread out among 610 acres of property in this area.

I moved to this area to enjoy the quiet country, farm land, and wide open areas, not to live directly adjacent to a monstrosity of a solar "farm". Since this proposed site will be moving in so close to my property, I have some areas of concern regarding this project that are mentioned below.

Although my neighbors and I don't have the lawyers to represent us as LendLease Energy Development LLC does, I hope that you will strongly consider all of the following points and not allow this solar project to proceed.

Sincerely,

M. Kate Powers

Surprisingly, there have been a few officials that didn't know about the proposed solar generating facility.

- From the April 10, 2019 summary of April 2019 Trustees meeting found at <https://tatetownship.org/2019/04/10/summary-of-april-2019-trustees-meeting/>
 - *(Tate Township) Trustees discussed the solar project that is going in on the Brown/Clermont line with some of the acreage in Tate. The county commissioners okayed the project without consulting the township officials. The concerns are about possible road damage to both county and township roads and not knowing the details of the project. There were also questions about whether there would be any revenue in taxes to the township since the land being used will no longer be able to be farmed or developed which would generate tax dollars.*
- Rep. Doug Green learned about the project last week (as stated after the hearing on May 30, 2019 during a group gathering outside of the Hamersville Elementary School) and isn't sure about how he feels about the project.
 - Rep. Green brought up a good point in asking why we aren't converting the old coal facilities that are currently in the process of being torn down or abandoned into solar facilities because the property is already there and available.

There were also plenty of unknowns and areas of concern that representatives for Lendlease Energy Development LLC didn't have answers to or didn't know existed at the May 30, 2019 hearing.

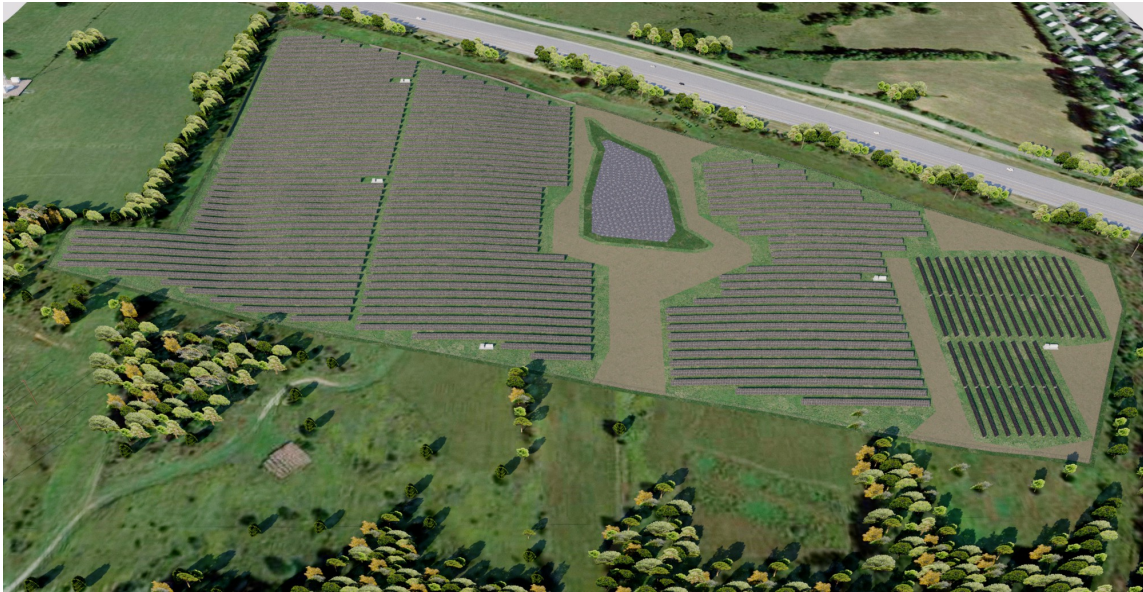
- Development Director for LendLease Energy Development LLC, Mr. Joe Jordan, didn't know about a potential spring located beneath the new proposed easement for the underground collection line as mentioned by the residents that have lived over the spring for 40+ years. He also knew nothing about the existence of 17 total natural springs located around the entire project area. He stated that they will find out when they start the project. How do they propose to handle this issue?
- Mr. Jordan stated that the solar panels will be 14 feet high and the fence surrounding it will be 7 foot high. This will allow the panels to still be seen from the side of my house (see included photos.) Also, we asked about the wildlife in the area and how it will affect them. We are concerned about the birds, groundhogs, turtles, frogs, and deer, just to name a few, that use this area as their habitat. My 14 year old son personally asked Mr. Jordan how it would affect the deer population in our direct area and what would happen if a deer were to become entrapped in the fenced-in area surrounding the solar panels. Mr. Jordan stated that "Deer can jump up to 10 feet high" and won't get trapped in the area. Not so. According to Dr. Leonard Perry, Horticulture Professor Emeritus, University of Vermont, white-tailed deer can jump only 8 feet high. The proposed fence surrounding the panels will be 7 feet tall, as stated by Mr. Jordan, and will be *topped with barbed wire* (page 6 of the Staff Report of Investigation). So in theory, when a deer attempts to jump the fence surrounding the panels, he or she could potentially become entangled in barbed wire. What would be the protocol for that situation?
- Mr. Jordan also didn't have answers to all of my questions and stated that he will have to submit more of his findings for the Staff Report of Investigation. No additional hearing regarding the revised report will be held. The property owners should have a right to another hearing after the updated, and potentially final, investigation report.
- Attending the hearing was an attorney for LendLease Energy Development LLC. After the public's sworn testimony I personally asked him how he would feel about living next to a solar farm and he stated, "It depends." This answer doesn't give us great confidence in knowing how this proposed solar facility will affect our property values. We don't personally know how future potential property buyers in this area will feel about living near or directly next to, in my case, a sea of solar panels.

However according to a survey of residential property assessors in *An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations* by The University of Texas at Austin in May 2018, ***living 500 ft. from a 102 MW solar farm would decrease the property value by -8.3%.***

- We have been told by Rep. Doug Green that if this proposed project is approved, we can file a complaint to the county auditor against the value of our property to attempt to have our property taxes lowered. This is a win-lose situation in the fact that we will gain the lower cost of our property taxes at the expense of potential lower property values.
- Because of the probability of decreased value to the largest asset that most of us own, I propose that Duke Energy be required to provide the surrounding properties with free or drastically reduced electric costs for the 30+ years they plan to have the solar panels in place. The free or reduced cost of electric can be based on how close someone lives to the project area.

Some general areas of concern:

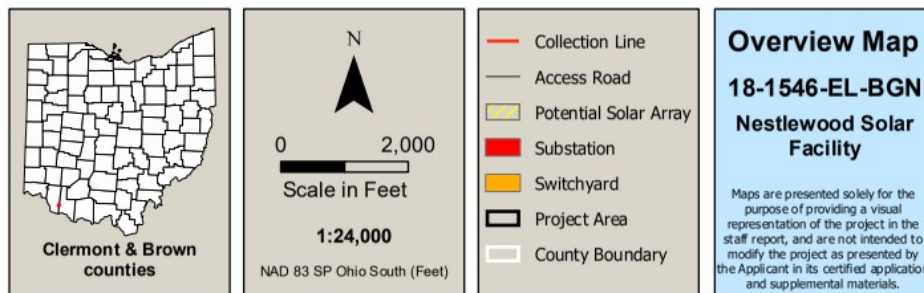
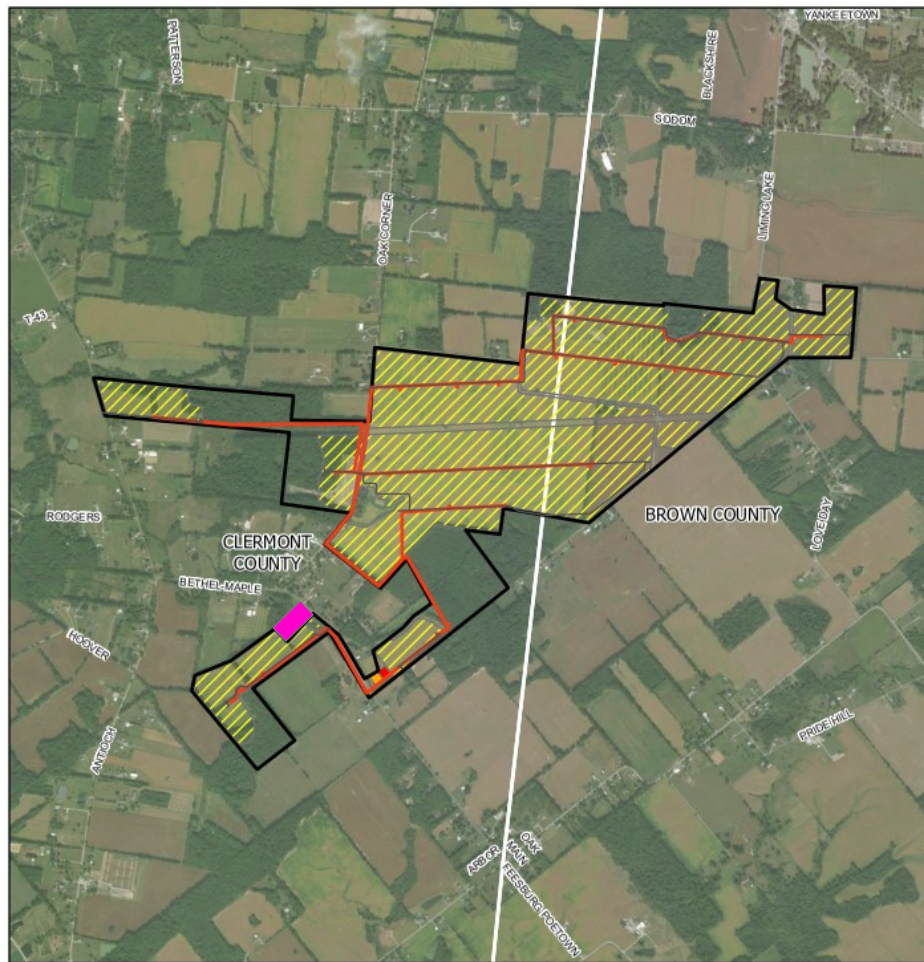
- ***Under the Ohio Revised Code, there is no expressly permitted or inherently implied, authority for a township to regulate the discharge of a firearm.*** Living in a township allows the shooting of firearms. I hear someone shooting nearly every day around this area. How will the solar panels be protected from damage that this may cause when someone is shooting on their property and a stray bullet strikes one? Replacing these panels could become costly if they are hit on a regular basis.
- The hearing on May 30, 2019 did not put questions from the public and answers from Mr. Jordan and LendLease's attorney on the record. Procedure or not, this information should be included to allow more of a background on this project during the evidentiary hearing being held on June 13, 2019 at 10am in Columbus, OH, which many of the property owners that live around the proposed solar farm will not be able to attend either because of distance or other engagements occurring for them that day.
- I work at a local public library. I did not know that the Staff Report of Investigation, dated May 15, 2019, existed until I retrieved it from the library's mailbox and opened the envelope. Why was this document not sent to the land owners of all of the surrounding properties to this solar project? I understand now that this information can be retrieved on the Siting Board's website but this should have been mailed to all property owners that will be affected by this decision. A majority of my neighbors at the public hearing on May 30, 2019 did not know it existed until I showed them the document.
- The first member of the public to speak at the May 30, 2019 public hearing, and the only one to speak in favor of the project as recorded in the sworn testimony, is the owner of RDR Farms LLC. He is strongly in favor of this and will benefit financially by leasing his property to be used for the solar project. He owns the farm land surrounding my property but does not live on it as he resides at 236 E. Plane St., Bethel, OH 45106.
- What potential health risks have been studied regarding solar farms on properties so close to homeowners? Has it even been studied over a significant amount of time? It appears that certain aspects of this project are being improvised and definitive answers to questions about materials being used do not allow for us as homeowners to research any part of this to answer to the above question.
- A storm creek divides our property. We already have significant drainage issues with this storm creek and it appears that every year the water coming through is creeping further into our property. How will this affect the drainage into the storm creek? It already can't hold what is running through it now.
- According to their website, LendLease Energy Development LLC, USA has only developed two other solar farms. One in Rose Hill, NC and another in Winchester, KY. Both are on a much smaller scale compared to Nestlewood. The solar farm in Rose Hill, NC encompasses only a mere 16 acres and the Winchester, KY location comes in at 60 acres. This is a drop in the bucket compared to the Nestlewood project at 610 acres.



View of LendLease's project, EKPC Cooperative Solar One in Winchester, KY (60-acre site). Note the absence of homes directly surrounding the solar area.



View of LendLease's project, Rose Hill Solar in Rose Hill, NC (16-acre site). Again, note the absence of homes directly surrounding the solar area.



My property is located in the pink color section above. The front of my home faces Northeast. Also, note the patchwork layout of the solar project. It is not contained in one single, large area like LendLease's previous two smaller solar projects.



View of the front of my home looking Southeast. Note the line of taller grass where they are proposing to install solar panels next to my property.



View from my back/side deck looking East. Note my neighbors home across the street which will look directly at the solar panels when opening their front door.



As you may be able to tell from this photo, my home sits on a slight hill. The solar panels will not be shielded from our view with the use of a 7 foot fence for 14 foot tall solar panels. Placing a nice privacy fence will not shield the solar panels from my view. Trees or tall shrubs can't be planted to block the view as they will shade the panels.

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Summary: Public Comment received via website electronically filed by Docketing Staff on behalf of Docketing.