

**PUCO EXHIBIT FILING**

Date of Hearing: 2-26-2020

Case No. 18-1546-EL-B6N

**PUCO Case Caption:** ITMO the Application of

Neslewood Solar I LLC for a Certificate of  
Environmental Compatibility and Public Need

## Environmental Compatibility and Public Need

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**List of exhibits being filed:**

Company 21, 22 & 23

document delivered in the regular course of business.  
Technician 2/27/70 Date Processed 2/27/70

Reporter's Signature: Karen Sue Gibson

Date Submitted: 2-27-2020

BEFORE THE OHIO POWER SITING BOARD

- - -

In the Matter of the :  
Application of Nestlewood :  
Solar I LLC for a :  
Certificate of :  
Environmental :  
Compatibility and Public : Case No. 18-1546-EL-BGN  
Need to Construct an :  
Electric Generating :  
Facility in Brown and :  
Clermont Counties, Ohio. :

- - -

PROCEEDINGS

before Ms. Anna Sanyal, Administrative Law Judge, at  
the Public Utilities Commission of Ohio, 180 East  
Broad Street, Room 11-D, Columbus, Ohio, called at  
10:01 a.m. on Wednesday, February 26, 2020.

- - -

VOLUME III

- - -

ARMSTRONG & OKEY, INC.  
222 East Town Street, Second Floor  
Columbus, Ohio 43215-5201  
(614) 224-9481 - (800) 223-9481

- - -

1. *In the supplemental testimony of Joe Jordan, at question and answer 14, he indicates that the costs for final design, and the associated deposits to lock in associated major equipment, can exceed one million dollars for a project such as Nestlewood. Please explain the basis for this cost estimate.*

The estimate is based on Mr. Jordan's general industry knowledge as well as his recent experience developing and arranging financing for another large utility-scale solar project that is currently in construction.

The one million dollar estimate is a conservative measure of the costs leading to final design as multiple design iterations may be required for the project and the estimate does not include on-going costs related to internal resources, outside consultants, design work for the utility switchyard, and interest cost for security posting related to electric interconnection. Commencing detailed design efforts based on equipment that has not been procured will inevitably lead to re-work for design and likely create the need for re-permitting.

The estimated costs for final design and associated deposits to lock in major equipment for the Nestlewood Solar Project, based on Mr. Jordan's recent experience in the utility scale solar market is below:

Late Stage Development Items	Estimated Cost	Comments
Panel, Racking, Inverter Deposits	\$ 912,000	Select Equipment before Final Site Plan
Final Site Plan	\$ 300,000	Equivalent to 90% Engineering Design
Substation Transformer Deposit	\$ 150,000	12-18 month lead
<b>TOTAL</b>	<b>\$ 1,362,000</b>	

The estimate above is subject to extrinsic market and regulatory factors beyond the control of Nestlewood. The deposit amounts required to lock-in the delivery schedule for major equipment can vary significantly (possibly as much as 30%-300% of the above estimates) due to market conditions at the time of procurement, including the supply and demand for equipment as well as changes in federal tax and trade policy.

**From:** "McManus, John" <[jmcmanus@clermontcountyohio.gov](mailto:jmcmanus@clermontcountyohio.gov)>  
**Date:** January 30, 2020 at 8:27:50 AM EST  
**To:** "Soininen, John" <[john.soininen@lendlease.com](mailto:john.soininen@lendlease.com)>  
**Subject:** [EXT]:RE: Nestlewood Solar

John,

Clermont Soil & Water Conservation District agrees with the language presented below. If anything else is needed, please let me know.

John McManus, Administrator  
Clermont Soil & Water Conservation District  
P.O. Box 549, 1000 Locust Street  
Owensville, OH 45160  
Phone: (513) 732-7075 ext. 3

**From:** Soininen, John <[John.Soininen@lendlease.com](mailto:John.Soininen@lendlease.com)>  
**Sent:** Wednesday, January 29, 2020 12:03 PM  
**To:** McManus, John <[jmcmanus@clermontcountyohio.gov](mailto:jmcmanus@clermontcountyohio.gov)>  
**Subject:** Nestlewood Solar

John,














After a good bit of back and fourth between OPSB Staff and our Counsel they have settled on the following as language for the Amended Stipulation. Please let me know if you have any problems with this:

- (1) *If one acre or more of ground is disturbed, the Applicant shall obtain from Ohio EPA a "General Permit Authorization for Storm Water Discharges Construction Associated with Construction Activities" (also known as a Construction General Permit). Following the completion of final project engineering design, the Applicant shall perform pre- and post-construction stormwater calculations to determine if post-construction best management practices are required, based on requirements contained in Ohio EPA's Construction General Permit. The calculations along with a copy of any stormwater submittals made to the Ohio EPA shall be submitted to the Clermont County Building Inspection Department and Brown County Soil & Water Conservation District. The Applicant will also provide confirmation that it incorporated guidance from the Ohio EPA's document "Guidance on Post-*

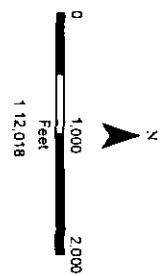


Updated Figure 08-8  
Ecological Impact

Nestlewood Solar  
Brown and Clermont Counties, Ohio

-  Project Area
-  Potential Solar Arrays
-  Project Substation
-  Utility-Owned Switchyard
-  Potential Collection Line
-  Potential Gravel Road
-  New Corridor
-  Culverted Crossing\*
-  Highway
-  Tree Clearing
-  Delineated Features
-  Stream
-  Wetland

\* Trees planned for clearing in this area will be included in the clearing plan for staff review.



Source: NAIP 2017

