

Arche Solar Project

Case No. 20-0979-EL-BGN



Exhibit I

Public Comments

Public Information Meeting Questions and Answers

Arche Solar

Gorham Township,
Fulton County, Ohio

Prepared for:



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Q1) Will the panels be manufactured by First Solar?

A1) Procurement is based on availability, cost, and performance, among other things. Our discussions to date indicate that First Solar panels are unlikely to be able to be available to this project, so we are not anticipating using those at this time.

Q2) Could Chris talk about glare analysis? Also, he mentioned noise analysis. Is that only during construction?

Solar panels are designed to absorb, not reflect, sunlight and reflect less light than glass or water. All but about 2% of the sunlight is absorbed and converted to electricity. Using the FAA-compliant Solar Glare Hazard Analysis Tool (SGHAT), from ForgeSolar, results showed no predicted glare for residences with an estimated single story viewing height of 8 feet or a second story viewing height of 16 feet as a result of the project. Additionally, there was no predicted glare from the solar arrays along routes near the Facility for cars and large trucks.

There will be noise from construction of the facility. Construction will be limited to 7:00 AM to 7:00 PM or dusk, whichever is later. Pile driving is likely to be one of the louder construction activities and will be limited to the hours of 8:00 AM to 6:00 PM, Monday through Saturday. Pile driving activities would last for approximately three months of the projected twelve month construction period.

Results from sound modeling showed that all non-participating residences are not anticipated to experience a noticeable increase in sound over background noise in the area during operation.

Q3) Regarding the map that showed project buildings shaded in blue, will that be the only site for any operation and maintenance buildings?

A2) The only building will be the single O&M building. That will be located just south of the collector substation.

Q4) What if I don't want this around my property?

A3) There are several ways to participate in the permitting process. Today is the first of two public information meetings. In the packet we provided for this meeting and on the website, contact information is available for 7X Energy and the OPSB. We encourage you to reach out and discuss your concerns with the developer and the OPSB. The process allows for you to have a voice and we encourage you to participate.

Q5) The Fulton County Commissioners took action on the Arche Project last Thursday. At this time, can you elaborate on the outcome of the actions of the Commissioners?

A4) The Fulton County Commissioners passed a resolution allowing Arche Solar to provide Payment in Lieu of Taxes (PILOT) to the Fulton County tax base through the Ohio Development Services Agency Qualified Energy Project

program. The PILOT program structures the tax payment at a minimum rate of \$7,000 per MW, with the approved resolution expected to net the county a revenue of approximately \$800,000 per year for a 107MW Facility.

Q6) I'm concerned how this will affect the wildlife in my property.

A5) A wildlife study was conducted for the Facility. The study concluded that there is very little wildlife habitat in the area that will be utilized by the Facility. No threatened and endangered species were observed during the study. The Project Area is predominantly farmland and is typically disturbed multiple times per year due to agricultural activities. The ODNR Division of Wildlife and the USFWS were consulted to determine the potential presence of listed species and identify impact avoidance or minimization efforts. Conversion of the Project Area from cultivated fields to grass or meadow below the panels is expected to add habitat for small mammals and nesting birds.

Q7) Does anyone ever clean the dust off the panels?

A6) Regular dusting of panels is not necessary in areas where there is moderate precipitation.

Q8) When people are opposed to solar projects, what are the issues brought up?

A7) People are curious and want feedback about a number of topics including noise, glare, property value, impacts to wildlife, impacts to drainage tile, and visual impacts.

Q9) Concerned about electrical "noise" from inverters. Will we be able to hear our car radios if we drive near the farm?

A8) PV arrays generate weak electromagnetic fields (EMFs) during the day that dissipate at short distances. The EMF from the panels and electrical equipment is not strong enough to interfere with radio frequencies. In addition, the low height of the panels prevents them from interfering with line-of-sight microwave communications.

Q10) What happens if lightning strikes them? do they attract lightning strikes?

A9) A lightning mast (tall lightning rod) is part of the collection substation structure to protect the equipment at the substation. The project will be constructed following electric code and components will be grounded. Outside of the substation, the Facility components will be shorter than many surrounding objects, and as such are not expected to attract lightning strikes.

Q11) Why is the facility being located here?

A10) This location was chosen because of the availability and quality of solar resources, proximity to the bulk power transmission system, proximity to major transportation routes, topography, land use, limited sensitive ecological and cultural resources, and landowner participation.

Q12) How will this facility affect electric bills in the area?

A11) The electricity from the Facility will be sold on the wholesale market or through a power purchase agreement. Consumer electric rates are determined through a separate process between the PUCO and each electric distribution utility. As such, this facility will not have any direct impact on local electric rates.

Q13) Will the facility increase traffic in the area?

A12) The area will experience a minor increase in traffic during construction. No road closures are anticipated. Operations of the Facility will generate a negligible increase in traffic, primarily from the approximately two or three permanent on-site operations staff.

Q14) How is storm run-off controlled?

A13) Solar projects are required to implement erosion and sediment controls during construction, and to obtain a storm water management permit that implements an approved Storm Water Pollution Prevention Plan. A study of surface hydrology will be completed and will inform final design and engineering to ensure that there are not negative impacts on storm water management from the solar project.

Q15) Can fields used for Solar be returned to farming?

A14) Yes. A study by N.C. State University found that solar has only short-term impacts on productivity and is a viable way to preserve land for potential future farming. The Facility will be decommissioned at the end of its useful life, including removal of all components to a minimum depth of 4 feet.

Q16) Will this project have an impact on drain tiles? How will you address that impact?

A15) Arche Solar has completed a survey to identify the location and extent of the existing drainage tile system within the Project Area. To locate tile, we used a combination of aerial imagery extraction using thermal analysis, as well as maps and photos available from the participating landowners. We will make efforts to avoid impacting the drainage tile system throughout development, construction, and operations. If damage occurs, we will evaluate the damage and repair or replace with functionally equivalent systems dependent upon the extent and impact of damage.

Q17) How do solar facilities impact my property value?

A16) There is no evidence that solar projects have a negative impact on property value. Examining property value in states across the United States demonstrates that large-scale solar arrays often have no measurable impact on the value of adjacent properties, and in some cases may even have positive effects. Proximity to solar farms does not deter the sales of agricultural or residential land. Large solar projects have similar characteristics to a

greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.

Q18) Is there a completed project that you have built in this area?

A17) Arche Solar would be the first solar project in Ohio for 7X Energy. 7X Energy has contributed to the development of 1,400MW of projects under contract with 350MW operating and 550MW currently in construction. The 20MW solar project in Bowling Green is one example of a utility scale solar project in Ohio

Q19) How high are the fences, are they topped with barbed wire, and how close will the fence run to my property?

A18) The fences would be six feet tall with one foot of barbed wire. The fenceline will be set back twenty-five feet from public roads, ten feet from property lines and one hundred feet from non-participating residences. Solar panels will be located at least twenty feet inside the fenceline, increasing the total setback between solar panels, public roads, property boundaries, and non-participating residences.

Q20) If the project is decommissioned, is all fencing removed?

A19) All the fencing would normally be removed. If the property owner requests that the fencing remain, the project will consider doing so.

Q21) How long are the property leases for the project?

A20) Property leases are 35 years with the option to extend for 5 to 15 years.

Q22) Is there a requirement that employees of the facility live in Ohio?

A21) As part of the PILOT program which is expected to pay approximately \$800,000 per year towards the Fulton County tax base, Arche Solar is planning for 80% of the construction workforce to be Ohio residents.