

## Yellowbud Public Information Meeting- Public Comments and Questions Received

Web Based Meeting Attendees- 30  
Phone Based Meeting Attendees- 12

Question/Comment Submitted	Yellowbud Solar Response	Web Links		Received From
Did anyone else lose sound?	We apologize for any sound issues anyone may have experienced. Our technical support team did not detect any sound issues within the GoToWebinar Session. For anyone who may have experienced technical difficulties, a recording of the public information meeting is available for viewing via our project website.			Web Based Meeting/Go ToWebinar
Question--if landowners do not lease the land, there will not be a solar farm, correct?	The solar project relies on lease agreements that have been executed with willing landowners. These documents are private agreements between the landowners and Yellowbud.			Web Based Meeting/Go ToWebinar
How will this affect the value of the properties that will be surrounded by the fields of solar panels? There are about 10 to 12 homeowners that this will affect. Do you have information from previous solar sites and how it affected property values?	<p>Numerous studies have demonstrated that properties adjacent to solar projects do not see negative property value impacts, nor does having a solar project as a neighbor negatively impact the ability to sell agricultural or residential properties. A paired-sales study of the sale of properties adjacent to nine solar farms in Minnesota, Illinois, and Indiana, for example, found “little to no measurable and consistent difference in value” between sales of properties adjacent to solar farms and control properties. This finding led the authors to conclude that “properties surrounding other solar farms operating in compliance with all regulatory standards will similarly not be adversely affected, in either the short or long term periods.”</p> <p>Yellowbud has developed a visual mitigation plan that will be submitted as part of its application to the Ohio Power Siting Board (OPSB) to help screen the project from non-participating residences. This includes several levels of screening that are composed of native plants to help blend the project with the surrounding landscape. The project is also utilizing a 300 foot</p>	<a href="#">Source One</a>	<a href="#">Source Two</a>	Web Based Meeting/Go ToWebinar

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	<p>setback from all non-participating residences, so no panels will be placed more than the length of a football field from any non-participating residence.</p> <p>Finally, the significant increase in tax revenue Yellowbud will generate for the town, county and school districts can greatly improve local services, and (depending on local authority decision making) can often times can lead to reduction in local government bonding requirements over time, thereby reducing local residences overall tax burdens.</p>			
How long is the lease for the solar panels?	The initial lease term is 25 years with various options to extend based on individual landowner preferences.			Web Based Meeting/Go ToWebinar
How many acres of tillable land will be taken out of production for the solar project?	The tillable land within the 2,040 acre project area will primarily be converted to solar arrays. Certain agricultural uses are not necessarily incompatible with solar use. For example, Yellowbud has developed a Vegetation Management Plan and seed mixes that can be utilized to accommodate sheep grazing within the project area. This would be contingent on the identification of a willing partner in the area.			Web Based Meeting/Go ToWebinar

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What if I have a problem with the company during construction?	A complaint resolution process will be in place. Prior to construction, those within 1 mile of the project area will receive notification that construction is anticipated to begin. This will include a copy of the complaint resolution form. Yellowbud contact information will also be available online and representatives will be at the ready to address any concerns that are received. Per the complaint resolution process, regular filings of complaints and resolutions to those complaints will be filed with the OPSB.	<a href="#">Yellowbud Website</a>		Web Based Meeting/Go ToWebinar
How do I receive updates about the project?	Please keep an eye on our website for updates. Additionally, as the project progresses through the permitting process, participating and adjacent landowners will be notified via mail of additional opportunities to participate. This includes the opportunity to participate and provide verbal testimony at a public hearing. A notice for the public hearing will also be posted in the ad section in the local newspaper. An additional option is to keep an eye on the OPSB docket for the project. You can find a link to the project docket on Yellowbud's website.	<a href="#">Yellowbud Website</a>		Web Based Meeting/Go ToWebinar
Will any jobs be created by the facility?	The project is anticipated to create hundreds of construction jobs, whose local spending should have short term benefits to the local economy. 5-10 full time jobs are also anticipated from the project. Additional local spending in terms of materials needed for day to day operations of the project will also be procured locally, when possible. More information regarding economic benefits of the project will be submitted as part of our permit application to the OPSB.			Web Based Meeting/Go ToWebinar

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How will this facility affect electric bills in the area?	It is not anticipated that the project will have a direct impact on electric bills in the near term. The power from the project is purchased via a power purchase agreement with a third party. The power itself is distributed into the local electric grid, but is not anticipated to impact rates in the area. Residential electric rates are determined through a process between the electric distribution utility and the Public Utilities Commission of Ohio.			Web Based Meeting/Go ToWebinar
Do you have a buyer lined up for the electricity? Or selling into PJM on the open market?	Yellowbud is in private negotiations with several of our clients about procuring the electricity. It is not anticipated that the power will be sold on the open market, though it may occur at some point throughout the operating life of the project.			Web Based Meeting/Go ToWebinar
Glare - a lot of people have the misconception that solar farms look like the solar thermal in California, but that's not the case here.	<p>Thank you for the comment. We understand that some members of the community may be concerned about glare, and are happy to address these questions. Residents and community officials often cite glare or blinding from solar facilities as a primary concern. While concentrating solar technologies do use mirrors which can cause glare, the vast majority of solar farms use photovoltaic (PV) modules to generate electricity. PV modules use non-reflective glass and are designed to absorb rather than reflect the light that hits the panels in order to convert solar energy into electricity. PV modules are generally less reflective than windows and are considered safe enough to be installed adjacent numerous major airports across the U.S.</p> <p>The project will also submit a glare study as a supplement to their OPSB permit application. Per the study, no impacts to airports are anticipated. Primary roadways were also investigated and it was determined that motorists would not be impacted by glare along those routes.</p>			Web Based Meeting/Go ToWebinar

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I support the project and wish you the best of luck. It unfortunately will probably be an uphill battle getting this approved between misinformed neighbors, conspiracy theories, and a state government that is hostile to renewables.	We appreciate your comment. Utility scale solar project is a relatively new to the state of Ohio, and we look forward to working with the public to educate them about this project and solar energy generally. As always, we encourage the public to call us at 740-200-2955 or email at yellowbud@geronimoenergy.com with any questions they have.			Web Based Meeting/Go ToWebinar
Is there potential risk for heat rendered from the solar panels to start a fire to nearby vegetation?	Panels are designed to very specific quality standards and electric codes. Panels are not anticipated to heat up to levels that would ignite vegetation in their vicinity. While fire risk at the project is limited, Yellowbud will work with first responders prior to operation to ensure they understand access and operations for the project should emergency services be required.			Web Based Meeting/Go ToWebinar

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<p>How will the project address potential agricultural drainage issues and damage to field tile?</p>	<p>During construction, the project will adhere to strict erosion control rules enforced by the Ohio Environmental Protection Agency. This will include the development of a stormwater pollution prevent plan that will ensure that best management practices reduce runoff and sedimentation from the project.</p> <p>These rules also include requirements regarding post-construction stormwater treatment. Yellowbud will adhere to the EPA rules and guidelines to ensure that runoff from the project is addressed. Additionally, solar projects, once operational, will be maintained with native vegetation below the panels. This vegetation will slow runoff and allow for increased infiltration into the soil. This vegetation will actually hold soil in place to minimize erosion that may be lost at a faster rate than from traditional agricultural uses. A hydrology study was also completed for the project. This investigated any local flooding concerns that could impact construction of the project. It was determined that engineering methods allow for suitable development of panels across the site. Finally, in terms of impacts to drain tile systems, Yellowbud has prepared a drain tile mitigation plan that will be submitted along with the permit application to the OPSB. This included outreach to participating landowners, county officials, and the local Soil and Water Conservation Districts to map drain tile systems in the project area. The plan assesses methods to avoid impacting/repairing drain tile as necessary. The drain tile systems identified will be on final construction documents to assist in avoidance of drain tile systems during construction.</p>			<p>Web Based Meeting/Go ToWebinar</p>

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Thank You!	Thank you for your comment. We are glad you were able to attend the public information meeting.			Web Based Meeting/Go ToWebinar
There are several wetlands in this proposed area, how does this project affect this?	<p>The project is anticipated to impact very few wetlands across the project area. If you reference project maps available on our website, you see some open spaces within the solar panel area.</p> <p>These areas were avoided to minimize impacts to wetland systems. Best management practices such as silt fence will also be implemented to reduce potential runoff from construction activities into these wetland features. For small, unavoidable wetland impacts associated with access road crossings or the installation of underground collection lines, the project will adhere to state and federal permitting requirements to reduce impacts to the extent possible. These permits require approved methods and practices be followed during construction in wetland features.</p>			Web Based Meeting/Go ToWebinar
The link to view without registering did not work. Why?	<p>We sincerely apologize for this technical glitch. We had wished we could host a public information meeting in person, however the COVID pandemic prevented us from doing so safely. I am sure many of us that participated in the session are working through technical glitches regularly as we all learn to work remotely. We worked diligently to fix the problem during the meeting but were unable to accommodate folks prior to the meeting's conclusion. We recorded the meeting, and anyone who did not register that was hoping to view the meeting can watch a recording of the meeting at their convenience via our website noted below. We encourage anyone who views the recording to call us 740-200-2955 or email at</p>			Web Based Meeting/Go ToWebinar

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	<p>yellowbud@geronimoenergy.com with any questions they have. Lastly, comment cards were also mailed to adjacent landowners who wish to submit written comments.</p>			
<p>How big is a panel and how many per acre?</p>	<p>In total, approximately 833,000 solar modules will be utilized across the site. If divided by the entire project area, this equates to approximately 347 modules per acre. Panels will be mounted on a tracking racking system. PV panel modules will be approximately 6.5 feet wide by 3.5 feet long. The panels will be secured on a single axis tracker racking system, with up to two modules stacked end-to-end, centered on the horizontal crossbar of the tracker, for a total width of approximately 13 feet . The panels will rotate up to 60 degrees in either direction from horizontal, centered along the horizontal crossbar of the tracker. The height of the crossbar will be approximately 5.5 feet, giving the panels a ground clearance of approximately 3 feet. Under flat conditions found across most of the project area, panels will reach approximately 15 feet off the ground when tilted to their highest position.</p>			<p>Web Based Meeting/Go ToWebinar</p>



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What does decommissioning of the project look like?	It is in the agreements with participating landowners that all components of the project are to be removed following the project's operational life. Additionally, Yellowbud is developing a decommissioning plan that will be submitted along with their permit application to the OPSB. The document will propose that Yellowbud post a performance bond to the Board for the costs associated with decommissioning based on an independent 3rd party engineering firm assessment to ensure that funds are in place for removal of the project. Following the life of the project, agricultural uses can commence pending the wishes of the participating landowners.			
What will be the impacts to wildlife?	<p>Yellowbud has consulted with the U.S. Fish and Wildlife Service as well as the Ohio Department of Natural Resources regarding impacts to sensitive wildlife species. Yellowbud will adhere to the recommendations of these agencies. For example, tree clearing will be limited to certain months to protect sensitive bat species.</p> <p>Onsite surveys were also completed to identify wetlands and generally quantify local habitat and have been utilized to inform the project design. Native vegetation will be used throughout the project, which may have some improved benefits for pollinator species when compared to traditional agricultural uses.</p>			Web Based Meeting/Go ToWebinar
Are you going to fence the project and how tall will the fence be?	The project will be completely enclosed via fence (per national electric safety requirements) with woven wire agricultural fencing of 6 feet high, topped with 1 foot of barbed wire. Access will be limited to site entrances via locked access gates.			Phone Based Meeting

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Why are there empty spaces in the panels, and why is the fenceline set back from the road? You have leased a property, and I assume the empty space would be inside the project?	Yellowbud has offered to implement setbacks from non-participating residences to mitigate for visual and sound impacts associated with the project. Additionally, environmentally sensitive areas, such as wetlands or woodlots occur across the site and impact the useable area for the project. Sometimes these impact the placement of fencing, or solar panels are removed from an area inside the fence. Fencing will enclose the project but is not always placed at a consistent distance from the road depending on these variables and other design considerations. Empty spaces between panels will be considered part of the project and maintained by Yellowbud.			Phone Based Meeting
When you got to fence the project, and several projects interconnect, are you going to take out fencelines and trees, or are you going to work around those things? Will currently property corner posts and identifiers be maintained?	It is anticipated that some windrows and fencerows will be removed to accommodate project infrastructure. We will be performing a detailed survey across the site to ensure that property lines are accurately maintained throughout the life of the project. As part of the survey, we will identify key property markers/memorials to ensure that corner property boundaries are firmly established prior to construction.			Phone Based Meeting
What is the daily decibel level of the daily panel operation?	A noise study was completed for the project that took measurements of average noise levels at several sites throughout the project area. These were then compared to the specification of sound emitting equipment onsite including the inverters and transformers. The study showed that sound levels at participating residences were shown to be negligible when compared to the background sound levels. This study will be submitted as part of Yellowbud's permit application and will be reviewed by the OPSB.			Web Based Meeting/Go ToWebinar Registration
Has agricultural property already been leased for this project?	Private lease agreements are in place with willing landowners in the project area.			Web Based Meeting/Go

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				ToWebinar Registration
How does a solar panel farm decrease property value surrounding the 2,000+ acres of the solar panels?	Please refer to the question above, that addresses property values for adjacent properties.			Web Based Meeting/Go ToWebinar Registration
I would like to obtain copies of the presentation materials and studies that have taken place to support the project. Thank you!	Studies will be available via the project docket once Yellowbud has submitted the permit application to the OPSB. A link to the project docket is available on our website where you can access the studies once the application is submitted. Paper copies of the application will also be available at select locations near the project area. These will be identified in a future notification to the public.	<a href="#">Docket Link</a>		Web Based Meeting/Go ToWebinar Registration
We would like to know how being surrounded by solar panels will effect our lives and exactly where will the substation be located? Will there be some representative that we can talk to face to face?	<p>The substation is anticipated to be located east of Westfall Road. The project maps available online show the anticipated location. The substation may still be subject to slight changes in footprint and location, but will be sited near the area noted on these maps. Any changes will be minor. Yellowbud will carefully consider noise impacts to surrounding non-participating residences as it develops the transformer specification for the substation to ensure minimal impacts to project neighbors.</p> <p>As noted in previous questions, Yellowbud has implemented setbacks of 300 feet for non-participating landowners. They are also working to develop vegetative screening to mitigate visual impacts of the project for neighbors. Yellowbud is willing to work with the public refine screening measures throughout the permitting process.</p>	<a href="#">Virtual Web Map Link</a>		Web Based Meeting/Go ToWebinar Registration

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What benefit is any of this project to our homeowners and residents	<p>Approximately \$2.5 million will be added to the local tax base annually. This will go to local schools, infrastructure, and other local government expenditures. Additionally, Yellowbud will develop a local charitable fund for the community. Yellowbud is willing to work with community partners to work out the details of the charitable fund as project plans progress.</p> <p>Generally, solar panels do not emit excess noise, emissions, and are a relatively low impact on the landscape. Yellowbud will work to mitigate visual impacts of the project and will develop vegetative screening to blend the project into the landscape.</p>			Written comment via pre-stamped envelope
You are going to decrease our property values. Homes we have worked our whole lives to have and invest in.	We appreciate your comment and understand your concern for the value of your property. As noted previously, studies have shown that solar projects do not negatively impact property values. Solar projects are generally passive and do not emit harmful pollutants or create excess noise. Please see the previous question noting further details on impacts to property values.			Written comment via pre-stamped envelope
The project will destroy our sense of security brining hundreds of strangers to our area	<p>While it is true there will be hundreds of construction workers spread throughout the 12-18 months of project construction, Yellowbud will work to hire reputable contractors for the installation of the project. Should you have issues with anyone on site during construction, we encourage the public to utilize the complaint resolution process that will be developed as part of our permit application to the OPSB. Yellowbud's team will work to ensure that your complaint is addressed quickly and efficiently.</p> <p>During operation of the project, there will be very little traffic</p>			Written comment via pre-stamped envelope

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	<p>associated with the project. Solar projects are mostly passive and operate with minimal noise, emissions, or maintenance. Full time Yellowbud employees will be onsite for routine maintenance, but most activities are not anticipated to make excess noise and are spread throughout the larger project area. Should you have an issue with the project during operations, we again encourage you to utilize the complaint resolution process so that we can address your concern.</p>			
<p>The project will end the peace and quiet we thoroughly enjoy and one of the main reasons we settled and invested in the area.</p>	<p>Some noise during construction is unavoidable, and we will work to reduce impacts to project neighbors to the extent possible. Setbacks for the solar project will mean that installation and noise associated with solar panels will be 300 feet or more from non-participating residences. Construction will generally occur mostly during regular working hours to limit disturbance to neighbors.</p> <p>We have also thoughtfully approached the design of the project so that its operation is anticipated to have minimal noise impacts on neighboring residences. As noted previously, a noise study was completed for the project, and noise impacts on non-participating residences are shown to be negligible.</p>			<p>Written comment via pre-stamped envelope</p>
<p>Your are taking away our beautiful scenery of our country side.</p>	<p>As noted above, visual mitigation through vegetative screening and setbacks will be utilized for the project to mitigate visual impacts from solar panels and project infrastructure. We are willing to work with adjacent landowners to develop effective screening of the project.</p>			<p>Written comment via pre-stamped envelope</p>

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<p>What are you giving to us? We will be totally surrounded by this solar mess.</p>	<p>We appreciate your comment, and passion for your community. In the answer above, we have noted some of the tax benefits to the local community, and the charitable fund of approximately \$64,000 annually for the first 20 years of the project. Additionally, construction jobs and jobs associated with the project will have economic benefits in the form of local spending that will provide positive economic benefits to workers in the local area.</p>			<p>Written comment via pre-stamped envelope</p>