



September 10<sup>th</sup>, 2024

Town Board of Lemonweir,

Please find attached our responses to the Information Request Resolution, dated August 15<sup>th</sup>, 2024.

We did our very best to provide the most accurate and up-to-date information in our response. Due to the iterative nature of developing a utility-scale solar park such as this one, certain aspects of the project will become more detailed and specific as the project gets closer to construction. Be assured that we are actively working on making the Juneau Solar Park the best project it can be for all stakeholders. It is our intention to continue to attend town meetings on a regular basis to share project updates and ensure that the Town Board and residents are informed of the latest developments with the project. We look forward to continuing our work on this project in your community.

Sincerely,

A handwritten signature in black ink, appearing to read "Gunnar Doyle", written over a horizontal line.

Gunnar Doyle  
EDP Renewables North America  
Project Manager



- 1) **Please provide to-scale, detailed maps, including all roads, dwellings, streams, bodies of water, wetlands and the company's preferred and alternative locations of all Juneau Solar Park infrastructure including: solar array modules, fences, inverters, access roads, connection lines, battery storage, operation and maintenance buildings, project substation, generation link lines, interconnection switchyards and lay down yards. storage locations. Please provide all maps in matching-scale, .pdf formats.**
  - A. Please see attached Engineering Plan, submitted to the Public Service Commission of Wisconsin on 8/30/2024 as part of the Certificate of Public Convenience and Necessity process. The Engineering Plan has maps of the planned and alternate locations of project infrastructure. It also includes a map of wetlands and streams in the project area.
- 2) **Please explain the number of years, from minimum to maximum, that the Juneau Solar Park facility could remain in operation including options for repowering, and all means of extending the time durations of land leases.**
  - A. The leases are for a maximum period of fifty years. The leases include an initial thirty-year term, with the option for two additional ten-year terms. The fifty-year term is inclusive of construction activities, so the maximum operational period is slightly less. Because the leases are not for farming or other agricultural activities, they are not subject to the restriction in Section 14 of the Wisconsin Constitution.
- 3) **Please provide documentation demonstrating that the Juneau Solar Park facility would not be sold, in part or whole, to other merchant or public utilities at any time.**
  - A. EDP retains the right to sell the project and underlying agreements at any time.
- 4) **Please provide documentation demonstrating that EDP, or its successors, would be prohibited from purchase and ownership of land used for solar modules and connection lines.**
  - A. All lands that would be used for solar modules and associated low-voltage collection lines would be leased and not purchased by EDP. The leases do not include a right to purchase land. The following agreements for lease options for the siting of solar modules and collection lines are recorded in the county clerk's office: Document numbers 747282, 754296, 760165, 753922, 741288, 741291, 741284, 741285, and 753380.
- 5) **Please describe how topsoil would be graded, handled and stored during power plant construction processes.**
  - A. During construction EDP requires its contractors to keep topsoils and subsoils separated in areas to be graded. Topsoil is not permitted to be removed from the land parcel from which it came except where the landowner has given specific written permission. Where temporary facilities during construction are installed, the topsoil will be stockpiled on site and stabilized using appropriate Best Management Practices (BMPs) under the Stormwater General Permit. After construction, the topsoil will be spread over the area after all temporary improvements have been removed.

**EDP Renewables North America LLC**

Corporate Headquarters

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**6) Please describe how the stored topsoil would be re-distributed over the land from which it was removed.**

A. All topsoils removed from areas where permanent facilities such as roads or foundations are to be installed will be spread on the parcel in such a manner that existing drainage across the land is maintained.

**7) Please provide documentation demonstrating that EDP or its successors would be prohibited from leaving abandoned project infrastructure on lands within our town.**

A. EDP's lease agreements contractually obligate EDP to remove project infrastructure within 12 months after the expiration or termination of the lease agreement. Additionally, the lease agreements require EDP to post a bond (or similar financial security) in favor of the landowners to cover the decommissioning costs in the event lease obligations are not fulfilled.

**8) Please provide, exact wording samples of the land use contract types that EDP has used in gaining site control of lands within the Town of Lemonweir to date.**

A. The following land contracts related to the project are recorded in the county clerk's office: Document numbers 750742, 754537, 762037, 745129, 754500, 747282, 754296, 760165, 753922, 741288, 741291, 741284, 741285, and 753380.

**9) Please provide, exact wording samples of "Good Neighbor" agreements that EDP has used with constituents of the Town of Lemonweir.**

A. While EDP has had discussions with landowners in close proximity about Neighbor Agreements, no agreements have been executed as of 9/10/2024. EDP will provide a copy of the recorded memorandum upon the execution of the project's first Neighbor Agreement.

**10) Please provide documentation demonstrating the time period during which project lands under lease would begin transitioning back to agricultural use.**

A. EDP is contractually obligated to remove solar facilities within 12 months after the expiration or termination of a lease agreement, excluding roads and materials further than 36 inches below the surface.

**11) Please provide document demonstrating the minimum distances, in feet, that EDP plans to position solar modules from an occupied residence or workplace in the Town of Lemonweir for both participating and non-participating landowners.**

A. EDP is planning to setback solar modules 400 feet from existing occupied residences for both participating and non-participating landowners.

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**12) Please list and describe the permitted uses of the non-utilized, land use agreements that would remain under control of EDP after the Juneau Park Solar facility has been granted a CPCN by the Public Service Commission of Wisconsin.**

- A. An approved CPCN will allow EDP to develop and construct solar electrical generation facilities. All other uses of the land would fall outside of the CPCN. EDP intends to encourage partner landowners to use the land outside of the solar facility footprint for agricultural purposes following construction of the project.

**13) Please describe, in detail, with estimated dates, defined areas and defined recipient interests, EDP's public notification plan for its proposed Juneau Park Solar facility. Include in this description, the scope of the materials that will be sent with each notice, and EDP's intent to notify landowners in the watersheds of the five streams whose headwaters exist in the project area.**

- A. Per Wisconsin statute, the Public Service Commission of Wisconsin (PSC) is responsible for notifying nearby landowners of the project's CPCN application. The PSC will notify property owners within 1 mile of the project, schools and government land owners, clerks and chief officers of cities, villages, and townships, and local media. EDP has conducted public outreach in the area by regular attendance at local government meetings, sponsorship of the Juneau County Fair livestock auction and breakfast, as well as hosting two publicly advertised informational open houses. EDP intends to have another public open house prior to the start of construction.

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