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Raleigh, NC 27612  
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July 15, 2020

North Carolina Utilities Commission  
c/o: Ms. Martha Lynn Jarvis, Chief Clerk  
430 North Salisbury Street  
Dobbs Building  
Raleigh, NC 27603-5918

Re: Gaston Green Acres Solar, LLC's Application For Certificate Of Public  
Convenience and Necessity – Merchant Plant  
Docket No. EMP-112, Sub 0  
Our File: 054943.09013

Dear Ms. Jarvis:

By this letter we are submitting for public filing in the above-referenced matter:

- (i) Gaston Green Acres Solar, LLC's Application For Certificate of Public Convenience and Necessity – Merchant Plant, submitted pursuant to N.C. Gen. Stat. § 62-110.1 and NCUC Rule R8-63 (the "Application"), which also includes the pre-filed direct testimony of Ms. Linda Nwadike, Director of Permitting and Community Relations for SunEnergy1 LLC, the parent and affiliate of the Applicant, Gaston Green Acres Solar, LLC, incorporating and supporting the Application (the "Supporting Testimony").

In accordance with NCUC Rule R8-63 (c), the attached public versions of the Application and Supporting Testimony reference but do not include certain exhibits that contain or reveal confidential information submitted in support of the Application or in connection with the Supporting Testimony, such as financial information relating to SunEnergy1 LLC, a private company, and estimates of the costs of construction of the proposed solar facility.

The exhibits that contain or reveal Confidential Information will be uploaded separately immediately after the electronic submission of the public filings listed above for submission under seal. Because those exhibits are confidential in nature and contain proprietary trade secrets under N.C. Gen. Stat. § 132-2.1, they accordingly are being

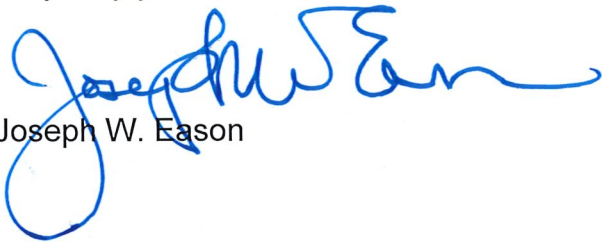
Page 2

submitted as sealed attachments to, and in support of, the public Application and Supporting Testimony.

Thank you in advance for your assistance with the filing of the public versions of the Application and Supporting Testimony, and with the filing under seal of the materials containing Confidential Information.

I remain,

Very truly yours,

A handwritten signature in blue ink, appearing to read "Joseph W. Eason". The signature is fluid and cursive, with the first name "Joseph" and last name "Eason" clearly distinguishable.

Joseph W. Eason

JWE:wg  
Enclosures

STATE OF NORTH CAROLINA

UTILITIES COMMISSION

RALEIGH, NORTH CAROLINA

DOCKET NO. EMP 112 Sub 0

In the Matter of the Application of Gaston	)	GASTON GREEN ACRES SOLAR, LLC'S
Green Acres Solar, LLC for a Certificate of	)	APPLICATION FOR A CERTIFICATE OF
Public Convenience and Necessity for	)	PUBLIC CONVENIENCE AND
Merchant Plant Pursuant to N.C Gen. Stat.	)	NECESSITY FOR MERCHANT PLANT
62-110.1 and Commission Rule R8-63	)	

Gaston Green Acres Solar, LLC (the "Applicant"), by and through its undersigned counsel, hereby applies to the North Carolina Utilities Commission (the "Commission") pursuant to N.C. Gen. Stat. § 62-101.1, and Commission Rule R8-63, for a Certificate of Public Convenience and Necessity for Merchant Plant authorizing the construction of a solar photovoltaic merchant plant facility with a capacity of 300 MW AC to be located in Northampton County, North Carolina. In support of its application, the Applicant provides the Commission with the exhibits attached hereto as required by N.C.U.C. Rule R8-63, and also shows unto the Commission the following:

1. Exhibit 1 attached hereto contains the required information about the Applicant.
2. All correspondence, documents and filings regarding this application should be sent to:

Joseph W. Eason  
Nelson Mullins Riley & Scarborough LLP  
GlenLake One, Suite 200  
4140 Parklake Avenue  
Raleigh, North Carolina 27612  
Tel: (919) 329-3800  
[joe.eason@nelsonmullins.com](mailto:joe.eason@nelsonmullins.com)  
Attorney for the Applicant

And, with a copy also to the following corporate agent of Applicant:

Gaston Green Acres Solar, LLC  
Attn: Kenny Habul  
192 Raceway Drive  
Mooresville, NC 28117  
704-662-0375  
[project.development@sunenergy1.com](mailto:project.development@sunenergy1.com)

The Applicant and its Counsel consent to electronic service of filings related to this application.

3. Exhibit 2 attached hereto contains the required information about the proposed generation facility.
4. Exhibit 3 attached hereto provides a description of the need for the facility in the state and/or region, with supporting documentation.
5. This Application has been signed and verified by an individual duly authorized to act on behalf of the Applicant for that purpose.
6. This Application is submitted together with the pre-filed direct testimony of Linda Nwadike, Director of Permitting and Community Relations for SunEnergy1, which testimony incorporates and supports this application and is submitted on behalf of the Applicant in accordance with NCUC Rule R8-63 (b)(5).
7. Confidential Information has been designated as such and filed under seal with this Commission contemporaneously with the filing of this Application in accordance with Rule R8-63(c).
8. The Applicant intends to submit a registration for its proposed new renewable energy facility pursuant to NCUC Rule R8-66 via a supplemental filing.

WHEREFORE, the Applicant respectfully prays that this Commission consider the foregoing information submitted in support of this application and issue the Applicant a Certificate of Public Convenience and Necessity for the construction of the merchant plant described herein in accordance with N.C. Gen. Stat. §62-110.1 and NCUC Rule R8-63.

Respectfully submitted this 15<sup>th</sup> day of July, 2020.

Joseph W. Eason  
Nelson Mullins Riley & Scarborough LLP  
GlenLake One, Suite 200  
4140 Parklake Avenue  
Raleigh, North Carolina 27612

Tel: (919) 329-3800  
[joe.eason@nelsonmullins.com](mailto:joe.eason@nelsonmullins.com)


Attorneys for the Applicant



## VERIFICATION

NOW COMES, Linda Nwadike, being first duly sworn, and deposes and says that I am duly authorized to act on behalf of Gaston Green Acres Solar, LLC as Director of Permitting and Community Relations for SunEnergy1, LLC, parent and affiliate of the Applicant; that I have read the foregoing Pre-Filed Direct Testimony and also Gaston Green Acres Solar, LLC's Application For A Certificate Of Public Convenience And Necessity For Merchant Plant incorporated therein, and that the statements and information therein is true and accurate to my personal knowledge and belief, except where otherwise indicated, and in those instances, I believe the statements and information to be true.

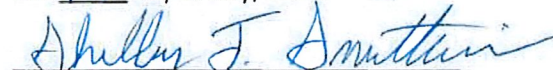
Signed this 14 day of July, 2020.



Linda Nwadike  
Director of Permitting & Community  
Relations  
SunEnergy1, LLC

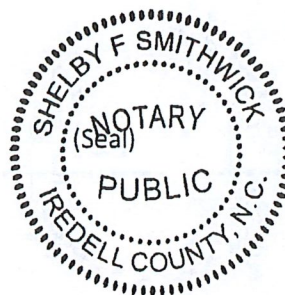
SIGNED AND SEALED BEFORE ME THIS 14 DAY OF July, 2020.

Sworn to and subscribed to before me  
this 14 day of July, 2020.

  
Notary Public (Signature)

Shelby F. Smithwick  
Notary Public (Printed)

My Commission Expires: 3/27/23



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CPCN Application – Merchant Plant  
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INFORMATION ABOUT THE APPLICANT  
EXHIBIT 1

- i. *The full and correct name, business address, business telephone number and electronic mailing address of the Applicant;*

Gaston Green Acres Solar, LLC  
192 Raceway Drive  
 Mooresville, NC 28117  
704-662-0375  
[project.development@sunenergy1.com](mailto:project.development@sunenergy1.com)

- ii. *A description of the Applicant, including the identities of its principal participant(s) and officers, and the name and business address of a person authorized to act as corporate agent or to whom correspondence should be directed;*

Gaston Green Acres Solar, LLC is a North Carolina limited liability company formed on September 15, 2014. Kenny Habul is duly authorized to act as a corporate agent of the Applicant for the purpose of this application. A copy of the Articles of Organization of the Applicant as filed with the North Carolina Secretary of State is attached as **Schedule 1-1**.

- iii. *A copy of the Applicant's most recent annual report to stockholders, which may be attached as an exhibit, or, if the Applicant is not publicly traded, its most recent balance sheet and income statement. If the Applicant is a newly formed entity with little history, this information should be provided for its parent company, equity partner, and/or the other participant(s) in the project;*

Gaston Green Acres Solar, LLC is an affiliate of SunEnergy1, LLC ("SunEnergy1"); SunEnergy1 is the direct parent of the Applicant.

SunEnergy1 is one of the largest solar developers and engineering, procurement and construction companies in the U.S. SunEnergy1 is not a publicly traded company; therefore, its most recent balance sheet and income statement are filed under seal as confidential information (See **Confidential Schedule 1-2** of the Confidential Documents submitted with this Application).

- iv. *Information about generating facilities in the Southeastern Electric Reliability Council region which the Applicant or an affiliate has any ownership interest in and/or the ability to control through leases, contracts, options, and/or other arrangements and information about certificates that have been granted for any such facilities not yet constructed.*

The Applicant does not have any generating facilities in the Southern Electric Reliability Council region. The Applicant is an individual project company formed to own the solar facility assets for the project that is the subject of this application.

The Applicant's parent-affiliate, SunEnergy1, has ownership interests in and/or the ability to control through leases or contracts numerous solar generating facilities in the Southeastern

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Electric Reliability Council (“SERC”) region. A list of generating facilities that SunEnergy1 has constructed within the Southern Electric Reliability Council region is attached as **Schedule 1-3.** A list of generating facilities that SunEnergy 1 has under development but that have not been completed sufficient to achieve commercial operation is attached as **Schedule 1-4.**

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Schedule 1-1

Articles of Organization



State of North Carolina  
Department of the Secretary of State

SOSID: 1400866  
Date Filed: 9/15/2014 8:54:00 AM  
Elaine F. Marshall  
North Carolina Secretary of State

C2014 253 00092

Limited Liability Company  
ARTICLES OF ORGANIZATION

Pursuant to §57D-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

1. The name of the limited liability company is: Gaston Green Acres Solar, LLC  
(See Item 1 of the Instructions for appropriate entity designation)
2. The name and address of each person executing these articles of organization is as follows: (State whether each person is executing these articles of organization in the capacity of a member, organizer or both. **Note: This document must be signed by all persons listed.**)  
Alicia Nerad, Organizer, 192 Raceway Dr., Mooresville, NC 28117  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. The name of the initial registered agent is: Kenny Habul
4. The street address and county of the initial registered agent office of the limited liability company is:  
Number and Street 192 Raceway Dr.  
City Mooresville State: NC Zip Code: 28117 County: Iredell
5. The mailing address, if different from the street address, of the initial registered agent office is:  
Number and Street \_\_\_\_\_  
City \_\_\_\_\_ State: NC Zip Code: \_\_\_\_\_ County: \_\_\_\_\_
6. Principal office information: (Select either a or b.)
  - a. ☒ The limited liability company has a principal office.  
The principal office telephone number: 704-662-0375  
The street address and county of the principal office of the limited liability company is:  
Number and Street 192 Raceway Dr.  
City Mooresville State: nc Zip Code: 28117 County: iredell

The mailing address, if different from the street address, of the principal office of the company is:

Number and Street \_\_\_\_\_

City \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

b. ☐ The limited liability company does not have a principal office.

7. Any other provisions which the limited liability company elects to include (e.g., the purpose of the entity) are attached.

8. (Optional): Please provide a business e-mail address: Privacy Redaction  
The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is offered, please see the instructions for this document.



9. These articles will be effective upon filing, unless a future date is specified:

This is the 10 day of September, 20 14.

Alicia Nerad

Signature

Alicia Nerad, Organizer

Type or Print Name and Title

The below space to be used if more than one organizer or member is listed in Item #2 above.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type and Print Name and Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type and Print Name and Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type and Print Name and Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type and Print Name and Title

NOTES:

1. Filing fee is \$125. This document must be filed with the Secretary of State.

Gaston Green Acres Solar, LLC  
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Schedule 1-2

**CONFIDENTIAL**

**SEE CONFIDENTIAL EXHIBITS  
SUBMITTED WITH APPLICATION**

SunEnergy1, LLC Financial Statements

Gaston Green Acres Solar, LLC  
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Schedule 1-3

Applicant's Affiliated Generating Facilities in SERC



Gaston Green Acres Solar, LLC  
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**Schedule 1-3**

**Applicant's other affiliated generating facilities in the Southeastern Electric Reliability Council Region**

The Applicant's affiliate SunEnergy1 has completed numerous solar generating facilities in the Southeastern Electric Reliability Council (SERC) region as shown in the below table.

**Sites developed by SunEnergy1 with ownership interest through leases or contracts**

<b>Project</b>	<b>MW</b>	<b>County/State</b>	<b>Completion Date</b>
Bethel	7	Pitts, NC	May 2016
Elizabeth City	28	Pasquotank, NC	April 2015
Everetts	7	Martin, NC	April 2015
Scotland Neck	28	Halifax, NC	March 2014
Battleboro	7	Edgecombe, NC	June 2015
Conetoe II	112	Edgecombe, NC	April 2016
Creswell	19.95	Washington, NC	June 2015
Kelford	30.10	Bertie, NC	February 2016
Sunbury	7	Gates, NC	March 2016
Whitakers	16.8	Whitakers, NC	February 2016
Whitepost I	14.99	Beaufort, NC	February 2013
Whitepost II	6.4	Beaufort, NC	May 2014
Windsor	7	Bertie, NC	April 2014
River Road	7	Hertford, NC	December 2016
Leggett	7	Whitakers, NC	July 2017
Barnhill	4	Pasquotank, NC	December 2016
Aulander Hwy 42	7	Hertford, NC	July 2017
Summit	84	Currituck, NC	February 2017
Shiloh Hwy 1108	7	Camden, NC.	March 2018
Sandy Solar	7	Camden, NC	April 2018
Chowan Jehu	7	Chowan, NC	March 2018
Scotland Neck 3	4	Halifax, NC	January 2015
Elk Park	0.197	Avery, NC	March 2012
SE1-Asheville	0.25	Buncombe, NC	May 2010
Plymouth Solar	6.5	Plymouth, NC	December 2014
Pamlico Solar	6.6	Beaufort, NC	February 2014
Choco Solar	7	Beaufort, NC	March 2015
Sugar Run Solar	6.6	Gates, NC	December 2015

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Project	MW	County/State	Completion Date
Albertson Solar	7	Duplin, NC	December 2014
Conetoe Solar	6.6	Edgecombe, NC	January 2016
Williamston Speight	20.84	Martin, NC	December 2016
Ranchland	84	Currituck, NC	January 2018
Mill Pond	7	Martin, NC	September 2019
Jamesville	7	Martin, NC	October 2019
Aulander Holloman	112	Hertford, NC	June 2019

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Schedule 1-4

Projects in SERC Region in Development

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Schedule 1-4

**Projects in SERC region in development**

Project	MW	County/State	Completion Date
Gliden	7	Chowan, NC	
Camden Dam	7	Camden, NC	
Windsor Hwy 17	7	Bertie, NC	
Ryland Road	7	Chowan, NC	
Mechanicsville	28	Hanover, VA	
Albemarle Beach	112	Washington, NC	
Bethel NC 11	112	Pitts, NC	
Wildcat Road	7	Martin, NC	
Williamston Hwy 125	7	Martin, NC	
Shawboro Ridge	80	Currituck, NC	
Colice Hall	7	Hertford, NC	
Creswell Hwy 64	20	Tyrrell & Washington, NC	
Manning	7	Edgecombe, NC	



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INFORMATION ABOUT THE PROPOSED FACILITY  
EXHIBIT 2

- I. *The nature of the proposed generating facility, including its type, fuel, expected service life, and the gross, net, and nameplate generating capacity of each generating unit and the entire facility, as well as the facility's total projected dependable capacity, in megawatts (alternating current); the anticipated beginning date for construction; the expected commercial operation date; and estimated construction costs;*

The Applicant is proposing to construct a 300MW AC solar facility in Northampton County, based on the nameplate capacity of the panels. The gross and net capacity of the resource is equal to its nameplate capacity. The expected service life of the facility is approximately 50 years.

The Applicant anticipates beginning construction of the site during the 2Q of 2022. The Applicant expects that commercial operation of the facility will be achieved in phases, with the first phase operational by the 4Q of 2022, and the last phase operational by the 4Q of 2023. The estimated construction cost of the facility is filed under seal as confidential information (See **Confidential Schedule 2-1** of the Confidential documents submitted with this Application.)

- II. *A color map or aerial photo (a U.S. Geological Survey map or aerial photo map prepared via the State's geographic information system is preferred) showing the proposed site boundary and layout, with all major equipment, including the generator, fuel handling equipment, plant distribution system, startup equipment, planned and existing pipelines, planned and existing roads, planned and existing water supplies, and planned and existing electric facilities;*

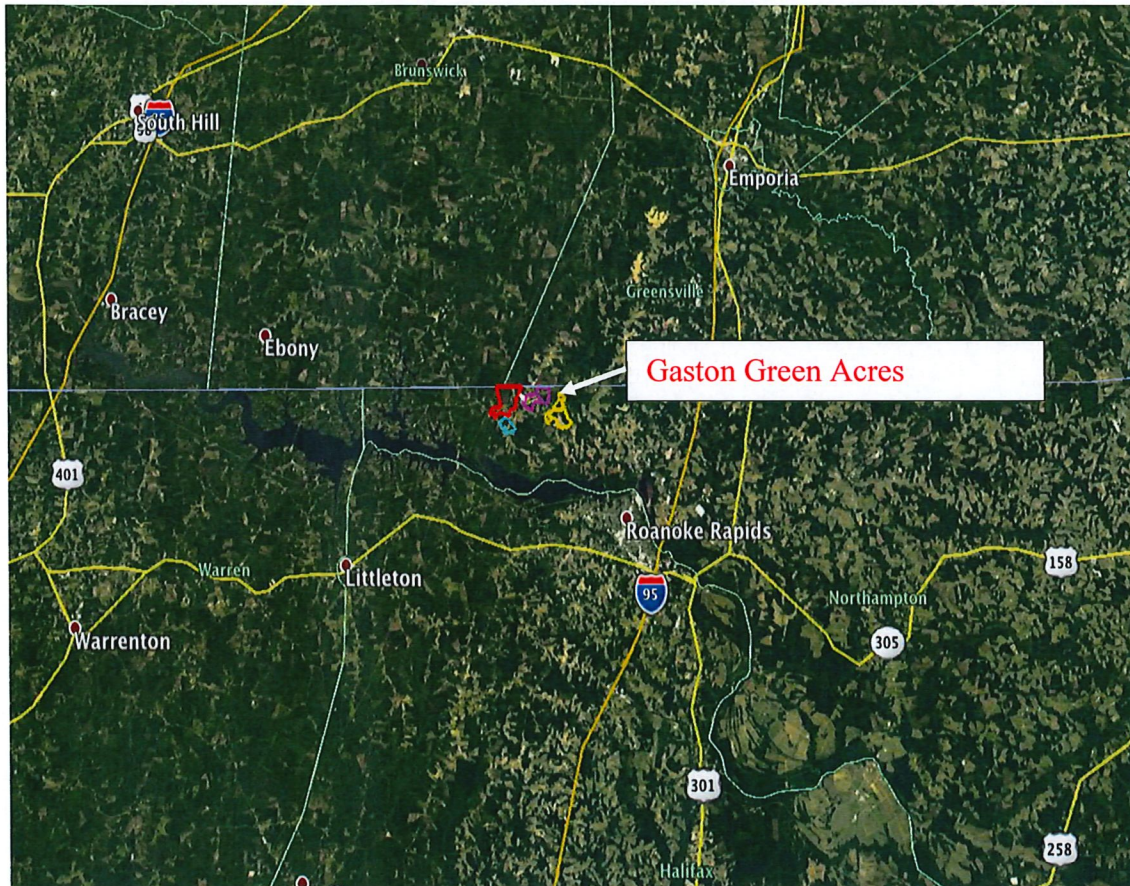
A site map of Gaston Green Acres Solar, LLC showing the equipment layout is attached as **Schedule 2-2**.

An aerial view showing the relationship of the site to nearby highways and state boundaries and county lines in its vicinity is reproduced below as **Image 2-1**.

Gaston Green Acres Solar, LLC  
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**IMAGE 2-1**

General location of site of proposed generation resource of Gaston Green Acres Solar, LLC



- iii. The E911 street address, and county in which the proposed facility would be located, and GPS coordinates of the approximate center of the proposed facility site to the nearest second or one thousandth of a degree is set out below.

The E911 addresses and GPS coordinates for the proposed facility are:

207 Summit Trl  
Gaston, NC 27832  
GPS 36.5274, -77.7755

922 Oak Grove Church Rd  
Gaston, NC 27832  
GPS 36.5384, -77.7417

131 Oak Grove Church Rd

1315 Oak Grove Church Rd



Gaston Green Acres Solar, LLC  
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Gaston, NC 27832  
GPS 36.5185, -77.7652

Gaston, NC 27832  
GPS 36.5354, -77.7445

172 Oak Grove Church Rd  
Gaston, NC 27832  
GPS 36.5183, -77.7645

105 Crossvine Lane  
Gaston, NC 27832  
GPS 36.5248, -77.7257

- iv. *In the case of natural gas-fired facilities, a map showing the proximity of the facility to existing natural gas facilities; a description of dedicated facilities to be constructed to serve the facility; and any filed agreements, service contracts, or tariffs for interstate pipeline capacity;*

The facility is not a natural gas fired facility.

- v. *A list of all needed federal, state and local approvals related to the facility and site, identified by title and the nature of the needed approval is listed in Schedule 2-3 attached hereto. The same exhibit includes a copy of such approvals as has been obtained, or a report on the current status of the approvals. There will be no application related to an application for eligible facility status or exempt wholesale generator status pursuant to Section 32 of the Public Utility Holding Company Act of 1935 (PUHCA), as amended by the Energy Policy Act of 1992, including attachments and subsequent amendments as necessary.*
- vi. *The proposed facility will attach to a transmission line owned by Dominion North Carolina Energy based on the construction of a new, privately-owned transmission line for which a separate application for a Certificate of Environmental Compatibility and Public Convenience and Necessity will be submitted in accordance with N.C. Gen. Stat. §62-100, et. seq., and NCUC Rule R8-62. It is expected that the acquisition of any rights of way needed to construct the new transmission facilities will be voluntary.*

Schedule 2-1

**CONFIDENTIAL**

**SEE CONFIDENTIAL EXHIBITS  
SUBMITTED WITH APPLICATION**

**Estimated Construction Costs**



Gaston Green Acres Solar, LLC  
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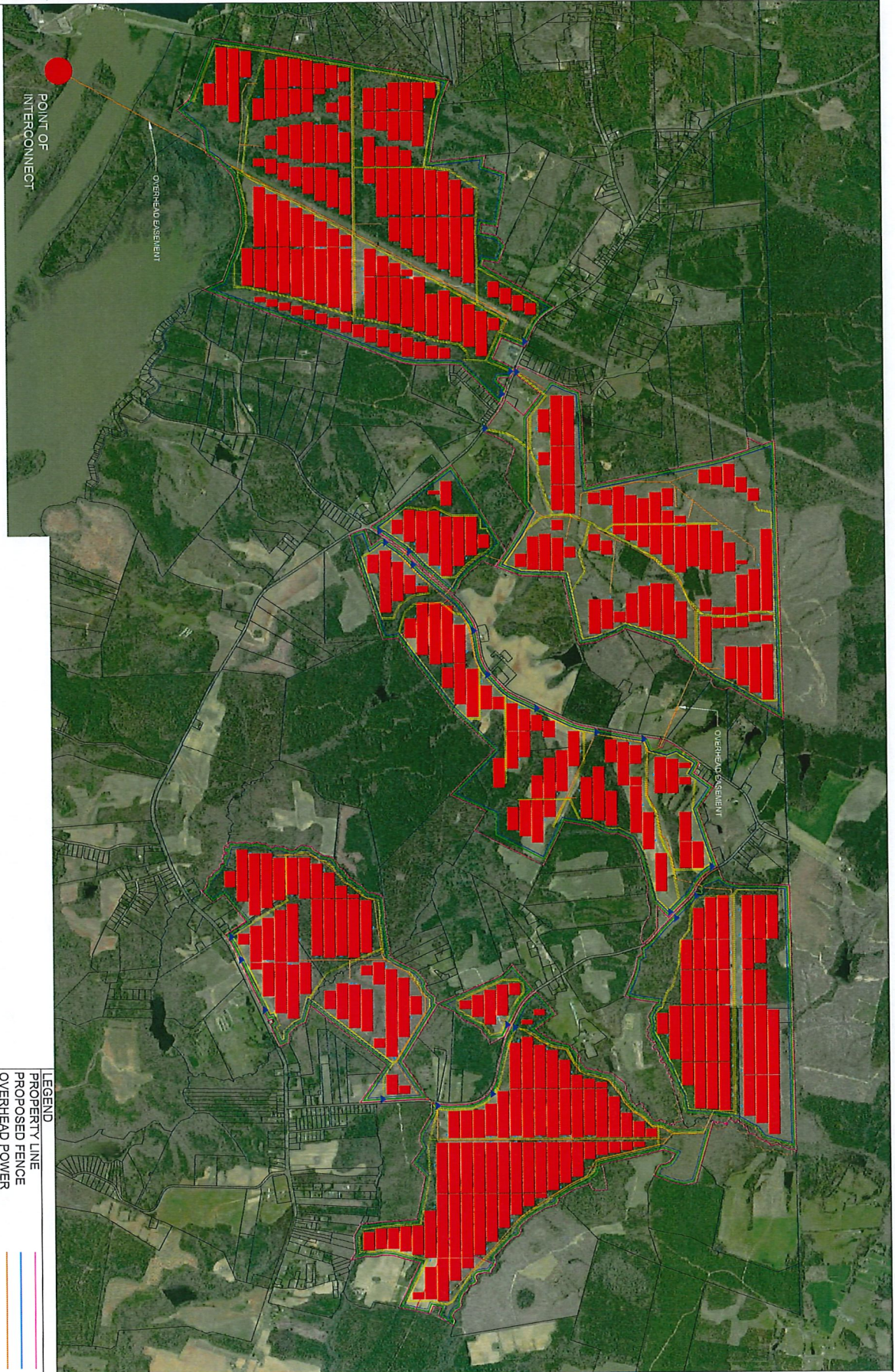
Schedule 2-2

Gaston Site Plan



**EMP-112 Sub 0**  
**Gaston Green Acres Solar, LLC**  
**Schedule 2-2**

- LEGEND**
- PROPERTY LINE
  - PROPOSED FENCE
  - OVERHEAD POWER
  - VEGETATIVE BUFFERS
  - SITE ACCESS ROADS
  - SITE ENTRANCE
  - INVERTER/TRANSFORMER



**GASTON GREEN ACRES, LLC**  
 PV POWER PLANT  
 IN GASTON, NORTH CAROLINA

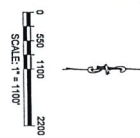
DATE ORIGINAL: 7/9/16  
 DATE REVISION: 04/09/19

NO.	DATE	DESCRIPTION
1	7/9/16	CONCEPT - PHASE 1
2	8/1/17	CONCEPT - PHASE 2
3	8/1/17	PHASE 2 - UPDATED BUFFER
4	8/1/17	PHASE 2 - UPDATED BUFFER
5	8/1/17	PHASE 2 - UPDATED BUFFER
6	8/1/17	PHASE 2 - UPDATED BUFFER
7	8/1/17	PHASE 2 - UPDATED BUFFER
8	8/1/17	PHASE 2 - UPDATED BUFFER
9	8/1/17	PHASE 2 - UPDATED BUFFER
10	8/1/17	PHASE 2 - UPDATED BUFFER

**SUNENERGY1**

192 Raceway Dr.  
 Mooresville, NC 28117

(T) 704-662-0375  
 (F) 704-662-0352



SL2.0



Gaston Green Acres Solar, LLC  
CPCN Application – Merchant Plant  
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Schedule 2-3

Required List of Permits or Certificates

Gaston Green Acres Solar, LLC  
CPCN Application – Merchant Plant  
NCUC EMP – 112, Sub 0

**NEEDED FEDERAL, STATE AND LOCAL APPROVALS**

**SCHEDULE 2-3**

	Title	Status	Copy
<b>FEDERAL</b>			
USACOE	Wetland Delineation	In Process	N
FERC	Market Base Rate Authorization	Forthcoming	N
FERC	EQR	Forthcoming	N
<b>STATE</b>			
CPCN	Generation CPCN-NCUC	Application	N
CECPCN	Transmission CECPCN - NCUC	Application forthcoming	N
NREF REGISTRATION	Renewable Energy Facility Registration NCUC	Forthcoming	N
NC-DOT	Driveway Permits	Forthcoming	N
NCDEQ	Erosion and Sedimentation Control Permits	In Process	N
<b>LOCAL</b>			
	Zoning (some parcels)	Obtained	Y
	Zoning (other parcels)	Forthcoming	N
	Building/Electrical Permit	Forthcoming	N

WILLIAM FLYNN  
DIRECTOR

TIM LASSITER  
ZONING OFFICER

CINDY ROYCE  
ADMIN. ASSISTANT

TOMMY LAMM  
BUILDING INSPECTOR

EMP-112 Sub 0

Gaston Green Acres Solar, LLC

Schedule 2-3

## **NORTHAMPTON COUNTY CODE ENFORCEMENT DEPARTMENT**

PO BOX 97 JACKSON, NC 27845  
Ph. (252) 534-5171 Fax (252) 534-1538



November 7, 2019

Linda Nwadike  
Sun Energy 1  
192 Raceway Drive  
Mooresville, NC 28117

Ms. Nwadike:

I have once again reviewed the proposed Gaston Green Acres solar farm and was unable to find anything that would prevent a zoning permit from being issued. However, it is my recommendation that you wait until you are closer to breaking ground to re-instate the permit.

A typical zoning permit has a life of only six (6) months. It can be extended a bit if a building permit is purchased for the same project but that too is only good for six (6) months unless an inspection is performed within that first six months, then it is good for a year. The life of the zoning permit will run with the life of the building permit for up to three years. Unless you are within six months of breaking ground, there is no need to issue a zoning permit at this time.

Again, I saw no reason why we wouldn't be able to issue the zoning permit based on the plans provided but unless your company is ready to go to work, it really doesn't make much sense to do so because we will be going through this again in six months. If you are ready to pull all permits and start construction then I'd suggest we go ahead and move forward. Otherwise, it's probably best to wait.

Sincerely,

William Flynn  
Northampton County  
Code Enforcement Director  
william.flynn@nhcnc.net



# NORTHAMPTON COUNTY ZONING DEPARTMENT

ZONING PERMIT # 201703684

PO Box 995  
Jackson, NC 27845  
(252) 534-1905

Application: 9300  
Applicant: SUN ENERGY 1

Application Date: 05/15/2017  
Issue Date: 06/16/2017

Owners: NORWOOD, JACK  
MUSTIN CAPTIAL MANAGEMENT AND CONSULTING GROUP, LLC

Mailing Address: 4812 OLD WAKE FOREST ROAD  
RALEIGH, NC 27609

Parcel # 0103664, 0101732, 0101200, 0100879, 0103658, 0101331

911 Address: 105 CROSSVINE LANE  
GASTON, NC 27832

610 CHERRY TREE RD  
GASTON, NC 27832

Physical Location of Property: 0103664, 0101732, 0101200, 0100879, 0103658, 0101331

Zoning District: AR

Description of Work: 112.0 MW D/C - 80.0 MW A/C PHOTOVOLTAIC GEN FACILITY

Existing Use :

Proposed Use:

Permit Expiration Date: 06/15/2020

Building Hgt:

Setbacks:

FRONT

RIGHT

LEFT

REAR

ALL SET BACK AND BUFFER REQUIREMENTS SET FORTH IN THE NORTHAMPTON COUNTY ZONING  
ORDINANCE HAVE BEEN MET AND ARE SHOWN IN DETAIL ON THE SITE PLANS ON FILE -W.FLYNN-

WBF

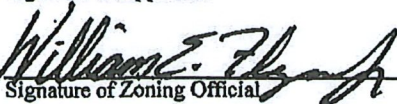
*This permit does not give the permit holder the right to occupy or use the structure, or land, for which the permit has been approved for. Occupancy or use shall only be permitted after a Certificate of Compliance has been issued by the Northampton County Zoning Office. The issuance of a Certificate of Compliance does not negate the requirement of a Certificate of Occupancy from the Northampton County Building Inspections Office when applicable.*



Signature of Applicant

7-14-17

Date



Signature of Zoning Official

7-10-17

Date

# NORTHAMPTON COUNTY ZONING DEPARTMENT

ZONING PERMIT # 201502631

PO Box 995  
Jackson, NC 27845  
(252) 534-1905

Application: 8677

Applicant: GASTON GREEN ACRES SOLAR, LLC

Application Date: 10/10/2016

Owners: PRICE SOLAR, LLC  
LEON THOMAS BAIRD

Issue Date: 10/10/2016

Mailing Address: 192 RACEWAY DRIVE  
MOORESVILLE, NC 28117

Parcel # 0109857

911 Address: 207 SUMMIT TRL.

Physical Location of Property:

Zoning District: AR

Description of Work: 168 MW D/C - 120 MW A/C SOLAR FARM

Existing Use :

Proposed Use:

This is a large project with several parcels involved with several access points. Therefore there are 5 E911 addresses to satisfy the ordinance requirements. The addresses are as follows:

207 Summit Trail – Gaston, NC  
131 Oak Grove Church Road – Gaston, NC  
172 Oak Grove Church Road – Gaston, NC  
922 Oak Grove Church Road – Gaston, NC  
1315 Cherry Tree Road – Gaston, NC

Permit Expiration Date: 10/10/2019

Building Hgt: N/A

Setbacks:

FRONT 0.00 RIGHT 0.00 LEFT 0.00 REAR 0.00

All setbacks and buffer requirements have been satisfied and are shown on the site plan on file

*This permit does not give the permit holder the right to occupy or use the structure, or land, for which the permit has been approved for. Occupancy or use shall only be permitted after a Certificate of Compliance has been issued by the Northampton County Zoning Office. The issuance of a Certificate of Compliance does not negate the requirement of a Certificate of Occupancy from the Northampton County Building Inspections Office when applicable.*

Signature of Applicant

Date

Signature of Zoning Official

Date

10/21/16

OCT. 13, 2016



Gaston Green Acres Solar, LLC  
CPCN Application – Merchant Plant  
NCUC EMP – 112, Sub 0

DESCRIPTION OF THE NEED FOR THE FACILITY  
EXHIBIT 3

Forecasts of the quantities of renewable power to be purchased within the PJM market over the next several years, and elsewhere in the southeastern United States, reflect a strong public need for additional utility-scale solar power production. The proposed facility will interconnect with Dominion's transmission grid, providing direct access to all load-serving suppliers participating in PJM, a Regional Transmission Organization ("RTO") in which Dominion participates. PJM coordinates the movement of electricity through all or parts of Delaware, Illinois, Indiana, Kentucky, Maryland, Michigan, New Jersey, North Carolina, Ohio, Pennsylvania, Tennessee, Virginia, West Virginia, and the District of Columbia.

The Applicant believes strong market conditions in the PJM market will create sustainable off-take for its renewable power production and the associated Renewable Energy Certificates ("RECs"). Demand for renewable energy is expected to increase in the southeast over the expected lifetime of the proposed facility. For example, Schedule 3-1 discusses a Request For Proposals demonstrating that Dominion Energy has committed to increasing its use of renewable power, and seeking proposals that would permit it to generate or purchase 5,000 MW of renewable electricity by 2028. Dominion's commitment to renewable power is consistent with state-level policy set by the Virginia Assembly, which affirmed the importance of renewable energy generation in passing the Grid Transformation and Security Act of 2018 ("GTSA"), signed into law on March 9, 2018. The GTSA finds that up to an additional 5,000 MW of utility-scale electric generating facilities powered by solar and wind energy is in the public interest, along with up to an additional 500 MW of non-utility scale solar or wind generating facilities, including rooftop solar installations.

Gaston Green Acres Solar, LLC  
CPCN Application – Merchant Plant  
NCUC EMP – 112, Sub 0

Gaston Green Acres Solar anticipates contracting for the sale of its energy, capacity, and RECs through PJM. Load growth for the PJM RTO as a whole, and more specifically for the Dominion Virginia power zone, which serves parts of Eastern North Carolina and Virginia, is expected to increase over the next ten to fifteen years as described both for winter and summer months. Summer peak load is expected to grow by 0.4% per year over the next ten years, and by 0.4% over the next fifteen years. (2018 PJM Load Forecast Report (Jan. 2018), available at <https://www.pjm.com/-/media/library/reports-notice/load-forecast/2019-rpm-load-forecast.ashx?la=en>) For the Dominion Virginia Power zone, summer peak load growth is expected to grow by 0.8% per year over the next ten years, and 0.8% per year over the next fifteen years. *Id.* at 59-60. The anticipated ten-year summer peak load growth in the Dominion Virginia Power zone represents 2.6% growth over the equivalent forecasts from the January 2017 load forecast report. *Id.* at 54.

Wind peak load growth in PJM is expected to average 0.4% per year over the next ten-year period, and 0.4% over the next fifteen years. *Id.* at 2. Winter peak load growth in the Dominion Virginia Power zone is expected to grow by 0.9% per year over the next ten years, and 0.9% per year over the next nine to fifteen years. *Id.* at 63-64. The anticipated ten-year winter peak load growth in the Dominion Virginia Power zone represents 3.9% growth over the January 2017 load forecast report. *Id.* at 54.

The area of North Carolina within the footprint of the transmission operated by Dominion Virginia Power has a slightly higher projected load growth than Virginia. North Carolina is expected to average between 0.8% and 0.9% per year over the next ten years, in contrast to the PJM RTO load growth projections of 0.4% over the next ten years.

Gaston Green Acres Solar, LLC  
CPCN Application – Merchant Plant  
NCUC EMP – 112, Sub 0

Finally, the Applicant is currently negotiating with a load-serving entity about the prospect of entering into a long-term purchase power agreement (“PPA”) with that entity for the output of the proposed facility and the associated RECs. If those negotiations lead to consummation of a PPA before commercial operation of the proposed facility, the Applicant will advise the Commission through amendments of this testimony or its construction progress reports.



Gaston Green Acres Solar, LLC  
CPCN Application – Merchant Plant  
NCUC EMP – 112, Sub 0

Schedule 3-1

Dominion RFP  
Solar and Wind

## Solar, Onshore Wind and Energy Storage Proposals



Dominion Energy Virginia is seeking bids for up to 1,000 megawatts (MW) of solar and onshore wind generation and up to 250 MW of energy storage in the Commonwealth. This is the largest solicitation in the Company's history for renewable energy in a calendar year and will promote its efforts toward a clean energy future.

The RFP is soliciting bids for development assets for new solar or onshore wind power generation facilities or mechanically complete solar facilities under asset purchase agreements. The RFP is also seeking power purchase agreement bids where the Company will enter into an agreement for the energy, capacity, ancillary services, and environmental attributes including Renewable Energy Certificates from the facility. Additionally, the Company is seeking bids for new energy storage projects that may be paired with new solar or onshore wind facilities or that will be connected to the power grid as a stand-alone facility. The new facilities must be at least 5 MW (ac) in size, located in Virginia and commercially operational by the end of 2023 to be considered.

The RFP outlines the exact proposal requirements, including the power and asset purchase agreement terms as well as the price and non-price evaluation criteria. Among several criteria, the Company will favorably consider each proposal's use of labor, materials and other resources within Virginia and from Virginia businesses.

Notices of Intent to Bid and Confidentiality Agreements are due by May 18, 2020 with final asset purchase and power purchase proposals due September 1, 2020 and March 1, 2021, respectively.

Customers and developers interested in learning more about the company's renewable energy expansion plans may contact us via email: [2020SolarWindRFP@dominionenergy.com](mailto:2020SolarWindRFP@dominionenergy.com)

### RFPs for Solar, Onshore Wind and Energy Storage

#### ANNOUNCEMENTS

- [RFP Press Release](#)

#### INTENT TO BID DOCUMENTS

- [Intent to Bid Form](#)
- [Confidentiality Agreement](#) - Revised May 6, 2020

**RFP BID DOCUMENTS**

- [2020 Solar and Onshore Wind RFP Document](#)
- [2020 Solar and Onshore Wind RFP Information Form](#)
- [2020 RFP Checklist – Acquisition- Solar](#)
- [2020 RFP Checklist – Acquisition – Onshore Wind](#)
- [2020 RFP Checklist – Acquisition - Solar Mechanical Completion](#)
- [2020 RFP Checklist – Acquisition – Solar Plus Energy Storage](#)
- [2020 RFP Checklist – Acquisition – Stand-Alone Energy Storage](#)
- [2020 RFP Checklist – Acquisition – Wind Plus Energy Storage](#)
- [2020 RFP Checklist – Power Purchase Agreement - Solar](#)
- [2020 RFP Checklist – Power Purchase Agreement – Onshore Wind](#)
- [2020 RFP Checklist – Power Purchase Agreement – Solar Plus Energy Storage](#)
- [2020 RFP Checklist – Power Purchase Agreement – Stand-Alone Energy Storage](#)
- [2020 RFP Checklist – Power Purchase Agreement – Wind Plus Energy Storage](#)

**2019 RFP Documents and Information >****ANNOUNCEMENTS**

- [RFP Press Release](#)

**INTENT TO BID DOCUMENTS**

- [Intent to Bid Form](#)
- [Confidentiality Agreement](#) (Revised August 8, 2019)

**RFP BID DOCUMENTS**

- [Questions & Answers](#)
- [2019 Solar and Onshore Wind RFP Document](#)
- [2019 Solar and Onshore Wind RFP Information Form](#)
- [2019 RFP Checklist – Acquisition, Solar](#)
- [2019 RFP Checklist – Acquisition, Wind](#)
- [2019 RFP Checklist – Power Purchase Agreement, Solar](#)
- [2019 RFP Checklist – Power Purchase Agreement, Wind](#)

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BEFORE THE  
NORTH CAROLINA UTILITIES COMMISSION  
RALEIGH, NORTH CAROLINA

GASTON GREEN ACRES SOLAR, LLC  
DOCKET NO. EMP-112, SUB 0

PRE-FILED DIRECT TESTIMONY  
OF  
LINDA NWADIKE

July, 2020



INTRODUCTION

Q. PLEASE STATE YOUR NAME, TITLE, AND BUSINESS ADDRESS.

A. My name is Linda Nwadike. I am the Director of Permitting and Community Relations for SunEnergy1, LLC ("SunEnergy1" or the "Company"), the parent and an affiliate of the Applicant Gaston Green Acres Solar, LLC ("Gaston Green Acres Solar" or "Applicant"). Gaston Green Acres Solar is a North Carolina limited liability company that was formed on September 15, 2014. My business address is 192 Raceway Drive, Mooresville, North Carolina 28117.

Q. PLEASE DESCRIBE YOUR EDUCATION AND PROFESSIONAL EXPERIENCE.

A. I obtained a Bachelor of Science degree in Chemical Engineering with a concentration in Biological Technology, and I am a licensed project manager professional.

Prior to joining SunEnergy1, I worked in the nuclear energy industry as a project manager and an instrumentation and controls engineer. I worked with many large-scale utility providers, including Duke Energy Progress, LLC, Duke Energy Carolinas, LLC, Virginia Electric and Power Company d/b/a Dominion Energy North Carolina ("Dominion"), Florida Power & Light Company, and NextEra Energy, Inc. on various projects. I have also conducted or overseen material procurement and logistics on various oil and gas projects.

At SunEnergy1, I conduct project development and oversee permitting activities for utility-scale solar renewable energy facilities. I often am the liaison between SunEnergy1 and local community and government officials. I present information about projects to local government officials at quasi-judicial public hearings and to adjacent property owners at community meetings. I obtain federal, state, and local permits



1 necessary for the solar facilities, and I coordinate and lead the SunEnergy1's project  
2 development team and sub-contractors in relation to achieving project goals.

3 Q. PLEASE SUMMARIZE YOUR CURRENT RESPONSIBILITIES WITH SUNENERGY1.

4 A. My current employment responsibilities are as follows:

- 5
- 6 • Conduct and oversee project development and permitting activities on utility-scale
- 7 solar renewable energy facilities.
- 8 • Lobby and act as the liaison between SunEnergy1 and local community and
- 9 government officials.
- 10 • Present SunEnergy1 projects at quasi-judicial public hearings and community
- 11 meetings.
- 12 • Communicate and perform required activities needed to obtain federal, state, and
- 13 local permits.
- 14 • Work with federal, state, and local governmental agencies, including mayors, county
- 15 managers, boards of commissioners, and planning boards on solar projects.
- 16 • Coordinate and lead internal project development team and sub-contractors across
- 17 broad technical, financial, and business disciplines to achieve project goals.
- 18 • Focus team on project objectives, and track progress against objectives to ensure
- 19 project milestones are completed on time, on budget, and with the desired outcome.
- 20 • Anticipate and manage changes effectively in a rapidly evolving business
- 21 environment.
- 22 • Report and escalate issues to upper management and stakeholders as needed.

23 Q. HAVE YOU PREVIOUSLY TESTIFIED BEFORE THIS COMMISSION?

24 A. Yes, I provided testimony in support of the application for a Certificate of Public  
25 Convenience and Necessity ("CPCN") for Merchant Plant and filed construction Progress  
26 Reports for the applicant for that project, Albemarle Beach Solar, LLC (NCUC Docket EMP-  
27 103).

28 Q. WHAT IS THE PURPOSE OF YOUR DIRECT TESTIMONY IN THIS PROCEEDING?

29 A. To satisfy the requirements of Commission Rule R8-63 under which this Application for a  
30 Certificate of Public Convenience and Necessity ("CPCN") for a proposed merchant plant  
31 is being requested.

1 Q. PLEASE IDENTIFY THE PARENT COMPANY OF THE APPLICANT.

2 A. SunEnergy1 is the parent company of the Applicant, Gaston Green Acres Solar, LLC.

3 COMPANY BACKGROUND AND PROJECT FINANCE

4 Q. PLEASE DESCRIBE THE COMPANY'S PERSONNEL, TECHNICAL EXPERIENCE, AND FINANCIAL  
5 CAPABILITY TO OWN AND OPERATE THE PROJECT.

6 A. SunEnergy1 is a top five U.S. solar developer, owner, and operator of utility-scale solar  
7 projects, with over 1 GW of installed solar power. SunEnergy1 has pioneered large-scale  
8 solar power on the East Coast for nearly a decade and has developed numerous record-  
9 breaking solar projects in the Southeast region. SunEnergy1 is vertically integrated and  
10 controls all stages of development in-house.

11 SunEnergy1's professional team works closely with manufacturers, utilities, and  
12 industry groups to ensure the safety, performance, and cost efficiency of its projects.  
13 The Company's employees work closely with sponsors of the National Electric Code  
14 (NEC), members of the National Fire Protection Association (NFPA) 70E, and with  
15 pertinent government agencies to ensure that safety standards and compliance activities  
16 used in the solar industry continue to improve.

17 Kenny Habul, SunEnergy1's CEO and President, has been involved in the  
18 development of photovoltaic ("PV") solar and solar thermal technology since 1996, and  
19 has established himself as a leader in the field of sustainable construction technologies.  
20 Prior to forming SunEnergy1, Mr. Habul was a partner in Habul Brothers Luxury Home  
21 Construction, one of the most prominent and innovative builders in Queensland,  
22 Australia. Mr. Habul has vast experience in commercial and residential construction and

1 has a passion for sustainable construction practices and solar energy. He holds a  
2 Bachelor of Laws degree from Bond University in Australia.

3 Bradley Fite is SunEnergy1's Chief Operations Officer. He holds an  
4 Unlimited/Master Electrical License in multiple states. He is certified through the  
5 Underwriter's Laboratory (UL) as a professional PV installer and holds several  
6 certifications through the North American Board of Certified Energy Practitioners  
7 (NABCEP). He is an active member of the Institute of Electrical and Electronics Engineers  
8 Association (IEEE) and NFPA, and he works closely with utilities and manufacturers to stay  
9 on the leading edge of the PV industry. Mr. Fite is directly involved with all aspects of the  
10 Company and oversees projects from the initial development through construction,  
11 operations and maintenance. He has over 20 years of construction experience and has  
12 built more than 500 MW AC of solar PV projects.

13 Kevin Chen is SunEnergy1's Chief Commercial Officer. Prior to joining  
14 SunEnergy1, he had several leadership positions in the power industry. He has worked in  
15 the business leading global technology and equipment supply provision, large utility  
16 transmission and distribution operations, and generation project development. His solar  
17 development experience has grown from 250 MW of DG portfolio, to community solar  
18 projects and utility-scale projects. Mr. Chen received his master's degree in electric  
19 power from Iowa State University and his MBA from the University of California at Los  
20 Angeles.

21 Brian Kennedy is SunEnergy1's Chief Development Officer. He brings over 25  
22 years of energy industry experience to SunEnergy1. Prior to joining the Company, Mr.  
23 Kennedy initiated and established the solar enterprise for the largest utility company in

1 the country. As such, he was directly responsible for the development of dozens of  
2 utility-scale solar projects across the country, totaling nearly 1 GW of installed capacity,  
3 and representing over \$1 billion worth of investment. Mr. Kennedy holds an MBA from  
4 Xavier University.

5  
6 SITE AND FACILITY DESCRIPTION

7 Q. WHERE IS THE PROJECT THAT IS THE SUBJECT OF THE APPLICATION LOCATED?

8 A. As shown by Schedule 2-2 attached to the Application, the project is located on 207  
9 Summit Trail, 922 Oak Grove Church Rd., 131 Oak Grove Church Rd., 1315 Oak Grove  
10 Church Rd., 172 Oak Grove Church Rd., 105 Crossvine Lane, 610 Cherry Tree Rd., in the  
11 Town of Gaston, Northampton County, North Carolina. I herewith reference and  
12 incorporate the Application and its exhibits, as well as all other materials supplied by  
13 Applicant, in support of the Application for a CPCN for a merchant plant.

14 Q. WHAT IS THE CURRENT LAND USE AND ANTICIPATED USE?

15 A. The project will be located on several parcels in Northampton County, North Carolina, at  
16 the addresses described above and as shown on layout map attached to the Application  
17 as Schedule 2-2. The site is comprised of rural land, some of which is utilized for  
18 agricultural purposes. SunEnergy1's affiliate, VL Director Land Holdings, LLC, owns a  
19 portion of the site; additionally, PECM, LLC, Mustin Capital Management and Consulting  
20 Group, LLC, Jack Norwood, Michael Wray, Harold & Shirley Wray, Leon Thomas Baird,  
21 Everette & Wanda Hasty, Lewis Belmont Properties, LLC, Dallas Allen, and Sue & Stanley  
22 Allen, each own or claim to own some or all of the other portions of the site for the  
23 project. The above-mentioned landowners have provided Gaston Green Acres Solar with



1 the right to develop and use the property for solar energy purposes, including the  
2 installation of solar panels, inverters, transformers, and other elements of the facility  
3 described in the Application.

4 Q. WHAT IS THE FACILITY'S ANTICIPATED ELECTRICITY PRODUCTION CAPACITY?

5 A. The maximum gross power production capacity of the facility will be 300 MW.

6 Q. PLEASE DESCRIBE THE BASIC COMPONENTS OF THE FACILITY.

7 A. Gaston Green Acre is a 300-MW PV array, and the sole source of its power is solar  
8 energy. The facility will be a single-axis tracking, ground-mounted solar PV system, and  
9 the facility will be comprised of solar arrays, inverters, generator step-up ("GSU")  
10 transformers, racking, posts, wiring, utility poles, communication poles, security camera,  
11 collector station, and accessories. A color map showing the proposed site boundary,  
12 layout with all major equipment, roads, and, and electric facilities is attached to Exhibit 2  
13 of the Application as Schedule 2-2.

14 Q. PLEASE DESCRIBE THE TRANSMISSION FACILITIES TO WHICH THE FACILITY WILL  
15 INTERCONNECT AND HOW THE PROJECT WILL BE INTERCONNECTED TO THE GRID?

16 A. Gaston Green Acres Solar will construct a new 230kV attachment transmission line  
17 between the solar site and the Thelma substation on the transmission system of Virginia  
18 Electric and Power Company, d/b/a Dominion Energy North Carolina ("Dominion Energy"  
19 or "Dominion"). This new transmission line will be approximately 4 miles long and will be  
20 located in a new right of way adjacent to the existing Dominion 500kV transmission line.  
21 The transmission line will connect into a new substation at the generation site and will  
22 feed into the existing Dominion Thelma substation. An easement will be required from  
23 Dominion for the right of way leaving Thelma substation and crossing Clements and

1 Baker Islands. Continuing north the line goes over a private owner's parcel (for which an  
2 easement will be obtained) before reaching the proposed solar generation site.

3 The GSU transformers will connect the solar inverters to the newly constructed collector  
4 station. A diagram showing the location of the collector station and the Thelma  
5 substation/ point of interconnection is attached to the application as Schedule 2-2.

6  
7  
8 NEED FOR THE FACILITY

9 Q. PLEASE EXPLAIN THE NEED FOR THE FACILITY.

10 A. Gaston Green Acres Solar will interconnect with the Dominion Energy transmission grid,  
11 providing the merchant plant with direct access to PJM, a Regional Transmission  
12 Organization ("RTO") in which Dominion participates. PJM coordinates the movement of  
13 electricity through all or parts of Delaware, Illinois, Indiana, Kentucky, Maryland,  
14 Michigan, New Jersey, North Carolina, Ohio, Pennsylvania, Tennessee, Virginia, West  
15 Virginia, and the District of Columbia.

16 Gaston Green Acres Solar believes that there are strong market conditions in the  
17 PJM market that will create sustainable off-take for its power production. Demand for  
18 renewable energy is expected to increase in the southeast over the expected lifetime of  
19 the project. Also, Dominion Energy has committed to increasing its use of renewable  
20 power to generate 5,000 MW of electricity by 2028. Dominion's commitment to  
21 renewable power is consistent with state-level policy set by the Virginia Assembly, which  
22 affirmed the importance of renewable energy generation in passing the Grid  
23 Transformation and Security Act of 2018 ("GTSA"), signed into law on March 9, 2018.

1 The GTSA finds that up to an additional 5,000 MW of utility-scale electric generating  
2 facilities powered by solar and wind energy is in the public interest, along with up to an  
3 additional 500 MW of non-utility scale solar or wind generating facilities, including  
4 rooftop solar installations.

5 Gaston Green Acres Solar anticipates contracting for the sale of its energy,  
6 capacity, and Renewable Energy Credits ("RECs") through PJM. Load growth for the PJM  
7 RTO as a whole, and more specifically for the Dominion Virginia power zone, which serves  
8 parts of Eastern North Carolina and Virginia, is expected to increase over the next ten to  
9 fifteen years as described both for winter and summer months. Summer peak load is  
10 expected to grow by 0.4% per year over the next ten years, and by 0.4% over the next  
11 fifteen years. (2018 PJM Load Forecast Report (Jan. 2018), available  
12 at [https://www.pjm.com/-/media/library/reports-notice/load-forecast/2019-rpm-load-](https://www.pjm.com/-/media/library/reports-notice/load-forecast/2019-rpm-load-forecast.ashx?la=en)  
13 [forecast.ashx?la=en](https://www.pjm.com/-/media/library/reports-notice/load-forecast/2019-rpm-load-forecast.ashx?la=en)) For the Dominion Virginia Power zone, summer peak load growth is  
14 expected to grow by 0.8% per year over the next ten years, and 0.8% per year over the  
15 next fifteen years. *Id.* at 59-60. The anticipated ten-year summer peak load growth in  
16 the Dominion Virginia Power zone represents 2.6% growth over the January 2017 load  
17 forecast report. *Id.* at 54.

18 Wind peak load growth in PJM is expected to average 0.4% per year over the  
19 next ten-year period, and 0.4% over the next fifteen years. *Id.* at 2. Winter peak load  
20 growth in the Dominion Virginia Power zone is expected to grow by 0.9% per year over  
21 the next ten years, and 0.9% per year over the next nine to fifteen years. *Id.* at 63-64.  
22 The anticipated ten-year winter peak load growth in the Dominion Virginia Power zone  
23 represents 3.9% growth over the January 2017 load forecast report. *Id.* at 54.

1           The area of North Carolina within the footprint of the transmission operated by  
2           Dominion Virginia Power has a slightly higher projected load growth than Virginia. North  
3           Carolina is expected to average between 0.8% and 0.9% per year over the next ten years,  
4           in contrast to the PJM RTO load growth projections of 0.4% over the next ten years.

5    **Q.     DESCRIBE THE OFF-TAKE PLANS FOR THE PROJECT.**

6    **A.     As mentioned above, the expectations of SunEnergy1 with respect to forecasts of the**  
7           purchases of renewable power within the PJM market and elsewhere in the southeastern  
8           United States are strong. Furthermore, Gaston Green Acres, is currenting negotiating to  
9           enter into a long-term purchase power agreement ("PPA") with an entity.

10                           **REGULATORY APPROVALS AND PERMITS**

11   **Q.     DOES NORTHAMPTON COUNTY HAVE A SOLAR ENERGY ORDINANCE?**

12   **A.     Yes. Northampton County adopted its Solar Power Generation Facilities for commercial**  
13           power generation portion of its Ordinance on January 1, 2016 as part of Article II, entitled  
14           District Regulation of the Zoning Ordinance for Northampton County. The Solar  
15           Development Ordinance was adopted by the Northampton County Board of  
16           Commissioners pursuant to the authority and provisions of N.C. Gen. Stat. § 153A-121  
17           (general ordinance-making power), N.C. Gen. Stat. § 153A-340 (grant of power), and  
18           other applicable law, provided nothing shall be interpreted to conflict with or supersede  
19           any provision of N.C. Gen. Stat. § 153A-144 (limitations on regulating solar collectors).

20   **Q.     DESCRIBE THE PERMITS AND APPROVALS YOU ANTICIPATE WILL BE NECESSARY TO**  
21           **COMMENCE CONSTRUCTION OF THE FACILITY.**

22   **A.     Gaston Green Acres Solar has obtained some of the Zoning Permits (permits 201502631**  
23           **& 201703684) as required by the Northampton County zoning requirements. The**



1 Planning and Zoning Director has final authority to approve Zoning Permits, and copies of  
2 the approved Zoning Permits are attached and included in Schedule 2-3. In addition to  
3 the Zoning Permits for the other parcels, Gaston Green Acres will also obtain a Building  
4 Permit from Northampton County.

5 From the State of North Carolina, the facility will require driveway permit(s) from  
6 the North Carolina Department of Transportation, and approval of an erosion and  
7 sedimentation control plan from the NC Department of Environmental Quality  
8 ("NCDEQ"). The project also will require a Certificate of Public Convenience and Necessity  
9 for its construction, and a Certificate of Environmental Compatibility and Public  
10 Convenience and Necessity for the transmission line that will interconnect the generation  
11 site with the Thelma substation on the transmission system of Dominion.

12 In regard to federal permits and approvals, a wetland delineation for the entire  
13 site will be submitted to the US Army Corps of Engineers ("USACE"). Additionally, Gaston  
14 Green Acres Solar may apply for a Market-Based Rate Authorization from the Federal  
15 Energy Regulatory Commission ("FERC"), pursuant to Sections 205 and 206 of the Federal  
16 Power Act. The facility will also be registered as a Generator-Owner with the North  
17 American Electric Reliability Corporation ("NERC").

18 COMMUNITY

19 Q. PLEASE DESCRIBE THE ANTICIPATED BENEFITS OF THE FACILITY TO THE LOCAL  
20 COMMUNITY.

21 A. The Gaston Green Acres Solar facility brings a variety of financial benefits to  
22 Northampton County. Gaston Green Acres Solar anticipates that the County will realize  
23 property and real estate tax revenues from the project. Aside from these financial

1 benefits, Gaston Green Acres Solar will also create community benefits. Gaston Green  
2 Acres Solar will enhance the County's reputation as an attractive and friendly  
3 environment for advanced manufacturing, technology, and related jobs. Local  
4 contractors and businesses engaged in installation, fencing, landscaping, and machine  
5 rental companies, will receive sales opportunities during the facility 's construction, and  
6 also during its post-construction operations. During the approximately two years-long  
7 construction process, the facility will offer full-time construction jobs. Gaston Green  
8 Acres Solar expects to hire up to 2,400 workers for the duration of the construction  
9 phases. Increased economic activity in the area is expected to increase revenue for local  
10 hotels, restaurants, service stores, and other vendors.

11 Q. WHAT ARE THE EXPECTED ENVIRONMENTAL IMPACTS OF THE FACILITY?

12 A. By design and by its nature as a solar PV facility, the facility will provide clean renewable  
13 power with minimal environmental impacts. The facility will create no air or water  
14 emissions and no environmental contamination. There will be no noise impact outside of  
15 the fence line. At the end of the facility's useful life, materials can be recycled or sold for  
16 scrap, and the land can be returned to agricultural use.

17 OFF-TAKE PLANS

18 Q. WHAT ARE THE LONG-TERM PLANS FOR OWNERSHIP OF THE PROJECT?

19 A. Currently, Gaston Green Acres Solar is expected to own 100% of the power from this  
20 merchant plant. It intends to sell the output into the PJM market. In the event of any  
21 change in ownership interests or intended changes in uses of the output, the Applicant  
22 will notify the Commission.

23

1 Q. DOES THIS CONCLUDE YOUR DIRECT TESTIMONY?

2 A. Yes.

3

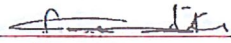
STATE OF NORTH CAROLINA

COUNTY OF IREDELL

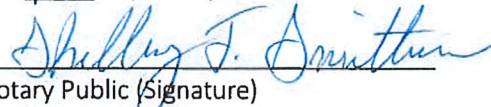
VERIFICATION

I, Linda Nwadike, being first duly sworn, depose and say that I am duly authorized to act on behalf of Gaston Green Acres Solar, LLC as Director of Permitting and Community Relations for SunEnergy1, LLC, the parent and an affiliate of the Petitioner; that I have read the foregoing Pre-Filed Direct Testimony and that the same is true and accurate to my personal knowledge and belief except where otherwise indicated, and in those instances, I believe my answers to be true.

This 14 day of July, 2020.

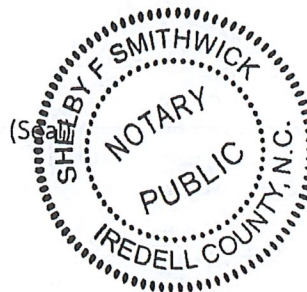
  
Linda Nwadike  
SunEnergy1, LLC

Sworn to and subscribed to before me  
this 14 day of July, 2020.

  
Notary Public (Signature)

Shelby F. Smithwick  
Notary Public (Printed)

My Commission Expires: 3/27/23





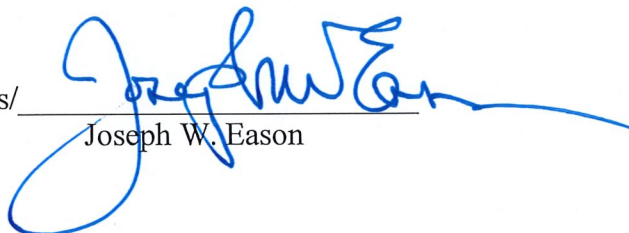
## CERTIFICATE OF SERVICE

The undersigned certifies that the forgoing Gaston Green Acres Solar LLC's Application For A Certificate of Public Convenience And Necessity For Merchant Plant was served upon the following by electronic mail:

Christopher Ayers, Esq.  
Executive Director-NC Public Staff  
[Chris.Ayers@psncuc.nc.gov](mailto:Chris.Ayers@psncuc.nc.gov)

Elizabeth Culpepper  
NC Public Staff-Legal Division  
[Elizabeth.culpepper@psncuc.nc.gov](mailto:Elizabeth.culpepper@psncuc.nc.gov)

This the 15<sup>th</sup> day of July, 2020.

/s/   
Joseph W. Eason