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Cc: [Phillips, Luna](#); ["Angela Morrison"](#); ["Belden, Roy S \(GE Capital\)"](#)
Subject: Shady Hills Energy Center, LLC's - Responses to FDEP's First Determination of Incompleteness
Date: Friday, April 27, 2018 4:59:21 PM
Attachments: [image003.png](#)
[2018-04-27 Letter to FDEP re SHEC's RAI Responses and Exhibit 1-2.pdf](#)

Good afternoon All,

Per Luna Phillips, please see Shady Hills Energy Center, LLC's Responses to Florida Department of Environmental Protection's First Determination of Incompleteness attached hereto for your review. Please do not hesitate to contact Ms. Phillips at lphillips@gunster.com or 954-712-1478 if you have any questions.

Thank you.



Best regards,

M. McLeod

Michelle A. McLeod, CP, FRP | Certified & Florida Registered Paralegal

Environmental Law Practice Group

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April 27, 2018

VIA E-MAIL ONLY: SCO@DEP.STATE.FL.US

Ms. Cindy Mulkey, Program Administrator
Siting Coordination Office
Florida Department of Environmental Protection
2600 Blair Stone Road, MS 5500
Tallahassee, Florida 32399

**Re: Shady Hills Energy Center, LLC's Responses to Florida Department of Environmental Protection's First Determination of Incompleteness
Shady Hills Combined Cycle Facility
Power Plant Siting Application No. PA18-59
DOAH Case No. 18-0995EPP; OGC Case No. 18-0119**

Dear Ms. Mulkey:

Shady Hills Energy Center, LLC ("SHEC") is pleased to submit its responses to Florida Department of Environmental Protection's ("FDEP" or "Department") and Pasco County's questions contained in the Department's First Determination of Incompleteness, dated March 28, 2018, for the Shady Hills Combined Cycle Facility (SHCCF) Site Certification Application. See Exhibit 1. Certain questions posed by Pasco County are not readily answered at this stage of the certification application review, and are more suitably addressed through post-certification submittals. SHEC has identified those questions in its responses. SHEC is providing updated pages to the Site Certification Application ("SCA") as part of its responses and requests FDEP replace those updated pages in the SCA. SHEC's responses are being provided to the parties on the attached distribution list. See Exhibit 2.

SHEC continues to look forward to working with the Department, Pasco County, and other interested agencies in this certification process. If you have any questions, please do not hesitate to contact me at 954-712-1478 or lphillips@gunster.com.

Sincerely,

Luna E. Phillips
Counsel for Shady Hills Energy Center, LLC

LEP/mam

Enclosures: SHEC's Responses to FDEP's First Determination of Incompleteness (Exhibit 1)
Distribution List (Exhibit 2)

cc: Distribution List (Exhibit 2)
Angela R. Morrison, Esquire
Client

EXHIBIT 1

SHADY HILLS

COMBINED CYCLE FACILITY



SITE CERTIFICATION APPLICATION COMPLETENESS RESPONSES APRIL 27, 2018

EXHIBIT 1

A. PASCO COUNTY

1. Regarding Section 4.4 of the Application:

- a. Does SHEC plan on applying for the required utility service connections and submitting all supporting documentation, design plans, construction permits, etc. for water, wastewater, and reclaimed water service to and on the site, outside the site certification process?**

Response: *Shady Hills Energy Center, LLC (SHEC) plans to submit the requisite information for these utility service connections to Pasco County within the site certification process as a post-certification submittal. SHEC plans to use the forms or a similar format used by Pasco County for submittal of this requested documentation and will comply with all of the County's substantive requirements. Most of the terms and conditions related to SHEC's reclaimed water use and delivery, however, are more appropriately addressed in the Utilities Service Agreement (USA) currently being negotiated between the County and SHEC, rather than in the certification order. We look forward to finalizing the USA and working with the County to draft an appropriate condition of certification to address utility service connections.*

- b. Where will the delivery point be for reclaimed water supply?**

Response: *Subject to change and with input from Pasco County, SHEC has tentatively identified a potential interconnection location along the property boundary between the existing Shady Hills Generating Station (SHGS) and Pasco County's Shady Hills Wastewater Treatment Facility (SHWWTF), in an area northeast of the SHWWTF reject basin near the current vehicle entrance to the SHGS. The attached Figure 1 (Attachment A) identifies this location. The attached Figure 2 (Attachment B) updates a similar figure from the Site Certification Application (SCA), Figure 4.1-2, to more accurately reflect the location for this interconnection. To the extent appropriate, the USA being negotiated between SHEC and the County may address the ultimate location of the reclaimed water interconnection.*

Because of the currently identified location for the interconnection, SHEC has decided to expand the Certified Site boundaries. To accommodate SHCCF's utility lines and connections in this area, SHEC has identified the need for a 50-foot right-of-way along the southern property boundary a distance of approximately 200 feet between the existing Certified Site area and the western property boundary, plus a narrow, 25-foot right-of-way between the existing entrance road and the western property boundary, extending about 270 feet north. Figure 3 (Attachment C) shows the original boundaries of the area to be certified (with red shading) and the additional area being added for certification to accommodate a right-of-way for the SHCCF utility lines and connections (with purple striping). This new area, covering approximately 0.4 acres, would

be part of the "Certified Site" and the "Certified Project" under the SCA and part of the certified "Site" as defined under the Power Plant Siting Act (PPSA). The entrance road, the existing storage tank, and a small building that are within or near the new 0.4-acre area, however, would not be certified or part of the Certified Project or Certified Site. The addition of the 0.4-acre right-of-way area for certification does not affect any of the technical information or analysis previously provided.

To more accurately reflect the extent to which the utility lines and connections are part of the Certified Site and Certified Project, a replacement for SCA page 4, (Attachment D), is provided.

c. What will be the flow-rate variations, volumes, on-site storage, improvements, and delivery configurations for reclaimed water supply?

Response: As explained above, the terms and conditions for SHEC's reclaimed water use and delivery are more appropriately addressed in the USA, rather than the certification order. Under the current design and as described in the Site Certification Application, reclaimed water will be supplied via pipeline directly to the SHCCF cooling tower basin for immediate use. The current design, subject to change, provides for the cooling tower basin to have a working water storage volume of at least 500,000 gallons. No other onsite storage of reclaimed water is currently planned. The delivery flow-rate of reclaimed water needed for operation of the SHCCF will vary, depending on operating and ambient conditions, but a typical range can vary from zero (when not operating) to a daily maximum of 3 million gallons per day or approximately 2,100 gpm. As an example, during operation of the facility at design generating capacities, reclaimed water flow rates will vary between approximately 1,600 gpm and 2,000 gpm for ambient temperatures between 60F and 90F, respectively. To the extent appropriate, the USA, rather than the certification order, may address the flow-rate of reclaimed water being provided by Pasco County to the SHCCF.

2. Regarding Section 4.6 of the Application:

Pasco County needs further clarification about the solid waste streams to come from the plant; specifically, the dewatered lime softening clarifier sludge and dewatered solids from Zero Liquid Discharge wastewater treatment technology. The application states, "An approved commercial solid waste contractor will collect and transport the solid waste for disposal in accordance with Chapters 62-701 or 62-702, F.A.C." Where does SHEC intend ultimate disposal of the non-hazardous waste to occur?

Response: Disposal of the solid waste streams can be adequately addressed through a general condition of certification, as noted in the application, without identifying any particular facility.

For purposes of the certification review and developing a proposed condition of certification, SHEC is proposing that all solid waste generated from the Certified Site during operation, including these materials, will be collected in suitable containers and transported offsite for disposal or reuse at facilities that are permitted to receive such materials, such as a Class I landfill. In addition, SHEC has provided the County with details regarding the constituents of the two solid waste streams to enable the County to determine if the wastes can be processed at a County-owned facility.

3. Regarding Section 9.3 of the Application:

- a. The proposed electrical corridor is proposed to be on the site of the Pasco County Resource Recovery Facility. Will this corridor replace the corridor that currently serves the neighboring power facility?**

Response: *The proposed corridor for the SHCCF interconnection tie-line will solely serve the SHCCF and will not replace other corridors or rights-of-way.*

- b. The 200' easement does back up near the southwest corner of the cleared area of the biosolids facility. Will the new power line require the removal of the existing trees and to what extent?**

Response: *Yes, the new SHCCF power line will require the removal of some trees within the 200-foot corridor. However, SHEC does not have the specifics on which trees will be removed and to what extent, at this time. As a preliminary response, while SHEC has not yet determined the specifics of which trees must be removed within the 200-foot corridor, SHEC must remove all trees within the 100-foot right-of-way, which is within the 200-foot corridor, to accommodate the transmission line. SHEC must also remove trees of a certain height outside of the 100-foot right-of-way to protect the transmission conductors. SHEC anticipates that some existing trees between the southwest corner of the cleared area for the County's biosolids facility and the northeast corner of the SHCCF transmission line easement will remain. SHEC is committed to complying with the County's Tree Preservation and Replacement requirements under Section 802 of the Land Development Code through a proposed condition of certification.*

- c. Will a sufficient visual and noise barrier for the biosolids facility be provided?**

Response: *As stated above, tree clearing associated with the interconnection tie-line will occur in a portion of the 200-foot-wide corridor and some trees will remain. The location of the easement and centerline of the new transmission structures will need to be finalized prior to determining which of the trees in the corridor will remain. The 200-foot-wide corridor, post-certification, will be reduced to a 100-foot right-of-way (easement). SHEC will provide the*

layout of the easement and limits of clearing to the Department of Environmental Protection and Pasco County as a post-certification submittal. A full or partial visual barrier is likely to remain, depending on the final location of the new transmission structures. The specifics of the barrier can be addressed post-certification. SHEC looks forward to working on a proposed condition of certification with the County.

B. DEP SITING COORDINATION OFFICE

1. The boundary of the certified Shady Hills Combined Cycle Facility Site is unclear in the Application. For example,

- **The SCA includes the following statement on page 7 in Section 3.1: “Off-site associated facilities that are being certified include the 0.6 mile 230-kV interconnection tie-line, which will be approximately one-mile in length and connect with a new DEF (Hudson North) substation (which in the process of being sited) and an offsite temporary construction parking and laydown area.” This statement implies that the temporary lay-down area is to be certified and therefore become a part of the “Site.”**

Response: *The temporary construction parking and laydown area is an off-site associated facility. SHEC is not proposing that this facility be certified as part of the "Certified Site" or the "Certified Project" under the SCA, or included within the boundary of the certified "Site" as defined under the PPSA. SHEC addressed the off-site temporary construction parking and laydown area in the certification application only for purposes of agency review and approval to utilize the area on a short-term basis. The temporary construction parking and laydown area is shaded in green in Figure 4 (Attachment F).*

- **There are two definitions of “SHCCF Project” on page xvii of the application. One definition seems to refer to the “Project” and the other seems to refer to the “Certified Project” or the “Project”. Both definitions include the same associated facility components of the site (the 230-kV interconnection and the construction parking and laydown area).**

Response: *SHEC intended for the term "Project" to more broadly cover on-site and off-site associated facilities, including those that will not be certified as part of the “Certified Site” or “Certified Project”. SHEC intended for the term "Certified Project" to include only the facilities being certified and part of the certified "Site" as defined under the PPSA. SHEC is providing a replacement page for page xvii of the SCA (Attachment E) to reflect the following corrections and clarifications.*

SHCCF Project (Project) – refers to the SHCCF Certified Site and certain offsite associated facilities addressed in this application ~~for certification~~, including a 230-kV interconnection tie-line, ~~and~~ a temporary construction parking and laydown area, ~~and on-Site and off-Site utility interconnection rights-of-way~~.

SHCCF Certified Project (Certified Project) ~~or (Project)~~ – refers to the SHCCF and certain on-Site and off-Site associated facilities proposed for certification, including a 230-kV interconnection tie-line ~~and an on-Site utility interconnection right-of-way and a temporary construction parking and laydown area~~.

- Please provide clarification and a map delineating the boundaries of: a) the site for which you are seeking certification and which you are proposing will ultimately become the certified “Site” (including associated facilities); and, the boundaries of off-site associated facilities that are a part of the project review, but that you are not proposing to become part of the certified “Site.”

Response: SHEC is seeking certification of approximately 14 acres where the SHCCF generating facility will be located, the additional 0.4-acre utility interconnection right-of-way in the southwestern corner of SHPC's 30-acre parcel, and the 200-foot wide, 0.6 mile-long 230-kV interconnection tie-line corridor. These areas, shaded in red in Figures 4 and 5 (Attachments F and G), would all be part of the "Certified Site" and "Certified Project" under the SCA and within the boundary of the certified "Site" as defined under the PPSA.

As stated above, the off-site temporary construction parking and laydown area (shaded in green in Figure 4 - Attachment F) will not be certified as part of the “Certified Site” or “Certified Project”, or within the boundary of the certified "Site" as defined under the PPSA.

Figures 4 and 5 (Attachments F and G) also reflect a 180-degree rotation of the Administration, Control Center, and Warehouse building, and a relocation of the associated parking lot. The new orientation of the building and the change in the parking lot location do not affect any of the technical information or analysis previously provided. These updated figures replace and supersede any figures in the February 2018 SCA regarding the area to be certified.

2. It is unclear in the application the dimensions of the 230-kV interconnection tie-line corridor. For example:
 - Pages i, xxii, 1, 4, 40, and 90 describe the 230-kV interconnection tie-line as being, “about 0.6 mile in length;”
 - Pages xvi and 90 state that, “the transmission corridor is about 0.6 mile in length, 200-feet wide...”;

- Page 7 states “Off-site associated facilities that are being certified include the 0.6-mile 230-kV interconnection tie-line, which will be approximately one-mile in length and connect with a new DEF (Hudson North) substation (which is in the process of being sited) and an offsite temporary construction parking and laydown area.”

Please provide clarification on the length and width of the 230-kV interconnection tie-line corridor.

Response: *The 230-kV interconnection tie-line corridor is 0.6 miles in length and 200 feet wide. A replacement page 7 of the SCA omitting any reference to "approximately one-mile" is included (Attachment H). This replacement page also corrects a statement about the offsite temporary construction parking and laydown area to clarify that it will not be certified or part of the “Certified Site” or "Certified Project."*



- LEGEND**
- Reclaimed Water Interconnection
 - Sewer Pump Stations
 - Reclaimed Water Main
 - Sewer Gravity Main
 - Sewer Pressurized Main
 - Potable Water Main

NOTE(S)
THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE DATA CONTAINED HEREIN IS NOT COLLECTED UNDER THE SUPERVISION OF, OR APPROVED BY, A LICENSED SURVEYOR. IT IS NOT INTENDED FOR ANY LEGAL USE. THE DATA DOES NOT MEET THE STANDARDS OF PRACTICE UNDER THE FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17 AND CHAPTER 472 FLORIDA STATUTES. THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS DOES NOT ACCEPT ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS OF ANY KIND CONTAINED IN THE DATA HEREIN. ALL PRODUCTS AND DERIVATIONS FROM THE DATA CONTAINED HEREIN MUST RETAIN THIS DISCLAIMER.

CLIENT
SHADY HILLS ENERGY CENTER, LLC

CONSULTANT
 Golder Associates

YYYY-MM-DD	2018-04-25
DESIGNED	NRL
PREPARED	NRL
REVIEWED	RAZ
APPROVED	MM

ATTACHMENT A

REFERENCE(S)
SEWER PUMP STATION, WATER MAINS, SEWER MAINS, PASCO COUNTY UTILITIES ADMINISTRATION OFFICE, PASCO COUNTY UTILITY AVAILABILITY MAP, DATED 11/06/2017
UTILITY CONNECTION LOCATIONS, GOLDBER ASSOCIATES INC., 2018

PROJECT
SHADY HILLS COMBINED CYCLE FACILITY (SHCCF)

TITLE
RECLAIMED WATER INTERCONNECTION

PROJECT NO. 1779520	CONTROL M001	REV. 0	FIGURE 1
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- LEGEND**
- Sewer Pump Stations
 - Reclaimed Water Main
 - Sewer Gravity Main
 - Sewer Pressurized Main
 - Potable Water Main
 - SHCCF Utility Connection Locations (Approximate)

NOTE(S)
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CLIENT
SHADY HILLS ENERGY CENTER, LLC

CONSULTANT



YYYY-MM-DD	2018-04-26
DESIGNED	NRL
PREPARED	NRL
REVIEWED	RAZ
APPROVED	MM

ATTACHMENT B

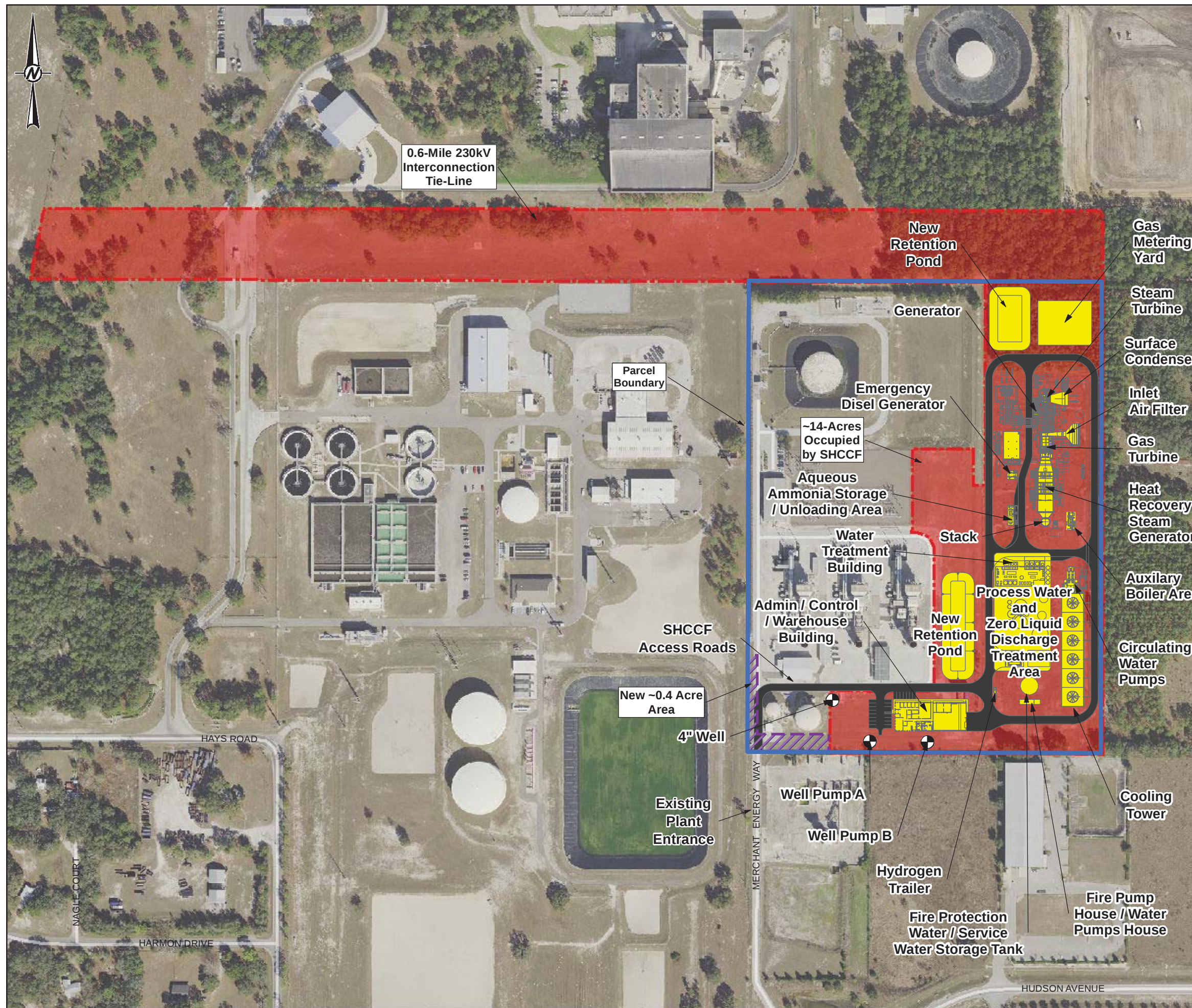
REFERENCE(S)
SEWER PUMP STATION, WATER MAINS, SEWER MAINS, PASCO COUNTY UTILITIES ADMINISTRATION OFFICE, PASCO COUNTY UTILITY AVAILABILITY MAP, DATED 11/06/2017
UTILITY CONNECTION LOCATIONS, GOLDBER ASSOCIATES INC., 2018

PROJECT
SHADY HILLS COMBINED CYCLE FACILITY (SHCCF)

TITLE
UTILITY AVAILABILITY LAYOUT - FIGURE 4.2-1
UPDATED APRIL 27, 2018

PROJECT NO. 1779520	CONTROL M007	REV. 0	FIGURE 2
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LEGEND

- Existing Well Locations (Approximate) (Not Being Certified)
- SHCCF Layout
- SHCCF Major Components
- SHCCF Access Roads
- 30-Acre SHPC Parcel Boundary
- Original Area to be Certified
- ~14-Acres Occupied by SHCCF
- 0.6-Mile 230kV Interconnection Tie-Line
- New ~0.4 Acre Area to be Certified (to accommodate Utility Lines and Connections)

ATTACHMENT C

0 137.5 275 550 Feet

NOTE(S)
NOT INCLUDED IN SHCCF CERTIFIED SITE:
ONSITE NATURL GAS METERING STATION OWNED BY FLORIDA GAS TRANSMISSION
THREE (3) ONSITE GROUNDWATER WELLS OWNED BY SHADY HILLS GENERATING STATION

REFERENCE(S)
EXISTING FACILITY FENCELINE, CERTIFIED SITE, SHCCF PROJECT, GOLDER ASSOCIATES INC., 2017
PARCEL BOUNDARY, PASCO COUNTY, 2017
SHCCF MAJOR COMPONENTS, POWER ENGINEERS, 2017

CLIENT
SHADY HILLS ENERGY CENTER, LLC

PROJECT
SHADY HILLS COMBINED CYCLE FACILITY (SHCCF)

TITLE
AREA TO BE CERTIFIED
REFLECTING APRIL 27, 2018 ADDITION

CONSULTANT	YYYY-MM-DD	2018-04-27
DESIGNED	NRL	
PREPARED	NRL	
REVIEWED	RAZ	
APPROVED	MM	

PROJECT NO. 1779520 **CONTROL** M006 **REV.** 0 **FIGURE** 3

Golder Associates

The SHCCF will burn only natural gas in the combined cycle combustion turbine and in the auxiliary boiler. Natural gas will be transported to the SHCCF by the pipeline lateral owned and operated by Florida Gas Transmission (FGT). The SHCCF will be connected to a new natural gas metering station that will be constructed within the Certified Site boundary. FGT will connect its the existing 12" Shady Hills gas lateral owned by FGT to the SHCCF. The natural gas metering station and associated natural gas pipelines owned and operated by FGT will not be part of the SHCCF Certified Project.

Typically, steam from the HRSG will be used during operation to heat the natural gas. An electric natural gas heater will be used during start up and shutdown when steam from the HRSG is not available.

Emissions of nitrogen oxides (NOx) will be controlled using dry low NOx (DLN) combustion technology and selective catalytic reduction (SCR) system.

The SHCCF Project also includes the following associated facilities:

- a) An approximately 0.6-mile interconnection tie-line to a new Duke Energy Florida (DEF) substation, to be designated Hudson North, which will connect the SHCCF to the DEF 230 kilovolt (kV) high voltage transmission grid in Pasco County, Florida, and is part of the Certified Project.
- b) Water uses for SHCCF will include cooling, process, service, firewater, irrigation and potable water. The primary water source for power generation purposes will be from the Pasco County Master Reuse System (PCMRS), which includes the adjacent Shady Hills Wastewater Treatment Facility (SHWWTF). If reclaimed water is not available at the required quality or quantity, potable water from the Pasco County Municipal Water Supply system will provide backup water supply. Existing groundwater wells located within the proposed SHCCF Certified Site boundary will continue to serve the SHGS and potentially provide supplemental back-up water supply to SHCCF under a service agreement between SHEC and SHPC. While these existing wells are located within the Site boundary, the wells are not intended to be part of the Project or to be included in what is the Certified Project - "certified." Off-Site conveyance systems to that connect ~~the SHCCF~~ to the SHWWTF and the PCMRS to support the use of reclaimed water, and county potable water and wastewater treatment systems will be constructed but are not part of the ~~Project to be certified~~ Certified Project. Potable water, firewater and sanitary sewer services will be provided by the Pasco County Utilities Division, and these water lines are ~~also~~ not part of the Certified Project. ~~to be certified.~~
- c) A temporary construction parking and laydown area (approximately 20 acres) is located adjacent to and east of the SHCCF. The area will be used for construction parking, equipment and materials storage and the location of office trailers and sanitary facilities. Stormwater runoff management systems will be provided to control stormwater runoff and temporary sediment and erosion impacts. The temporary construction parking and laydown area will be used by SHEC, only during construction of SHCCF, under an agreement with Seminole.

SITE CERTIFICATION APPLICATION DEFINITIONS

Shady Hills Energy Center, LLC (SHEC) – is the “Applicant” that will construct, own and operate the Shady Hills Combined Cycle Facility.

Shady Hills Combined Cycle Facility (SHCCF) – refers to the 573 MW (winter) combined cycle unit including all major electric generation equipment such as combustion turbine/heat recovery steam generator, and steam turbine generator, as well as onsite associated facilities to be owned and operated by SHEC, including the maintenance and an administration building, switchyard, and stormwater management system.

SHCCF Project (Project) – refers to the SHCCF Certified Site and certain offsite associated facilities addressed in this application ~~for certification~~, including a 230-kV interconnection tie-line, ~~and a temporary construction parking and laydown area, and on-site and off-site utility interconnection rights-of-way.~~

SHCCF Certified Site (Certified Site) or (Site) – refers to the 14-acre area proposed for certification that will be occupied by the new SHCCF. The Site is located adjacent to and east of the existing Shady Hills Generating Station.

SHCCF Certified Project (Certified Project) ~~or (Project)~~ – refers to the SHCCF and certain on-Site and off-Site associated facilities proposed for certification, including a 230-kV interconnection tie-line and an on-site utility interconnection right-of-way ~~and a temporary construction parking and laydown area.~~

Shady Hills Power Company, L.L.C. (SHPC) – refers to the owner and operator of the SHGS and the owner of the existing 30-acre parcel.

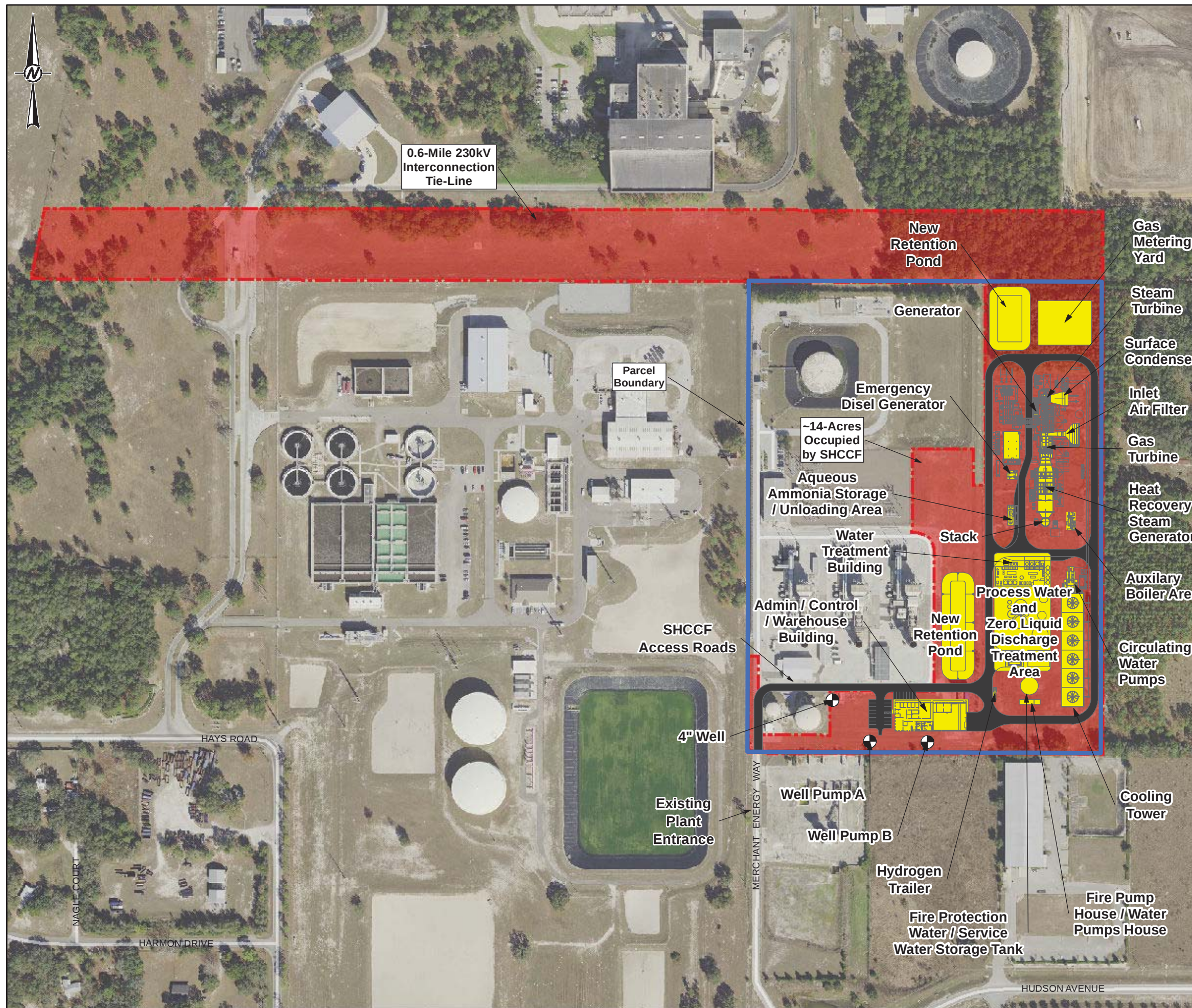
Shady Hills Generating Station (SHGS) – refers to the existing Shady Hills Generating Station which consists of three, dual-fuel, 170 MW (nominal) simple cycle combustion turbines owned and operated by SHPC, which is located on approximately 16 acres of the 30-acre parcel.

Shady Hills Wastewater Treatment Facility (SHWWTF) – Pasco County’s wastewater treatment plant which produces up to 14 MGD Annual Average Daily Flow (AADF) of reclaimed water for public access and use and is part of the Pasco County Master Reuse System. The SHWWTF is permitted under FDEP Permit #FLA012741.

Pasco County Master Reuse System (PCMRS) – a system of reclaimed water storage facilities and reservoirs which have a combined storage capacity of 622 MGD and high service pumps, filtration and distribution to serve Pasco County. The PCMRS is interconnected to the SHWWTP. The PCMRS is permitted under FDEP Permit #FL0127272.

Tolling Agreement – refers to the 30-year contract entered by and between SHEC and Seminole Electric Cooperative, Inc. (Seminole) under which SHEC will provide capacity, energy and ancillary services to Seminole, and Seminole will provide fuel and receive the energy generated.

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LEGEND

- Existing Well Locations (Approximate) (Not Being Certified)
- SHCCF Layout
- SHCCF Major Components
- SHCCF Access Roads
- 30-Acre SHPC Parcel Boundary
- Area to be Certified
 - ~14-Acres Occupied by SHCCF
 - 0.6-Mile 230kV Interconnection Tie-Line

ATTACHMENT G

0 137.5 275 550 Feet

NOTE(S)
NOT INCLUDED IN SHCCF CERTIFIED SITE:
ONSITE NATURAL GAS METERING STATION OWNED BY FLORIDA GAS TRANSMISSION
THREE (3) ONSITE GROUNDWATER WELLS OWNED BY SHADY HILLS GENERATING STATION

REFERENCE(S)
EXISTING FACILITY FENCELINE, CERTIFIED SITE, SHCCF PROJECT, GOLDER ASSOCIATES INC., 2017
PARCEL BOUNDARY, PASCO COUNTY, 2017
SHCCF MAJOR COMPONENTS, POWER ENGINEERS, 2017

CLIENT
SHADY HILLS ENERGY CENTER, LLC

PROJECT
SHADY HILLS COMBINED CYCLE FACILITY (SHCCF)

TITLE
AREA TO BE CERTIFIED

CONSULTANT	YYYY-MM-DD	2018-04-24
DESIGNED	NRL	
PREPARED	NRL	
REVIEWED	RAZ	
APPROVED	MM	

Golder Associates

PROJECT NO. 1779520	CONTROL M004	REV. 0	FIGURE 5
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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B 118

3.0 SITE AND VICINITY CHARACTERIZATION

3.1 Site and Associated Facilities Delineation

SHEC is proposing to construct and operate SHCCF, which will be located adjacent to the existing SHGS, in unincorporated Pasco County, Florida. The SHCCF Certified Site is proposed for approximately 14 acres. The Site is located off Hudson Avenue on Merchant Energy Way, which is situated approximately 30 miles north of the city of Tampa, Florida (Figure 3.1-1 and 3.1-2).

As presented in Figure 3.1-2, the SHCCF will be situated directly adjacent to SHGS and will share certain facilities, including site access and security infrastructure facilities. Existing groundwater wells located within the SHCCF Certified Site boundary will continue to serve the SHGS, but are not intended be included in the certification. Off-site associated facilities that are being certified include the 0.6-mile 230-kV interconnection tie-line, which will ~~be approximately one mile in length and~~ connect with a new DEF (Hudson North) substation (which is in the process of being sited), ~~and a~~ An offsite temporary construction parking and laydown area is addressed in this application but will not be certified. On-site associated facilities to be owned by SHEC include the maintenance and an administration building, switchyard, and stormwater management system. Other associated facilities constructed, owned, and operated by other entities include an FGT gas metering station which will connect to an existing gas lateral, and onsite and offsite reclaimed water, potable water and wastewater infrastructure up to the meter on the SHCCF Certified Site. The natural gas metering station and associated natural gas pipelines owned and operated by FGT will not be part of the Certified Project. The offsite reclaimed water, potable water, and wastewater infrastructure will not be owned or operated by SHEC and will not be part of the SHCCF Certified Project. The onsite reclaimed water, potable water and wastewater infrastructure will be owned and operated by SHEC and will be part of the SHCCF Certified Site and SHCCF Certified Project.

3.1.1 Existing Site Uses

The majority of the approximately 14-acre Site proposed for certification is currently undeveloped and predominately vacant, except for equipment storage containers. Portions of the SHCCF Certified Site had previously been used as temporary laydown, temporary parking, and equipment storage associated with the construction of the SHGS and houses the existing SHGS groundwater supply wells.

3.1.1.1 Adjacent Properties and Nearby Areas

As depicted in Figure 3.1-1, most of the area adjacent to the SHCCF Certified Site is developed with industrial/utility uses to the north, south, and west. The area to the east is vacant. The existing SHGS, west of the Site, has been in operation since 2002 and currently contains three combustion turbines in simple-cycle configuration that are permitted and capable of producing a total of 510 MWs (nominal). The existing SHGS includes access to electrical transmission facilities, roadways, parking, administrative offices, and a natural gas metering station (owned and operated by FGT) and is not a PPSA-certified facility.

EXHIBIT 2

EXHIBIT 2
SHADY HILLS ENERGY CENTER, LLC'S DISTRIBUTION LIST
SHADY HILLS COMBINED CYCLE FACILITY
PPSA NO.: PA18-59; DOAH CASE NO.: 18-0995EPP; OGC CASE NO.: 18-0119

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