

BEFORE THE OHIO POWER SITING BOARD

In the Matter of the Application of)	
Hillcrest Solar I, LLC for a Certificate)	
of Environmental Compatibility and)	Case No. 17-1152-EL-BGN
Public Need Issued to Construct an)	
Electric Generation Facility in Green)	
Township, Brown County, Ohio)	

NOTICE REGARDING
MODIFICATION OF PROJECT FOOTPRINT

Hillcrest Solar I, LLC (the “Applicant”) provides this notice because it is modifying the project footprint for the Hillcrest Solar Farm (the “Project”) by adding an approximately 6.1 acre area of an 8.45 acre parcel to the footprint. The Applicant had this parcel under lease prior to submitting the Application and the owner of the parcel also has a contiguous parcel in the current project footprint. The parcel is actively farmed. As part of this notice, the Applicant is providing the attached supplemental information regarding the additional acreage and has organized the information by the applicable rule in Chapter 4906-4 of the Ohio Administrative Code. The Applicant intends to present all information in this notice, including the attached figures, at the evidentiary hearing in this matter, and will note the modification to the Project footprint in the next public notice to be published regarding the Project.

Respectfully submitted,

s/ Michael J. Settineri
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CERTIFICATE OF SERVICE

The Ohio Power Siting Board's e-filing system will electronically serve notice of the filing of this document on the parties referenced in the service list of the docket card who have electronically subscribed to this case. Also, I certify that a copy of the foregoing document was served by electronic mail upon the following person this 3rd day of November, 2017:

Chad A. Endsley
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/s/ Michael J. Settineri
Michael J. Settineri

SUPPLEMENTAL INFORMATION

TO THE

APPLICATION

TO THE

OHIO POWER SITING BOARD

FOR A

CERTIFICATE OF ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED

FOR THE

HILLCREST SOLAR FARM

Green Township

Brown County, Ohio

Case No. 17-1152-EL-BGN

November 2017

Prepared by:

Hillcrest Solar I, LLC
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FIGURES

Updated Figure 2	Map of Aerial View of Expansion Parcel
Updated Figure 14	Land Use Impacts
Updated Figure 17	Agricultural Land Impacts
Figure 19	Brown County, Ohio Map Displaying Expansion Parcel
Figure 20	Brown County, Ohio Map Displaying Substation, Switchyard, Collector Corridor, Access Only Path, Lease Signed Property, and Easement Parcels

I. INTRODUCTION

Hillcrest Solar I, LLC (the “Applicant”) is modifying the project footprint by adding an approximately 6.1 acre portion of an 8.45 acre parcel to the Hillcrest Solar Farm (the “Project”). The parcel is currently under lease (and has been under lease) with the Applicant. The parcel owner also has another parcel in the project footprint that is contiguous to the 6.1 acre area. Importantly, the addition of this area will result in no additional impacts within the overall Project footprint and does not require any new participating leaseholders. Information on this modification is presented below following the format of the Board’s rules with only the applicable rules being referenced. For example, because the modification does not impact the project schedule, that rule requirement is not referenced. Updated GIS mapping files are being provided to Staff concurrently with this filing.

II. PROJECT SUMMARY AND APPLICANT INFORMATION

SUMMARY OF PROPOSED PROJECT

OPSB Rule 4906-4-02(A):

“(A) The applicant shall provide a summary of the proposed project. The summary should be suitable as a reference for state and local governments and for the public. The summary shall include the following:

(1) A statement explaining the general purpose of the facility.

(2) A description of the general location, size, and operating characteristics of the proposed facility.

Response:

[4906-4-02(A)(1)]

The Applicant is a wholly owned subsidiary of Blue Planet Renewable Energy, LLC, which in turn is a joint venture partnership between MAP Royalty, Inc. (“MAP”) and Open Road Renewables, LLC (“Open Road”). The Applicant is proposing to construct a 125 MW-AC ground-mounted photovoltaic (“PV”) solar farm (the “Project”) in Brown County, Ohio. On June 30,

2017, the Applicant submitted an Application for a Certificate of Environmental Compatibility and Public Need for the Hillcrest Solar Farm (the “Application”). As a result of a modification in the Project Footprint, the Applicant is presenting information regarding an approximately 6.1 acre area of an 8.45 acre parcel to assist the Board’s Staff during its investigation of the Application (the “Supplement”). This document is organized by the Board’s applicable rules, with any new information resulting from the footprint modification presented under the applicable rule in Chapters 4906-3 and 4906-4 of the Ohio Administrative Code.

[4906-4-02(A)(2)]

As indicated above, the Applicant is modifying the project footprint by adding a 6.1 acre portion of a previously leased parcel, currently designated agricultural (the 6.1 area referred herein as the “Expansion Parcel”), to the Project. The Expansion Parcel is adjacent to land previously described in the Application and is bordered on two sides by the Expansion Parcel owner’s other land. In addition, the Expansion Parcel owner owns another parcel that is currently part of the project footprint. Despite the addition of the Expansion Parcel, the Project will still occupy up to 1,100 acres of private land within a larger area of approximately 2,100 acres. The Expansion parcel is interior to the Project and will not result in any additional ecological, cultural, visual, or sound related impacts beyond those presented in the Application. Updated Application maps will be made available at the request of Board Staff.

III. DETAILED PROJECT DESCRIPTION AND SCHEDULE

DESCRIPTION OF PROJECT AREA

OPSB Rule 4906-4-03(A)(2):

“(2) The applicant shall provide the area, in acres, of all owned and leased properties that will be used for construction and/or operation of the project, and the number of properties.

The total area of all properties leased (or will be purchased pursuant to options) and that is available for use for construction and/or operation of the Project remains at approximately 2,100 acres. This total is comprised of over thirty (30) separate properties. The

Applicant continues to expect to use up to 1,100 acres of this amount for construction and operation of the Project.

PROJECT MAP

OPSB Rule 4906-4-03(B)(4):

“(4) The applicant shall supply a map of at least 1:12,000 scale of the project area, showing the following features:

(a) An aerial photograph.

(b) The proposed facility, including all components listed in paragraph (B)(2) of this rule.

(c) Road names.

(d) Property lines.”

Response:

[4906-4-03(B)(4)]

Applicant seeks authorization to construct and operate the Project, at a maximum capacity of 125MW-AC, within the Project Area. Inclusion of the Expansion Parcel results in the addition of approximately 6.1 acres of land to the portion of the Project Area available to host the solar fields, which include components of the Project such as arrays, inverters, the collector system, roads, and pyranometers. A map with a satellite-generated aerial photograph background showing an updated maximum layout of the Project, calling out the Expansion Parcel, is attached as an updated **Figure 2**. Attached as **Figure 19** is a Brown County Map displaying the Expansion Parcel and attached as **Figure 20** is a Brown County Map displaying the Substation, Switchyard, Collector Corridor, Access Only Path, Lease Signed Property and Easement Parcels. No other project boundaries, locations of components, or project impacts have changed.

V. HEALTH AND SAFETY, LAND USE AND ECOLOGICAL INFORMATION

HEALTH AND SAFETY

NOISE FROM CONSTRUCTION AND OPERATION

OPSB Rule 4906-4-08(A)(3):

“(3) The applicant shall provide information on noise from the construction and operation of the facility.

(a) Describe the construction noise levels expected at the nearest property boundary. The description shall address:

(i) Blasting activities.

(ii) Operation of earth moving equipment.

(iii) Driving of piles, rock breaking or hammering, and horizontal directional drilling.

(iv) Erection of structures.

(v) Truck traffic.

(vi) Installation of equipment.

(b) Describe the operational noise levels expected at the nearest property boundary. The description shall address:

(i) Operational noise from generation equipment. In addition, for a wind facility, cumulative operational noise levels at the property boundary for each non-participating property adjacent to or within the project area, under both day and nighttime operations. The applicant shall use generally accepted computer modeling software (developed for wind turbine noise measurement) or similar wind turbine noise methodology, including consideration of broadband, tonal, and low-frequency noise levels.

(ii) Processing equipment.

(iii) Associated road traffic

(c) Indicate the location of any noise-sensitive areas within one mile of the proposed facility, and the operational noise level at each habitable residence, school, church, and other noise-sensitive receptors, under both day and nighttime operations.

(d) Describe equipment and procedures to mitigate the effects of noise emissions from the proposed facility during construction and operation, including limits on the time of day at which construction activities may occur.

(e) Submit a preconstruction background noise study of the project area that includes measurements taken under both day and nighttime conditions.”

Response:

[4906-4-08(A)(3)(a)-(e)]

The closest residential structures are located approximately 200 feet from the Expansion Parcel and the footprint modification will not result in any material increase beyond that described in the Application. The owner of the nearest neighboring residential structures is also the owner of the Expansion Parcel and previously signed a setback waiver for any potential impacts from the Project. All other aspects of construction, operation, and maintenance related noise remain as presented in the Application.

POTENTIAL IMPACT DURING CONSTRUCTION

OPSB Rule 4906-4-08(B)(2):

“(2) The applicant shall provide information regarding potential impacts to ecological resources during construction.

(a) Provide an evaluation of the impact of construction on the resources surveyed in response to paragraph (B)(1) of this rule. Include the linear feet and acreage impacted, and the proposed crossing methodology of each stream and wetland that would be crossed by or within the footprint of any part of the facility or construction equipment. Specify the extent of vegetation clearing, and describe

how such clearing work will be done so as to minimize removal of woody vegetation. Describe potential impacts to wildlife and their habitat.

(b) Describe the mitigation procedures to be utilized to minimize both the short-term and long-term impacts due to construction, including the following:

(i) Plans for post-construction site restoration and stabilization of disturbed soils, especially in riparian areas and near wetlands. Restoration plans should include details on the removal and disposal of materials used for temporary access roads and construction staging areas, including gravel.

(ii) A detailed frac out contingency plan for stream and wetland crossings that are expected to be completed via horizontal directional drilling.

(iii) Methods to demarcate surface waters and wetlands and to protect them from entry of construction equipment and material storage or disposal.

(iv) Procedures for inspection and repair of erosion control measures, especially after rainfall events.

(v) Measures to divert storm water runoff away from fill slopes and other exposed surfaces.

(vi) Methods to protect vegetation in proximity to any project facilities from damage, particularly mature trees, wetland vegetation, and woody vegetation in riparian areas.

(vii) Options for disposing of downed trees, brush, and other vegetation during initial clearing for the project, and clearing methods that minimize the movement of heavy equipment and other vehicles within the project area that would otherwise be required for removing all trees and other woody debris off site.

(viii) Avoidance measures for major species and their habitat.”

Response:

[4906-4-08(B)(2)(a-b)]

The Applicant, through its consultant, Cardno, who prepared the Ecological Assessment provided as Exhibit H to the Application, reviewed the inclusion of the Expansion Parcel. Cardno concluded that there will be no new potential impacts or other ecological concerns as a result of the current project footprint presented in this Supplemental Information filing.

LAND USE AND COMMUNITY DEVELOPMENT

LAND USE IN PROJECT AREA AND POTENTIAL IMPACTS

OPSB Rule 4906-4-08(C)(1):

“(1) The applicant shall provide information regarding land use in the region and potential impacts of the facility.

(c) Provide an evaluation of the impact of the proposed facility on the above land uses identified on the map in paragraph (C)(1)(a) of this rule. Include, for each land use type, the construction impact area and the permanent impact area in acres, in total and for each project component (e.g., turbines, collection lines, access roads), and the explanation of how such estimate was calculated.

Response:

[4906-4-08(C)(1)(c)]

Land use in the Project, with the inclusion of the Expansion Parcel, remains predominantly agricultural with no additional impacts to woodlots. An updated Figure 14 is attached, showing Agricultural Land Impacts. Note, that the total acreage shown Figure 14 impacted by the Solar Fields represents the entire acreage within the perimeter fences of the Solar Fields, but that less than 50% of the land within the Solar Fields actually will be occupied by equipment.

CULTURAL AND ARCHAEOLOGICAL RESOURCES

OPSB Rule 4906-4-08(D):

"The applicant shall provide information on cultural and archaeological resources."

Response:

[4906-04-08(D)]

The inclusion of the 6.1-acre Expansion Parcel represents a minimal modification to the Project's footprint that is not expected to result in any new cultural or visual impacts. Specifically, the Expansion Parcel is set back over 300 feet from Driver Collins Road and is further from the nearest residence occupied by a non-participating landowner than other parcels that are currently in the Project footprint. This is an example of how the Expansion Parcel's position in the interior of the Project adjacent to areas previously included in the Application minimizes the potential impact of this Project footprint modification.

VISUAL IMPACTS

OPSB Rule 4906-4-08(D)(4):

"(4) The applicant shall evaluate the visual impact of the proposed facility within at least a five-mile radius from the project area. The applicant shall:

(a) Describe the visibility of the project, including a viewshed analysis and corresponding map of the study area.

(b) Describe the existing landscape and evaluate its scenic quality.

(c) Describe the alterations to the landscape caused by the facility, and evaluate the impact of those alterations to the scenic quality of the landscape.

(d) Evaluate the visual impacts to the resources identified in paragraph (D)(1) of this rule, and any such resources within ten miles of the project area that are valued specifically for their scenic quality.

(e) Provide photographic simulations or artist's pictorial sketches of the proposed facility from public vantage points that cover the range of landscapes, viewer groups, and types of scenic resources found within the study area. The applicant should explain its selection of vantage points, including any coordination with

local public officials and historic preservation groups in selecting these vantage points.

(f) Describe measures that will be taken to minimize any adverse visual impacts created by the facility, including, but not limited to, project area location, lighting, turbine layout, visual screening, and facility coloration. In no event shall these measures conflict with relevant safety requirements.”

Response:

[4906-04-08(D)(4)]

The inclusion of the Expansion Parcel in the Project is not expected to have a material additive effect on the impact to the existing landscape or to result in increased visibility beyond what was previously described in the Application and Exhibit J.

AGRICULTURAL DISTRICTS AND AGRICULTURAL LAND

IMPACTS TO AGRICULTURAL RESOURCES

OPSB Rule 4906-4-08(E)(2):

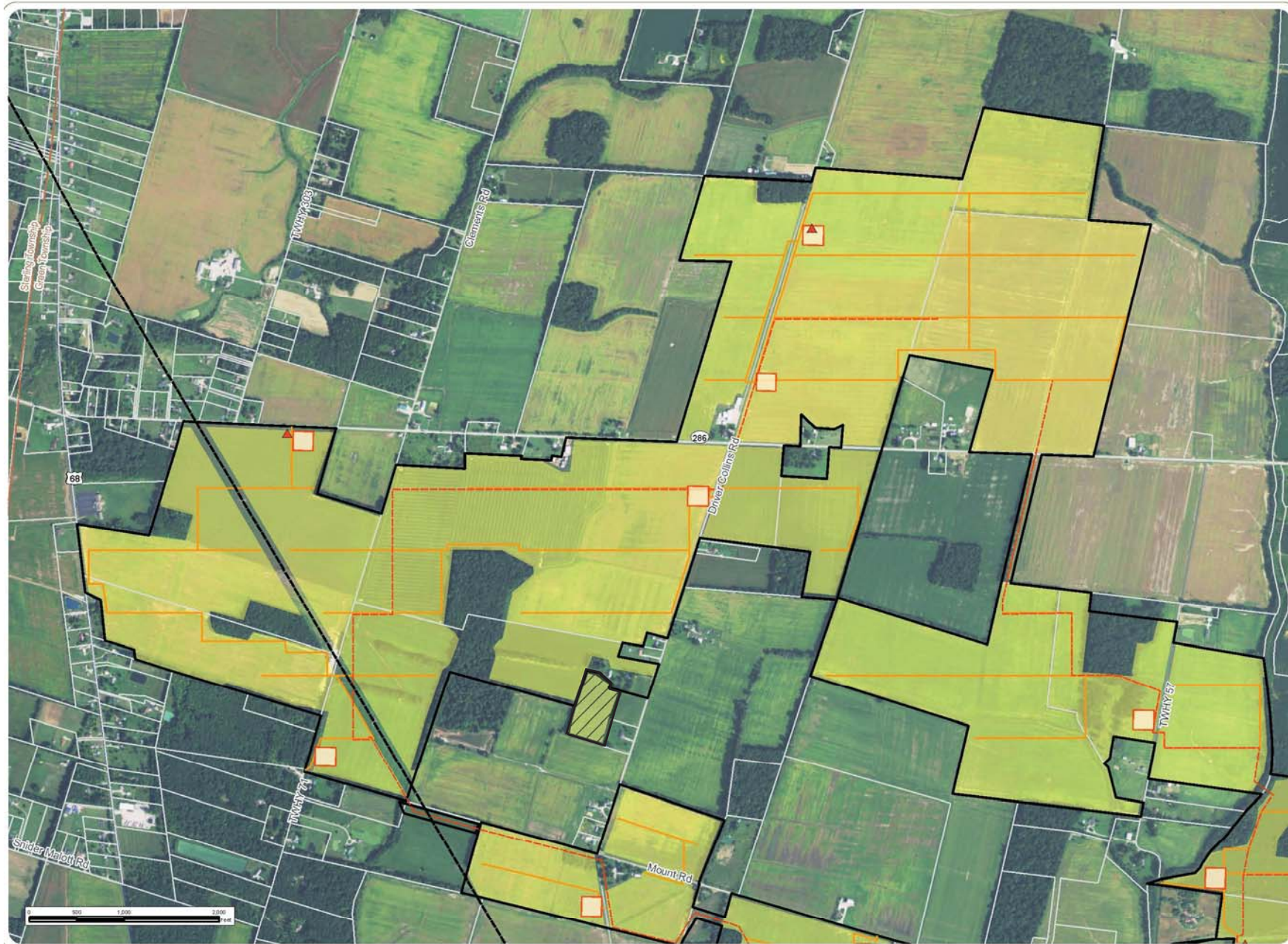
“(2) The applicant shall provide, for all agricultural land, and separately for agricultural uses and agricultural districts identified under paragraph (E)(1) of this rule, the following:

(a) A quantification of the acreage impacted.

Response:

[4906-04-08(E)(2)(a)]

Updated Figure 17 is attached. It lists the acreage of disturbance, including temporary disturbance and permanent loss of cultivated lands/croplands, grassland pasture, and land enrolled in the Current Agriculture Use Valuation program. Impacts are totaled for each agricultural use and broken out by the Project component. The Expansion Parcel consists of approximately 6.1-acres of cultivated lands/croplands that will be impacted by the construction and operation of solar fields for the duration of the Project. All other information remains as presented in the Application.



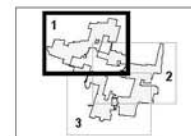
Hillcrest Solar Farm

Green Township,
Brown County, Ohio

**Figure 2: Map of Aerial View
of Project Area**

- Pyranometer
- Collection Line
- Access Road
- Existing Transmission Line
- Staging Area
- Potential Solar Array
- Project Area
- Parcel Boundary
- Township Boundary
- County Boundary
- Expansion Area

Sheet 1 of 3



Notes:

1. Basemap: ESRI ArcGIS Online "World Imagery" map service.
2. Facility shapefiles, existing transmission lines, and parcel boundaries provided by ORR.
3. This map was generated in ArcMap on June 20, 2017.
4. Map Scale: 1:12,000



www.edrdpc.com

Figure 14. Land Use Impacts

Land Use	Total Disturbance (acres)	Temporary Disturbance (acres)	Permanent Loss (acres)
<i>Agricultural (100)</i>	1,779.8	58.6	1,721.2
<i>Solar Fields¹</i>	1,672.9	0.0	1,672.9
<i>AC Collector System</i>	19.5	19.5	0.0
<i>Project Substation</i>	3.0	0.0	3.0
<i>Gen-tie²</i>	0.0	0.0	0.0
<i>Access Roads</i>	72.4	26.1	46.3
<i>Laydown Area</i>	18.0	13.0	5.0
<i>Pyranometer</i>	0.1	0.0	0.1
<i>Inverter Pads</i>	<0.1	0.0	<0.1
<i>Residential (500)</i>	143.0	8.8	134.2
<i>Solar Fields¹</i>	129.6	0.0	129.6
<i>AC Collector System</i>	4.3	4.3	0.0
<i>Project Substation</i>	0.0	0.0	0.0
<i>Gen-tie²</i>	0.1	0.0	0.1
<i>Access Roads</i>	7.0	2.5	4.5
<i>Laydown Area</i>	2.0	2.0	0.0
<i>Pyranometer</i>	0.0	0.0	0.0
<i>Inverter Pads</i>	<0.1	0.0	<0.1
Total	1,928.9	67.4	1,861.5

¹Impact calculations in this table may differ from impacts presented elsewhere in the document (e.g., Figure 17). This is because the data were derived from different sources. Land uses were derived from property tax codes, which are assigned by parcel. In actuality, multiple land uses may exist within a single parcel, but would not be reflected in the tax code assigned to that parcel.

² The Potential Solar Field encompasses 1,796.4 acres. However, the panel arrays will be spread across 1,000 acres and the approximately 94,245 solar pilings will permanently impact 2.16 acres of ground, of which 0.16 acre is residential and 2.0 acres is agricultural. These land uses will be lost during the duration of the Project. However, once the Project is decommissioned, the land can be reconstituted to its original use.

³ Impacts associated with the Gen-tie are included for completeness, but the Gen-tie will be the subject of a construction notice that is separate from this Application.

Figure 17. Agricultural Land Impacts

Agricultural Land Use¹	Total Disturbance (acres)	Temporary Disturbance (acres)	Permanent Loss (acres)
Cultivated Lands/Croplands	1798.0	59.6	1738.4
<i>Solar Fields²</i>	1685.2	0.0	1685.2
<i>AC Collector System</i>	19.4	19.4	0.0
<i>Project Substation</i>	2.2	0.0	2.2
<i>Gen-tie</i>	0.0	0.0	0.0
<i>Access Roads</i>	71.7	25.8	45.9
<i>Laydown Area</i>	19.4	14.4	5.0
<i>Pyranometer</i>	0.1	0.0	0.1
<i>Inverter Pads</i>	0.0	0.0	0.0
Grassland/Pasture	35.2	2.0	33.2
<i>Solar Fields²</i>	31.2	0.0	31.2
<i>AC Collector System</i>	1.2	1.2	0.0
<i>Project Substation</i>	0.5	0.0	0.5
<i>Gen-tie</i>	0.0	0.0	0.0
<i>Access Roads</i>	2.3	0.8	1.5
<i>Laydown Area</i>	0.0	0.0	0.0
<i>Pyranometer</i>	0.0	0.0	0.0
<i>Inverter Pads</i>	0.0	0.0	0.0
Total	1833.2	61.6	1771.6
CAUV Program			
<i>Solar Fields²</i>	1653.7	0.0	1653.7
<i>AC Collector System</i>	18.9	18.9	0.0
<i>Project Substation</i>	3.0	0.0	3.0
<i>Gen-tie</i>	0.0	0.0	0.0
<i>Access Roads</i>	72.0	25.9	46.1
<i>Laydown Area</i>	18.0	13.0	5.0
<i>Pyranometer</i>	0.1	0.0	0.1
<i>Inverter Pads</i>	0.0	0.0	0.0
Total	1765.7	57.8	1707.9

¹ There are no parcels within the Project Area that are enrolled in the Ohio Agricultural District Program.

² The Potential Solar Field encompasses 1,796.4 acres. However, the panel arrays will be spread across 1,000 acres and the approximately 94,245 solar pilings will permanently impact 2.16 acres of ground, of which 2.0 acres is in cultivated lands/croplands and <0.1 acre is in grassland/pasture, and 2.0 acres is enrolled in the CAUV Program. The agricultural land will be lost during the duration of the Project. However, once the Project is decommissioned, the land can be reconstituted to its original use.



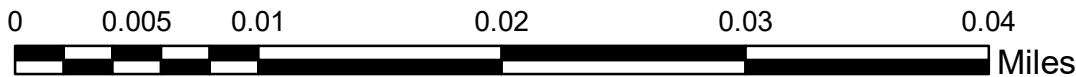
Hillcrest Solar
Brown County, OH

November 1, 2017

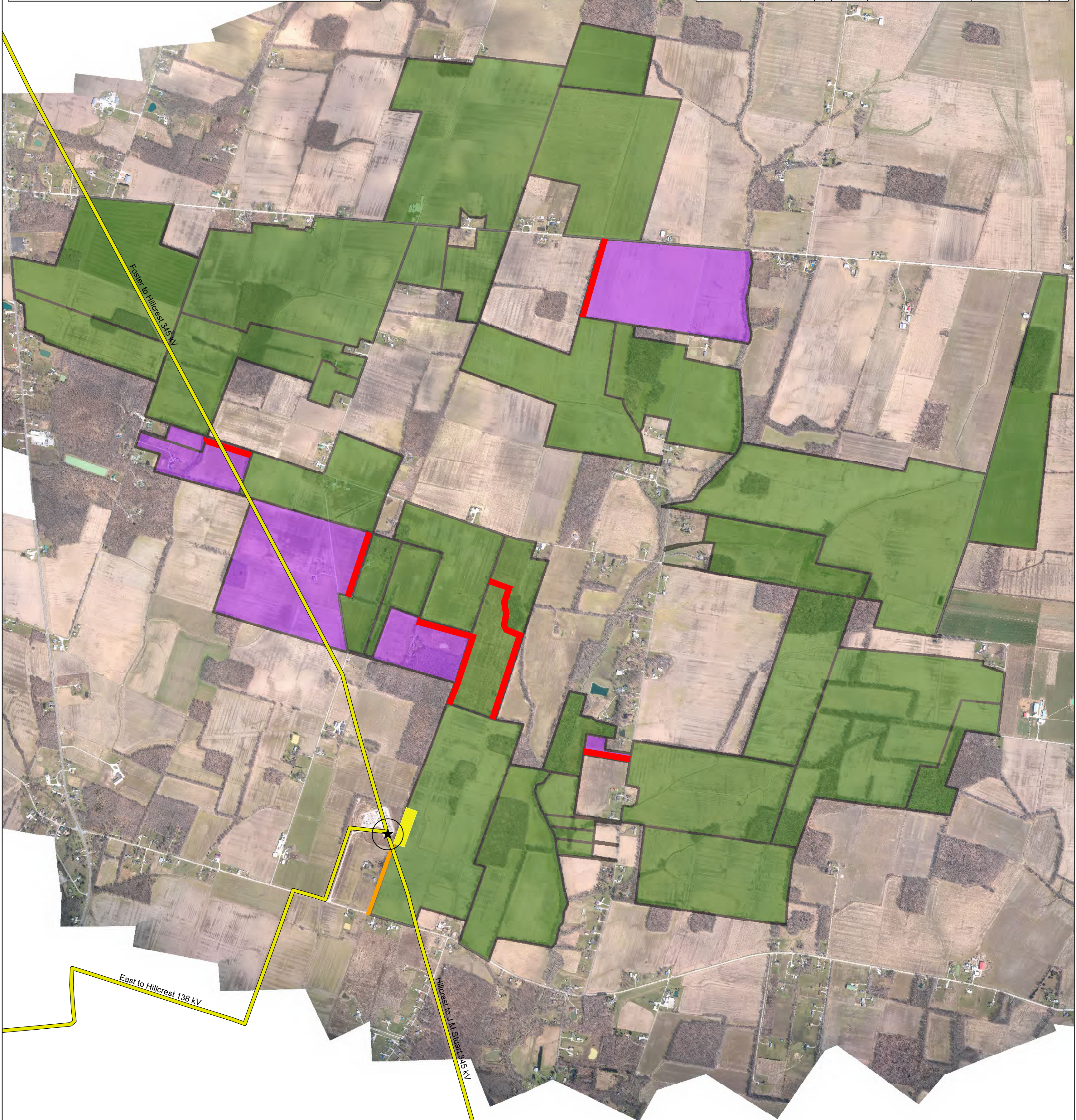
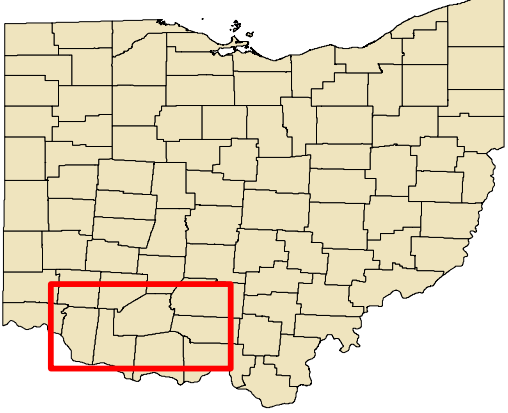


 Expansion Parcel

FIGURE 19



Brown County, Ohio



**Hillcrest Solar
Brown County, OH**

October 25, 2017



- Substation
- Switchyard
- Collector Corridor
- Lease Signed
- Easement Parcel
- Transmission Line
- Access Only Path

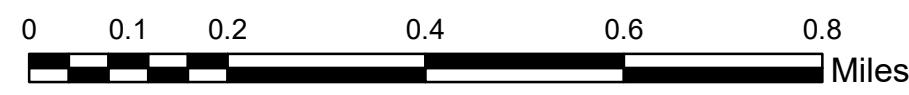
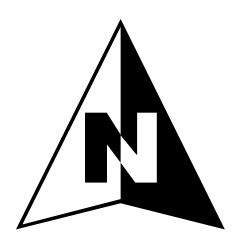


FIGURE 20



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in

Case No(s). 17-1152-EL-BGN

Summary: Notice Regarding Modification of Project Footprint electronically filed by Mr. Michael J. Settineri on behalf of Hillcrest Solar I, LLC