

October 28, 2022

Ms. Tanowa Troupe, Secretary  
Ohio Power Siting Board  
Docketing Division  
180 East Broad Street, 11<sup>th</sup> Floor  
Columbus, Ohio 43215-3797

**Re: Case Nos. 19-1881-EL-BGN and 21-508-EL-BGA** - In the Matter of the Application of Madison Fields Solar Project, LLC for a Certificate of Environmental Compatibility and Public Need to Construct a Solar-Powered Electric Generation Facility in Madison County, Ohio.

**Certificate Compliance Condition 8 – Part 2 - Updated Engineering Drawings Memorandum**

Dear Ms. Troupe:

Madison Fields Solar Project, LLC's ("Applicant") is certified to construct a solar-powered electric generation facility in Madison County, Ohio, in accordance with the orders issued by the Ohio Power Siting Board ("OPSB") in Case Nos. 19-1881-EL-BGN and 21-508-EL-BGA on January 21, 2021, and October 21, 2021, respectively.

On September 30, 2022, the Applicant filed the engineering drawings. At this time, in compliance with Condition 8 of the Joint Stipulation and Recommendation approved by the OPSB's January 21, 2021 order in Case No. 19-1881-EL-BGN, the Applicant is filing the memorandum regarding the engineering design, which explains and supports the engineering drawings and associated documents previously filed. This document was provided to the Staff of the OPSB on October 28, 2022.

We are available, at your convenience, to answer any questions you may have.

Respectfully submitted,

/s/ Christine M.T. Pirik

Christine M.T. Pirik (0029759)  
Matthew C. McDonnell (0090164)  
Dickinson Wright PLLC  
180 East Broad Street, Suite 3400  
Columbus, Ohio 43215  
(614) 591-5461

[cpirik@dickinsonwright.com](mailto:cpirik@dickinsonwright.com)  
[mmcdonnell@dickinsonwright.com](mailto:mmcdonnell@dickinsonwright.com)

***Attorneys for Madison Fields Solar Project, LLC***  
4872-7908-8641 v1 [88534-2]

Cc: Matt Butler

## **Reference: Madison Fields Solar Project – Updated Engineering Drawings Memo**

Madison Fields Solar Project, LLC (Madison Fields Solar) is certified to construct a 180-megawatt (MW) solar energy facility in Pike Township, Madison County, Ohio. Madison Fields Solar filed an application for a certificate of environmental compatibility and public need (CECPN) on July 17, 2020, as supplemented on July 23, 2020 and August 3, 2020, to the Ohio Power Siting Board (OPSB). The Project was issued a certificate of environmental compatibility and public need by the OPSB on January 21, 2021. The OPSB approved an amendment for the Project on October 21, 2021, which allowed for use of the entire 1,932-acre Project Area included in the original CECPN application.

On September 30, 2022, Madison Fields Solar filed engineering drawings and associated documents in compliance with Condition 8 of the Joint Stipulation and Recommendation approved by the OPSB's January 21, 2021 order in Case No. 19-1881-EL-BGN. Since the engineering drawings were filed, the site design has been optimized as a result of continued consultation with the Project's engineering, procurement, and construction contractor and the County engineer.

Updated engineering drawings are provided as Attachment A to this memo. Maps highlighting the areas of change and the distance to non-participating landowners are provided as Attachment B and Attachment C, respectively. The design was optimized in two specific areas:

- The access road on the western boundary of the site has been shifted to align more closely with the solar arrays. In the design submitted on September 30, 2022, the access road was approximately 130 feet from the edge of Irwin Road. In the optimized design, the access road has shifted an additional 200-400 ft. away from Irwin Road. There is one adjacent, non-participating parcel along Irwin Road. The original access road was approximately 200 feet from the residence on this non-participating parcel. As a result of the optimized design, the access road is now approximately 475 feet from the residence. We are working on a vegetative screen for this residence, which will be included in the Project's landscape and lighting plan.
- The main laydown yard has been shifted to the northeast corner of the Project boundary. The laydown area is within the permitted Project boundary that was included in the original CECPN application and approved by the OPSB. The main laydown yard includes space for the truck check-in, which will reduce truck traffic through the town of Rosedale. The boundary of the laydown yard is set back approximately 650 feet from Rosedale-Milford Road, and the main construction office trailer is setback an additional 400 feet. The laydown yard is approximately 1,000 feet from the closest non-participating residence. The laydown yard is temporary, and after construction the area will be reclaimed and returned to the landowner for farming. The County engineer was supportive of this shift.

Despite the shift in design, Madison Fields Solar is still avoiding all wetlands delineated onsite and clearing of forested habitat will not exceed the 4.3 acres originally proposed. While the Project design has changed since the engineering drawings were submitted to OPSB on September 30, 2022, the disturbance to sensitive environmental resources such as wetlands, forested areas, etc. have not changed with the design update. There will be no cultural impacts as a result of the optimized design.

The updated design will not result in adverse impacts beyond those determined in the application, as approved by the OPSB. The final design adheres to all setbacks committed to in the original CECPN application and approved by the OPSB and, in some cases, setbacks have been increased. The solar modules have been setback a minimum of 300 feet from non-participating residences, and the project fence line has been setback a minimum of 100 feet from public road right-of-way, 65 feet from the existing transmission line that bisects the Project Area, and 110 feet from the Morse Cemetery (as agreed upon

with State Historic Preservation Office). The Project also avoids the Rosedale Bible College Source Water Protection Area. As previously stated, the final design still avoids all wetlands delineated onsite, and the 25-foot wetland setback required by the County has been exceeded.

An updated Glint and Glare Analysis and Sound Study has been filed on the docket. The report demonstrates that there will be no hazardous glare as a result of the Project. An updated noise study has been filed on the docket. Although the noise study was based on the design submitted on September 30, 2022, no sound generating components were moved as part of the design optimization, therefore the study is still an accurate evaluation of noise impacts resulting from the Project. The report demonstrates that sound levels will not exceed the daytime ambient level plus five dBA at any non-participating sensitive receptor. Project representatives have been in close communication with landowners adjacent to the Project Area. Most adjacent non-participating parcels that contain a residence have either executed a Good Neighbor Agreement, or vegetative screening will be installed to mitigate the visual impact of the Project. This information will be detailed in the Landscape and Lighting Plan, which will be submitted to OPSB prior to the start of Project construction.



**This foregoing document was electronically filed with the Public Utilities  
Commission of Ohio Docketing Information System on  
10/28/2022 4:14:08 PM**

**in**

**Case No(s). 19-1881-EL-BGN, 21-0508-EL-BGA**

Summary: Notice - Certificate Compliance Condition 8 – Part 2 - Updated  
Engineering Drawings Memorandum electronically filed by Christine M.T. Pirik on  
behalf of Madison Fields Solar Project, LLC