

Exhibit Z

Visual Impact Analysis and Mitigation Plan

MARION COUNTY
SOLAR PROJECT

**Visual Impact Analysis
and Mitigation Plan**



Marion County Solar Project, LLC (Applicant) has conducted a visual impact analysis to understand the potential effects of the Marion County Solar Project (Project) on its neighbors' viewshed, and to determine the appropriate mitigation. Due to the dynamic nature of development, the Project's visual impacts are continuously evaluated to account for boundary adjustments, design changes, landowner concerns, etc.

The first step of the visual impact analysis is to study the area surrounding the Project. The following criterion were evaluated:

- How far is the nearest community?
- How many homes surround the Project?
- Are the homes concentrated in one area or spread out?
- Do the homes belong to a participating or non-participating landowner?
- Is there existing vegetation on or adjacent to the Project that can serve as a natural vegetative buffer?

Next, Geographic Information Systems (GIS) is utilized to assess potential visual impacts to homes in close proximity to the Project. Outreach to Project neighbors is conducted throughout development and is a critical component of both the visual impact analysis and mitigation. Neighbors are initially contacted to introduce the Project and discuss any concerns. Based on the specific viewshed impact, a mitigation plan including a Good Neighbor Agreement, landscaping, etc. will be developed, as applicable.

Each solar Project is unique; and therefore, any given project's visual impact analysis and mitigation plan will be nuanced. The general methodology the Applicant applied is summarized below:

Methodology:

1. Conduct site reconnaissance
2. Conduct neighbor outreach
3. Use GIS and Microsoft applications to create maps of residences near the Project (Map included as Attachment A)
4. Perform analysis:
 - a. Determine distance from residence to nearest solar panel
 - b. Determine direction/line of sight from residence to the Project
 - c. Review existing conditions – natural topography, screening, or man-made view-obstructing-facilities
5. Identify tiers of visual impact based on above considerations and current Project design (Tier 1: Most significant impact)
6. Develop a Good Neighbor Agreement that is relevant to the area
7. Approach targeted neighbor (i.e. Tier 1) to offer Good Neighbor Agreement; or discuss other mitigation options (i.e. landscaping)
8. Execute Good Neighbor Agreement; or install landscaping per landowner preference

Based on landowner preference, landscaping may be installed to mitigate viewshed impacts. Landowners may choose to have landscaping installed closer to their property, or even on their property, rather than further away and along the Project fence line. An example of landscaping that could be installed is included in the Applicant's Ohio Power Siting Board (OPSB) Certificate of Environmental Compatibility and Public Need (CECPN) application as part of the Vegetation Management Plan. This plan could also vary depending on landowner preference. The Applicant will coordinate with Marion County Soil and Water Conservation District and the Ohio Department of Natural Resources to determine the best native vegetation to use in an effort to achieve maximum results.

Based on the current design, there are approximately 131 residences that are within 0.5 miles of the Project or located on a parcel that is within 0.5 miles of the Project. Over 100 of the residences within 0.5 miles are located a distance greater than 1,000 ft. to the nearest solar panel. At 30% design, which is what is included in the Applicant's OPSB CECPN application, all residences are over 225 ft. from the nearest solar panel and upon final design, all residences will be a minimum of 300 ft. from the nearest panel. The Applicant has evaluated the potential viewshed impacts to all 131 residences and categorized them into tiers based off distance to the Project, line-of-sight direction to the Project, and any natural existing buffers. The Applicant will work with those whose viewshed will be most impacted by the Project to mitigate impacts through a Good Neighbor Agreement or vegetative screening. If desired by the landowner, an independent landscape architect will be consulted to determine if the proposed vegetative screening will effectively mitigate any viewshed impacts.

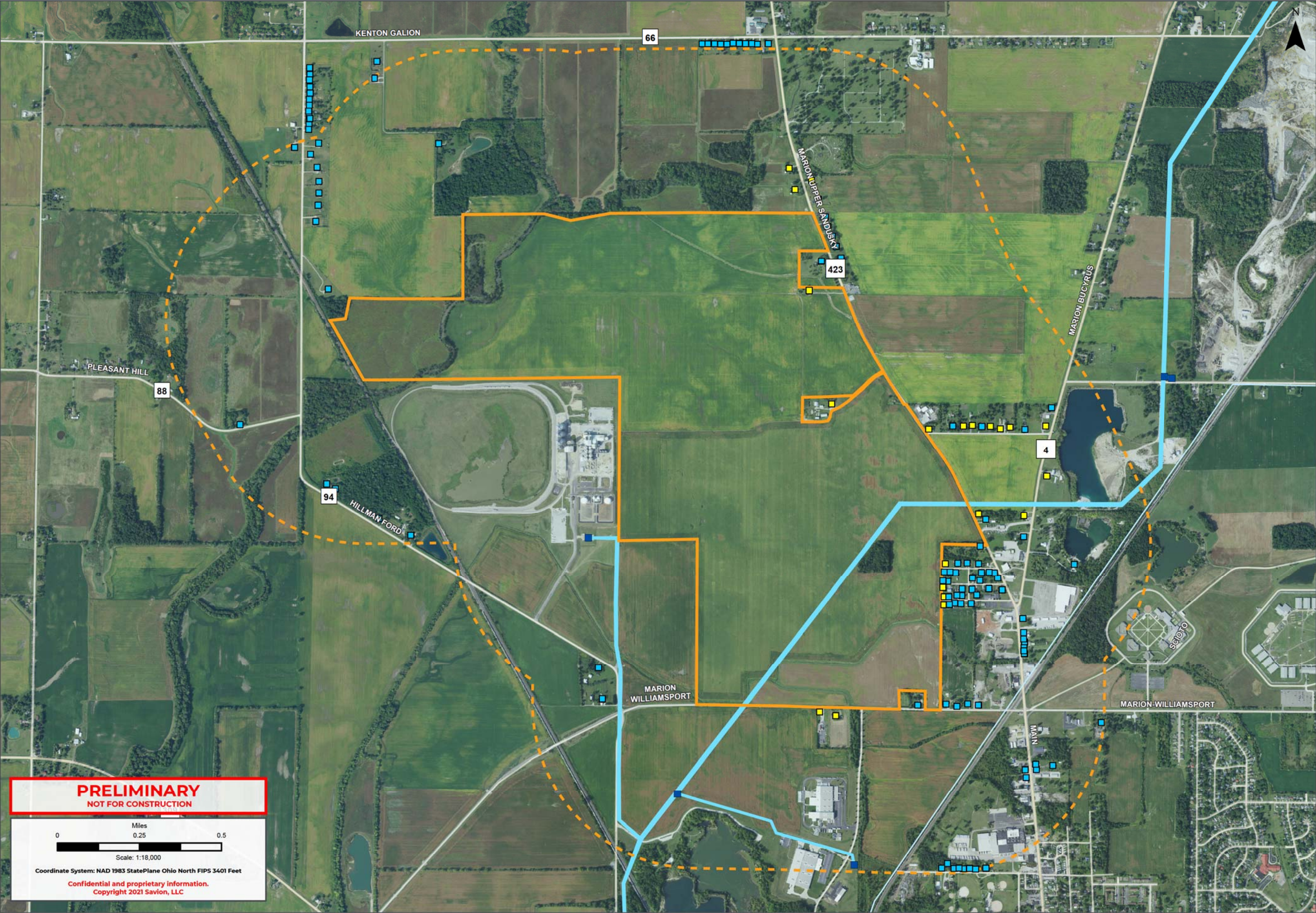
The Applicant is not proposing a higher level of mitigation for those closer to the project. The intention is to address and mitigate as many as viewshed impacts as possible, but the internal tier categorization exercise helps to prioritize residences with a greater potential impact (taking the multiple variables into consideration). If the landowner chooses to not participate in the Project, then landscaping will be installed along a portion of the Project fence line in relevance to that landowner's residence to minimize the viewshed impact. As design progresses, the visual analysis will continue to ensure that any significant viewshed impacts are mitigated.

The map provided as Attachment A depicts all inhabited residential dwellings within 0.5 miles of the Project that have a direct, unobstructed line-of-sight view of the Project in its current design. The analysis was completed using GIS and is based on the line-of-sight to the nearest panel. There is the possibility for a residence to have a direct line-of-sight to an element of the Project that is not the nearest panel. The Applicant understands this limitation of the analysis and has taken it into consideration when determining the tiers of visual impact.

Viewshed impacts depend significantly on the exact location of generation equipment, which has not been finalized at this time. Once the site design has been finalized, the Applicant will provide to the OPSB an updated map depicting all inhabited residential dwellings adjacent to the Project area that have a direct, unobstructed line-of-sight view to the Project.

Attachment A
Visual Impact Analysis Map

MARION COUNTY SOLAR PROJECT



- Project Boundary
- 1/2 Mile Buffer
- Adjacent Residences
 - Unobstructed View to Panels
 - Obstructed View to Panels
- Existing Transmission Lines
- Voltage kV
 - 69
 - 138
- Substations

PRELIMINARY

NOT FOR CONSTRUCTION

0

Miles

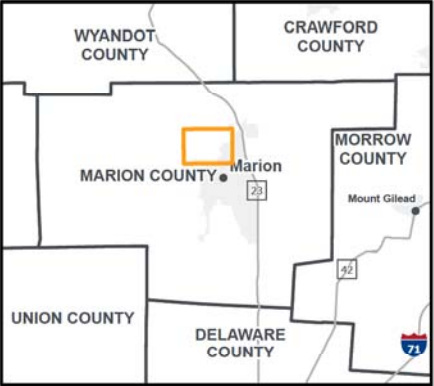
0.25

0.5

Scale: 1:18,000

Coordinate System: NAD 1983 StatePlane Ohio North FIPS 3401 Feet

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MARION COUNTY
Marion County, Ohio

Date: 2/2/2021 Analyst: ehunsicker

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Summary: Application - 29 of 30 (Exhibit Z – Visual Impact Analysis and Mitigation Plan)
electronically filed by Christine M.T. Pirik on behalf of Marion County Solar Project, LLC