

**BEFORE
THE OHIO POWER SITING BOARD**

In the Matter of the Application of)	
Kingwood Solar I LLC for a Certificate)	Case No. 21-0117-EL-BGN
of Environmental Compatibility and)	
Public Need)	

**NOTICE OF RESPONSES TO DATA REQUESTS FROM
THE STAFF OF THE OHIO POWER SITING BOARD**

On April 16, 2021, Kingwood Solar I LLC (“Kingwood Solar”) filed an Application for a Certificate of Environmental Compatibility and Public Need with the Ohio Power Siting Board (the “Board”). On July 13, 2021, the Board’s Staff provided Kingwood Solar with Data Requests pertaining to Kingwood Solar’s Application. Attached to this notice are copies of Kingwood Solar’s responses, previously submitted to the Board’s Staff.

Respectfully submitted,

/s/ Nathaniel B. Morse
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Attorneys for Kingwood Solar I LLC

CERTIFICATE OF SERVICE

The Public Utilities Commission of Ohio's e-filing system will electronically serve notice of the filing of this document on the parties referenced on the service list of the docket card who have electronically subscribed to the case. In addition, the undersigned certifies that a courtesy copy of the foregoing document is also being sent via electronic mail on August 3, 2021 to:

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/s/ Nathaniel B. Morse
Nathaniel B. Morse

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**KINGWOOD SOLAR’S JULY 28, 2021 RESPONSES
TO STAFF’S JULY 13, 2021 DATA REQUESTS**

- 1. Staff is concerned that this project is proposed in a more densely populated area than other projects that have been proposed to the Board. Please describe the Applicant’s best management practices regarding setbacks and aesthetic mitigation for non-participating residents.***

The Applicant has taken a number of steps to mitigate the aesthetic impacts of the Kingwood Solar Project (the “Project”) on non-participating residents. First, the Applicant is designing the Project to retain as much existing vegetation and forested areas as practicable. The total potential tree clearing for the Project is not expected to exceed 25 acres. Second, the Applicant has proposed varying degrees of visual mitigation. The levels of mitigation include multiple options of natural landscape vegetation, which will provide a visual buffer of natural vegetation between the Project and the viewer. This is shown in more detail in the Landscape Plan included as Attachment C to Appendix Q of the Application. Third, the Applicant has committed to using a wooden pole and woven-wire fence (or “deer fence”), instead of a chain-link and barbed-wire fence, to better match the agricultural nature of the Project area. Last, the Applicant, as explained in the Application, has committed to a minimum 25-foot project setback from all non-participating property lines, with an additional 20 feet between the Project boundary and equipment.

- 2. Other solar farm developers have proposed 300-foot setbacks from solar panels and related equipment from non-participating residences. Is the Applicant willing to commit to these setbacks? If not, what setback does the Applicant consider to be reasonable and why?***

As explained in the Application, the Applicant has committed to a minimum 25-foot project setback from all non-participating property lines to the Project fence line, with an additional 20-foot setback between the fence and the Project equipment. The Applicant is willing to engage in discussions on enhanced setbacks and would expect those discussions to take place in regards to any stipulation on the certificate conditions.

- 3. Is the applicant willing to commit to any of the following as mitigation for impacts to non-participating residences adjacent to the project (if no, please specify why)?***
- enhanced vegetative screening efforts (please specify)***
 - enhanced setbacks for non-participating residences surrounded on multiple sides***
 - property value guarantees or compensation***

As shown on the Landscape Plan in Figure 8 of Attachment C to Appendix Q of the Application, the Applicant has already proposed enhanced vegetative screening for many non-participating landowners. As to property values, the Applicant provided a Property Value Impact Study in Appendix F to the Application. That study reviewed property value data corresponding to eleven different solar projects in the United States and concluded that “no consistent negative impact has occurred to adjacent property that could be attributed to proximity to the adjacent solar farm.” Lastly, any commitments by the Applicant to provide mitigation beyond the mitigation measures proposed in the Application would be an appropriate topic for any discussions on a stipulation of the certificate conditions.

4. Provide a table listing structures, including participation status, within 500 feet of any aboveground project components.

Table DR3-4 outlines those structures, by type, participation status, and individual distance, within 500 feet of the Project Area boundary. Not taking into account the minimum 25-foot setback from all adjacent property lines, this conservatively represents the maximum extent of any aboveground project components.

5. Provide a large-scale aerial map that depicts all inhabited nonparticipating residential dwellings adjacent to the project area that have a direct, unobstructed line-of-sight view to the project boundaries.

See attached Figure DR3-5-1 for non-participating residential dwellings adjacent to the Project Area that have an unobstructed line-of-sight to the Project Area boundary.

**TABLE DR3-4
STRUCTURES WITHIN 500 FEET**

Structure Type	Distance from Project Area (feet)*	Participation Status
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Transmission Tower	0	N/A
Barn	0	Participating
Shed	8	Non-Participating
Barn	17	Non-Participating
Shed	19	Non-Participating
Shed	23	Non-Participating
Transmission Tower	26	N/A
Silo	28	Participating
House	28	Participating
Barn	29	Non-Participating
Transmission Tower	30	N/A
House	32	Non-Participating
Transmission Tower	35	N/A
Shed	37	Non-Participating
Barn	39	Non-Participating
Transmission Tower	40	N/A
Barn	42	Non-Participating
Shed	46	Participating
Silo	47	Participating
Garage	52	Participating
House	53	Non-Participating
Barn	57	Participating
Barn	58	Non-Participating
Shed	58	Non-Participating
Barn	63	Non-Participating
Garage	63	Non-Participating
House	70	Non-Participating
Transmission Tower	70	N/A
Barn	70	Non-Participating
Shed	74	Non-Participating

Structure Type	Distance from Project Area (feet)*	Participation Status
House	75	Non-Participating
Garage	77	Non-Participating
Silo	77	Participating
Silo	78	Participating
House	78	Participating
House	78	Participating
Silo	80	Participating
House	81	Participating
House	81	Participating
Barn	82	Non-Participating
Silo	82	Participating
Barn	83	Non-Participating
Garage	83	Non-Participating
Barn	83	Participating
House	84	Non-Participating
Barn	85	Participating
Barn	86	Participating
Shed	87	Non-Participating
House	87	Non-Participating
Barn	90	Participating
House	91	Non-Participating
Shed	92	Participating
Silo	93	Non-Participating
Barn	96	Non-Participating
House	96	Non-Participating
House	96	Non-Participating
Shed	96	Participating
Barn	98	Non-Participating
Shed	100	Non-Participating
House	101	Non-Participating
House	103	Non-Participating
Barn	103	Non-Participating
House	104	Non-Participating
House	104	Non-Participating
House	105	Participating
Barn	108	Participating
House	109	Non-Participating
Barn	110	Participating
Silo	110	Participating
House	111	Non-Participating
Shed	112	Participating
Barn	113	Participating
House	114	Non-Participating
Shed	114	Non-Participating
Barn	114	Participating
Shed	115	Non-Participating
Silo	115	Participating
Shed	117	Non-Participating
Barn	118	Non-Participating
Barn	119	Participating
Garage	120	Non-Participating
Barn	121	Non-Participating

Structure Type	Distance from Project Area (feet)*	Participation Status
House	122	Participating
Barn	124	Participating
Barn	125	Non-Participating
Shed	127	Participating
House	127	Participating
House	128	Non-Participating
Barn	133	Non-Participating
Barn	133	Non-Participating
House	136	Participating
Garage	139	Non-Participating
Barn	140	Non-Participating
House	142	Non-Participating
House	142	Non-Participating
House	143	Non-Participating
Shed	144	Non-Participating
Transmission Tower	144	N/A
House	146	Non-Participating
Barn	146	Non-Participating
Garage	149	Non-Participating
House	155	Non-Participating
Shed	155	Participating
Silo	157	Participating
House	160	Non-Participating
House	162	Non-Participating
Barn	162	Non-Participating
House	163	Non-Participating
Shed	167	Non-Participating
Barn	167	Non-Participating
Silo	169	Non-Participating
House	170	Non-Participating
House	171	Non-Participating
House	172	Non-Participating
Shed	173	Non-Participating
Barn	173	Non-Participating
Garage	174	Non-Participating
Barn	175	Participating
Shed	178	Participating
House	179	Non-Participating
Gazebo	179	Non-Participating
House	179	Non-Participating
Silo	180	Participating
House	182	Non-Participating
Barn	182	Non-Participating
Shed	184	Non-Participating
Transmission Tower	185	N/A
Barn	185	Participating
Shed	187	Participating
Barn	187	Non-Participating
House	190	Non-Participating
House	190	Non-Participating
Shed	191	Non-Participating
Garage	192	Non-Participating

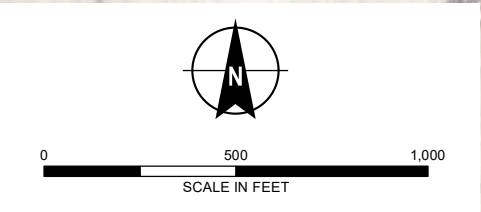
Structure Type	Distance from Project Area (feet)*	Participation Status
House	192	Non-Participating
Transmission Tower	201	N/A
House	203	Non-Participating
Shed	203	Non-Participating
Barn	203	Non-Participating
House	206	Non-Participating
Barn	207	Participating
Shed	207	Non-Participating
Silo	211	Participating
House	214	Participating
House	215	Non-Participating
House	216	Non-Participating
Shed	219	Non-Participating
Barn	220	Non-Participating
House	223	Non-Participating
House	226	Non-Participating
Barn	228	Non-Participating
Shed	228	Non-Participating
Garage	230	Non-Participating
Barn	230	Non-Participating
4-H Camp Clifton	231	Non-Participating
Garage	236	Non-Participating
Barn	236	Participating
Barn	236	Non-Participating
House	238	Non-Participating
Barn	239	participating
Transmission Tower	244	N/A
Barn	244	Non-Participating
House	247	Non-Participating
Barn	247	Non-Participating
Transmission Tower	250	N/A
House	251	Non-Participating
House	251	Non-Participating
Barn	253	Participating
Shed	258	Non-Participating
Silo	260	Non-Participating
House	264	Non-Participating
Transmission Tower	264	N/A
House	264	Non-Participating
Transmission Tower	265	N/A
House	266	Non-Participating
House	267	Participating
Barn	271	Non-Participating
Transmission Tower	275	N/A
House	275	Non-Participating
House	275	Participating
Transmission Tower	276	N/A
Barn	278	Non-Participating
Shed	278	Non-Participating
House	282	Non-Participating
Shed	286	Non-Participating
House	288	Non-Participating

Structure Type	Distance from Project Area (feet)*	Participation Status
4-H Camp	289	Non-Participating
House	289	Non-Participating
Barn	292	Non-Participating
Silo	292	Non-Participating
Garage	292	Non-Participating
Silo	295	Non-Participating
Barn	295	Non-Participating
Barn	297	Non-Participating
Barn	298	Participating
Shed	299	Participating
House	303	Non-Participating
Garage	304	Non-Participating
Barn	306	Non-Participating
Shed	306	Non-Participating
Barn	306	Participating
House	308	Non-Participating
Barn	310	Non-Participating
House	312	Non-Participating
Transmission Tower	312	N/A
House	313	Non-Participating
Silo	315	Non-Participating
House	315	Non-Participating
Shed	317	Non-Participating
House	317	Non-Participating
Barn	319	Non-Participating
House	319	Non-Participating
Barn	324	Non-Participating
Barn	328	Non-Participating
Silo	334	Non-Participating
Barn	335	Non-Participating
Silo	336	Non-Participating
Barn	338	Non-Participating
Shed	340	Non-Participating
House	341	Non-Participating
Barn	343	Non-Participating
House	345	Non-Participating
Shed	346	Non-Participating
Barn	349	Non-Participating
Garage	353	Non-Participating
Barn	362	Non-Participating
Garage	362	Non-Participating
House	367	Non-Participating
Silo	368	Participating
Silo	369	Non-Participating
House	370	Non-Participating
Garage	370	Non-Participating
Barn	372	Non-Participating
House	373	Non-Participating
Garage	373	Non-Participating
Shed	373	Non-Participating
Garage	374	Non-Participating
Silo	376	Non-Participating

Structure Type	Distance from Project Area (feet)*	Participation Status
Barn	376	Non-Participating
House	377	Participating
House	377	Non-Participating
House	383	Non-Participating
Silo	389	Non-Participating
Garage	390	Non-Participating
Silo	390	Participating
House	396	Non-Participating
Silo	396	Participating
Barn	397	Non-Participating
Silo	401	Participating
Barn	402	Non-Participating
Barn	407	Non-Participating
Barn	407	Participating
Shed	407	Participating
Barn	407	Participating
Silo	408	Non-Participating
Silo	410	Non-Participating
Silo	411	Non-Participating
House	413	Non-Participating
Barn	416	Non-Participating
Barn	421	Non-Participating
House	429	Participating
4-H Camp	436	Non-Participating
Barn	439	Non-Participating
Barn	441	Non-Participating
Barn	445	Non-Participating
Garage	446	Non-Participating
House	447	Non-Participating
Barn	448	Non-Participating
Silo	449	Non-Participating
House	451	Non-Participating
House	457	Non-Participating
Barn	458	Non-Participating
Barn	468	Non-Participating
House	468	Non-Participating
Barn	469	Non-Participating
House	482	Non-Participating
Barn	483	Non-Participating
Barn	484	Non-Participating
Shed	485	Non-Participating
Shed	486	Non-Participating
Shed	488	Participating
House	489	Non-Participating
House	489	Non-Participating
Barn	494	Non-Participating

*Distance is measured from the approximate centroid of the structure

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LEGEND

HOUSE WITH UNOBSTRUCTED LINE-OF-SIGHT
 POTENTIAL FENCELINE
 POTENTIAL SOLAR ARRAY
 POTENTIAL TRANSFORMER PAD
 SUBSTATION

LANDSCAPE PLAN
 LIGHT SCREENING
 MEDIUM SCREENING
 TALL SCREENING
 ROAD
 PROJECT AREA

COUNTY BOUNDARY

NOTES
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ROADS DATA SOURCE: OHIO DEPARTMENT OF TRANSPORTATION (ODOT)
3. COUNTY BOUNDARY DATA SOURCE: OHIO DEPARTMENT OF TRANSPORTATION (ODOT)
4. AERIAL IMAGERY SOURCE: GREEN COUNTY, OHIO, 2020

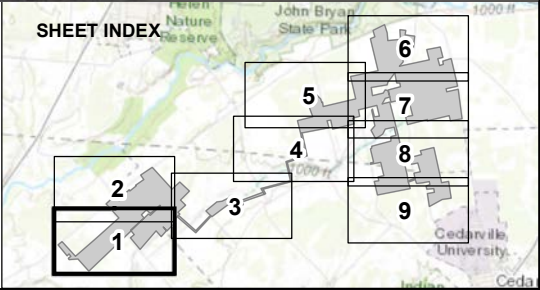
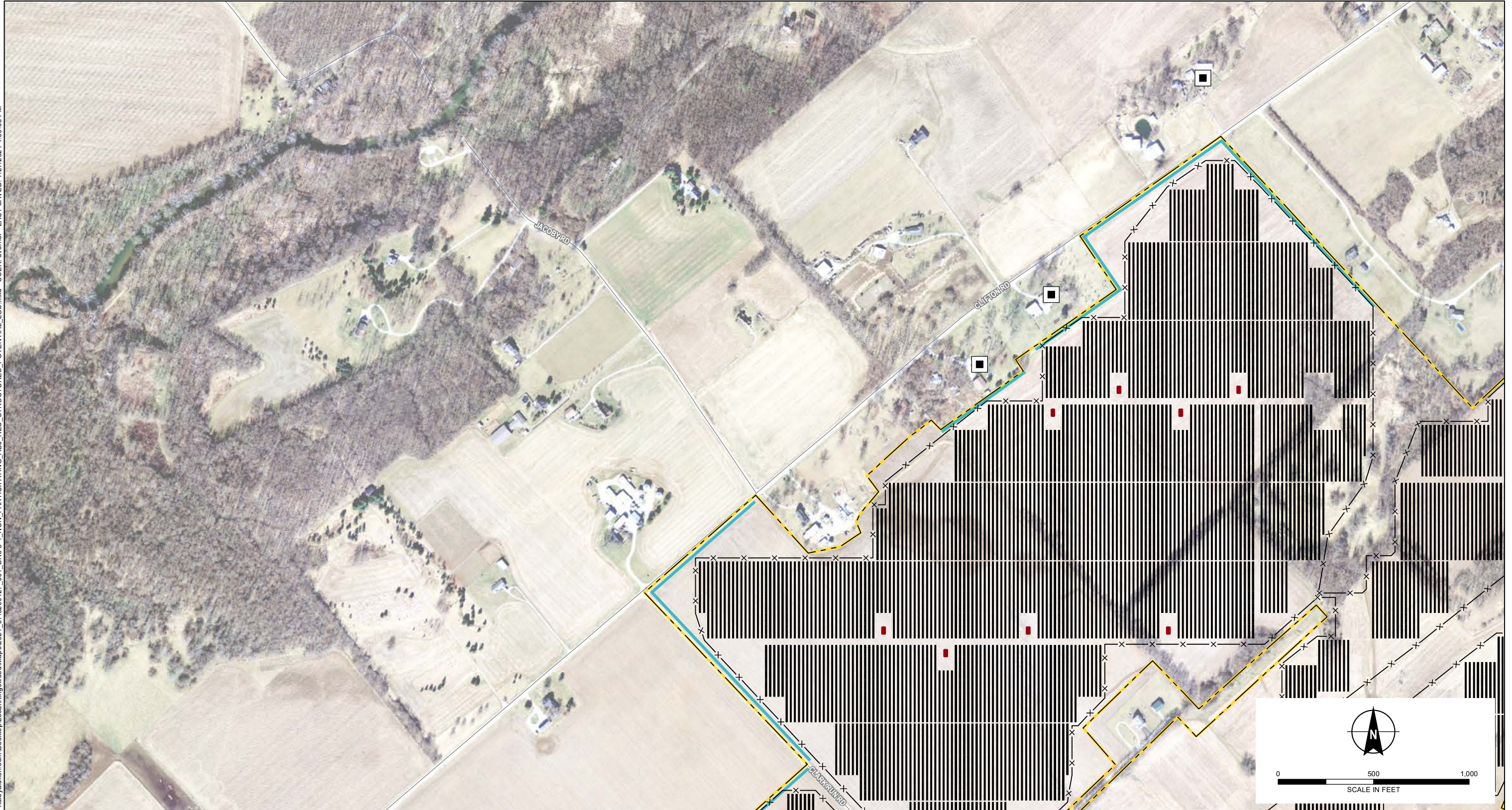


Figure DR3-5-1
Non-Participating Adjacent
Residential Structures with
Unobstructed Direct Line-of-Sight

Sheet 1 of 9
Kingwood Solar
Greene County, Ohio

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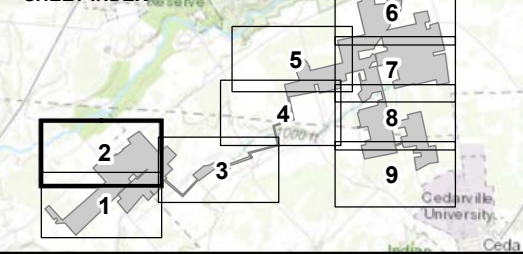
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|---------------------------------------|-----------------------|-----------------|
| HOUSE WITH UNOBSTRUCTED LINE-OF-SIGHT | LANDSCAPE PLAN | COUNTY BOUNDARY |
| POTENTIAL FENCELINE | LIGHT SCREENING | |
| POTENTIAL SOLAR ARRAY | MEDIUM SCREENING | |
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| | PROJECT AREA | |

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**Figure DR3-5-1
Non-Participating Adjacent
Residential Structures with
Unobstructed Direct Line-of-Sight**

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Kingwood Solar
Greene County, Ohio

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LEGEND

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HOUSE WITH UNOBSTRUCTED LINE-OF-SIGHT

—x—

POTENTIAL FENCELINE

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POTENTIAL SOLAR ARRAY

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POTENTIAL TRANSFORMER PAD

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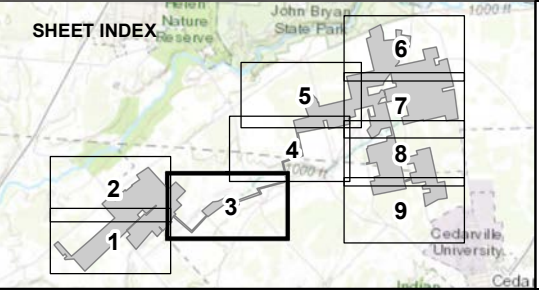


Figure DR3-5-1
Non-Participating Adjacent
Residential Structures with
Unobstructed Direct Line-of-Sight

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Kingwood Solar
Greene County, Ohio



LEGEND

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HOUSE WITH UNOBSTRUCTED LINE-OF-SIGHT

—x—

POTENTIAL FENCELINE

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POTENTIAL SOLAR ARRAY

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POTENTIAL TRANSFORMER PAD

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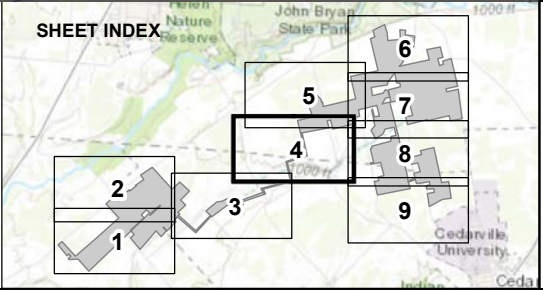
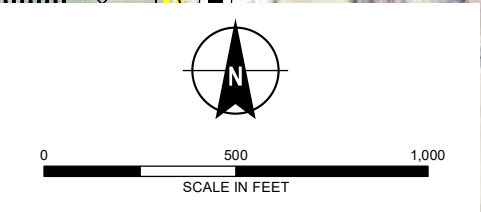


Figure DR3-5-1
Non-Participating Adjacent
Residential Structures with
Unobstructed Direct Line-of-Sight

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Kingwood Solar
Greene County, Ohio



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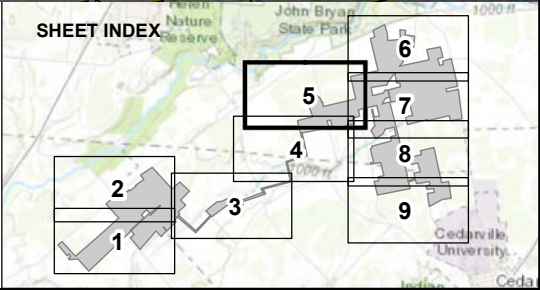


Figure DR3-5-1
Non-Participating Adjacent
Residential Structures with
Unobstructed Direct Line-of-Sight

Sheet 5 of 9
Kingwood Solar
Greene County, Ohio

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Figure DR3-5-1
Non-Participating Adjacent
Residential Structures with
Unobstructed Direct Line-of-Sight

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Kingwood Solar
Greene County, Ohio

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LEGEND

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HOUSE WITH UNOBSTRUCTED LINE-OF-SIGHT

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POTENTIAL FENCELINE

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POTENTIAL SOLAR ARRAY

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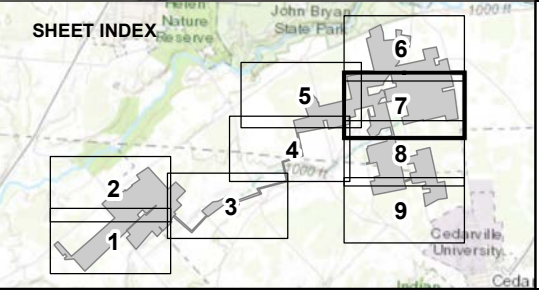


Figure DR3-5-1

Non-Participating Adjacent Residential Structures with Unobstructed Direct Line-of-Sight

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Kingwood Solar
Greene County, Ohio

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LEGEND

HOUSE WITH UNOBSTRUCTED LINE-OF-SIGHT

POTENTIAL FENCELINE

POTENTIAL SOLAR ARRAY

POTENTIAL TRANSFORMER PAD

SUBSTATION

LANDSCAPE PLAN

LIGHT SCREENING

MEDIUM SCREENING

TALL SCREENING

ROAD

PROJECT AREA

COUNTY BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.

2. ROADS DATA SOURCE: OHIO DEPARTMENT OF TRANSPORTATION (ODOT)

3. COUNTY BOUNDARY DATA SOURCE: OHIO DEPARTMENT OF TRANSPORTATION (ODOT)

4. AERIAL IMAGERY SOURCE: GREEN COUNTY, OHIO, 2020

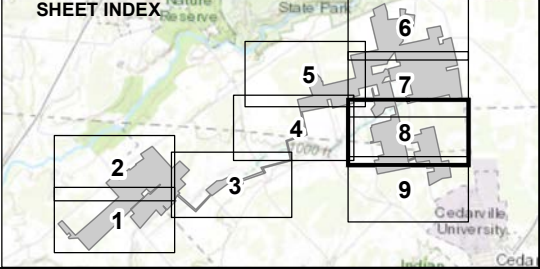
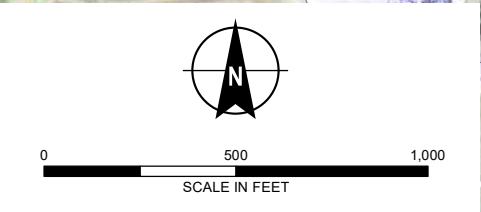


Figure DR3-5-1
Non-Participating Adjacent
Residential Structures with
Unobstructed Direct Line-of-Sight

Sheet 8 of 9

Kingwood Solar
Greene County, Ohio

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LEGEND

HOUSE WITH UNOBSTRUCTED LINE-OF-SIGHT

—x—

POTENTIAL FENCELINE

—

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HALEYALDRICH

Figure DR3-5-1

Non-Participating Adjacent Residential Structures with Unobstructed Direct Line-of-Sight

Sheet 9 of 9

Kingwood Solar

Greene County, Ohio

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in

Case No(s). 21-0117-EL-BGN

Summary: Notice of Responses to Third Set of Data Requests from the Staff of the Ohio Power Siting Board electronically filed by Nathaniel Morse on behalf of Kingwood Solar I LLC