# MEMORANDUM OF UNDERSTANDING BETWEEN THE OHIO STATE HISTORIC PRESERVATION OFFICE AND SYCAMORE CREEK SOLAR, LLC REGARDING THE SYCAMORE CREEK SOLAR ENERGY PROJECT IN CRAWFORD COUNTY, OHIO

WHEREAS, on February 12, 2021 Sycamore Creek Solar, LLC ("Sycamore Creek Solar") submitted an application for a Certificate of Environmental Compatibility and Public Need in Case No. 20-1762-EL-BGN ("Certificate") to the Ohio Power Siting Board ("OPSB"), and intends to operate the Sycamore Creek Solar Energy Project ("Project"), an up to 117 MW solar-powered electric generating facility to be located in Cranberry Township in Crawford County, Ohio.

**WHEREAS**, a Phase I Archaeological Reconnaissance Survey and Report and a Phase 1 History Architecture Reconnaissance Survey and Report were completed (collectively, the "Reports");

WHEREAS, Sycamore Creek Solar and the Ohio State Historic Preservation Office ("SHPO") established an Area of Potential Effects ("APE") for the Survey to include the area of potential ground disturbance and any property that may be physically altered or destroyed by the Project, as well as a visual radius around the Project for visual impacts; and

WHEREAS the Reports identified cultural resources of archaeological or architectural significance;

**WHEREAS**, the archaeological sites 33CR1224 and 33CR1252 were identified within the boundaries of the Project and determined through SHPO consultation to be potentially eligible for the NRHP;

WHEREAS, three architectural resources were identified within the visual APE of the Project through the Survey (Ohio Historic Inventory Ref. Nos. CRA0013704, CRA0077404, and CRA0076704), which have been determined as individually eligible for listing in the National Register of Historic Places ("NRHP");

**WHEREAS**, one of the three resources were preliminarily identified in the Phase 1 History Architecture Reconnaissance Survey and Report as having potential indirect adverse effects due to visual impacts from the Project (Ohio Historic Inventory Ref. No. CRA0077404);

WHEREAS, adverse impacts from the Project are not anticipated to resources CRA0013704 and CRA0076704 due to their distance from the Project, existing vegetation in the direct vicinity of these resources that assist with screening, existing vegetation at greater distances from the resources that help to obscure portions of the Project's aboveground infrastructure from view, and the continued traditional agricultural use of the surrounding landscape;

**WHEREAS**, Sycamore Creek Solar utilized its currently proposed Landscape Mitigation Plan as submitted in their application to the OPSB to address visual impacts to resource CRA0077404 from the Project and propose strategies to mitigate adverse impacts, a copy of which is attached as **Exhibit A**;

WHEREAS, Effects and Mitigation Measures for the foregoing resources have been identified as **Exhibit B**.

**NOW, THEREFORE,** the SHPO and Sycamore Creek Solar agree in this Memorandum of Understanding ("MOU") as follows:

#### I. RECITALS

The recitals set forth above are incorporated into and are made a part of this MOU.

#### II. STIPULATIONS

- A. The SHPO agrees that the provisions of **Exhibit A** specific to the foregoing identified resources the associated resource specific mitigation measures adequately address the impacts to the resources identified in the recitals to this MOU.
- B. The SHPO and Sycamore Creek Solar agree that if the Project is constructed, the Project shall be implemented in accordance with the following stipulations to account for the effect of the Project on historic resources.
  - Sycamore Creek Solar will avoid ground disturbance in the designated avoidance areas for archaeological sites 33CR1224 and 33CR1252 (Exhibit B). Construction fencing will be placed within the 25-foot buffer of these resources, near the buffer edge, prior to construction to physically demarcate the area from construction personnel, indicating avoidance. This fencing will be maintained in good condition throughout the duration of construction. Sycamore Creek Solar may revise the components of Exhibit B upon development of the Project's final facility layout without affecting the protection measures of these resources.
  - 2. Subject to paragraph 3 below, Sycamore Creek Solar will implement a project-specific Landscape Mitigation Plan to mitigate for adverse effects.
  - Sycamore Creek Solar may revise the Landscape Mitigation Plan upon development of the Project's final facility layout subject to the following conditions:
    - a. National Grid shall maintain agreed upon vegetative screening for one architectural resource (Ohio Historic Inventory Ref. No. CRA0077404) for the life of the facility as defined in this agreement document, and shall replace any failed plantings so that, after five years, at least 90 percent of the vegetation has survived. National Grid shall maintain all perimeter project fencing in proximity to that resource for the term of the Project and shall promptly repair any damage as needed. Lighting will be down lit, and switch and motion activated to the extent practicable.
    - b. Changes to the Landscape Mitigation Plan that do not impact views to the resources identified in paragraph (a) above are not subject to SHPO review.
    - c. Any reduction in screening between aboveground project components and the resources identified in paragraph (a) above shall not occur unless an amendment to this MOU is executed pursuant to Section IV of this MOU.

#### III. POST-REVIEW DISCOVERIES

- 1. In the event that Sycamore Creek Solar discovers a previously unidentified site within the APE that may be eligible for listing in the NRHP that would be affected by the Project, Sycamore Creek Solar shall promptly stop work in the immediate area of the unidentified site and notify the SHPO within 48 hours of the discovery. If Sycamore Creek Solar and SHPO concur that the discovered resource is eligible for listing in the NRHP, Sycamore Creek Solar will consult with the SHPO to evaluate measures that will avoid, minimize, and/or mitigate adverse effects. Upon agreement between Sycamore Creek Solar and SHPO regarding such measures, Sycamore Creek Solar shall implement the measures and notify the OPSB through its Staff of the implementation of the measures.
- If Sycamore Creek Solar discovers any human or burial remains during implementation of the Project, Sycamore Creek Solar shall cease work immediately in the surrounding area, notify the SHPO and the OPSB's Staff and adhere to applicable state and federal laws regarding the treatment of human or burial remains.

#### IV. AMENDMENTS

This MOU may be amended upon the written agreement of the SHPO and Sycamore Creek Solar. The amendment will be effective on the date a copy is signed by all parties unless otherwise stated and agreed to in the amendment.

#### V. TERMINATION

If Sycamore Creek Solar determines that the terms of this MOU will not or cannot be carried out, they shall immediately consult with the SHPO to attempt to develop an amendment per Section IV of this MOU. If terms of an amendment cannot be reached within thirty days, the MOU may be terminated upon written notification to the SHPO.

Should the OPSB deny Sycamore Creek Solar's application for a Certificate and such order of the OPSB becomes final and non-appealable, then either party may terminate this MOU at its discretion by providing written notice to the other party.

#### VI. DURATION

This MOU is effective upon its execution by both the SHPO and Sycamore Creek Solar and shall remain in effect leading up to and upon receipt of a Certificate issued by the OPSB to Sycamore Creek Solar or any subsequent transferee. Thereafter, this MOU shall remain in effect until expiration of the Certificate.

#### VII. EXECUTION IN COUNTERPARTS

This MOU may be executed in counterparts, with a separate page for each signatory, each of which shall constitute an original, and all of which shall constitute one and the same agreement.

#### **Ohio History Connection State Historic Preservation Office**

Diana Welling

Digitally signed by Diana Welling

Dist cn-Diana Welling, on-Ohio History Connection,
our-State History Preservation Office,
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Date 2011.06.03 12:5521 - 10400\*

6/3/2021 Date

Diana Welling, Department Head & Deputy State Historic Preservation Officer for Resource Protection & Review

#### Contact:

800 East 17th Avenue Columbus, OH 43215 614-298-2000 dwelling@ohiohistory.org

#### Sycamore Creek Solar, LLC

Il lay lat

5/28/2021

Melissa Schmit, Director, Permitting Authorized Signatory Sycamore Creek Solar, LLC Date

#### Contact:

8400 Normandale Lake Blvd Suite 1200, Bloomington, MN 55437

melissa@nationalgridrenewables.com

## Exhibit A

Revised Landscape Mitigation Plan

# SYCAMORE CREEK SOLAR LANDSCAPE MITIGATION PLAN



## **TABLE OF CONTENTS**

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#### **SECTION 1: INTRODUCTION**

Sycamore Creek Solar is proposing a 117 MW solar energy facility spanning approximately 917 acres of land (Project Area) in Cranberry Township in Crawford County, Ohio. Sycamore Creek Solar, in consultation with Environmental Design and Research, Landscape Architecture, Engineering & Environmental Service, D.P.C. (EDR), has developed this conceptual mitigation plan which proposes potential vegetative mitigation options or modules to be used in specific locations around and adjacent to the proposed Project. These conceptual planting modules are designed to utilize native plant material which is intended to compliment the existing vegetation within and adjacent to the Project Area. The recommended planting modules are not intended to provide complete screening of the Project. Rather, the mitigation is intended to provide intermittent screening and softening of the view while providing ecological benefits through the creation of foraging and habitat areas for local wildlife. The landscape mitigation plan outlined in this report represents a preliminary concept with the main goal of reducing the potential visual impacts to resources adjacent to the Project Area. This approach of utilizing plant material has shown to be successful and has become the preferred methodology for solar facility mitigation.

Another key component to developing a successful mitigation plan is to retain existing plant material wherever possible. Not only does this provide immediate screening for facility components but also has the added benefit of allowing new vegetation to blend more seamlessly with existing vegetation, increasing the likelihood for successful integration of the facility. Without the retention of existing plant material, facility components and even new vegetation would have a much stronger visual contrast, producing a less successful result. Wherever feasible, retention of this plant material, particularly near sensitive areas such as property lines and along public roads, will help to preserve and/or enhance the character of the surrounding context.

Taking these two key components into consideration, the landscape mitigation plan included herein responds visually, climatically, and ecologically to the specific site conditions found around the Sycamore Creek Solar facility.

#### **SECTION 2: DESIGN METHODOLOGY**

The vegetative mitigation is designed with the intent of softening the hard edges often introduced by solar arrays and the associated security fence. Depending on the location and distance of resources adjacent to the Project, varying plant types and densities will be proposed on the Project Area in order to provide an appropriate level of mitigation. For example, a residence with views focused directly into the Project Area may receive a more dense planting module than a local road where only fleeting views of the Project may be available. As such, this plan considers three preliminary planting modules which vary in density and plant material. The modules were developed utilizing the following strategies:

- Analysis of the landscape character and climatic conditions.
- Research of regional flora common to the surrounding area.
- Retain existing long-distance views where possible.
- Reduce visual contrast to the greatest extent practicable.
- Implement a native plant scheme to assimilate the facility into its surroundings as well as provide ecological benefit.

#### VISUAL SCREENING

Selecting the appropriate visual barrier is dependent on the context of the surroundings. While an opaque fence may be well suited to an urban setting, it would not fit in a rural landscape. Landforms such as berms are well suited to suburban settings where the movement of agricultural soil is less of a concern and the setting may already include landforms such as detention basins or berms. Vegetative buffers, on the other hand, have precedent in agricultural landscapes and would not appear out of place in most instances. The use of vegetation mimics the existing farm field hedgerow borders while obscuring/screening the contrast of the solar facility.

#### **NATIVE PLANT MATERIALS**

Selecting plant materials native to a specific site or region provides the opportunity for the greatest success. These species are best suited for their site-specific climate, will require minimal maintenance and will have the greatest likelihood to thrive. Planting native species allow the facility to become more quickly integrated into its surrounding vegetation, while providing habitat, food, and shelter for other native species of insects, birds, and wildlife.

Using seed mixes of various native grasses are an effective method to introduce biodiversity to a site in a way that compliments the existing landscape. Creating habitat for insects, birds, butterflies and bees provides an ecological benefit to the surrounding monoculture of agricultural crops. These plantings provide cover, food, breeding and feeding grounds for a variety of species. In addition to the ecological benefits, these areas help to soften the views of solar facilities during the growing season while maintaining open views and vistas. Herbaceous plantings help stabilize soils and filter runoff, especially in roadside conditions. These native grasses can provide visual interest both while in bloom and when left to stand over winter.

#### **SECTION 3: PLANT MATERIAL SELECTION & MAINTENANCE**

Existing vegetation mainly consists of agricultural crops within and adjacent to the Project Area. However, these expansive agricultural fields are often divided by thin hedgerows, wood lots, and stream channels lined with a vegetative buffer. Where appropriate, these existing vegetative stands should inform the general plant material selection for the proposed mitigation plan. This strategy largely relies on the theory that the success of existing native species in the area serves as an indicator that conditions may be suitable for newly installed plants of the same species.

#### **PLANT MATERIAL MAINTENANCE**

The plant material outlined in this report has been selected for its regional compatibility with the existing landscape, which should reduce the need for prolonged maintenance. However, given the large scale of the mitigation plan, Sycamore Creek Solar has developed a strategy to review the plant material after initial installation to ensure the intent of the mitigation plan is successful.

Sycamore Creek Solar will periodically evaluate the mitigation to determine whether the vegetative buffer is still accomplishing the goals outlined in this report. If the surviving vegetation accomplishes these goals, no further action will be taken. If the surviving vegetation is deemed insufficient, infill plantings will be recommended for installation. In the case of woody plant material, Sycamore Creek will inspect visual mitigation plantings to identify plant material that did not survive or appears unhealthy and needs to be replaced. Sycamore Creek Solar will remove and replace the unsuccessful woody plants as necessary.

Considering grasses and other herbaceous plant material, Sycamore Creek Solar will conduct periodic mowing to assist in the establishment and promote re-propagation.

#### POTENTIAL PLANT MATERIAL SELECTION FOR THE SYCAMORE CREEK SOLAR FACILITY



Page 6



Botanical Name	Common Name	Install Size (Height)	5-7 Year Size (Height)	Max. Mature Size (Height)	Use in Module 1	Use in Module 2	Use in Module 3	Use in Module 4
Aesculus glabra	Ohio Buckeye	10'	18′	40'		Х		
Carpinus caroliniana	American Hornbeam	10'	16′	35′			х	
Cephalanthus occidentalis	Buttonbush	3'	6′.	12'			х	Х
Cercis canadensis	Eastern Redbud	6'	12′	30'				Х
Cornus florida	Flowering Dogwood	6′	12′	30'		Х		
llex verticillata	Winterberry	6′	8′	12'		х	х	Х
Juniperus virginiana	Eastern Red Cedar	4'	14'	65'			х	Х
Liquidambar styraciflua	American Sweetgum	12'	24'	70′			х	
Morella pensylvanica	Northern Bayberry	3′	8′	10′	v <sub>e</sub>		х	
Ostrya virginiana	Eastern Hophornbeam	10′	16′	40'		Х	х	Х
Oxydendrum arboreum	Sourwood	11'	18′	50′	25			Х
Pinus strobus	Eastern White Pine	6'-7'	22'	80′			х	
Quercus coccinea	Scarlet Oak	14'	23′	70′			х	
Sambucus canadensis	Elderberry	2′	9'	12'				Х
Viburnum acerifolium	Mapleleaf Viburnum	2′	4.5′	6′			Х	Х
-	Pollinator Mix	Seed	3′	5′	х	Х	х	Х

## **SECTION 4**: PLANTING MODULES

#### **MODULES TYPE 1: POLLINATOR MIX**



Pollinator Seed Mix

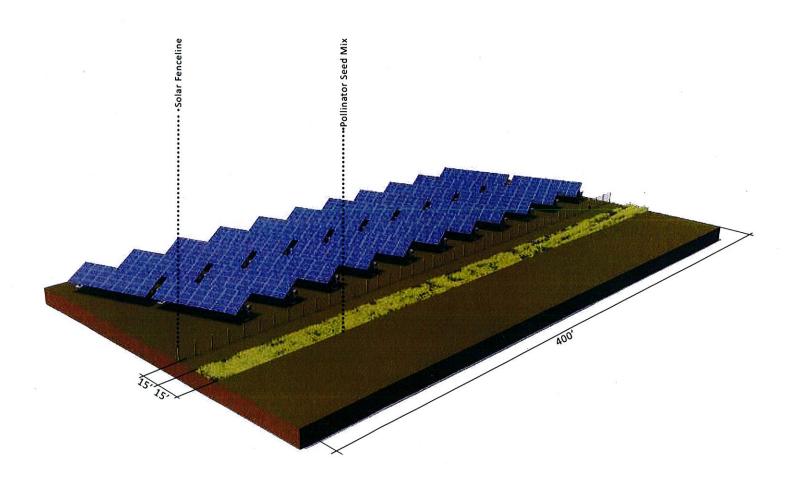
	SEED MIX TYPE 1 Y SEED MIX		
BOTANICAL NAME	COMMON NAME		
Bouteloua curtipendula	Sideoats grama		
Carex brevior	Short beak sedge		
Elymus trachycaulus	Slender wheat grass		
Festuca rubra ssp. rubra	Red fescue		
Festuca subverticillata	Nodding fescue		
Juncus tenuis	Path rush		
Poa compressa	Canada bluegrass		
Schizachyrium scoparium	Little bluestem		
Achillea millefolium	Yarrow		
Chamaecrista fasciculata	Partridge pea		
Geum canadense	White avens		
Monarda fistulosa	Wild bergamot		
Oligoneuron rigidum	Stiff goldenrod		
Rudbeckia hirta	Black-eyed Susan		
Solidago nemoralis	Old-field goldenrod		
Symphyotrichum ericoides	Heath aster		
Zizea aurea	Golden alexanders		

	R SEED MIX TYPE 2 SEED MIX
BOTANICAL NAME	COMMON NAME
Carex hystericina	Bottlebrush sedge
Carex Iurida	Shallow sedge
Carex vulpinoidea	Fox sedge
Elymus virginicus	Virginia wild rye
Leersia oryzoides	Rice cut grass
Muhlenbergia mexicana	Leafy satin grass
Poa palustris	Fowl bluegrass
Schizachyrium scoparium	Little bluestem
Scirpus atrovirens	Green bulrush
Anemone canadensis	Canada anemone
Euthamia graminifolia	Common grass-leaved goldenrod
Mimulus ringens	Allegheny monkeyflower
Verbena hastata	Blue vervain

#### **SECTION 4: PLANTING MODULES**

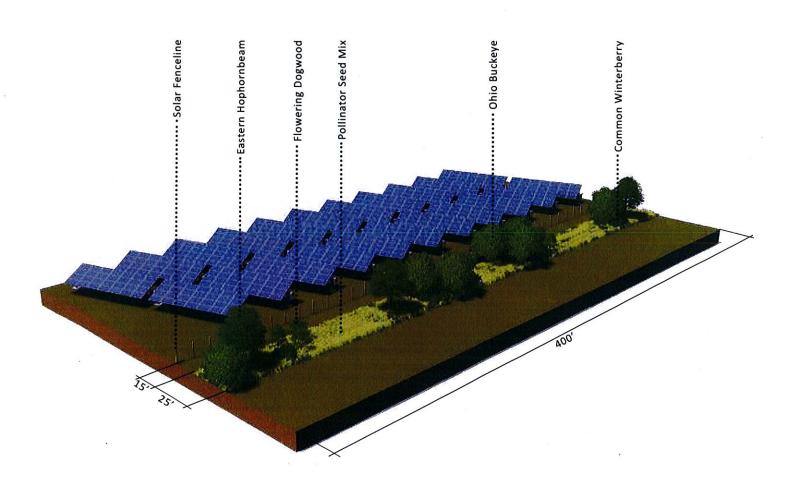
#### **MODULES TYPE 1: POLLINATOR HABITAT**

Module type 1 includes a grass seed mix. This module is intended to soften the edges of agricultural fields or low visibility areas with use of pollinator seed mix. The grass seed mix will provide seasonal color and texture interest as well as ecological benefits that did not previously exist on the Project Area. Additionally, a variety of potential seed mixes will be specified based on the expected soil composition in different areas of the Project Area to increase survivability and successful regeneration.



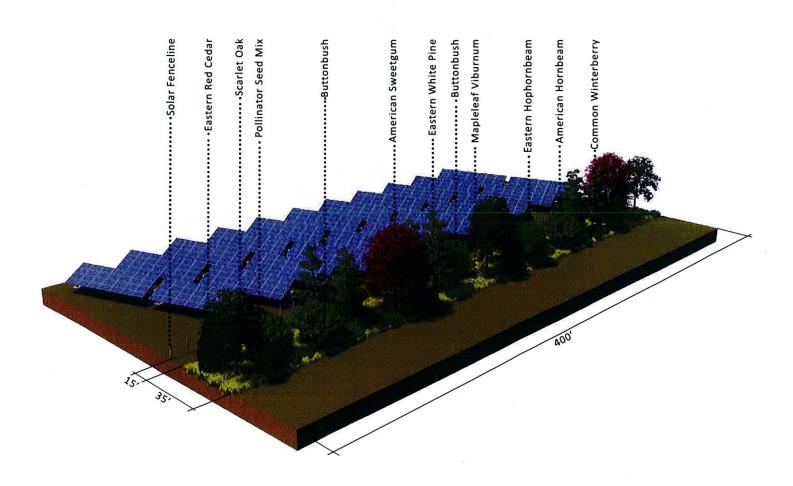
#### **MODULE TYPE 2: VERTICAL SOFTENING**

Module type 2 is used in areas with frequent viewers but without prolonged viewer duration. Consisting of shrub and trees of varying scale and form, Module 2 has the ability to visually break up the horizontal line resulting from the solar array, to provide partial screening and greater integration with the surrounding landscape. The low profile of the selected species allow for partial Project screening while maintaining long views and open sky over the top of the solar facility.



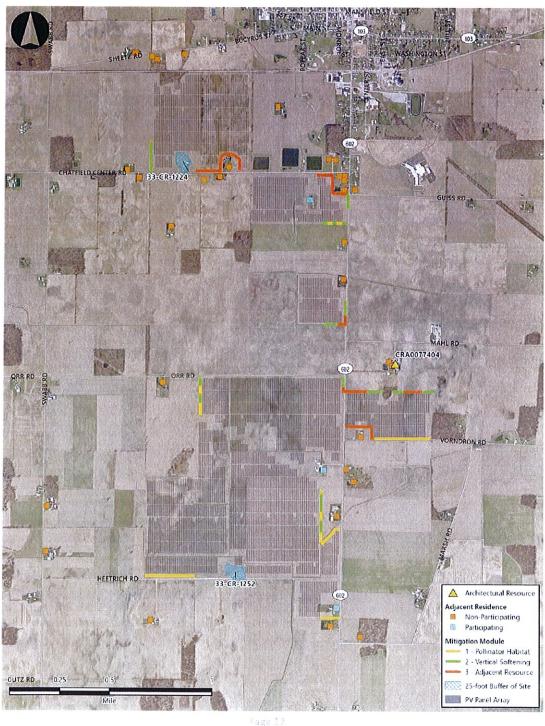
#### **MODULE TYPE 3: ADJACENT RESOURCE**

Module type 3 is designed to be used when the highest level of screening is desired, most notably where stationary adjacent uses could be impacted by the installation of facility components. The use of large shade trees, shrubs and the incorporation of evergreen material will provide significant screening during winter (leafoff) and summer (leaf-on) conditions. However, it is important to note that the intent of this module type is not to create a 100% opaque screen, rather a dynamic vegetative buffer that allows light to pass through and replicates the type and density of existing hedgerows found throughout the area.



#### SECTION 5: LOCATION OF PLANTING MODULES

Landscape Architects at EDR used desktop analysis to develop the following site plan illustrating the location of each of the modules described in Section 4. Locations were selected to match the proposed module with the anticipated degree of facility visibility and viewer sensitivity. This review determined which module type will be most fitting for specific portions of the facility, including seldom seen areas, adjacent to roadsides, hedgerows abutting neighbouring residences, and areas adjacent to residences that have little or no existing vegetative buffer.



#### **SECTION 6: CONCLUSION**

Mitigation of visual impacts is an important component of the development of a solar facility. The proposed mitigation plan serves to reduce or minimize the potential visual impacts associated with the facility to the extent practicable. The three preliminary design modules demonstrate potential mitigation options that could be incorporated into the project. In addition to the visual mitigation provided, the selection of native species further enhances ecological benefits through habitat creation and increased biodiversity.

It is anticipated the proposed mitigation will be effective in achieving the goals outlined in this plan. However, circumstances such as appropriate planting medium, the presence of utilities, availability of species at the time of procurement, and input from the project stakeholders (such as the adjacent landowners the screening is targeted for) may result in alterations or substitutions to the proposed materials.

### **Exhibit B**

Preliminary Site Plan — Archaeological Avoidance Areas and Plan Notes





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COVER SHEET

WAZZ TALL BEE (17-11 PLOTS ARENAL) SCALE, CALL WATER SMC-E-000-01



# SYCAMORE CREEK SOLAR

CRAWFORD COUNTY



STATE MAP

	Sheet List Table
Sheet Number	Sheet Title
SMC-E-000-01	COVER SHEET
SMC-E-500-03	OVERALL SOLAR ARRAY SITE PLAN
SMC-E-502-01	SOLAR ARRAY SITE PLAN
SMC-E-502-02	SOLAR ARRAY SITE PLAN
SMC-E-502-03	SOLAR ARRAY SITE PLAN
SMC-E-501-01	COLLECTOR SYSTEM SINGLE LINE DIAGRAM
SMC-E-522-01	UNDERGROUND CROSSING DETAILS
SMC-E-522-02	UNDERGROUND CROSSING DETAILS
SMC-E-530-01	SHOALS BLA HARNESS & TRUNK BUS CABLE SYSTEM
SMC-E-200-01	SUBSTATION SINGLE LINE DIAGRAM
SMC-E-200-02	SUBSTATION DEVICE LEGEND
SMC-E-210-01	SUBSTATION EQUIPMENT GENERAL ARRANGEMENT
SMC-E-211-01	SUBSTATION EQUIPMENT SECTION A-A & SECTION B-B
SMC-E-211-02	SUBSTATION EQUIPMENT SECTION C-C & SECTION D-D





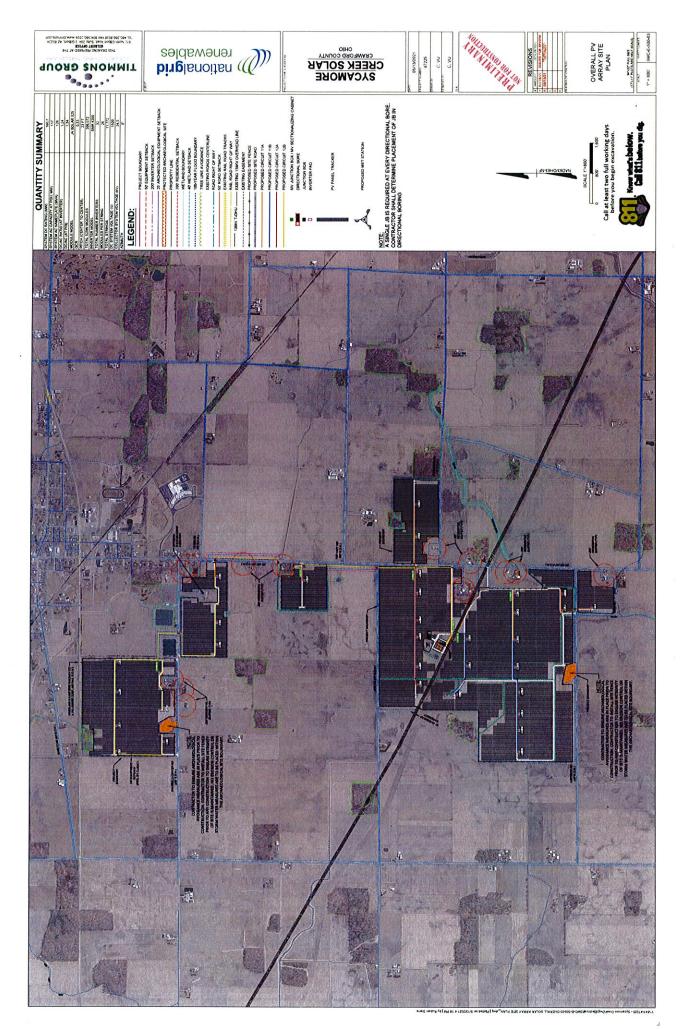
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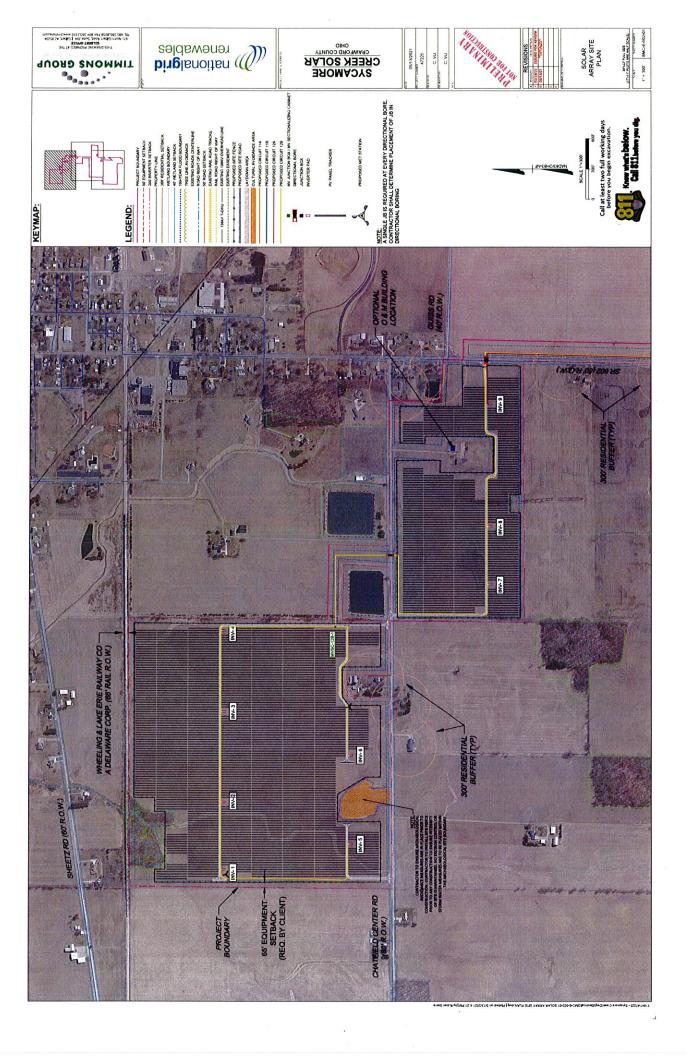
TIMMONS GROUP 971 NORTH GILBERT ROAD, SUITE 204 TELEPHONE: (480) 386-8058 WWW.TIMMONS.COM GILBERT, AZ 85234

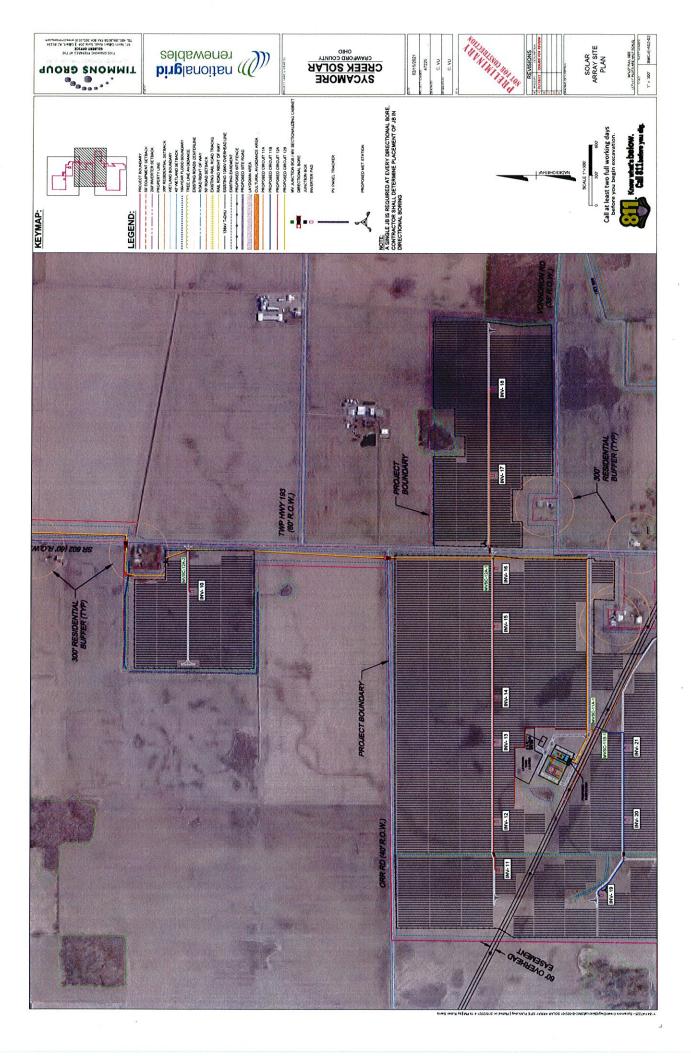


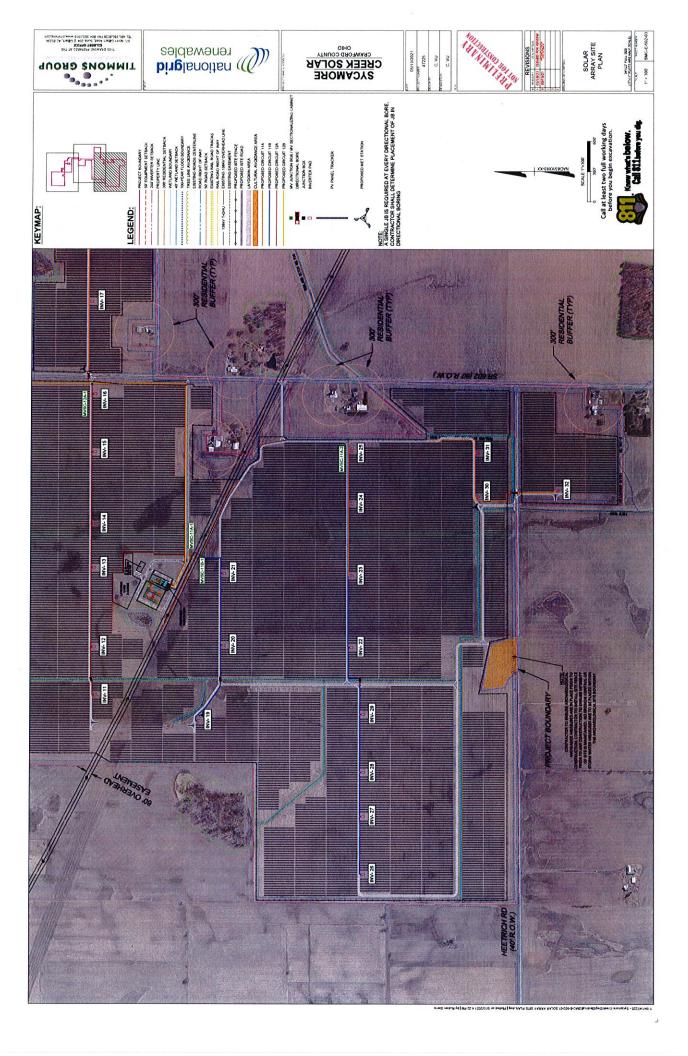
OWNER:
NATIONALGRID RENEWABLES
8400 NORMANDALE LAKE BLVD. SUITE 1200
BLOOMINGTON, MN 55437

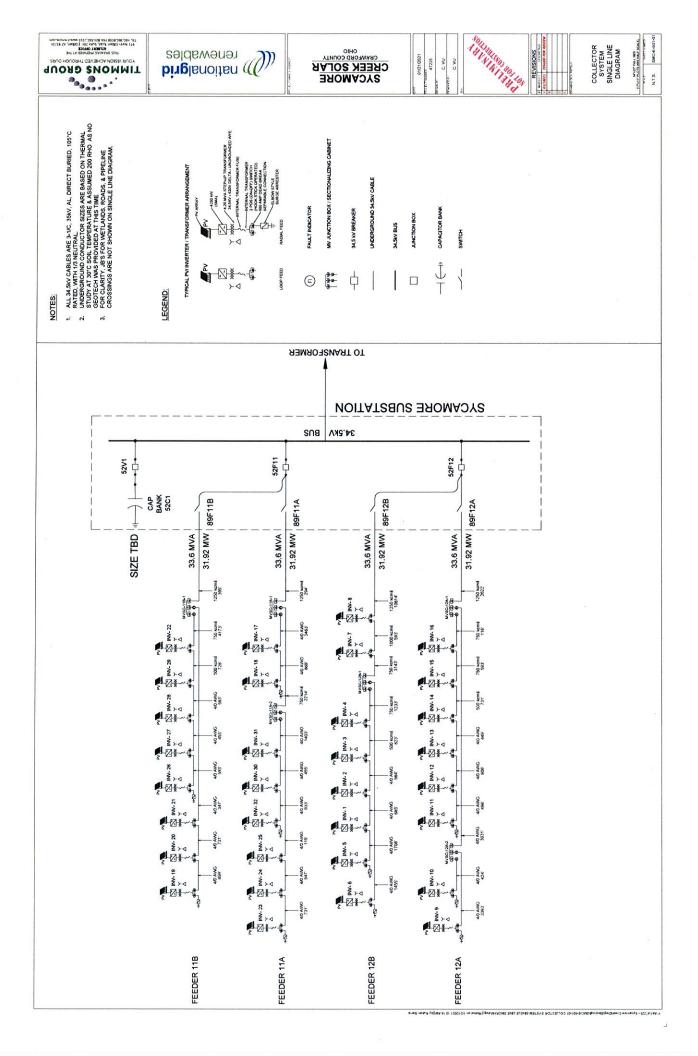


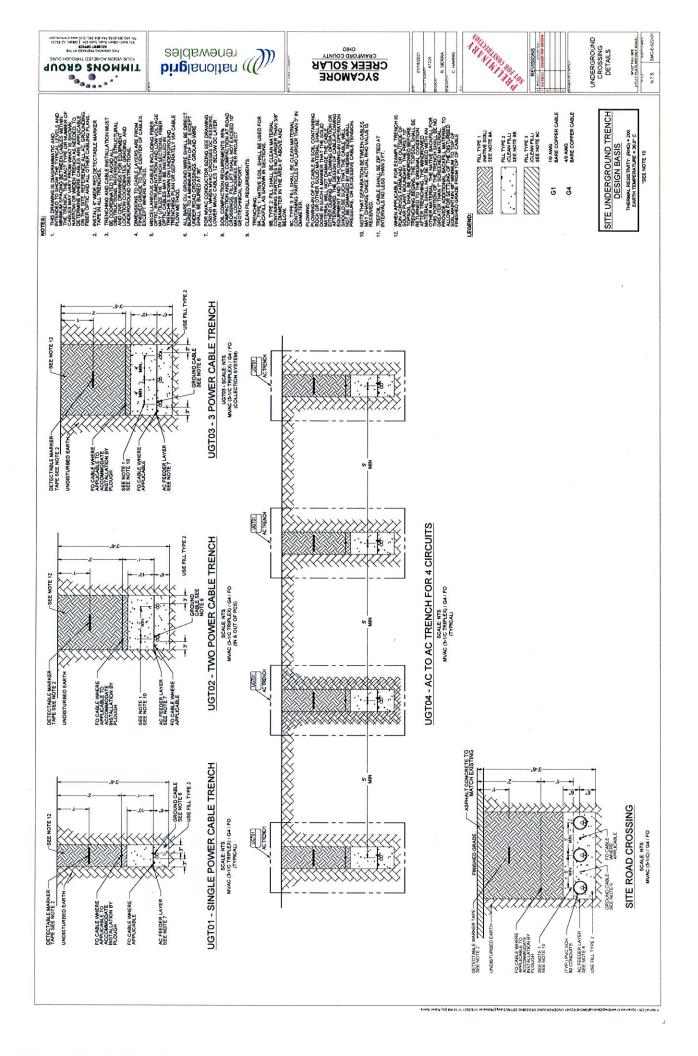


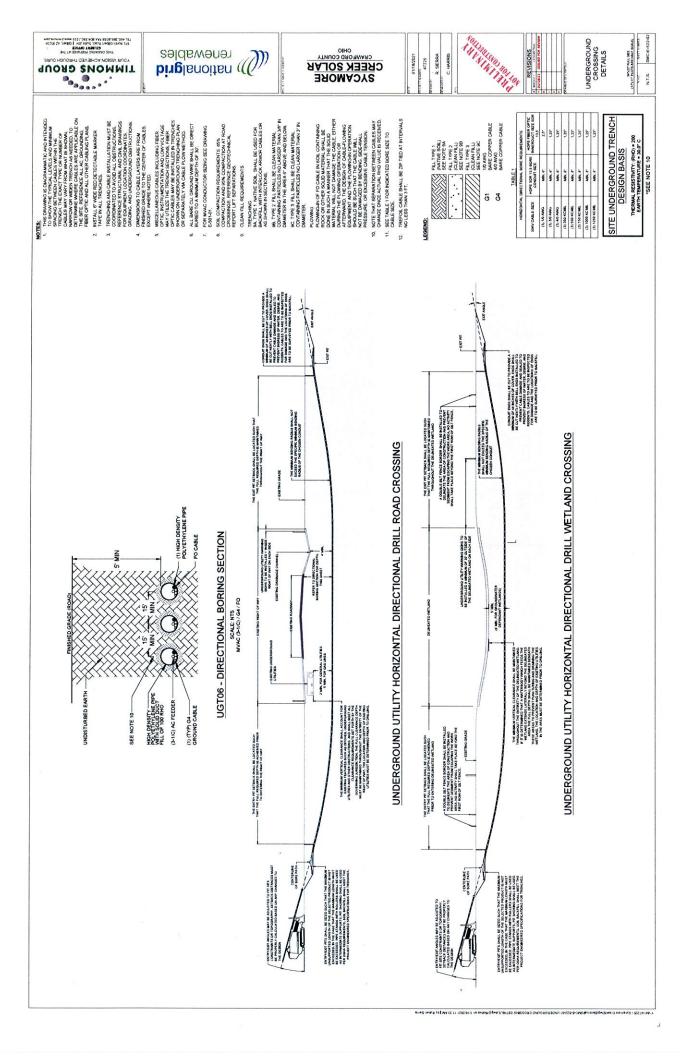




















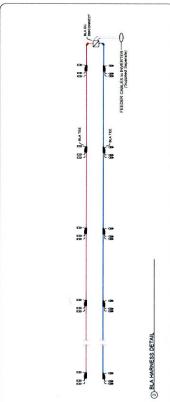


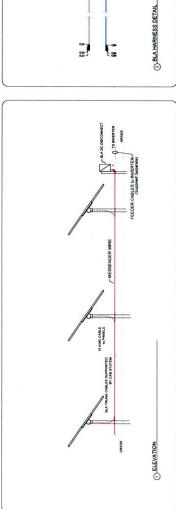


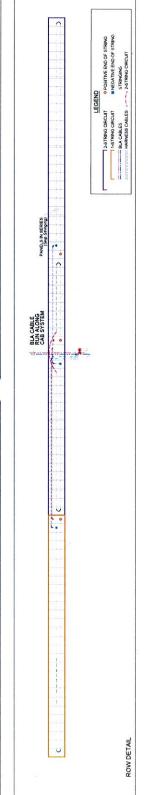
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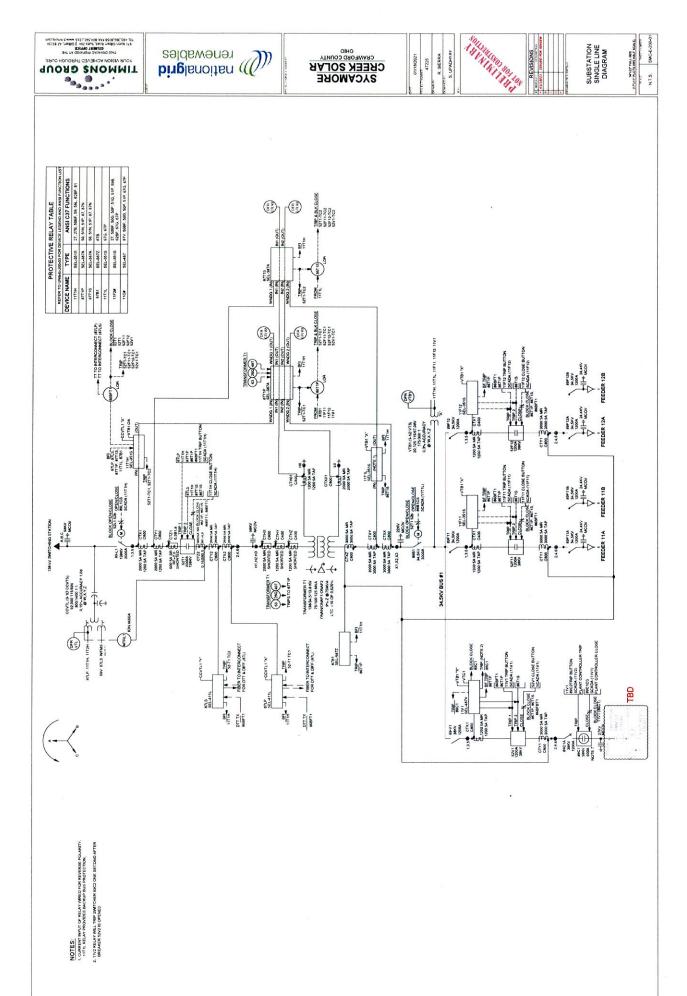
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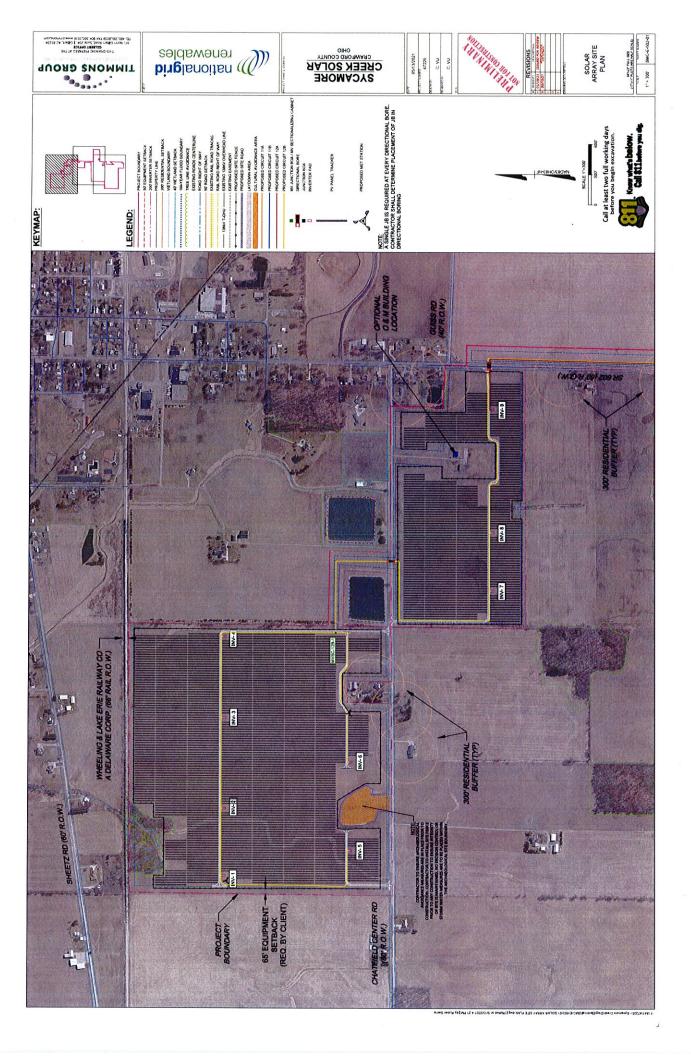
SUBSTATION DEVICE LEGEND

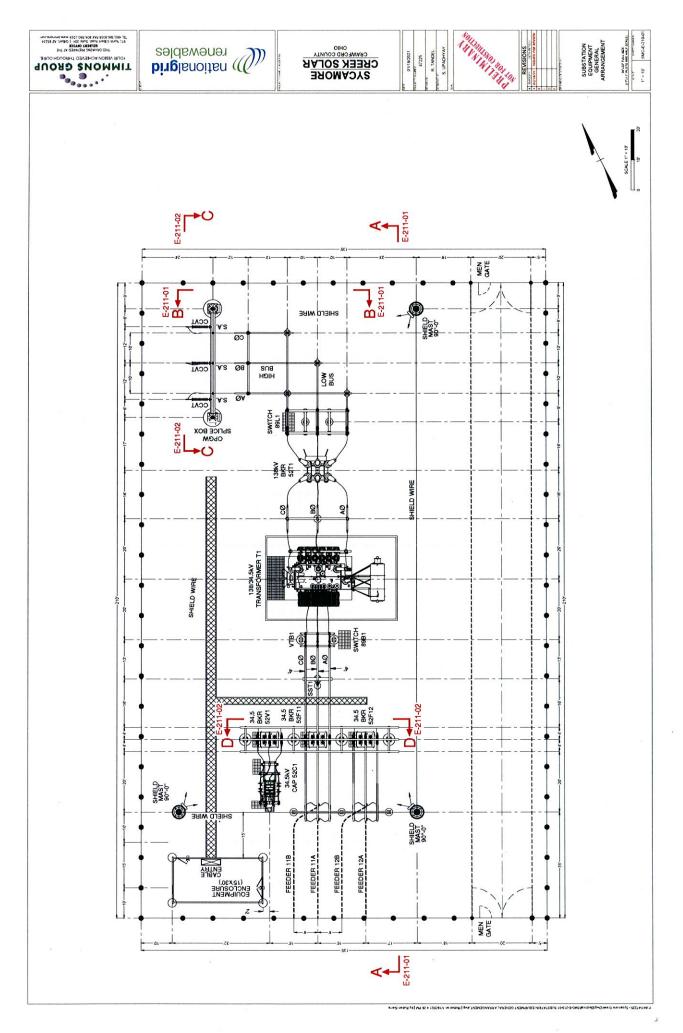
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FUNCTION AND DEFINITION	Ñ.	FUNCTION AND DEFINITION
MULTIFUNCTION	29F	HOT LINE (SYNCH, CHECK)
DISTANCE	298	HOT BUS (SYNCH, CHECK)
GROUND DISTANCE	62	TIMING RELAY
VOLTS PER HERTZ	63	TRANSFORMER PRESSURE RELAY
SYNCH, CHECK (HOT LINE/DEAD BUS)	2	GROUND FAULT
OIL TEMPERATURE THERMOMETER	67P	AC DIRECTIONAL OVERCURRENT
UNDERVOLTAGE	929	GROUND DIRECTIONAL OVERCURRENT
DEAD BUS (SYNCH, CHECK)	217	OIL LEVEL INDICATOR DEVICE
REVERSE PHASE LOCK-OUT	18	FREQUENCY
TRANSFORMER THERMAL RELAY	868	BUS LOCK-OUT RELAY
INSTANTANEOUS OVERCURRENT	86BF	BREAKER FAILURE LOCK-OUT RELAY
GROUND INSTANTANEOUS OVERCURRENT	36T	TRANSFORMER LOCK-OUT RELAY
BREAKER FAILURE	87	DIFFERENTIAL
AC TIME OVERCURRENT	87L	LINE DIFFERENTIAL
PHASE AC TIME OVERCURRENT	878	BUS DIFFERENTIAL
GROUND AC TIME OVERCURRENT	T78	TRANSFORMER DIFFERENTIAL
NEUTRAL TIME OVERCURRENT	87N	RESTRICTED EARTH FAULT
AC CIRCUIT BREAKER	78	ZERO SEQ. VOLTAGE DIFFERENTAL
OVERVOLTAGE	68	LINE DISCONNECT SMITCH
NEUTRAL VOLTAGE	8	REGULATING DEVICE

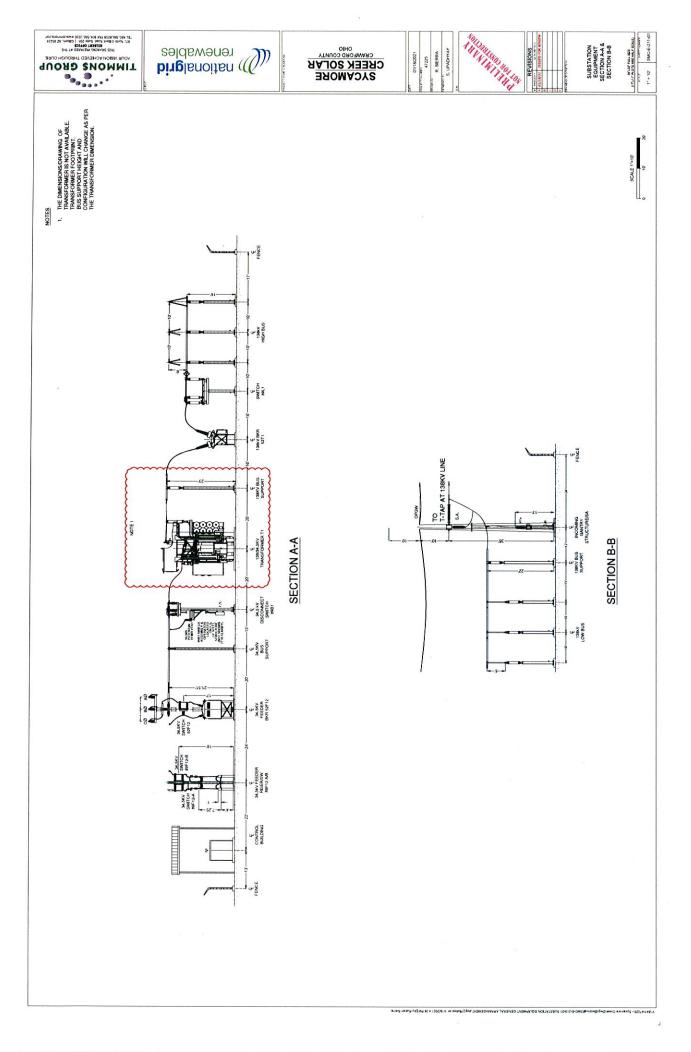
TERMINATION POINT (UNDERGROUND)	UNDERGROUND CABLE	PROTECTIVE RELAY
$\triangleright$		RELAY

DEVICE LEGEND

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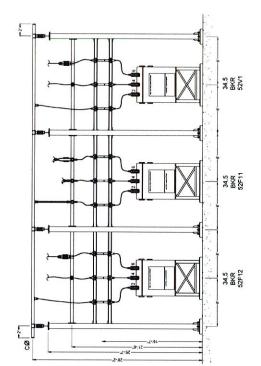




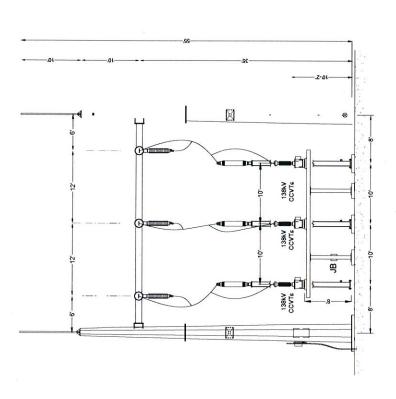




SUBSTATION EQUIPMENT SECTION C-C & SECTION D-D



SECTION D-D



SECTION C-C

# 5\_28\_2021 Sycamore Creek\_OHSHPO\_MOU\_c ompressed

Final Audit Report

2021-05-28

Created:

2021-05-28

By:

Melissa Schmit (melissa@geronimoenergy.com)

Status:

Signed

Transaction ID:

CBJCHBCAABAAMQ2AcWBQLqLQbFFkfm7nsG97fKEZ8Dpi

# "5\_28\_2021 Sycamore Creek\_OHSHPO\_MOU\_compressed" His tory

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Summary: Exhibit Company Exhibit 6 electronically filed by Mr. Ken Spencer on behalf of Armstrong & Okey, Inc.