

# APPLICATION TO THE OHIO POWER SITING BOARD

FOR AN AMENDMENT TO THE CERTIFICATE OF ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED FOR THE

## Willowbrook Solar Farm

Concord and White Townships, Highland County, and Eagle Township, Brown County, Ohio

**Case No. 22-0115-EL-BGA**

Prepared for:



Willowbrook Solar I, LLC  
353 Clark Street, 30<sup>th</sup> Floor  
Chicago, IL 60654

Contact: Cody Hoffman, Solar Development Manager, or  
Ashley Beal, Environmental Affairs & Permitting Manager  
Tel: 512.701.3182 or 412.852.2725

Prepared by:



Environmental Design & Research  
5 E Long St, Suite 700  
Columbus, OH 43215  
[www.edrdpc.com](http://www.edrdpc.com)

**February 2022**



Bricker & Eckler LLP  
100 South Third Street  
Columbus, OH 43215  
Office: 614.227.2300  
Fax: 614.227.2390

Dylan F. Borchers  
Direct Dial: 4914  
dborchers@bricker.com  
www.bricker.com  
info@bricker.com

February 18, 2022

Ms. Tanowa Troupe  
Administration/Docketing  
Ohio Power Siting Board  
180 East Broad Street, 11<sup>th</sup> Floor  
Columbus, Ohio 43215-3793

**Re: Willowbrook Solar I, LLC  
Case No. 22-0115-EL-BGA**

Dear Ms. Troupe:

Enclosed for filing in the above-referenced case is a copy of the Application for Second Amendment of Willowbrook Solar I, LLC for its electric generating facility, Willowbrook Solar Farm, in Concord and White Oak Townships in Highland County and Eagle Township in Brown County, Ohio. The second amendment seeks to modify the Certificate of Environmental Compatibility and Public Need Certificate granted on April 4, 2019 (Case No. 18-1024-EL-BGN), and subsequently modified on July 15, 2021 (Case No. 21-0005-EL-BGA). The purpose of this Second Amendment is to present the final engineered layout of collection lines, access roads, and pyranometers, all of which have been designed to further reduce impacts. Pursuant to Ohio Administrative Code Rule 4906-2-04(A)(3), the Applicant makes the following declarations:

**Name of Applicant:** Willowbrook Solar I, LLC  
353 N. Clark Street, 30th Floor  
Chicago, IL 60654

**Name/Location of  
Proposed Facility:** Willowbrook Solar Farm  
150 MW Solar Electric Generating Facility  
Highland County and Brown County, Ohio

**Authorized Representative  
Legal:** Dylan F. Borchers  
Bricker & Eckler LLP  
100 South Third Street  
Columbus, OH 43215  
Telephone: (614) 227-4914  
Facsimile: (614) 227-2390  
E-Mail: [dborchers@bricker.com](mailto:dborchers@bricker.com)

Willowbrook Solar I, LLC  
Case No. 22-0115-EL-BGA  
February 18, 2022  
Page 2

**Notarized Statement:**

The Affidavit of Edward S. Shelton, IV, on behalf of  
Willowbrook Solar I, LLC will be filed separately

Sincerely on behalf of  
WILLOBROOK SOLAR I, LLC



Dylan F. Borchers

Enclosure

# TABLE OF CONTENTS

List of Tables.....	ii
List of Figures.....	ii
<b>4906-4-01 PURPOSE AND SCOPE.....</b>	<b>1</b>
(A) Requirements for Filing of Certificate Applications.....	1
(B) Waivers.....	1
<b>4906-4-02 PROJECT SUMMARY AND APPLICANT INFORMATION.....</b>	<b>2</b>
(A) Project Summary.....	2
(B) Applicant Information.....	3
<b>4906-4-03 PROJECT DESCRIPTION AND SCHEDULE.....</b>	<b>4</b>
(A) Project Area Description.....	4
(B) Detailed Description of Proposed Facility.....	4
(C) Detailed Project Schedule.....	4
<b>4906-4-04 PROJECT AREA SELECTION AND SITE DESIGN.....</b>	<b>6</b>
<b>4906-4-05 ELECTRIC GRID INTERCONNECTION.....</b>	<b>7</b>
<b>4906-4-06 ECONOMIC IMPACT AND PUBLIC INTERACTION.....</b>	<b>8</b>
<b>4906-4-07 COMPLIANCE WITH AIR, WATER, SOLID WASTE, AND AVIATION REGULATIONS.....</b>	<b>9</b>
<b>4906-4-08 HEALTH AND SAFETY, LAND USE, AND ECOLOGICAL INFORMATION.....</b>	<b>10</b>
(A) Health and Safety.....	10
(B) Ecological Impact.....	10
(C) Land Use and Community Development.....	12
(D) Cultural and Archaeological Resources.....	17
(E) Agricultural Land.....	17

## LIST OF TABLES

Table 08-1. Structures within 250 Feet of a Modified Facility Component.....	13
Table 08-2. Parcels Within 250 Feet of a Modified Facility Component.....	13
Table 08-3. Land Use Impacts of Modified Facility Components.....	17
Table 08-4. Impacts to Agricultural Land Use of Modified Facility Components.....	18
Table 08-5. Impacts to Agricultural Districts of Modified Facility Components.....	19

## LIST OF FIGURES

Figure 1. Project Area and Modified Facility Components	
Figure 2. Delineated Resources and Vegetative Communities	
Figure 3. Land Use	
Figure 4. Agricultural Resources	

**(A) REQUIREMENTS FOR FILING OF CERTIFICATE APPLICATIONS**

Willowbrook Solar I, LLC (the Applicant) is proposing to construct the Willowbrook Solar Farm (the Project), a solar-powered electric generation facility (the Facility) located in rural areas of Highland and Brown Counties. This application (hereafter referred to as the Second Amendment Application) seeks to modify the Certificate of Environmental Compatibility and Public Need (Certificate) granted by the Ohio Power Siting Board (OPSB) in April 2019 in case number 18-1024-EL-BGN, and subsequently modified in July 2021 in case number 21-0005-EL-BGA. The original application (filed in September 2018) and first amendment application (filed in January 2021) are hereafter collectively referred to as the Original Application. Both the Original Application and this Second Amendment Application were prepared in accordance with the requirements for the filing of standard certificate applications for electric generation facilities as prescribed in Chapter 4906-4 of the Ohio Administrative Code (OAC). This Second Amendment Application is filed pursuant to OAC 4906-3-11(B), applications for amendments to certificates. This Second Amendment Application has been prepared by the Applicant, with support from Environmental Design & Research (EDR). EDR has 20 years of experience with siting and permitting renewable energy facilities, including more than 10 years of experience with renewable energy facilities in Ohio.

The purpose of this Second Amendment Application is to present the final engineered layout of collection lines, access roads, and pyranometers, all of which have been designed to further reduce impacts when compared to the layout presented in the Original Application. The modified access road and collection line layout avoids or minimizes impacts to sensitive resources (e.g., cultural resources, delineated wetlands), minimizes impacts to traffic, improves safety by relocating access points off highways, and reduces land disturbance to the extent practicable.

**(B) WAIVERS**

No waivers have been requested in this case, and as such, this section is not applicable.

(A) PROJECT SUMMARY

(1) General Purpose of the Facility

This section remains as presented in the Original Application.

(2) Description of the Facility

The description of the Facility remains largely consistent with that presented in the Original Application, with some shifts in the locations of access roads, collection lines, and pyranometers, resulting in an overall consolidation of components. The modified Facility layout includes approximately 13.5 miles of collection lines and approximately 7.5 miles of access roads. Compared to the Original Application, the total length of collection lines and access roads presented in this Second Amendment Application represents a decrease of approximately 9.0 miles and 4.2 miles, respectively. Collection lines were shifted to follow access roads to the extent practicable to reduce land disturbance. The purpose of shifting and consolidating the access road network is to avoid or reduce impacts to sensitive resources (e.g., cultural resources, delineated wetlands), minimize impacts to traffic, improve safety by relocating access points off highways, and reduce land disturbance to the extent practicable.

(3) Description of the Suitability of the Site for the Proposed Facility

This section remains as presented in the Original Application.

(4) Project Schedule

Project development began in 2016, which included land acquisition efforts and commencement and completion of support studies. The initial application was submitted to the OPSB on September 17, 2018 and deemed complete by OPSB Staff on November 16, 2018. An OPSB Staff Report was filed on February 4, 2019, prior to the public and adjudicatory hearings, held on February 19, 2019 and February 28, 2019, respectively. On April 4, 2019, the Willowbrook Solar Farm received its Certificate. An amendment application to account for changes in collection line routes was submitted to the OPSB on January 13, 2021 and the amended Certificate was issued on July 15, 2021. This Second Amendment Application was submitted in February 2022. It is

anticipated that the amended Certificate will be issued in the March or April 2022, in order to allow for construction activities to commence on schedule. Final designs for the components proposed under this Second Amendment Application will be completed in the first quarter of 2022. Once approved, construction will commence on the modified components. Access road construction will last approximately one month, while collection line and pyranometer construction will last approximately six months. Additional information about the Project schedule can be found in Section 4906-4-03(C)(1) of this Second Amendment Application

**(B) APPLICANT INFORMATION**

This section remains as presented in the Original Application.

## 4906-4-03 PROJECT DESCRIPTION AND SCHEDULE

### (A) PROJECT AREA DESCRIPTION

This section remains consistent with the Original Application.

### (B) DETAILED DESCRIPTION OF PROPOSED FACILITY

#### (1) Description Details for the Project

This section remains consistent with the Original Application.

#### (2) Description of Major Equipment

Changes to major equipment in this Second Amendment Application include shifts and reductions to collection lines, access roads, and pyranometers. The total length of collection lines decreased from 22.5 miles in the Original Application to 13.5 miles. All collection lines will be located underground. The total length of access roads decreased from 11.7 miles in the Original Application to 7.5 miles. A total of four pyranometers are proposed under this Second Amendment Application, resulting in an overall decrease of two compared to the Original Application.

#### (3) Need for New Transmission Lines

A Construction Notice was submitted to the OPSB in October 2021 for an approximately 150-foot gen-tie line. This submittal was accompanied by a request for expedited review. The gen-tie line was automatically approved on November 10, 2021, with no objections filed.

#### (4) Project Area Map

Prepared at a 1:12,000 scale, Figure 1 includes aerial imagery from the United States Department of Agriculture National Agricultural Imagery Program, Facility components subject to this Second Amendment Application, road names, and property lines.

### (C) DETAILED PROJECT SCHEDULE

#### (1) Schedule

This section remains largely consistent with the schedule presented in the Original Application. With respect to the components proposed under this Second Amendment Application, final



design drawings are expected to be completed by the first quarter of 2022. Upon receipt of the amended Certificate, which is expected in March or April of 2022, construction of the access roads, collection lines, and pyranometers will commence. Construction of access roads will take approximately one month to complete, while collection lines and pyranometers will take approximately six months.

(2) Construction Sequence

This section remains consistent with the Original Application.

(3) Impact of Critical Delays

This section remains consistent with the Original Application.

#### **4906-4-04      PROJECT AREA SELECTION AND SITE DESIGN**

This section remains largely consistent with the Original Application. The consolidation of routes and locations of the modified components were proposed in order to reduce overall impacts to sensitive resources such as wetlands/waterbodies and archaeological sites, land use, and roadways/traffic.

#### **4906-4-05      ELECTRIC GRID INTERCONNECTION**

This section remains consistent with the Original Application.

#### **4906-4-06      ECONOMIC IMPACT AND PUBLIC INTERACTION**

This section remains consistent with the Original Application. The modified access road layout minimizes impacts to traffic and improves safety by relocating certain access points off highways.

**4906-4-07 COMPLIANCE WITH AIR, WATER, SOLID WASTE, AND AVIATION REGULATIONS**

This section remains consistent with the Original Application.

## 4906-4-08 HEALTH AND SAFETY, LAND USE, AND ECOLOGICAL INFORMATION

### (A) HEALTH AND SAFETY

This section remains consistent with the Original Application.

### (B) ECOLOGICAL IMPACT

#### (1) Ecological Resources in the Project Area

##### (a) *Open Spaces and Facility Map*

This section remains consistent with the Original Application.

##### (b) *Field Survey and Map of Vegetative Communities and Surface Waters within 100 Feet of Construction*

Figure 2 depicts delineated vegetative communities within 100 feet of the modified Facility components, and surface waters within the Project Area. All areas that will be disturbed during construction of the modified components were surveyed by Cardno as part of the Original Application. Details of this delineation work is included as Exhibit G of the Original Application. Because the modified layout components are within the previously studied area, additional fieldwork for this Second Amendment Application was not required.

##### (c) *Literature Review of Plant and Animal Life within 0.25 Mile of Construction*

This section remains consistent with the Original Application.

##### (d) *Results of Field Surveys for Plant and Animal Life Identified in Literature Review*

This section remains consistent with the Original Application.

##### (e) *Summary of Additional Ecological Impact Studies*

This section remains consistent with the Original Application.

#### (2) Construction Impacts

##### (a) *Estimation of Impact of Construction on Undeveloped Areas, Plants, and Animals*

Impacts to forested areas and non-forested upland areas was calculated for the final collection line and access road routes. Approximately 0.5 and <0.1 acre of tree clearing is anticipated for the construction and operation of collection line and access roads, respectively. In comparison, the Original Application presented a total tree clearing of 1.9 acres for collection lines and access roads. Therefore, the final routes presented in this Second Amendment Application will result in a 1.4-acre decrease in tree clearing. The remaining 22.9 and 14.4 acres of impacts will occur in upland areas dominated by agricultural fields. Under the Original Application, the collection line layout included up to 23 stream crossings and two wetland crossings. The final collection line layout presented in this application includes 10 stream crossings and one wetland crossing, resulting in a significant decrease in the number of crossings required for the Facility. Crossing of these features will be accomplished through horizontal directional drilling (HDD) installation methods, thereby avoiding impacts. Additional information on these water features is provided in Exhibit G of the Original Application.

Similarly to the Original Application, two stream crossings will occur from access roads. One stream crossing will occur across a Class II PHWH perennial stream (WB-019). An access road crossing at this waterbody was presented in the Original Application; however, the location of the crossing has shifted 725 feet southwest. The purpose of this shift was to utilize an existing farm road in order to limit tree clearing. The second crossing will occur across a Class II PHWH intermittent stream (WB-003). It should be noted that though WB-003 was not proposed for crossing under the Original Application, crossing of a similar stream (Class II PHWH, intermittent) was proposed under the Original Application and has been replaced by the crossing of WB-003. These two access road crossings will be achieved through the installation of a culvert, which will impact approximately 30 linear feet of each stream. These crossings will comply with current Certificate conditions and will be constructed in accordance with industry best management practices and the requirements of USACE Nationwide Permit 14.

(b) *Description of Short-term and Long-term Mitigation Procedures*

This section remains consistent with the Original Application.

(3) Operational Impacts

This section remains consistent with the Original Application.

**(C) LAND USE AND COMMUNITY DEVELOPMENT**

(1) Land Use

(a) *Land Use Map*

Figure 3 illustrates land use and parcel boundaries in proximity to the modified components.

(b) *Structures Table*

Information regarding structures and parcels within 1,500 feet of PV panels remains as presented in Figures 13 and 14 of the Original Application. Figures 15 and 16 from the Original Application have been updated for distances related to shifted collection lines, access roads, and pyranometers within 250 feet of structures and parcels. Updated distances for the modified components are provided in Table 08-1 and Table 08-2.

In total, the modified Facility components are within 250 feet of six structures and 62 parcels. In comparison, under the Original Application, the Facility components were within 250 feet of three structures and 76 parcels. It is important to note that all components proposed in this Second Amendment Application are within areas previously analyzed and permitted for solar panels and other components, with the exception of access road driveway entrances and road crossings by collection lines. Therefore, in instances where the distance between a structure/parcel and a modified Facility component decreased, it is likely that the area occupied by the modified Facility component was certificated under the Original Application for solar panels, which can have larger effects (e.g., visual impacts) than collection lines, access roads, and pyranometers.



**Table 08-1. Structures within 250 Feet of a Modified Facility Component**

Structure Type	Distance to Modified Facility Component (Feet)	Previous Distance to Facility Component (Feet)	Facility Component	Lease Status of Underlying Parcel
Residence	131	131	Collection Line	Nonparticipating
Residence	152	1,383	Access Road	Participating
Residence	159	1,144	Collection Line	Participating
Residence	197 205	895 545	Collection Line Access Road	Nonparticipating
Residence	197	295	Collection Line	Nonparticipating
Residence	202 218	276 351	Collection Line Access Road	Nonparticipating
Residence	2,262	82	Access Road	Participating
Residence	1,747	194	Access Road	Participating

**Table 08-2. Parcels Within 250 Feet of a Modified Facility Component**

Parcel ID	Distance to Nearest Modified Facility Component (Feet)	Previous Distance to Facility Component (Feet)	Facility Component	Lease Status
06-24-000-004.00	0	0	Collection Line	Participating
06-24-000-004.03	0	0	Collection Line Access Road	Participating
06-24-000-004.07	0	0	Collection Line	Participating
06-24-000-004.08	0	0	Collection Line	Participating
06-24-000-004.09	0	0	Collection Line	Participating
06-24-000-004.10	0	0	Collection Line	Participating
06-24-000-053.00	0	0	Collection Line	Participating
06-24-000-056.00	0	0	Collection Line Access Road	Participating
06-24-000-056.02	0	0	Collection Line	Participating
06-24-000-057.00	0	0	Collection Line Pyranometer	Participating
06-24-000-064.00	0	0	Collection Line	Participating
06-24-000-061.00	0	0	Collection Line Access Road	Participating
08-24-000-005.00	0	0	Collection Line Access Road	Participating

Parcel ID	Distance to Nearest Modified Facility Component (Feet)	Previous Distance to Facility Component (Feet)	Facility Component	Lease Status
06-24-000-017.04	0	0	Collection Line Access Road	Participating
06-24-000-017.05	0	0	Collection Line Access Road	Participating
06-24-000-052.00	0	0	Collection Line	Participating
06-24-000-021.00	0	0	Collection Line Access Road Pyranometer	Participating
06-24-000-020.02	0	0	Collection Line Access Road	Participating
08-24-000-003.00	0	0	Collection Line Access Road Pyranometer	Participating
06-24-000-049.01	0	0	Collection Line Access Road	Participating
06-24-000-051.00	0	0	Collection Line Access Road	Participating
06-24-000-020.00	0	0	Collection Line Access Road	Participating
08-24-000-001.00	0	0	Collection Line Access Road	Participating
08-24-000-011.00	0	0	Collection Line Access Road	Participating
06-24-000-007.00	0	0	Collection Line Access Road	Participating
06-24-000-047.00	0	0	Collection Line Access Road	Participating
06-24-000-048.01	0	0	Collection Line Access Road	Participating
45-24-000-252.00	0	0	Collection Line Access Road	Participating
06-24-000-068.00	0	0	Collection Line Access Road Pyranometer	Participating
06-24-000-069.00	0	0	Collection Line Access Road	Participating
08-24-000-008.00	0	0	Collection Line Access Road	Participating

Parcel ID	Distance to Nearest Modified Facility Component (Feet)	Previous Distance to Facility Component (Feet)	Facility Component	Lease Status
45-24-000-251.00	0	0	Collection Line Access Road	Participating
06-24-000-059.00	0	0	Collection Line Access Road	Participating
06-24-000-060.00	0	0	Collection Line Access Road	Participating
08-24-000-006.00	0	0	Access Road	Participating
07-00-708-000.00	0	0	Collection Line Access Road	Participating
06-24-000-026.00	3	86	Access Road	Nonparticipating
46-24-000-253.00	25	154	Access Road	Participating
06-24-000-019.00	13	9	Access Road	Nonparticipating
06-24-000-017.03	20	0	Access Road	Participating
06-24-000-004.13	10	231	Access Road	Nonparticipating
06-24-000-018.00	18	655	Access Road	Nonparticipating
06-24-000-048.02	14	0	Access Road	Participating
06-24-000-058.00	16	1	Access Road	Nonparticipating
06-24-000-004.06	17	229	Access Road	Nonparticipating
06-24-000-004.05	19	28	Collection Line	Nonparticipating
06-24-000-023.00	24	277	Access Road	Nonparticipating
07-00-749-600.00	33	0	Collection Line	Participating
07-00-749-200.00	53	0	Collection Line	Participating
06-24-000-004.04	56	609	Collection Line	Nonparticipating
08-24-000-008.01	64	154	Collection Line	Nonparticipating
45-24-000-233.00	64	100	Access Road	Nonparticipating
06-24-000-004.11	67	379	Access Road	Participating
06-24-000-017.02	73	565	Access Road	Participating
08-24-000-009.00	78	1,073	Access Road	Nonparticipating
45-24-000-236.00	80	177	Access Road	Nonparticipating
06-24-000-004.02	100	134	Collection Line	Nonparticipating
06-24-000-063.00	132	113	Access Road	Nonparticipating
06-24-000-030.00	158	598	Access Road	Nonparticipating
08-24-000-002.00	176	0	Collection Line	Participating
06-24-000-043.00	218	795	Access Road	Nonparticipating
45-24-000-231.00	226	36	Access Road	Nonparticipating
46-24-000-247.00	853	30	Collection Line	Nonparticipating
06-24-000-054.00	1,169	0	Collection Line	Participating

Parcel ID	Distance to Nearest Modified Facility Component (Feet)	Previous Distance to Facility Component (Feet)	Facility Component	Lease Status
45-24-000-248.00	749	0	Collection Line	Participating
45-24-000-249.00	655	0	Collection Line	Participating
45-24-000-250.00	914	0	Collection Line	Participating
06-24-000-017.00	524	0	Collection Line	Participating
06-24-000-034.00	1,869	0	Collection Line	Participating
06-24-000-044.00	636	0	Collection Line	Participating
06-24-000-046.00	1,804	0	Collection Line	Participating
06-24-000-048.00	295	0	Collection Line	Participating
06-24-000-062.00	531	0	Access Road	Participating
46-24-000-256.00	314	30	Access Road	Nonparticipating
06-24-000-034.01	2,173	12	Access Road	Nonparticipating
46-24-000-245.03	1,150	15	Collection Line	Nonparticipating
46-24-000-256.05	567	20	Access Road	Nonparticipating
06-24-000-056.01	692	25	Collection Line	Participating
06-24-000-045.00	890	28	Collection Line	Participating
06-24-000-039.07	3,045	90	Access Road	Nonparticipating
45-24-000-244.10	2,627	95	Collection Line	Nonparticipating
06-24-000-034.02	2,856	111	Access Road	Nonparticipating
06-24-000-055.00	550	113	Access Road	Participating
06-24-000-059.01	259	236	Collection Line	Nonparticipating

(c) *Land Use Impacts*

Table 08-3 provides land use impacts for the updated collection lines, access roads, and pyranometers. The collection line routes and access roads proposed in this Second Amendment Application will result in a total impact of 23.4 acres and 22.6 acres, respectively. Compared to the Original Application, the consolidation of collection lines will result in an approximately 30-acre reduction in total land use impacts. Additionally, the final network of access roads will result in an approximate 11-acre reduction in total land use impacts. Of the impacts calculated for the modified components, 45.4 acres of total impacts will occur to land designated for agricultural use while 0.6 acre will occur to land designated for residential use. The majority of these impacts will be temporary. Comparatively, under the Original Application, collection lines and access roads accounted for 82.4 acres of total impact to agricultural land and 1.1 acres of residential land.

**Table 08-3. Land Use Impacts of Modified Facility Components**

Facility Component	Temporary Impact (Acres)	Permanent Impact (Acres)	Total Impact (Acres)
Agricultural (100)			
Buried Collection Line <sup>1</sup>	22.8	0.0	22.8
Access Road <sup>2</sup>	8.1	14.4	22.6
Pyranometer <sup>3</sup>	0.0	<0.1	<0.1
Residential (500)			
Buried Collection Line <sup>1</sup>	0.6	0.0	0.6
<b>Total</b>	<b>31.5</b>	<b>14.5</b>	<b>46.0</b>

1. A temporary width of 20 feet was the assumed limit of disturbance for collection lines.
2. A temporary width of 25 feet and a permanent width of 16 feet was assumed for access road construction and use.
3. Each pyranometer will occupy an area of less than approximately 15 square feet. There are four pyranometers total, all of which are located on agricultural parcels.

(d) *Structures That Will Be Removed or Relocated*

This section remains consistent with the Original Application.

(2) Parcel Status Map

This section remains consistent with the Original Application.

(3) Setback Waiver

This section remains consistent with the Original Application.

(4) Land Use Plans

This section remains consistent with the Original Application

**(D) CULTURAL AND ARCHAEOLOGICAL RESOURCES**

This section remains consistent with the Original Application.

**(E) AGRICULTURAL LAND**

(1) Agricultural Land and Agricultural District Land Map

Figure 3 depicts agricultural land, obtained from the USDA CropScape data portal, and agricultural districts in proximity to the modified components.

(2) Potential Impacts and Proposed Mitigation

(a) *Acreage Impacted*

Table 08-4 quantifies impacts to agricultural land uses for the modified components. The modified collection lines and access roads will result in 22.7 acres and 22.5 acres, respectively, of total impacts to agricultural lands. Compared to the Original Application, the consolidation of collection lines will result in an approximately 30-acre reduction in total impacts to agricultural land. The consolidation of access roads will result in an approximate reduction of 11 acres in total impacts to agricultural land.

**Table 08-4. Impacts to Agricultural Land Use of Modified Facility Components**

Facility Component	Temporary Impact (Acres)	Permanent Impact (Acres)	Total Impact (Acres)
Agricultural Vacant (100)			
Buried Collection Line <sup>1</sup>	1.9	0.0	1.9
Access Road <sup>2</sup>	0.6	1.0	1.6
Cash Grain Agriculture (101)			
Buried Collection Line <sup>1</sup>	20.8	0.0	20.8
Access Road <sup>2</sup>	7.5	13.4	20.9
Pyranometers <sup>3</sup>	0.0	<0.1	<0.1
<b>Total</b>	<b>30.8</b>	<b>14.5</b>	<b>45.3</b>

1. A temporary width of 20 feet was the assumed limit of disturbance for collection lines.
2. A temporary width of 25 feet and a permanent width of 16 feet was assumed for access road construction and use.
3. Each pyranometer will occupy and area of less than approximately 15 square feet. There are four pyranometers total, all of which are located on agricultural parcels.

Nearly all agricultural parcels are enrolled as current agricultural use value (CAUV) parcels. Therefore, impacts to CAUV parcels will approximately equal the calculated total impacts to agricultural land use. Impacts to agricultural districts are provided below in Table 08-5. Total impacts to agricultural districts will be approximately 17.7 acres. Of these impacts, a majority will be temporary.

**Table 08-5. Impacts to Agricultural Districts of Modified Facility Components**

<b>Facility Component</b>	<b>Temporary Impact (Acres)</b>	<b>Permanent Impact (Acres)</b>	<b>Total Impact (Acres)</b>
Buried Collection Line	9.3	0.0	9.3
Access Road	3.0	5.4	8.4
Pyranometers	0.0	<0.1	<0.1
<b>Total</b>	<b>12.3</b>	<b>5.4</b>	<b>17.7</b>

1. A temporary width of 20 feet was the assumed limit of disturbance for collection lines.
2. A temporary width of 25 feet and a permanent width of 16 feet was assumed for access road construction and use.
3. Each pyranometer will occupy an area of 15 square feet. There are four pyranometers total, all of which are located on agricultural parcels.

**(b) *Impacts on Agricultural Facilities and Practices***

This section remains consistent with the information presented in the Original Application.

## Figures

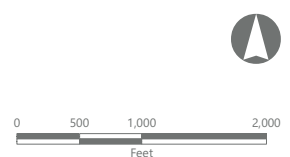
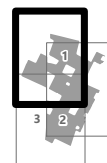




## Willowbrook Solar Farm

Concord and White Oak Townships,  
Highland County, and Eagle Township,  
Brown County, Ohio

Modified Layout	Certificated Layout	Parcel Boundary
Pyranometer	Pyranometer	Parcel Boundary
Collection Line	Collection Line	Township Boundary
Access Road	Access Road	County Boundary
Project Area		



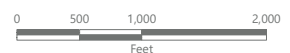
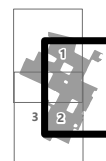




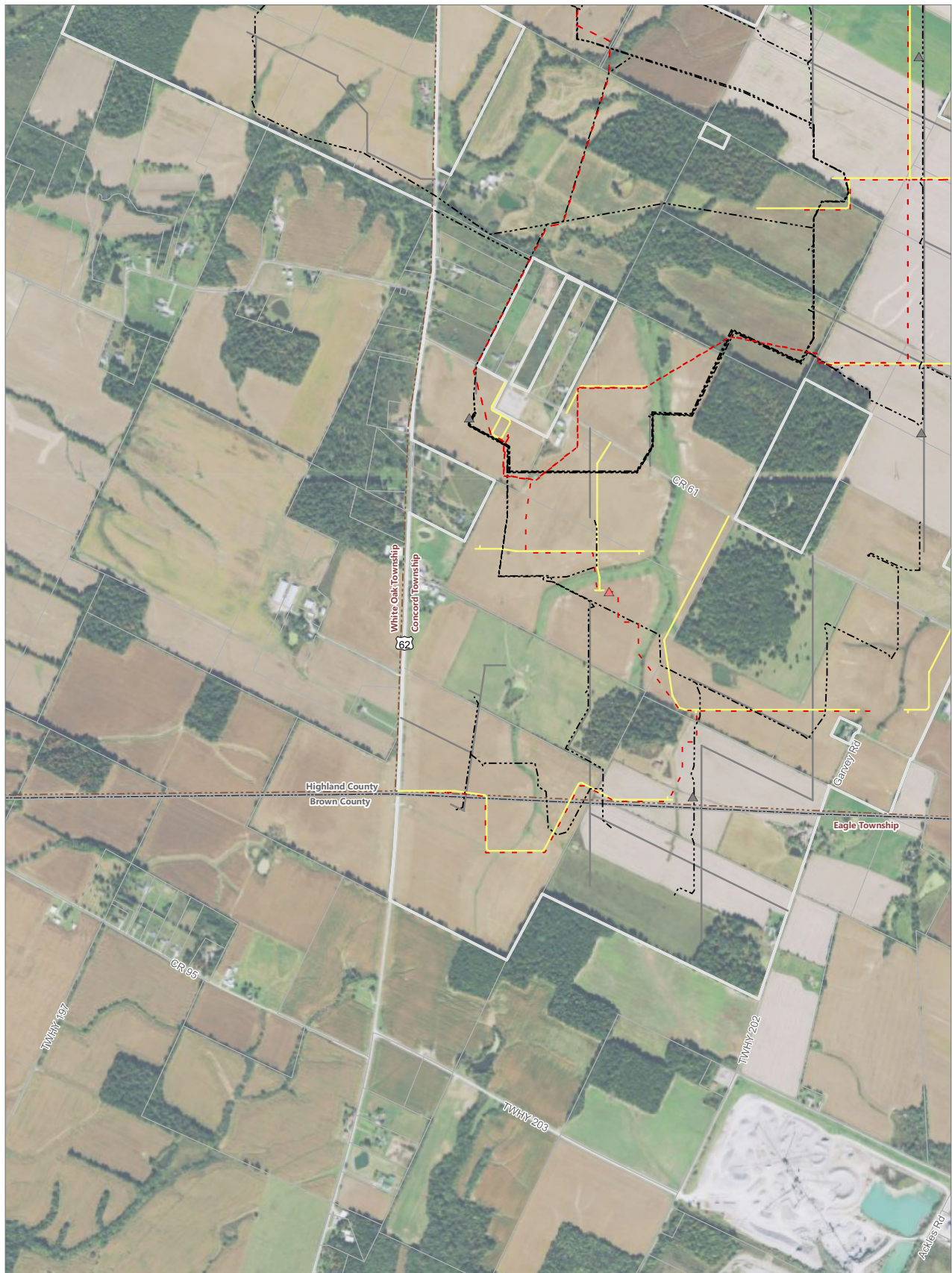
### Willowbrook Solar Farm

Concord and White Oak Townships,  
Highland County, and Eagle Township,  
Brown County, Ohio

Modified Layout	Certificated Layout	
Pyranometer	Pyranometer	Parcel Boundary
Collection Line	Collection Line	Township Boundary
Access Road	Access Road	County Boundary
	Project Area	







## Willowbrook Solar Farm

Concord and White Oak Townships,  
Highland County, and Eagle Township,  
Brown County, Ohio

Modified Layout	Certificated Layout	
Pyranometer	Pyranometer	Parcel Boundary
Collection Line	Collection Line	Township Boundary
Access Road	Access Road	County Boundary
	Project Area	

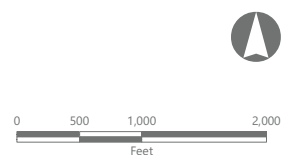
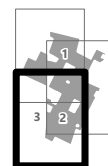




Figure 2. Delineated Resources and Vegetative Communities



### Willowbrook Solar Farm

Concord and White Oak Townships, Highland County, and Eagle Township, Brown County, Ohio

#### Modified Layout

- ▲ Pyranometer
- HDD Boring Location
- Collection Line
- Access Road

#### Certificated Layout

- ▲ Pyranometer
- Collection Line
- Access Road
- Project Area

#### Vegetative Community

- Agricultural
- Deciduous Forest
- Grassland/Herbaceous

#### Delineated Stream

- Delineated Stream
- Delineated Waterbody
- Delineated Wetland
- Township Boundary
- County Boundary

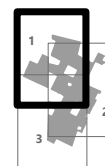
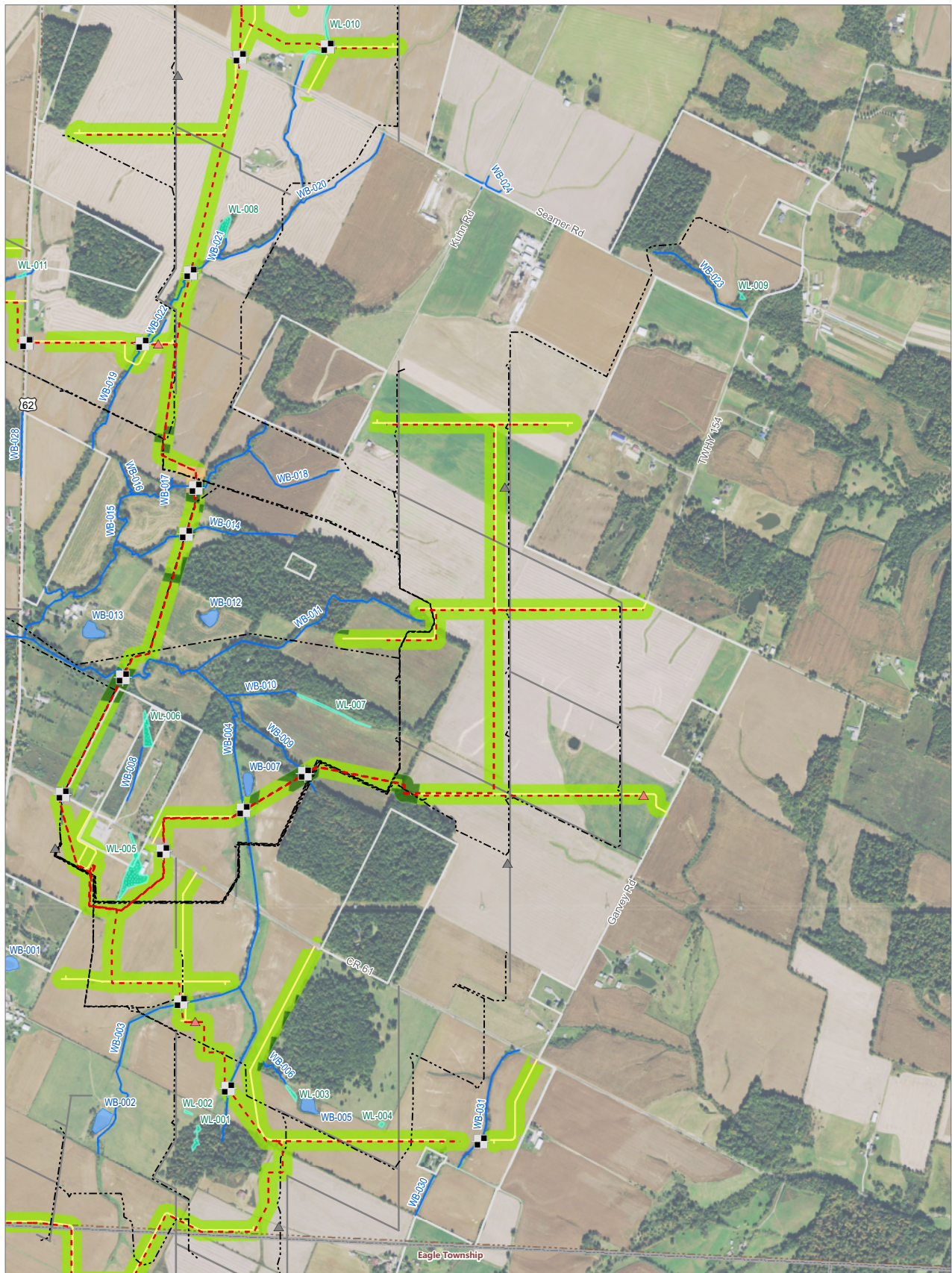




Figure 2. Delineated Resources and Vegetative Communities



### Willowbrook Solar Farm

Concord and White Oak Townships, Highland County, and Eagle Township, Brown County, Ohio

#### Modified Layout

- ▲ Pyranometer
- HDD Boring Location
- - - Collection Line
- Access Road

#### Certified Layout

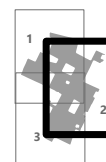
- ▲ Pyranometer
- - - Collection Line
- Access Road
- Project Area

#### Vegetative Community

- Agricultural
- Deciduous Forest
- Grassland/Herbaceous

#### Delineated Stream

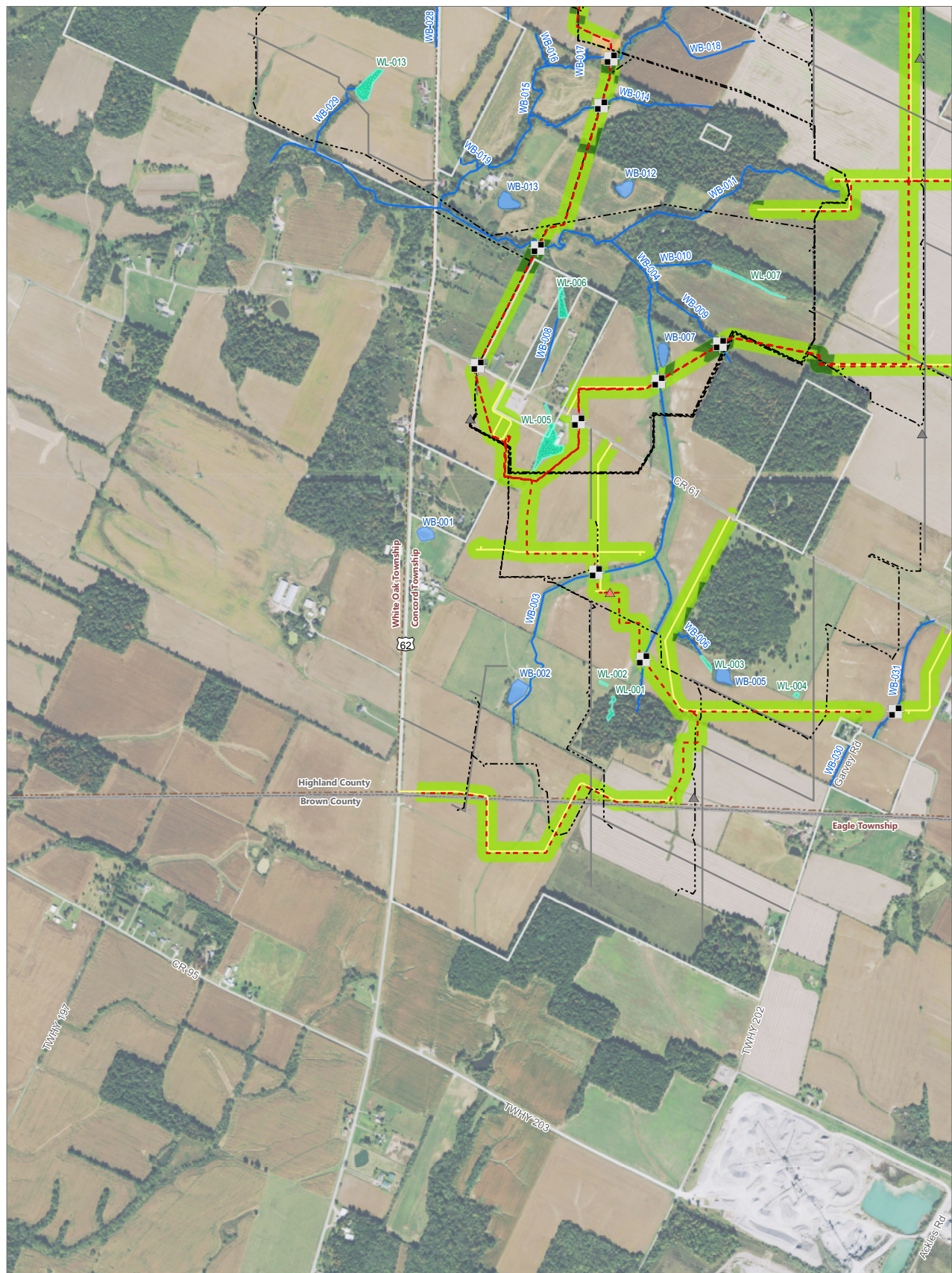
- Delineated Stream
- Delineated Waterbody
- Delineated Wetland
- Township Boundary
- County Boundary



Prepared February 15, 2022  
Basemap: USDA NADP 2019 Ohio orthorectified map service







### Figure 2. Delineated Resources and Vegetative Communities







## Willowbrook Solar Farm

Concord and White Oak  
Townships, Highland  
County, and Eagle  
Township, Brown  
County, Ohio

Modified Layout


-  Pyranometer  
 HDD Boring Location  
 Collection Line  
 Access Road

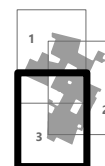
Certificated Layout

-  Pyranometer  
 Collection Line  
 Access Road  
 Project Area

Vegetative Community

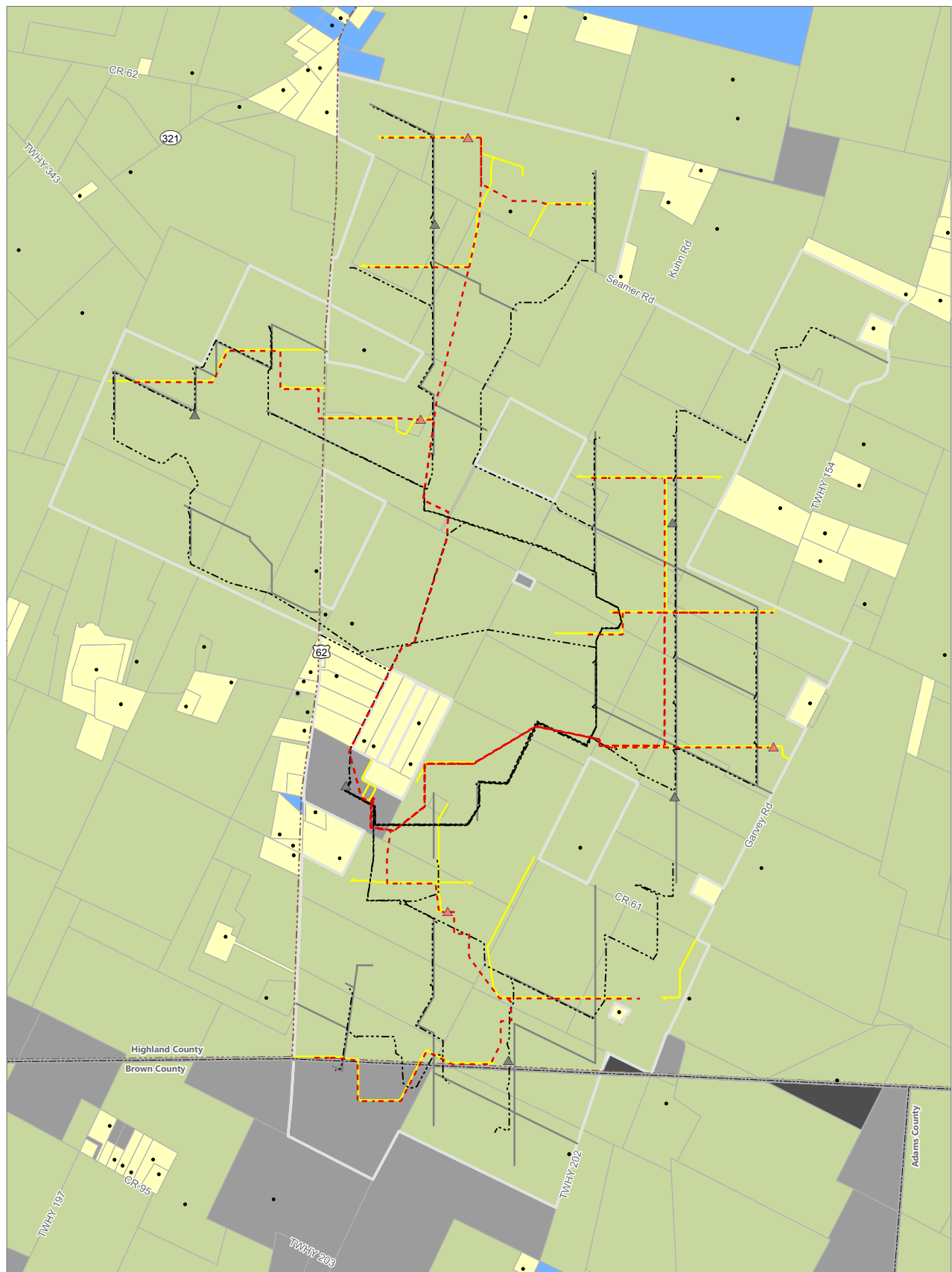
- Agricultural
- Deciduous Forest
- Grassland/Herbaceous

-  Delineated Stream  
 Delineated Waterbody  
 Delineated Wetland  
 Township Boundary  
 County Boundary



Feet  
Prepared February 15, 2022  
Basemap: USDA NAIP 2019 Ohio orthoimagery map service

**Figure 3. Land Use**



### Willowbrook Solar Farm

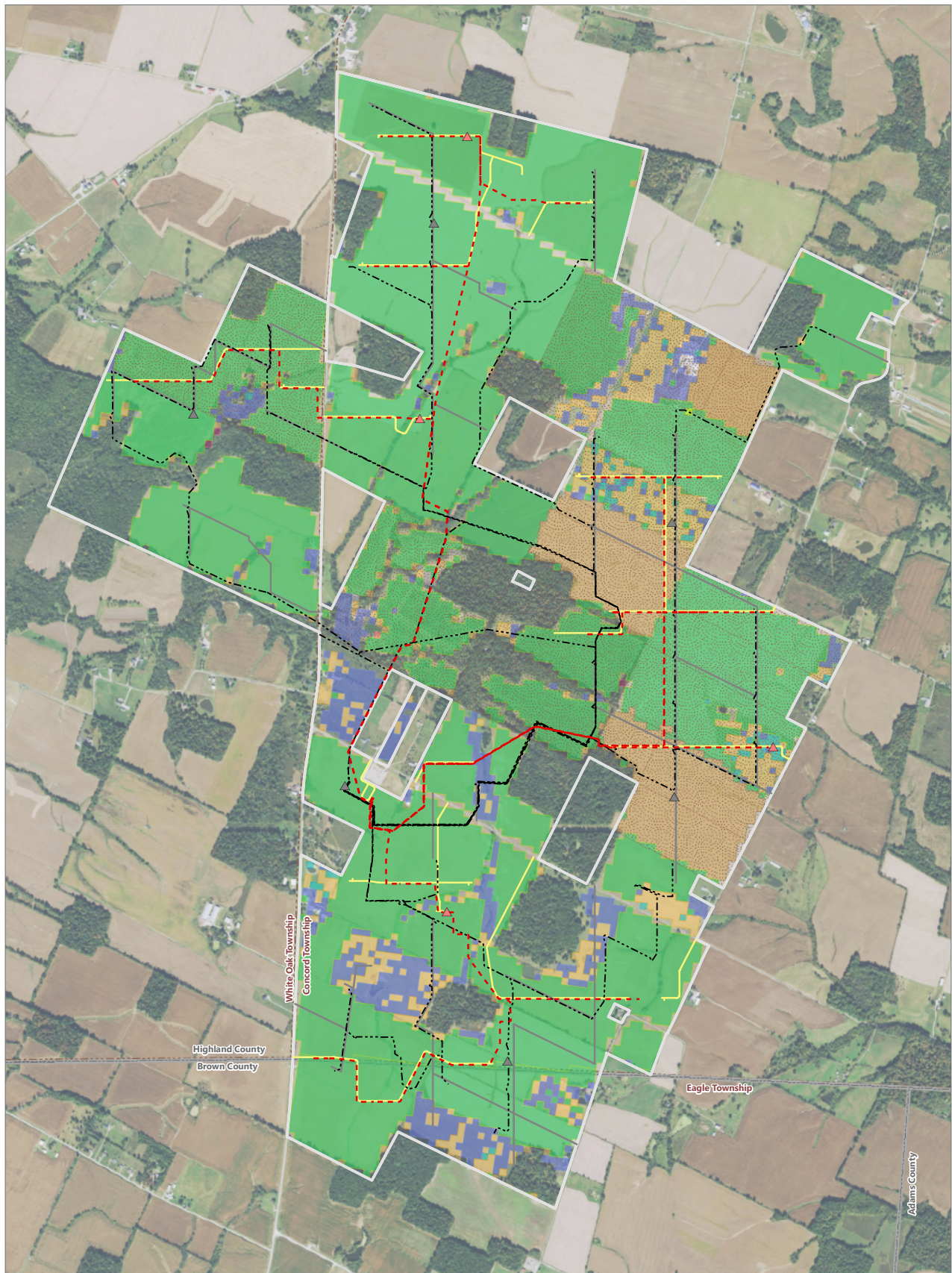
Concord and White Oak  
Townships, Highland  
County, and Eagle Township,  
Brown County, Ohio

Modified Layout	Certificated Layout	Land Use	Residential	Residence
Pyranometer	Pyranometer	Agricultural	Residential	Residence
Collection Line	Collection Line	Commercial	Unknown	Parcel Boundary
Access Road	Access Road	Exempt	Vacant	Township Boundary
Project Area				County Boundary





Figure 4. Agricultural Resources



## Willowbrook Solar Farm

Concord and White Oak Townships, Highland County, and Eagle Township, Brown County, Ohio

### Modified Layout

- ▲ Pyranometer
- - - Collection Line
- Access Road

### Certificated Layout

- ▲ Pyranometer
- - - Collection Line
- Access Road
- Project Area

### Agricultural Land Cover

- Alfalfa
- Corn
- Winter Wheat/Soybeans
- Fallow/Idle Cropland

### Grassland/Pasture

- Oats
- Other Hay/Non Alfalfa
- Soybeans
- Winter Wheat

### Agricultural District

- Township Boundary
- County Boundary

0 500 1,000 2,000  
Feet





**This foregoing document was electronically filed with the Public Utilities  
Commission of Ohio Docketing Information System on**

**2/18/2022 11:51:24 AM**

**in**

**Case No(s). 22-0115-EL-BGA**

Summary: Application for Second Amendment of Willowbrook Solar I, LLC  
electronically filed by Teresa Orahod on behalf of Dylan F. Borchers