Visual Impact Assessment

Clear Mountain Energy Center
Clermont County, Ohio

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Prepared for

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EXECUTIVE SUMMARY

Tetra Tech, Inc. performed a Visual Impact Assessment (VIA) of the proposed Clear Mountain Energy Center (Project), consisting of a 100-megawatt (MW) solar energy facility and a 52.2-MW battery energy storage system, for Clear Mountain Energy Center, LLC (Clear Mountain). The Project is proposed to be located within an approximately 1,215-acre area of privately owned land (Project Area) in Clermont County, Ohio, along County Road 276, approximately 2.3 miles northwest of the village of Williamsburg and approximately 2.5 miles southwest of the village of Owensville. Landmarks and potential visibility within a 10-mile area (Study Area) have been considered, as specified in Ohio Administrative Code 4906-4-08(D)(4)(d).

This VIA was prepared to evaluate the potential visual effects of the proposed Project, which includes a solar facility with the following components:

- Approximately 194,222 Canadian Solar CS7N-680TB-AG bifacial solar panels on a single-axis tracking system;
- Perimeter fencing;
- 52.2-MW battery energy storage system; and
- Switchyard, Substation, and Operations and Maintenance Building.

The proposed Project would introduce low vertical, geometric elements that are generally gray in color into a relatively flat terrain landscape dominated by agricultural lands with strips of green grasses and patches of trees and shrubs. Visual impacts would vary depending on several factors, such as the distance of the viewer from the Project and whether views toward the Project are unobstructed or screened by vegetation, terrain, or development. The views can be vastly different from one location to another, and the visual effect is greatly diminished as distance between the viewer and the Project increases. Viewers in close proximity to the Project may have unobstructed or partially screened views and include adjacent rural residences, travelers along the local roads and highways, and local churches and cemeteries. It is anticipated that views of the Project from surrounding populated places (e.g., Afton, Crosstown, Williamsburg) would generally be screened by existing vegetation and structures associated with development. Roadways and rural residential development located outside of built communities would have limited views toward the Project given the relatively flat terrain. Portions of the Project that would be visible would be seen in the context of existing development and would appear as a co-dominant feature in the landscape setting.

From the larger set of photographs collected within the Study Area, photo-realistic simulations were prepared for representative views generally closest to the Project Area, where potential visibility of the Project would be comparatively high. As can be seen from these simulations, the Project is likely to be visible with moderate to strong contrast in the immediate vicinity from locations where vegetation does not screen the views. However, the difference in visual effects from viewpoints greater than 0.1 mile from the Project Area (KOP-1, KOP-4, and KOP-7) illustrates that visual effects are greatly reduced with distance (in some cases, only a slightly greater distance) between the viewer and the Project. Visual impacts are largely localized and would be most apparent to those living, working, or traveling in areas within close proximity to the Project Area.

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1.0 INTRODUCTION

Tetra Tech, Inc. (Tetra Tech) performed a Visual Impact Assessment (VIA) of the proposed Clear Mountain Energy Center (Project), consisting of a 100-megawatt (MW) solar energy facility and 52.2-MW battery energy storage system (BESS), for Clear Mountain Energy Center, LLC (Clear Mountain Energy). The Project is proposed to be located within an approximately 1,215-acre area of privately owned land (Project Area, Figure 1) in Clermont County, Ohio, along County Road 276, approximately 2.3 miles northwest of the village of Williamsburg and approximately 2.5 miles southwest of the village of Owensville. Landmarks and potential visibility within a 10-mile area (Study Area) have been considered, as specified in Ohio Administrative Code (OAC) 4906-4-08(D)(4).

The following sections reflect the requirements of OAC 4906-4-08(D)(4) as well as established VIA methodologies and have been prepared by and under the direction of a professional with experience in completing such assessments. The following sections address:

- The visual characteristics of the Project;
- The character and visual quality of the existing landscape within the Study Area;
- An evaluation of the viewshed, including a discussion of key aesthetic resources, areas of potential visibility, and viewer groups within the Study Area;
- Presentation of visual simulations; and
- A discussion regarding the anticipated visual impact of the Project within the Study Area.

2.0 VISUAL CHARACTERISTICS

2.1 Description of the Study Area

The Project is located in unincorporated areas of Clermont County. More densely settled areas include the Village of Williamsburg, which is located approximately 2.3 miles southeast of the Project Area near the intersection of Route 32 and Route 276, the Village of Owensville approximately 2.5 miles northwest of the Project Area, and the Village of Batavia approximately 3.5 miles southwest of the Project Area. The Project is within the townships of Jackson, Williamsburg, and Batavia. Multiple villages and townships are dispersed throughout the Study Area in Clermont, Brown, and Hamilton counties, including the villages and townships of Amelia, Bethel, Newtonsville, Owensville, Stonelick, Union, and Wayne (Clermont County 2023).

The Project Area encompasses approximately 1,215 acres of land predominantly in active agricultural use with pockets of residential development dispersed with commercial and industrial sites located throughout the Study Area. The Project Area also encompasses an approximately 200-acre forested area. The topography in the area is relatively flat (Figure 2). As can be seen on Figure 3, agricultural lands surround the Project Area, with some areas of vegetation in the form of small, scattered woodlots or more narrow strips of fencerow or natural stream vegetation. Within the Study Area, additional forested vegetation is found in the southern portion of the Study Area. Scattered rural residences are located in the vicinity, but primarily contained in cities and villages surrounding the Project Area and throughout the Study Area.

Major roads within the Study Area include State Route 32, which traverses east-west through the central portion of the Study Area; U.S. Highway 50, which generally crosses through the Study Area from northeast to southwest; State Route 276, which runs centrally through the Study Area from southeast to northwest; U.S. Highway 68, which runs north-south through the eastern portion of the Study Area; and State Route 132 and 133, which generally runs north-south through the Study Area. Sharps Cutoff Road borders the Project Area to the east and Jackson Pike borders the Project Area to the north.

2.2 Description of the Project

The Project will consist of photovoltaic solar panels that will have a nameplate capacity of 100 MW of energy and a 52.2-MW BESS. The panels will be mounted on metal racking and will be configurated in long rows or "arrays." The arrays will be grouped in clusters throughout the Project Area. The racking system will employ tracking that will be oriented in north-south rows with panels that tilt east-west to maximize solar energy capture. At their maximum height (when tilted vertically), the panels are expected to be approximately 11 feet tall.

The Project solar panels will be enclosed within a 6-foot-tall perimeter fence, and locked gates will provide for equipment security and public safety. Other aboveground components of the Project include a 52-MW BESS, substation, switch yard, and operations and maintenance building. The substation will be approximately 800 feet long by 380 feet wide and situated next to the switchyard, which will be approximately 700 feet long by 400 feet wide. Lightning masts will have a height of approximately 125 feet and the deadends will have a height of approximately 95 feet. The collection lines for the project are planned to be underground.

A key design goal of the Project is to maintain the existing vegetation surrounding the Project Area to take advantage of natural screening to the greatest extent possible. Based on the current proposed design layout and buildable area, a total of 7.09 acres of tree clearing will be required.

2.3 Visual Ordinances and Zoning

While not subject to local land use ordinances or zoning, based on desktop review of publicly available information for Clermont County and the townships and villages within the Study Area, no local plans, policies, or regulations were identified that would affect development of the Project. Clermont County's Comprehensive Plan was adopted most recently in 2014. A preliminary search for ordinances with a visual resources component for the townships within the Study Area did not yield notable results, as many of the townships (namely Amelia, Newtonsville, and Owensville) do not have publicly available information related to visual impacts or scenic resources.

The Project is within Jackson Township Zoning District A (Agricultural), C (Commercial), and I (Industrial), as well as the Williamsburg Township Zoning District A (Agricultural) (Clermont County 2010). The parcels within Batavia Township are currently not zoned as of the 2020 zoning map (Village of Batavia 2020).

3.0 VIEWSHED ANALYSIS

The viewshed analysis considered key aesthetic resources located within the Study Area that may be affected by changes in the landscape, and the extent to which existing terrain and vegetation prevents views toward the Project and the landscape patterns. Based on this information, representative locations were selected for conducting specific visibility impact assessments. A description of this process is provided in the following sections.

3.1 Key Aesthetic Resources

As shown on Figure 4, 38 recreation areas (including 1 fairground, 8 golf courses, 25 local parks, 2 state parks, and 2 state-maintained trails); 48 churches; 54 cemeteries; 5 major transportation corridors; 8 conservation areas (including 3 nature preserves, 4 wildlife preservation areas, and 1 forest reserve conservation area); 1 farm; 1 hospital; 2 lakes; and 46 schools are located within the Study Area (ODNR 2023; NEPA 2023; USGS 2023a, b). East Fork State Park, the largest state park within the Study Area, is located approximately 1.2 miles south of the Project Area. The biggest waterbody in the Study Area is the East Fork Lake (William H. Harsha Lake), located approximately 3.2 miles south of the Project Area. According to the National Register of Historic Places (NRHP), at least 10 designated historic places are within the Study Area (Table 1; Figure 4). For more detail on NRHP designations, see the Cultural and Historic Resources Report (Tetra Tech 2023). There are no Scenic Byways, National Parks, National Forests, National Wildlife Refuges, or National Natural Landmarks located in the Study Area (ODOT 2023; NPS 2023).

3.2 Areas of Potential Visibility

A topographic viewshed analysis was conducted to evaluate the geographic extent of potential visibility of the solar panels (Figure 5). The analysis was based on the height and spatial extent of the solar panels because they occupy the most land area as well as the tallest components of the Project (lightning masts) and would therefore be the most noticeable Project component. The analysis assumed a maximum solar panel height of 11 feet for the panels and 125 feet for the lightning masts. The viewshed analysis was performed using ESRI ArcGIS software, employing a 10-meter digital elevation model to represent the terrain within the Study Area. The bare-earth modeling approach used in the viewshed analysis is based only on the effects of terrain on visibility, resulting in a conservative assessment of potential visibility.

To supplement the topographic viewshed analysis, a vegetated viewshed was conducted using U.S. Geological Survey LANDFIRE existing vegetation land height data (Figure 6) to identify areas within the Study Area where potential screening may be provided by forest vegetation. The vegetated viewsheds for the solar panels and lightning masts were run as described above. Since the vegetation viewshed considers both terrain and the approximate tree height of forested areas, it more accurately reflects potential Project visibility within the Study Area. The resulting viewshed maps conservatively show areas with potential visibility based on topography and vegetative screening (Figures 5 and 6, respectively). It is conservative because “seen” areas identified in the viewshed analyses do not necessarily indicate that the Project will be visible or noticeable to the casual observer. “Seen” areas indicate that some portion of the Project could be potentially visible from that point because there

may be a direct, unobstructed line-of-sight between the Project and a viewer's location within the Study Area. Factors such as distance, color, lighting and atmospheric conditions (such as weather) that can diminish visibility under actual field conditions were not accounted for in this viewshed analysis.

The results of the viewshed analyses were used to identify specific locations for further assessment of potential visibility. In general, this effort focused on representative viewpoints from which the Project is expected to be visible in order to characterize the potential impacts. Photographs of the Project Area were taken from the selected viewpoints and were used to prepare photographic simulations to illustrate potential views of the Project (Appendix A). The simulations allow for a comparison of the existing landscape and the expected landscape once the Project is constructed. Eight representative viewpoints, which generally represent locations with high levels of viewer sensitivity and/or potential for impacts to existing visual resources, were selected for development of simulations.

As indicated in Figure 6, the outlying areas of Amelia, Bethel, Batavia, Hamlet, and Williamsburg are the primary communities within the 10-mile Study Area with potential visibility of the Project; however, the views would be partial or incomplete. The primary viewer group of the Project (further discussed in Section 3.3) would be local rural residents in close proximity to the Project.

Figures 5, 6, and 7 depict the results of the viewshed analyses and the location of the visual receptors, and indicates which of the 211 identified visual receptors have potential visibility of the Project based on the results of the vegetated viewshed analysis.

The preliminary topographic (bare earth) viewshed shows the Project would be visible from at least 111 of the 211 key aesthetic resources, including 24 cemeteries, 24 churches, 3 properties listed in the NRHP, 1 state park, 1 state-maintained trail, 2 wildlife preservation areas, 1 hospital, 22 local parks and public access areas such as golf courses, 5 major transportation corridors, 2 lakes, and 26 schools. The preliminary vegetated viewshed shows the Project would be visible to 1 church, and visible in limited areas to 13 other scenic resources, including 2 wildlife areas, 2 state parks, 1 hospital, 6 public parks, and 2 roadways.

Figures 5 and 6 also include the viewshed of the lightning masts, which are the tallest structures within the Project at approximately 125 feet in height. According to the viewshed analysis, the lightning masts would be visible from one church and one school, and visible in limited areas for 11 visually sensitive resources including two State parks and their associated Lakes, as well as five transportation corridors. The evaluated visual resources, their relative distance from the Project and their viewshed potentials are presented in Table 1.

Table 1. Key Visual Resources and Associated Viewshed to the Project

Scenic Resource Number	Scenic Resource Name	County	Distance From Project (miles)	Preliminary Topographic Viewshed (Bare Earth)	Preliminary Vegetated Viewshed (LANDFIRE EVH)	Preliminary Lightning Mast Viewshed
Properties Listed in the National or State Register of Historic Places						
1	Roas-Ilhardt Farm and Winery	Clermont	9.17	Not Visible	Not Visible	Not Visible

Scenic Resource Number	Scenic Resource Name	County	Distance From Project (miles)	Preliminary Topographic Viewshed (Bare Earth)	Preliminary Vegetated Viewshed (LANDFIRE EVH)	Preliminary Lightning Mast Viewshed
2	McKever, Lewis, Farmhouse	Clermont	2.23	Visible	Not Visible	Not Visible
3	Bethel Methodist Church	Clermont	4.99	Not Visible	Not Visible	Not Visible
4	Pfarr Log House	Clermont	6.4	Not Visible	Not Visible	Not Visible
5	Harmony Hill Dairy House	Clermont	2.2	Visible	Not Visible	Not Visible
6	Langdon House	Hamilton	8.8	Visible	Not Visible	Not Visible
7	Williams House	Clermont	2.2	Not Visible	Not Visible	Not Visible
8	Pleasant Hill	Clermont	10	Not Visible	Not Visible	Not Visible
9	Mount Orab Station	Brown	9.2	Not Visible	Not Visible	Not Visible
10	Stonelick Covered Bridge	Clermont	5.1	Not Visible	Not Visible	Not Visible
State Parks						
11	Bott Wildlife Area	Clermont/Brown	10	Not Visible	Visible in limited areas*	Not Visible
12	East Fork Wildlife Area	Clermont	1.89	Not Visible	Not Visible	Not Visible
13	Grant Lake Wildlife Area	Brown	8.54	Visible	Not Visible	Not Visible
14	Indian Creek Wildlife Area	Brown	9.27	Visible	Visible in limited areas*	Not Visible
15	East Fork State Park	Clermont	1.07	Visible	Visible in limited areas	Visible in limited areas
16	Stonelick State Park	Clermont	6.69	Not Visible	Not Visible	Visible in limited areas
State or federally designated trail, or one proposed for designation						
15	East Fork State Park Trail system (pedestrian, equestrian, and Mountain Bike trails present)	Clermont	1.07	Visible	Visible in limited areas	Visible in limited areas
16	Stonelick State Park Trail system	Clermont	6.69	Not Visible	Not Visible	Visible in limited areas
Hospitals						
17	Mercy Clermont Hospital	Clermont	1.75	Visible	Visible in limited areas	Not Visible
Locally Important Resources						
18	Batavia Township Park	Clermont	5.57	Visible	Visible in limited areas*	Not Visible
19	Ohio Twp Park	Clermont	9.1	Not Visible	Not Visible	Not Visible
20	Pierce Twp Nature Area	Clermont	9.71	Not Visible	Not Visible	Not Visible
21	Jenny Lind Park	Clermont	7.77	Not Visible	Not Visible	Not Visible

Scenic Resource Number	Scenic Resource Name	County	Distance From Project (miles)	Preliminary Topographic Viewshed (Bare Earth)	Preliminary Vegetated Viewshed (LANDFIRE EVH)	Preliminary Lightning Mast Viewshed
22	Pierce Township Park	Clermont	9.06	Not Visible	Not Visible	Not Visible
23	Longfield Park	Clermont	7.84	Visible	Not Visible	Not Visible
24	Mt Orab Park	Brown	9.19	Not Visible	Not Visible	Not Visible
25	Unknown Park	Brown	8.82	Not Visible	Not Visible	Not Visible
26	Gauche Park	Clermont	2.36	Visible	Not Visible	Not Visible
27	Williamsburg Community Park	Clermont	2.34	Visible	Not Visible	Not Visible
28	Unknown Park	Clermont	7.21	Visible	Not Visible	Not Visible
29	Cincinnati Nature Center	Clermont	6.87	Visible	Not Visible	Not Visible
30	Longbranch Farm	Clermont	9.52	Not Visible	Not Visible	Not Visible
31	Ballfields Park	Clermont	9.24	Not Visible	Not Visible	Not Visible
32	Burke Park	Clermont	7.67	Visible	Not Visible	Not Visible
33	Del Troutman Park	Clermont	7.28	Visible	Visible in limited areas*	Not Visible
34	Fair Oaks Park	Clermont	6.92	Visible	Visible in limited areas*	Not Visible
35	Groh Park	Clermont	6.8	Visible	Not Visible	Not Visible
36	Hessler Park	Clermont	8.28	Not Visible	Not Visible	Not Visible
37	Maple Grove Park	Clermont	6.47	Visible	Not Visible	Not Visible
38	Miami Meadow Park	Clermont	7.52	Visible	Visible in limited areas*	Not Visible
39	Miami Township Community Park	Clermont	9.11	Not Visible	Not Visible	Not Visible
40	Pettison Park	Clermont	2.89	Visible	Not Visible	Not Visible
41	Recreation Area	Clermont	6.5	Visible	Visible in limited areas*	Not Visible
42	Withamsville Tabasco Park	Clermont	8.57	Visible	Not Visible	Not Visible
43	Royal Oak Golf Course	Clermont	8.36	Visible	Not Visible	Not Visible
44	222 Road Side Park	Clermont	3.78	Not Visible	Not Visible	Not Visible
45	Clermont County	Clermont	9.97	Not Visible	Not Visible	Not Visible
46	Forest Reserves	Clermont	6.14	Not Visible	Not Visible	Not Visible
47	Shor Park	Clermont	6.89	Visible	Visible in limited areas*	Not Visible
48	Wilson Nature Preserve	Clermont	3.84	Not Visible	Not Visible	Not Visible
49	Clermont County Fairgrounds	Clermont	2.82	Visible	Not Visible	Not Visible
50	Deer Track Golf Course	Clermont	5.52	Visible	Not Visible	Not Visible

Scenic Resource Number	Scenic Resource Name	County	Distance From Project (miles)	Preliminary Topographic Viewshed (Bare Earth)	Preliminary Vegetated Viewshed (LANDFIRE EVH)	Preliminary Lightning Mast Viewshed
51	Eagles Nest Golf Course	Clermont	9.4	Not Visible	Not Visible	Not Visible
52	Elks Run Golf Course	Clermont	3.15	Not Visible	Not Visible	Not Visible
53	Legendary Run Golf Course	Clermont	8.57	Not Visible	Not Visible	Not Visible
54	Lindale Golf Course	Clermont	8.07	Visible	Not Visible	Not Visible
55	Lords Valley Golf Course	Clermont	1.8	Visible	Not Visible	Not Visible
56	Taylor Glen Golf Course	Clermont	8.15	Visible	Not Visible	Not Visible
57	Sycamore Park	Clermont	4.08	Not Visible	Not Visible	Not Visible
58	Kathryn Stagge-Marr Community Park	Clermont	8.34	Not Visible	Not Visible	Not Visible
Major Transportation Corridors						
59	Highway 32/ Appalachian Highway	Clermont	0.2	Visible	Visible in limited areas	Visible in limited areas
60	US. Highway 50	Clermont	1.5	Visible	Not Visible	Visible in limited areas
61	State Route 276	Clermont	Intersects Project	Visible	Visible in limited areas	Visible in limited areas
62	State Route 132	Clermont	2.8	Visible	Not Visible	Visible in limited areas
63	Interstate 275	Clermont	10.7	Visible	Not Visible	Visible in limited areas
Lakes and Rivers						
15	East Fork Lake/William H Harsha lake	Clermont	1.07	Visible	Not Visible	Visible in limited areas
16	Stonelick Lake	Clermont	6.69	Visible	Not Visible	Visible in limited areas
Schools and Colleges						
64	Saint Louis School	Clermont	2.62	Visible	Not Visible	Not Visible
65	Clermont Northeastern Preschool	Clermont	2.48	Visible	Not Visible	Not Visible
66	Meadowview Elementary School	Clermont	7.08	Visible	Not Visible	Not Visible
67	Bethel - Tate High School	Clermont	7.85	Visible	Not Visible	Not Visible
68	Clermont Northeastern High School	Clermont	1.6	Visible	Not Visible	Not Visible

Scenic Resource Number	Scenic Resource Name	County	Distance From Project (miles)	Preliminary Topographic Viewshed (Bare Earth)	Preliminary Vegetated Viewshed (LANDFIRE EVH)	Preliminary Lightning Mast Viewshed
69	Clermont Northeastern Middle School	Clermont	1.59	Visible	Not Visible	Not Visible
70	Bethel - Tate Middle School	Clermont	7.53	Visible	Not Visible	Not Visible
71	Hill Intermediate Elementary School	Clermont	7.76	Visible	Not Visible	Not Visible
72	Saint Thomas More School	Clermont	9.17	Visible	Not Visible	Not Visible
73	Marr / Cook Elementary School	Clermont	8.91	Not Visible	Not Visible	Not Visible
74	Goshen High School	Clermont	8.96	Not Visible	Not Visible	Not Visible
75	Spaulding Elementary School	Clermont	9.05	Not Visible	Not Visible	Not Visible
76	Milford High School	Clermont	9.46	Not Visible	Not Visible	Not Visible
77	Milford Junior High School	Clermont	9.31	Not Visible	Not Visible	Not Visible
78	Glen Este Middle School	Clermont	8.21	Visible	Not Visible	Not Visible
79	Willowville Elementary School	Clermont	7.13	Visible	Not Visible	Not Visible
80	Withamsville - Tobasco Elementary School	Clermont	9.52	Not Visible	Not Visible	Not Visible
81	Summerside Elementary School	Clermont	9.51	Visible	Not Visible	Not Visible
82	Clough Pike Elementary School	Clermont	8.89	Visible	Not Visible	Not Visible
83	Batavia Middle School	Clermont	3.87	Not Visible	Not Visible	Not Visible
84	Western Brown High School	Brown	8.11	Visible	Not Visible	Not Visible
85	Fayetteville Elementary School	Brown	9.17	Visible	Not Visible	Not Visible
86	Fayetteville - Perry High School	Brown	9.3	Not Visible	Not Visible	Not Visible
87	Fayetteville - Perry Middle School	Brown	9.23	Not Visible	Not Visible	Not Visible
88	Mount Orab Middle School	Brown	8.3	Not Visible	Not Visible	Not Visible
89	Mount Orab Elementary School	Brown	8.3	Not Visible	Not Visible	Not Visible
90	William Bick Primary School	Clermont	7.67	Visible	Not Visible	Not Visible

Scenic Resource Number	Scenic Resource Name	County	Distance From Project (miles)	Preliminary Topographic Viewshed (Bare Earth)	Preliminary Vegetated Viewshed (LANDFIRE EVH)	Preliminary Lightning Mast Viewshed
91	Batavia High School	Clermont	1.11	Visible	Not Visible	Not Visible
92	Williamsburg Elementary School	Clermont	1.74	Not Visible	Not Visible	Not Visible
93	Williamsburg High School	Clermont	1.95	Visible	Not Visible	Not Visible
94	Clermont Northeastern Elementary School	Clermont	1.68	Visible	Not Visible	Not Visible
95	Mulberry Elementary School	Clermont	9.13	Not Visible	Not Visible	Not Visible
96	Batavia Elementary School	Clermont	0.86	Visible	Not Visible	Visible
97	Goshen Middle School	Clermont	8.8	Not Visible	Not Visible	Not Visible
98	Saint Mark's Lutheran School	Clermont	8.79	Not Visible	Not Visible	Not Visible
99	Saint Bernadette School	Clermont	7.31	Visible	Not Visible	Not Visible
100	Country Hills Montessori Eastgate School	Clermont	8.04	Visible	Not Visible	Not Visible
101	Milford Christian Academy	Clermont	9.04	Not Visible	Not Visible	Not Visible
102	Holly Hill Elementary School	Clermont	5.93	Visible	Not Visible	Not Visible
103	Merwin Elementary School	Clermont	8.27	Visible	Not Visible	Not Visible
104	Locust Corner Elementary School	Clermont	9.69	Not Visible	Not Visible	Not Visible
105	Amelia Elementary School	Clermont	6.61	Visible	Not Visible	Not Visible
106	West Clermont Middle School	Clermont	6.5	Visible	Not Visible	Not Visible
107	West Clermont High School	Clermont	7.3	Not Visible	Not Visible	Not Visible
108	Saint Andrew - Saint Elizabeth Ann Seton School	Clermont	9.02	Not Visible	Not Visible	Not Visible
109	Williamsburg Middle School	Clermont	1.97	Not Visible	Not Visible	Not Visible
Churches and Cemeteries						
110	Sugartree Cemetery	Clermont	7.46	Visible	Not Visible	Not Visible
111	Rapp Cemetery	Clermont	4.06	Not Visible	Not Visible	Not Visible
112	Concord Cemetery	Clermont	3.69	Visible	Not Visible	Not Visible

Scenic Resource Number	Scenic Resource Name	County	Distance From Project (miles)	Preliminary Topographic Viewshed (Bare Earth)	Preliminary Vegetated Viewshed (LANDFIRE EVH)	Preliminary Lightning Mast Viewshed
113	Nicholsville Cemetery	Clermont	8.82	Visible	Not Visible	Not Visible
114	Mount Pisgah Cemetery	Clermont	9.04	Not Visible	Not Visible	Not Visible
115	Bethel Cemetery	Clermont	8.00	Visible	Not Visible	Not Visible
116	Mount Holly Christian Chapel Cemetery	Clermont	6.26	Visible	Not Visible	Not Visible
117	Goshen Cemetery	Clermont	9.63	Not Visible	Not Visible	Not Visible
118	Lucy Run Cemetery	Clermont	5.14	Not Visible	Not Visible	Not Visible
119	Old Bethel Cemetery	Clermont	4.96	Visible	Not Visible	Not Visible
120	Amelia Methodist Episcopal Cemetery	Clermont	6.69	Visible	Not Visible	Not Visible
121	New Harmony Cemetery	Brown	5.79	Visible	Not Visible	Not Visible
122	Old Baptist Church Cemetery	Clermont	4.74	Not Visible	Not Visible	Not Visible
123	Monroe Cemetery	Clermont	7.98	Visible	Not Visible	Not Visible
124	Amelia Independent Order of Odd Fellows Cemetery	Clermont	6.96	Visible	Not Visible	Not Visible
125	Bamber Cemetery	Brown	5.59	Not Visible	Not Visible	Not Visible
126	Simpkins Cemetery	Clermont	5.56	Visible	Not Visible	Not Visible
127	Lindale Baptist Cemetery	Clermont	7.88	Not Visible	Not Visible	Not Visible
128	Brown Cemetery	Clermont	5.94	Visible	Not Visible	Not Visible
129	Mount Zion Cemetery	Clermont	5.91	Visible	Not Visible	Not Visible
130	Mount Moriah Cemetery	Clermont	9.62	Visible	Not Visible	Not Visible
131	Williamsburg Cemetery	Clermont	1.65	Not Visible	Not Visible	Not Visible
132	Engle Cemetery	Brown	9.70	Not Visible	Not Visible	Not Visible
133	Dunham Cemetery	Brown	9.71	Not Visible	Not Visible	Not Visible
134	Olive Branch Cemetery	Clermont	6.15	Not Visible	Not Visible	Not Visible
135	Brick Chapel Cemetery	Clermont	5.96	Not Visible	Not Visible	Not Visible
136	Warner Cemetery	Brown	9.77	Not Visible	Not Visible	Not Visible
137	Pinchey Cemetery	Brown	9.98	Not Visible	Not Visible	Not Visible
138	Clover Cemetery	Clermont	5.80	Visible	Not Visible	Not Visible

Scenic Resource Number	Scenic Resource Name	County	Distance From Project (miles)	Preliminary Topographic Viewshed (Bare Earth)	Preliminary Vegetated Viewshed (LANDFIRE EVH)	Preliminary Lightning Mast Viewshed
139	Graceland Memorial Gardens	Clermont	8.43	Not Visible	Not Visible	Not Visible
140	Greenbrier Cemetery	Clermont	2.44	Visible	Not Visible	Not Visible
141	Brooks Cemetery	Brown	8.47	Not Visible	Not Visible	Not Visible
142	Batavia Union Cemetery	Clermont	3.08	Not Visible	Not Visible	Not Visible
143	Olive Cemetery	Clermont	4.76	Visible	Not Visible	Not Visible
144	Pierce Township Cemetery	Clermont	9.50	Not Visible	Not Visible	Not Visible
145	Independent Order of Odd Fellows Cemetery	Clermont	3.34	Not Visible	Not Visible	Not Visible
146	Plainview Cemetery	Clermont	5.10	Visible	Not Visible	Not Visible
147	Mount Orab Cemetery	Brown	9.09	Not Visible	Not Visible	Not Visible
148	Star Lake Cemetery	Brown	8.64	Not Visible	Not Visible	Not Visible
149	Stonelick Cemetery	Clermont	2.45	Visible	Not Visible	Not Visible
150	Greenbush Cemetery	Brown	8.15	Not Visible	Not Visible	Not Visible
151	Edenton Cemetery	Clermont	7.75	Not Visible	Not Visible	Not Visible
152	Saint Louis Catholic Cemetery	Clermont	2.56	Not Visible	Not Visible	Not Visible
153	Kramer Cemetery	Brown	5.78	Not Visible	Not Visible	Not Visible
154	Vera Cruz Cemetery	Brown	7.13	Visible	Not Visible	Not Visible
155	Bloom Rose Cemetery	Brown	4.10	Visible	Not Visible	Not Visible
156	Saint Philomena Cemetery	Clermont	4.88	Not Visible	Not Visible	Not Visible
157	Brooks Cemetery	Brown	8.17	Not Visible	Not Visible	Not Visible
158	Taylors Chapel Cemetery	Brown	5.44	Visible	Not Visible	Not Visible
159	Saint Patricks Cemetery	Brown	9.76	Not Visible	Not Visible	Not Visible
160	Hartman Cemetery	Clermont	2.30	Visible	Not Visible	Not Visible
161	Monterey Cemetery	Clermont	2.30	Not Visible	Not Visible	Not Visible
162	Five Mile Cemetery	Brown	7.27	Visible	Not Visible	Not Visible
163	Saint Angela Merici Cemetery	Brown	9.13	Not Visible	Not Visible	Not Visible
	Saint Angela Merici	Brown	9.17	Not Visible	Not Visible	Not Visible

Scenic Resource Number	Scenic Resource Name	County	Distance From Project (miles)	Preliminary Topographic Viewshed (Bare Earth)	Preliminary Vegetated Viewshed (LANDFIRE EVH)	Preliminary Lightning Mast Viewshed
164	Fayetteville Methodist	Brown	9.38	Not Visible	Not Visible	Not Visible
165	Moores Fork Baptist	Clermont	6.67	Visible	Not Visible	Not Visible
166	Stonelick Church	Clermont	6.85	Not Visible	Not Visible	Not Visible
168	Belfast United Methodist Church	Clermont	5.24	Visible	Not Visible	Not Visible
169	Saint Marks Lutheran Church	Clermont	8.82	Not Visible	Not Visible	Not Visible
170	Trinity United Methodist Church	Clermont	9.38	Not Visible	Not Visible	Not Visible
171	Pleasant Hill Church (historical)	Clermont	9.03	Not Visible	Not Visible	Not Visible
172	Milford Assembly of God Church	Clermont	8.72	Visible	Not Visible	Not Visible
173	Stonelick Valley Missionary Church	Clermont	5.16	Not Visible	Not Visible	Not Visible
174	Saint Philomena Church	Clermont	4.98	Not Visible	Not Visible	Not Visible
175	Saint Louis Church	Clermont	2.61	Visible	Not Visible	Not Visible
176	Maple Grove Church	Clermont	0.02	Visible	Visible	Not Visible
155	Greenberry Church	Clermont	1.79	Visible	Not Visible	Not Visible
158	Bloomrose Church	Brown	4.07	Visible	Not Visible	Not Visible
179	Taylors Chapel	Brown	5.44	Visible	Not Visible	Not Visible
180	Burdsall Chapel	Brown	4.91	Visible	Not Visible	Not Visible
181	Fivemile Church	Brown	7.23	Not Visible	Not Visible	Not Visible
182	Union Plains United Methodist Church	Brown	8.13	Not Visible	Not Visible	Not Visible
183	First Baptist Church	Brown	8.47	Not Visible	Not Visible	Visible
184	Saint Michael Catholic Church	Brown	9.15	Not Visible	Not Visible	Not Visible
185	Mount Orab Church of Christ	Brown	9.42	Not Visible	Not Visible	Not Visible
186	Oakland Church	Brown	9.73	Not Visible	Not Visible	Not Visible
187	Mount Nebo Methodist	Brown	9.54	Not Visible	Not Visible	Not Visible
188	North Side Church	Clermont	7.41	Visible	Not Visible	Not Visible
189	Saint Marys Church	Clermont	7.83	Visible	Not Visible	Not Visible
190	Bethel Baptist Church	Clermont	7.72	Visible	Not Visible	Not Visible

Scenic Resource Number	Scenic Resource Name	County	Distance From Project (miles)	Preliminary Topographic Viewshed (Bare Earth)	Preliminary Vegetated Viewshed (LANDFIRE EVH)	Preliminary Lightning Mast Viewshed
191	Bethel Church of Christ	Clermont	7.71	Visible	Not Visible	Not Visible
192	Bethel Church of the Nazarene	Clermont	7.79	Visible	Not Visible	Not Visible
193	Bethel United Methodist	Clermont	7.61	Visible	Not Visible	Not Visible
194	South Bantam Church	Clermont	5.87	Visible	Not Visible	Not Visible
195	Tabernacle Church	Clermont	6.33	Visible	Not Visible	Not Visible
196	Lindale Baptist Church	Clermont	7.92	Not Visible	Not Visible	Not Visible
197	Spring Grove United Methodist Church	Clermont	8.96	Not Visible	Not Visible	Not Visible
198	Mount Moriah United Methodist Church	Clermont	9.63	Visible	Not Visible	Not Visible
199	Withamsville Church of Christ	Clermont	8.96	Visible	Not Visible	Not Visible
200	Saint Thomas More Catholic Church	Clermont	9.18	Visible	Not Visible	Not Visible
201	Clough Pike Church	Clermont	7.94	Visible	Not Visible	Not Visible
202	Lord of Peace Episcopal Church	Clermont	6.07	Not Visible	Not Visible	Not Visible
203	First Baptist Church of Gleneste	Clermont	7.88	Not Visible	Not Visible	Not Visible
204	Liberty Chapel	Brown	6.44	Visible	Not Visible	Not Visible
205	Salem Church	Brown	5.58	Visible	Not Visible	Not Visible
206	Bible Baptist Church	Brown	6.92	Visible	Not Visible	Not Visible
207	Church of God (historical)	Clermont	8.37	Not Visible	Not Visible	Not Visible
208	Mount Pisgah United Methodist Church	Clermont	9.08	Not Visible	Not Visible	Not Visible
209	Batavia First Presbyterian Church	Clermont	3.43	Not Visible	Not Visible	Not Visible
210	Batavia First United Methodist Church	Clermont	3.47	Not Visible	Not Visible	Not Visible
211	Summerside United Methodist Church	Clermont	9.68	Not Visible	Not Visible	Not Visible

*Unlikely to be visible due to distance from the Project.

3.3 Viewer Groups

Viewer groups within the Study Area were identified based on the frequency and duration of exposure to views of the Project, the viewer's position in the landscape, and the viewer's activity and presumed sensitivity to changes in the visual landscape. Viewer groups identified are described in more detail in the following text.

3.3.1 Local Residents

The local resident viewer group consists of people who live within the Study Area. Residents' sensitivities to visual quality can be variable and may be tempered by the visual character and setting of their neighborhoods. For example, residents with a view of existing built environments such as commercial or industrial facilities may be less sensitive to landscape changes than those with a view of natural areas such as forests. It is anticipated that the level of sensitivity of this user group will vary with higher sensitivity to visual change experienced by residents who are generally familiar with the landscape and views that are important to them.

3.3.2 Through-Travelers and Commuters

This viewer group consists of through-travelers and daily commuters traveling through the Study Area on their way to work or those who are engaged in other types of business or personal travel. Travelers passing through an area typically view the landscape from motor vehicles. Through-travelers and commuters will typically be concentrated on major roads including State Route 32, U.S. Highway 50, State Route 276, and U.S. Highway 68. Furthermore, they do not tend to stop along their travel routes, have a relatively narrow field of view because they are focused on road and traffic conditions, and are destination oriented. Passengers in through-travel and commuter vehicles may have greater opportunities for prolonged off-road views toward landscape features and, accordingly, may have greater perception of changes in the visual environment. It is anticipated that the level of sensitivity of this user group will vary with less sensitivity to visual change experienced by through-travelers or long-distance commuters passing through the Study Area and higher sensitivity to visual change experienced by local commuters who are traveling through the area on a daily basis.

3.3.3 Tourists and Recreational Users

This viewer group includes tourists and recreational users visiting from out of the local area, as well as local residents engaged in recreational activities. These users can be involved in outdoor recreational activities at parks and other developed recreational facilities or in undeveloped natural settings such as forests, fields, and water bodies. Tourists and recreational users come to the area to experience its cultural, scenic, and/or recreational resources. They may view the landscape while traveling to these destinations on local roads, or from the sites themselves.

4.0 PHOTOGRAPHIC SIMULATIONS

4.1 Methodology

A review of potential visual resources within the Study Area included, but was not limited to, recreation areas, local community resources (e.g., schools, libraries, places of worship), and other

scenic resources. After review of these potential sensitive resources, Tetra Tech identified 26 preliminary viewpoints for investigation in the field (Appendix B). These points are at locations around the Project where viewers could notice a change in the existing landscape setting due to the presence of Project facilities, including key travel-ways, areas with residential properties, and local parks and attractions. Tetra Tech conducted site photography on December 14, 2021, and on November 7, 2022.

From the 26 viewpoint locations documented in the field, Tetra Tech identified eight as key observation points (KOPs) for use in visual simulations. These eight viewpoint locations are representative of the range of viewer groups in the Project Area and how they are likely to experience the proposed Project. Comparison existing views with the visual simulations is the basis of the assessment of effects discussed in Section 4.2. Figure 5 depicts the Project Area, Study Area, and location of the 26 viewpoints and eight KOPs, which are concentrated in the area less than 1 mile from the Project Area because the viewshed analysis and site visit indicated limited or no visibility from more distant locations.

4.2 Photographic Simulation Results

Tetra Tech created eight visual simulations illustrating views of what the landscape setting would look like once the Project has been constructed. The visual simulations depict the existing conditions and simulated conditions for each KOP.

Simulated views for each viewpoint are described in the following text and include a discussion of the level of contrast that may be introduced by the Project. For the purposes of this report, foreground is generally defined by a distance between zero and 0.5 mile. Middleground is defined as views between 0.6 and 5 miles. Background is defined as views beyond 5 miles. Level of contrast is a way to measure the degree of physical change in the landscape, and is determined by the differences in form, line, color, texture, scale, and landscape juxtaposition between the existing landscape conditions and the landscape with the constructed Project. Contrast levels are typically described as follows:

- None – The contrast is not visible or perceived.
- Weak – The contrast can be seen but does not attract attention.
- Moderate – The contrast begins to attract attention and begins to dominate the landscape.
- Strong – The contrast demands attention and is dominant in the landscape.

The photo simulations developed for each viewpoint are included in Appendix A.

4.2.1 KOP-1: Hawley Road

KOP-1 is located in the central portion of the Study Area to the west of the Project, looking east. This road runs north-south and connects Route 276 to Jackson Pike. This viewpoint is located approximately 0.31 mile from the Project at its nearest point in the foreground and represents the view by travelers and local rural residents. The existing landscape setting is characterized by flat terrain. The area is within an agricultural setting with mowed grasses in the foreground, and dense forested areas lining the perimeter of the field in the foreground/middleground. Human-made features consist of existing gray power lines in the foreground/middleground. Roadways and rural

residential development located around the Project Area would have similar views looking towards the Project.

The Project substation, switchyard, generation-tie line (gen-tie line), operations and maintenance building, and BESS would be visible from this location, particularly where there are open field views and where tree cover is sparse (Visual Simulation 1). Because of the height of the gen-tie line deadends (95 feet) and lightning masts (125 feet) and the light color of the operations and maintenance building and BESS in comparison with the dark vegetation, moderate contrast would be introduced at this location. New power lines and lightning masts around the substation and switchyard would be introduced in the existing environment as the tallest structure on the Project (125 feet). The new poles and lightning masts would be seen in the context of the existing power poles and power lines, however, they would be taller and would extend beyond the row of dark green vegetation into the skyline. Views would vary from partially screened to unobstructed depending on existing vegetation, structures, and topography. The color, shape, and height of the operations and maintenance building, BESS, substation lightning masts/deadends and connecting features would attract attention and would appear as a co-dominant feature in the landscape setting, introducing moderate contrast at this location for local residences and viewer groups traveling along Hawley Road.

4.2.2 KOP-2: Highway 276

KOP-2 is located adjacent to (approximately 175 feet from) the Project in the foreground, looking east toward the Project Area. This viewpoint is representative of views of local residents and commuters along Highway 276. The existing landscape setting is characterized by flat terrain, with mowed grass along the paved road and agricultural fields and thin strips of forested areas in the foreground. There is a dense forested corridor beyond in the foreground. Human-made features consist of the paved road, existing power lines, a fire hydrant and utility access panel in the foreground. Travelers along the roadways and residential development located around the Project Area would have similar views looking toward the Project.

The Project solar panel arrays and fencing would be visible from this location (Visual Simulation 2). From this viewpoint, located approximately 175 feet away from the Project, views of portions of the Project would be mostly unobstructed and some existing taller deciduous trees would be removed. The Project would introduce gray color, geometric shapes, and vertical and horizontal lines into the landscape setting. Fencing around the solar panels would introduce vertical lines. The Project would be visible from this location and would attract attention due to its proximity to the road and would create strong contrast relative to the existing landscape. Any impacts to the viewshed from the roadway would be short term for travelers as they approach and travel parallel to the Project Area for a limited time and their focus would be on the road ahead. Residents would have longer views; however, most residences have tree cover surrounding their homes

4.2.3 KOP-3: Sharps Cutoff Road

KOP-3 is located adjacent to (approximately 150 feet away from) the Project in the foreground along Sharps Cutoff Road, looking west toward the Project Area. This viewpoint is a representative view by rural residents and travelers. The existing landscape setting is characterized by flat terrain. The area is

situated among open views of agricultural fields along the road. The agricultural fields include brown crops/grasses in the foreground, and clumps and strips of forested areas along property lines in the foreground and middleground. Roadways and rural residential development located around the Project Area would have similar views looking towards the Project.

Views would vary from partially screened to unobstructed depending on existing vegetation, structures, and topography (Visual Simulation 3). The Project would introduce gray color, geometric shapes, and horizontal lines into the landscape setting. Fencing around the solar panels would introduce vertical lines. The gray color and geometric shape created by the solar arrays would mimic the darker color and horizontal strips of existing vegetation but would attract attention in the landscape due to proximity to the road, therefore introducing strong contrast.

4.2.4 KOP-4: Jackson Pike Road (East)

KOP-4 is located along Jackson Pike Road to the east of the Project, looking west towards the Project Area. This viewpoint is located approximately 0.32 mile from the Project Area at its nearest point in the foreground and is a representative view by travelers and local rural residents. The existing landscape setting is characterized by flat terrain. The area is situated between open agricultural fields with pockets of wooded vegetation in the foreground and dense forested areas beyond in the foreground/middleground. Human-made features consist of the paved roadway, power lines, and a partially screened residence and barn in the foreground. Roadways and rural residential development located around the Project Area would have similar views looking towards the Project.

Portions of the Project solar panel arrays would be visible from this location (Visual Simulation 4), in which views would vary from being partially screened to appearing unobstructed. Where visible, it would appear as a dark band across the base of the wooded area extending along the back of the view. The Project would introduce gray color, geometric shapes, and horizontal lines into the landscape setting. The Project would be visible to adjacent residences and travelers along Jackson Pike Road and would attract attention; however, the panels follow the curves of the land and would mimic the darker color and horizontal strips of existing vegetation, therefore introducing moderate contrast.

4.2.5 KOP-5: Jackson Pike Road (Central)

KOP-5 is located along Jackson Pike Road, along the northern end of the Project Area, looking north toward the Project Area. This viewpoint is located approximately 300 feet from the Project Area at its nearest point in the foreground and is a representative view by travelers and local rural residents. The existing landscape setting is characterized by flat terrain. The area is situated among open agricultural fields with mowed grasses in the foreground. Dense forested areas line the middleground and surround a single structure in the foreground. Roadways and rural residential development located around the Project Area would have similar views looking toward the Project.

From this viewpoint, located approximately 300 feet away from the Project, views of portions of the Project would be mostly unobstructed (Visual Simulation 5). The Project would introduce gray color, geometric shapes, and horizontal lines into the landscape setting. Fencing around the solar panels would introduce vertical lines. The gray color and geometric shape created by the solar arrays would

mimic the darker color and horizontal strips of existing vegetation, but would attract attention in the landscape setting due to their proximity to the road, therefore introducing strong contrast. These impacts would be short-term for travelers as they approach and move in a parallel direction to the Project Area for a limited time, with their focus presumably on the road ahead.

4.2.6 KOP-6: Jackson Pike Road (West)

KOP-6 is located along Jackson Pike Road in the north west portion of the Project Area, looking south towards the Project. This viewpoint is located approximately 285 feet from the Project Area at its nearest point in the foreground and is a representative view by travelers and local rural residents. The existing landscape setting is characterized by flat terrain. The area is situated among open agricultural fields with mowed grasses in the foreground. Dense forested areas surround the Project and a rural residence that is partially concealed by vegetation in the foreground/middleground. Existing power lines run through the area. Roadways and rural residential development located around the Project Area would have similar views looking towards the Project.

From this viewpoint, located approximately 285 feet away from the Project, views of portions of the Project would be mostly unobstructed (Visual Simulation 6). The Project would introduce gray color, geometric shapes, and horizontal lines into the landscape setting. Fencing around the solar panels would introduce vertical lines. The gray color and geometric shape created by the solar arrays would attract attention and would appear as a co-dominant feature in the landscape setting, therefore introducing strong contrast. These impacts would be short-term for travelers as they are approaching and parallel to the Project Area for a limited time and their focus would be on the road ahead.

4.2.7 KOP-7: Highway 32

KOP-7 is located along Highway 32, looking north towards the Project Area. This viewpoint is located approximately 0.34 mile from the Project Area at its nearest point in the foreground and is a representative view by travelers and local rural residents. The existing landscape setting is characterized by rolling terrain. The area is situated among open agricultural fields with tall grasses and existing power lines and poles in the foreground. Dense forested areas line the foreground and middleground. Roadways and rural residential development located around the Project Area would have similar views looking towards the Project.

From this viewpoint, located approximately 0.34 mile away from the Project, views would vary from completely screened to partially screened depending on existing vegetation, structures, and topography (Visual Simulation 7). The Project would introduce gray color, geometric shapes, horizontal and vertical lines into the landscape setting. The solar arrays and fencing would be partially visible but would likely not be perceived as being part of a larger solar installation. They would not attract attention because the panels follow the horizontal line created by the existing vegetation, therefore creating weak contrast.

4.2.8 KOP-8: Highway 276

KOP-8 is located along Highway 276, looking southeast towards the Project Area. This viewpoint is located adjacent to (approximately 186 feet from) the Project Area at its nearest point in the foreground and is a representative view by travelers and local rural residents. The existing landscape

setting is characterized by flat terrain. The area is situated among open agricultural fields with mowed grasses and forested areas in the foreground and middleground. Existing towers can be seen in the foreground/middleground. Roadways and rural residential development located around the Project Area would have similar views looking towards the Project.

From this viewpoint, located approximately 186 feet away from the Project, views of portions of the Project would be mostly unobstructed (Visual Simulation 8). A clump of vegetation would be removed creating more room for infrastructure. The Project would introduce gray color, geometric shapes, and horizontal lines into the landscape setting. Fencing around the solar panels would introduce vertical lines. The Project would attract attention and would appear as a co-dominant feature in the landscape setting, therefore introducing strong contrast. These impacts would be short-term for travelers as they are approaching and parallel to the Project Area for a limited time and their focus would be on the road ahead.

5.0 CONCLUSIONS

No National Parks, National Forests, National Wildlife Refuges, or National Natural Landmarks are present in the Study Area. To assess the visual impact of the Project, representative viewpoint locations were selected consistent with OAC 4906-04-08(D)(4) to reflect the visual experience of typical viewers within the area (through travelers on local roads, residents of the local communities, and recreationalists).

The proposed Project would introduce low, vertical, geometric elements that are gray in color into a relatively flat terrain landscape dominated by agricultural lands interspersed with strips of grasses and separated by patches of trees and shrubs. Visual impacts would vary depending on several factors, such as the distance of the viewer from the Project and whether views toward the Project are unobstructed or screened by existing vegetation, terrain, or development. The views would be vastly different from one location to another primarily due to existing vegetation, and the visual effect would be greatly diminished as distance between the viewer and the Project increases. Viewers near the Project may have unobstructed or partially screened views and include adjacent rural residences and travelers along the local roads and highways. It is anticipated that views of the Project from surrounding places (e.g., Afton, Crosstown, Williamsburg) would generally be screened by existing vegetation and buildings. Roadways and rural residential development located outside of built communities would have limited views toward the Project given the relatively flat terrain. Portions of the Project that would be visible would be seen in the context of existing development and landscape modifications and would appear as either in weak contrast to the landscape setting (KOP-7), or in moderate to strong contrast as a co-dominant/dominant feature in the landscape setting (KOP-1, KOP-2, KOP-3, KOP-4, KOP-5, KOP-6, and KOP-8).

Photographic simulations were completed to provide representative views from the locations surrounding the Project Area with the greatest potential for visibility. As can be seen from these simulations, the Project is likely to be visible in the immediate vicinity from locations where existing vegetation does not screen the views. However, the difference in visual effects from viewpoints greater than 0.1 mile from the Project Area (KOP-1, KOP-4, and KOP-7) illustrates that visual effect is greatly decreased with distance (in some cases, only a little more distance) between the viewer and

the Project. Visual impacts are largely localized and would be most apparent to those living, working, or traveling in areas within close proximity to the Project Area.

Only limited areas within the Study Area would have views of the Project, and a limited number of homes are located within those areas. Existing vegetation between the solar arrays and the residences would be left in place, to the extent practicable, to help screen the Project and reduce visual impacts from the adjacent homes. Based on the current proposed design layout and buildable area, 7.09 acres of tree clearing will be needed for Project construction, though most of which is interior to the Project Area and would not reduce the existing vegetative screening from public vantage points. Clear Mountain intends to install vegetative screening to limit visibility of the Project from all non-participating adjacent residences with an unobstructed view of the Project. A preliminary Visual Impact Mitigation Plan has been prepared and is included as Exhibit W in the OPSB application. The Visual Impact Mitigation Plan will continue to be updated and refined as the site design is finalized and conversations with stakeholders regarding details of the planting design continue.

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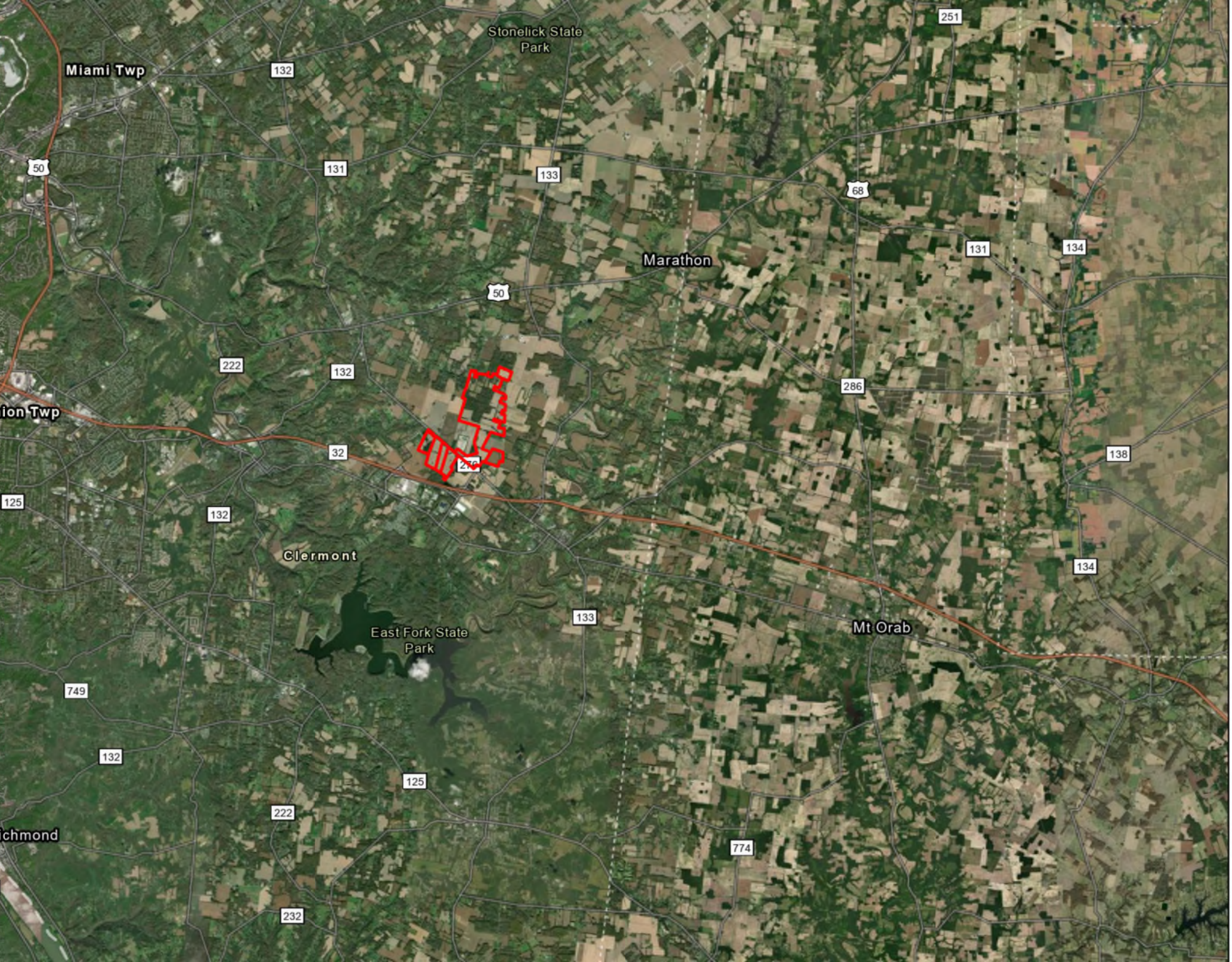
FIGURES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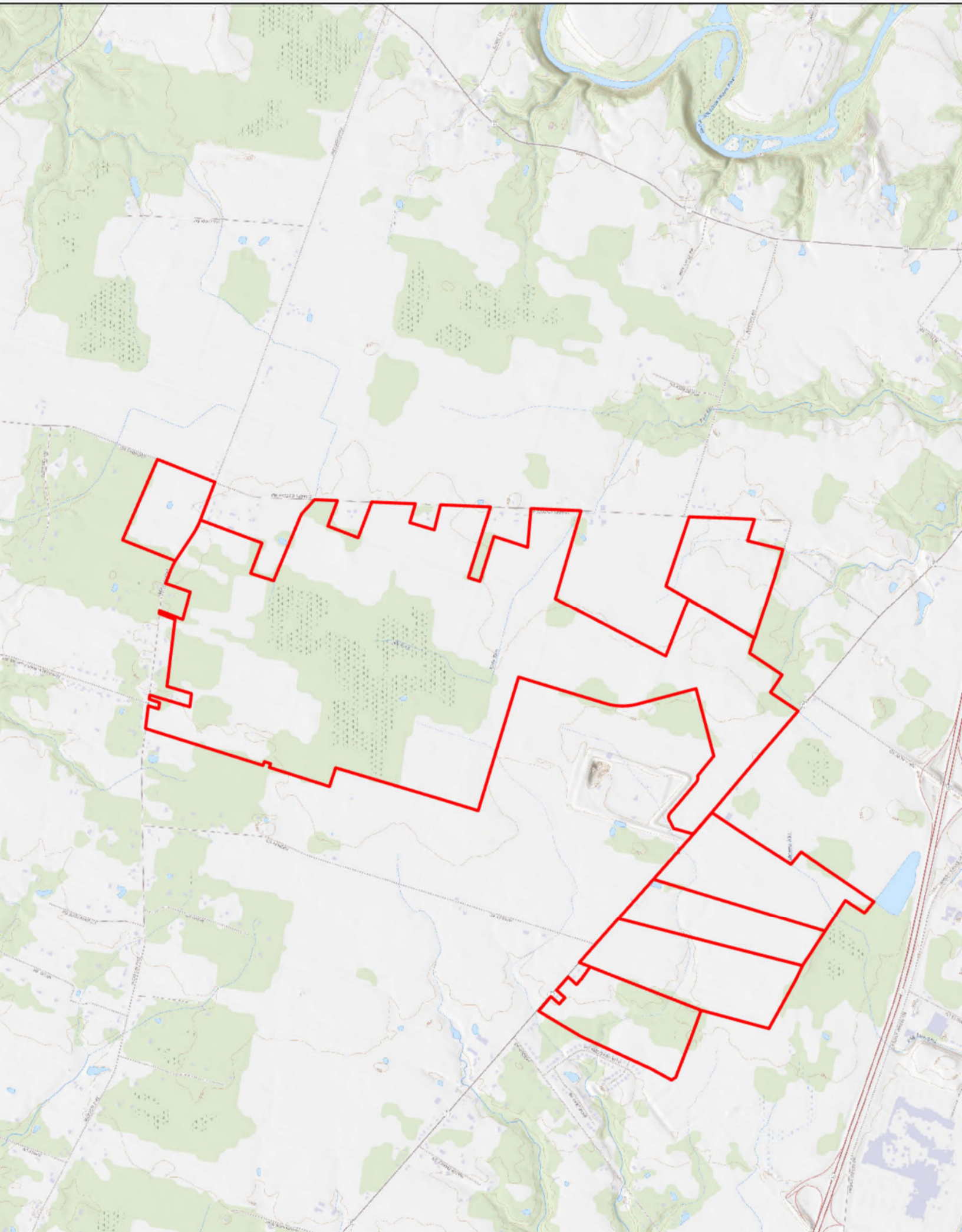

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Cozaddale-Murdock Rd
Loveland
Cozaddale Rd
O'Bannon Creek
Golf Club
Oakland Rd
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Oasis Golf Club
& Conference
Center
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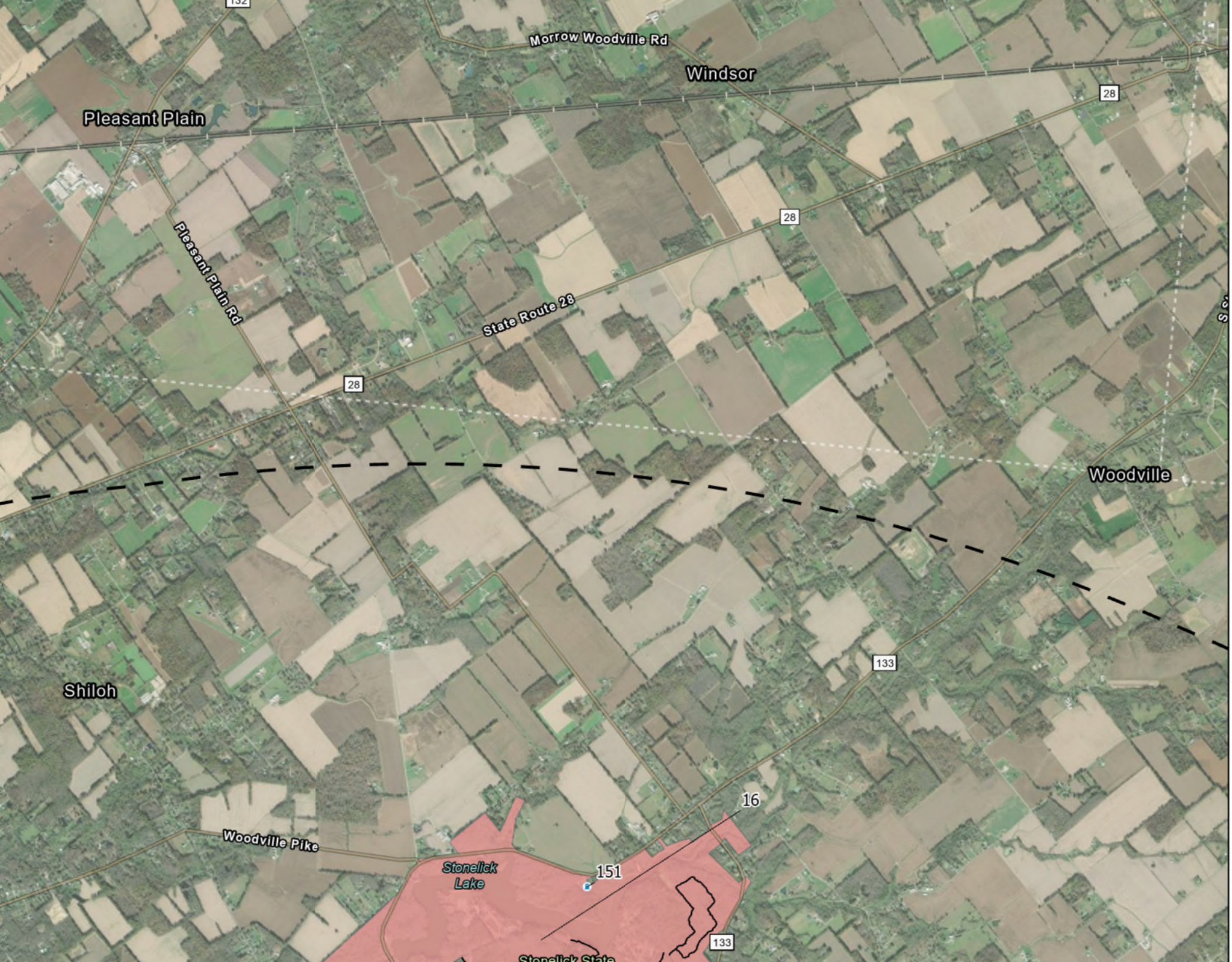
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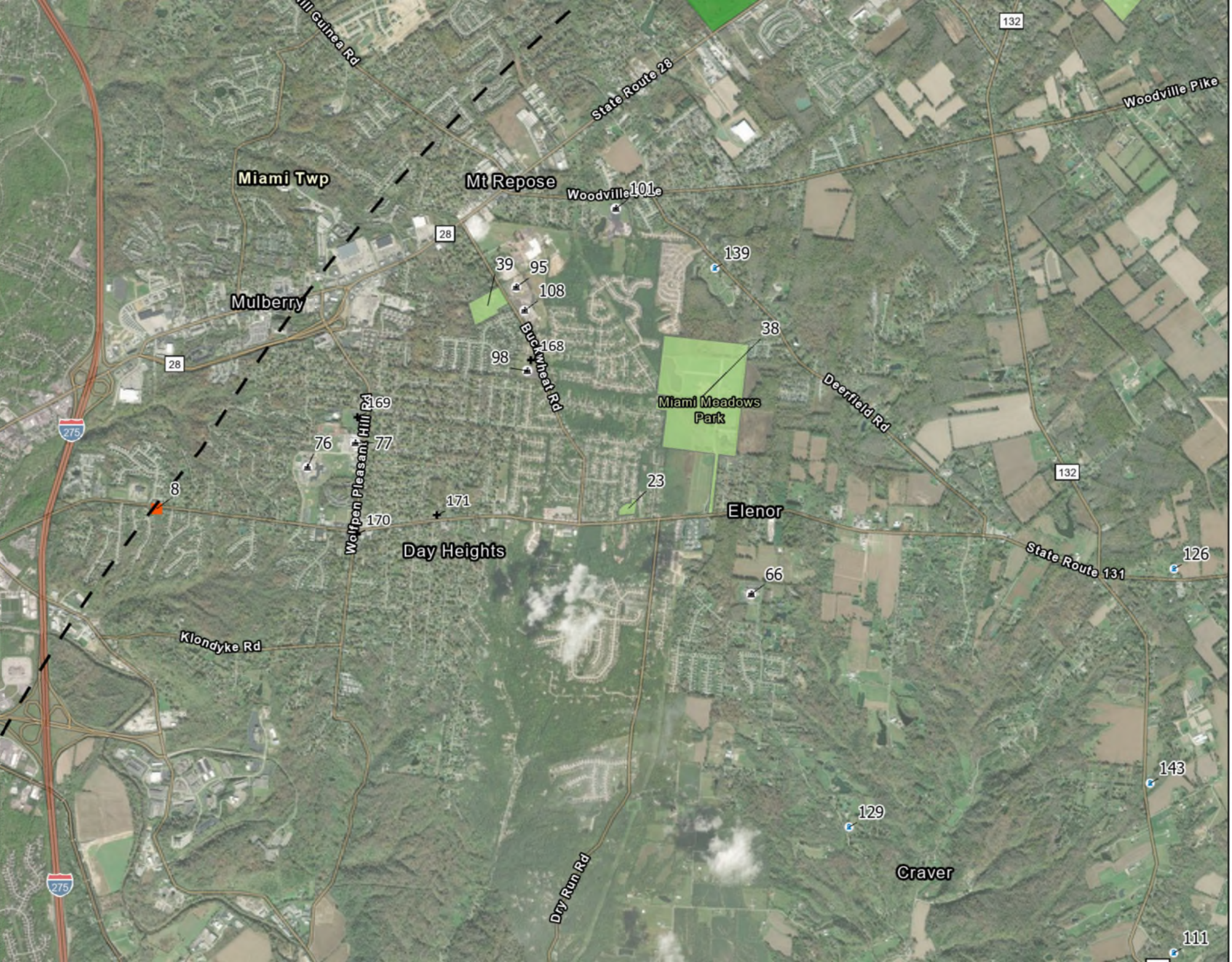
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Stonelick State Park
727
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Woodland Park
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Moores Fork
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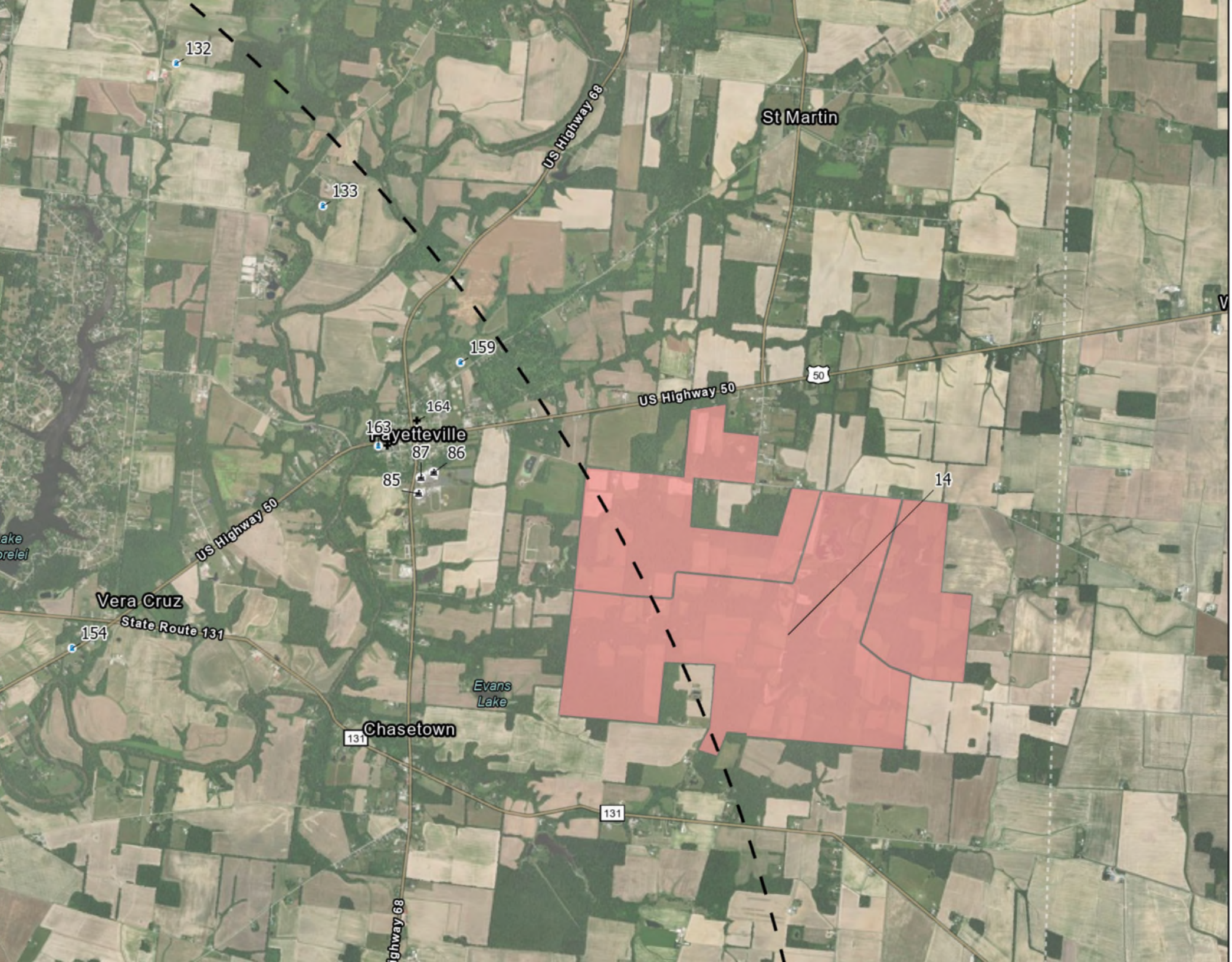
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131
US Highway 68

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US Highway 50
Rowe Woods
Cincinnati
Nature Center
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173
156
172
Golf Club at
Stonelick Hills
145
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50
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6
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4
222
Glen Ridge
Acres
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Glen E
202
100
Willowville
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44
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State Route 32
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134
201
Old OH-74
East Batavia
Heights
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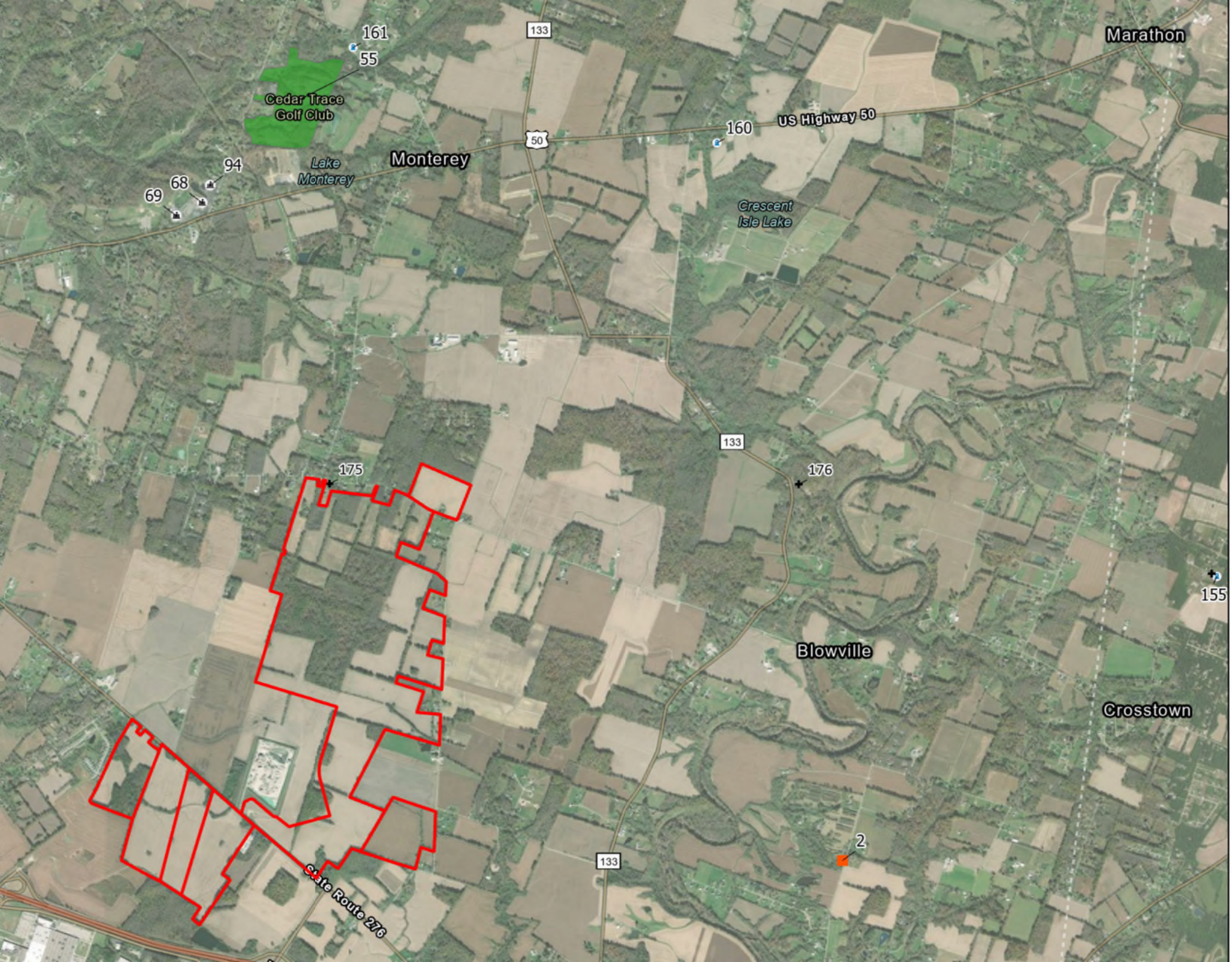
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Crosstown
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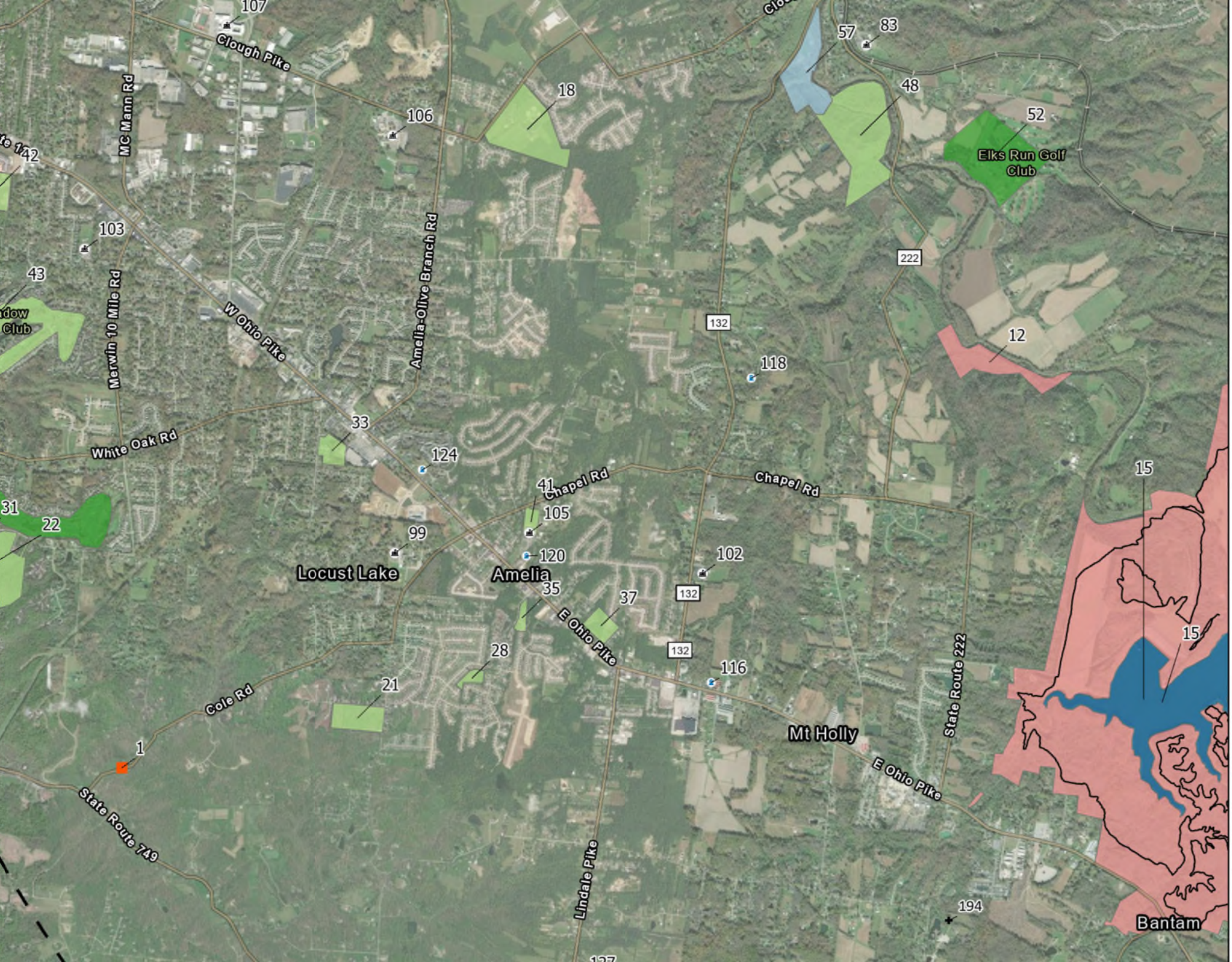
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Amelia-Olive Branch Rd
222
132
12
118
33
White Oak Rd
124
Chapel Rd
41
105
Chapel Rd
15
31
22
99
120
Locust Lake
Amelia
102
35
37
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Lindale Pike
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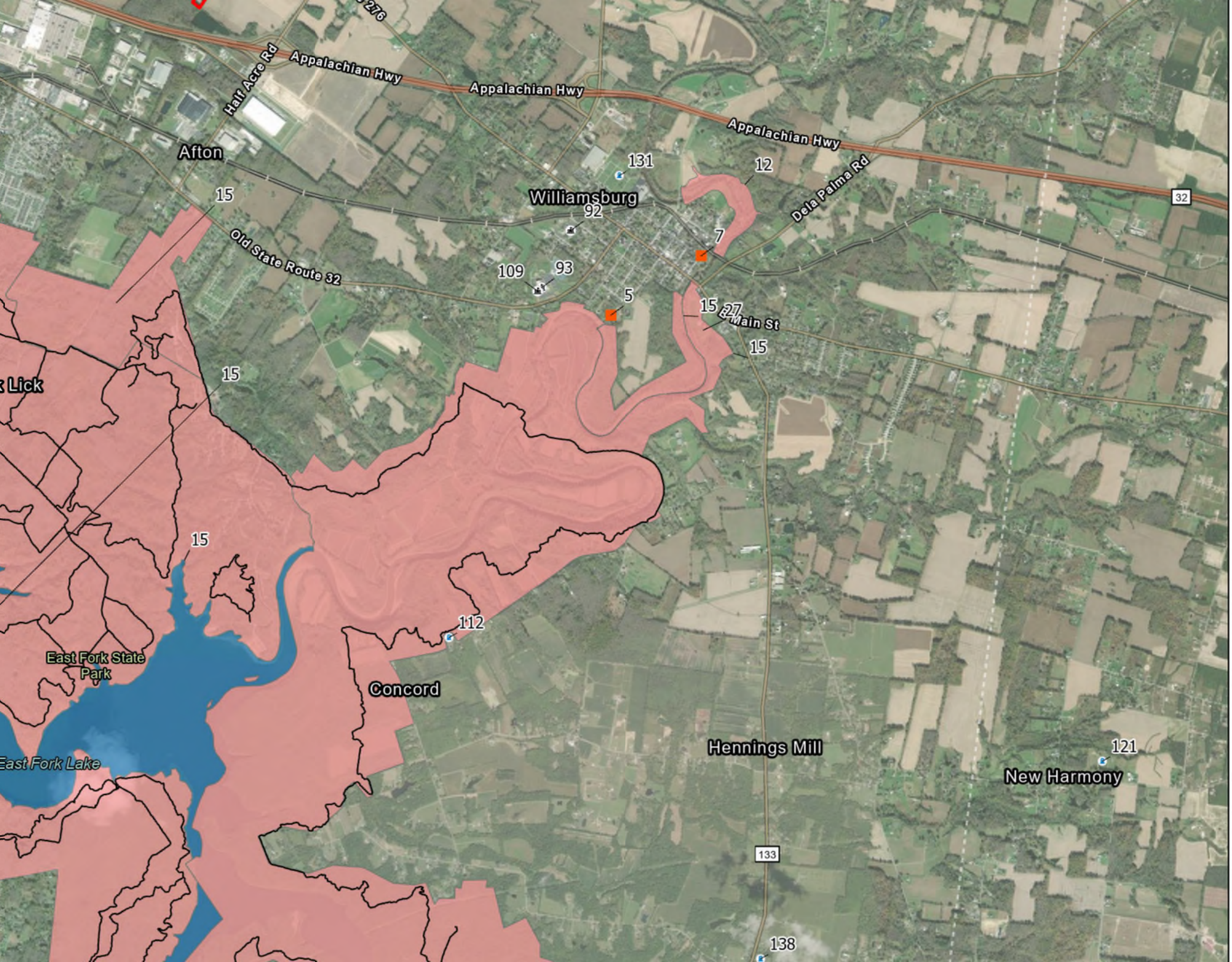
Bantam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East Fork Lake
Concord
Hennings Mill
New Harmony
131
12
92
7
109
93
5
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32
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Greenbrier
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US Highway 68
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Bardwell
148
Bodman
205
N High St
25
147
Appalachian Hwy
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89
W Main St
88
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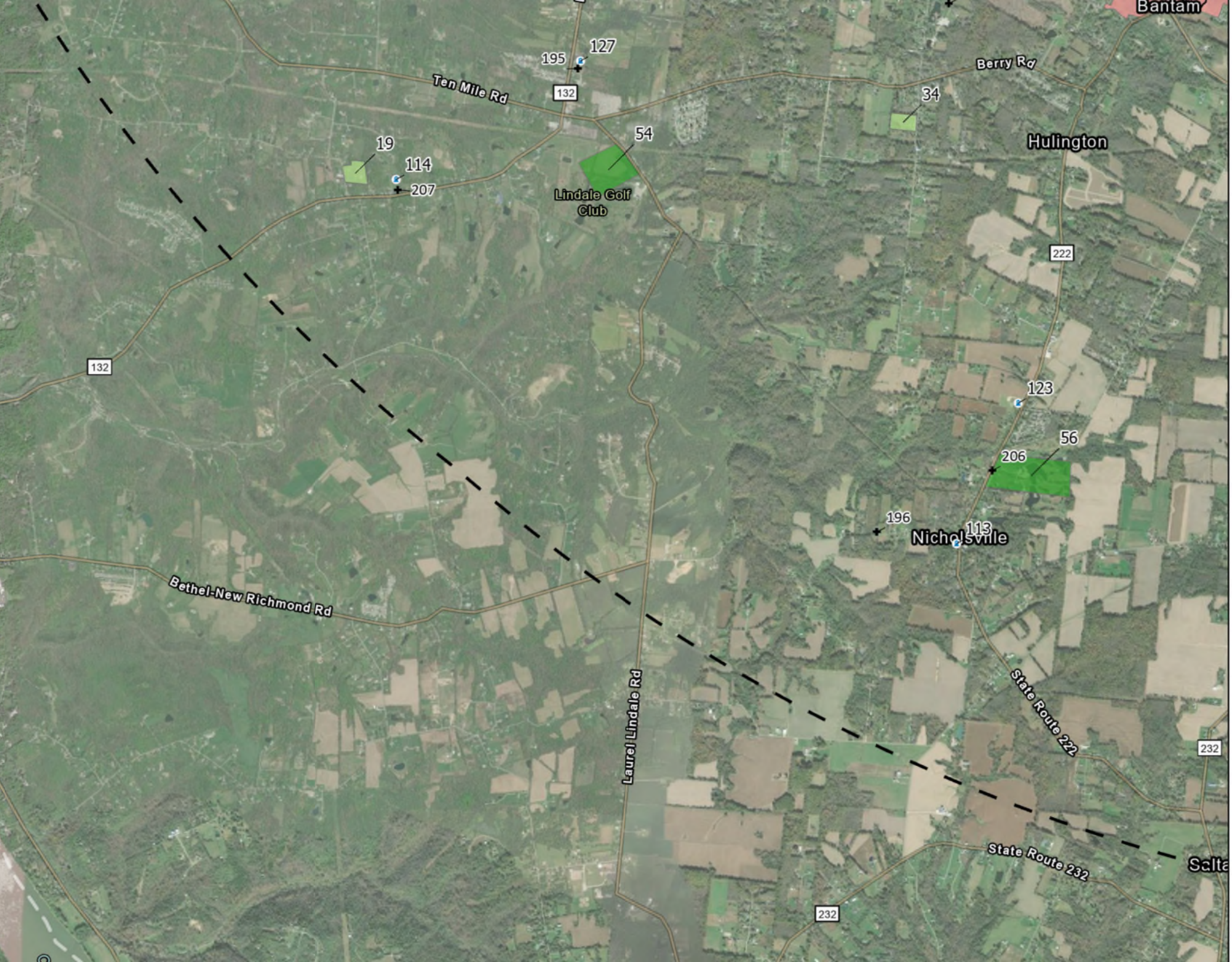
White Oak
Lake Grant
US Highway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Ten Mile Rd
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Berry Rd
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Lindale Golf Club
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Nicholsville
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State Route 222
232
State Route 232
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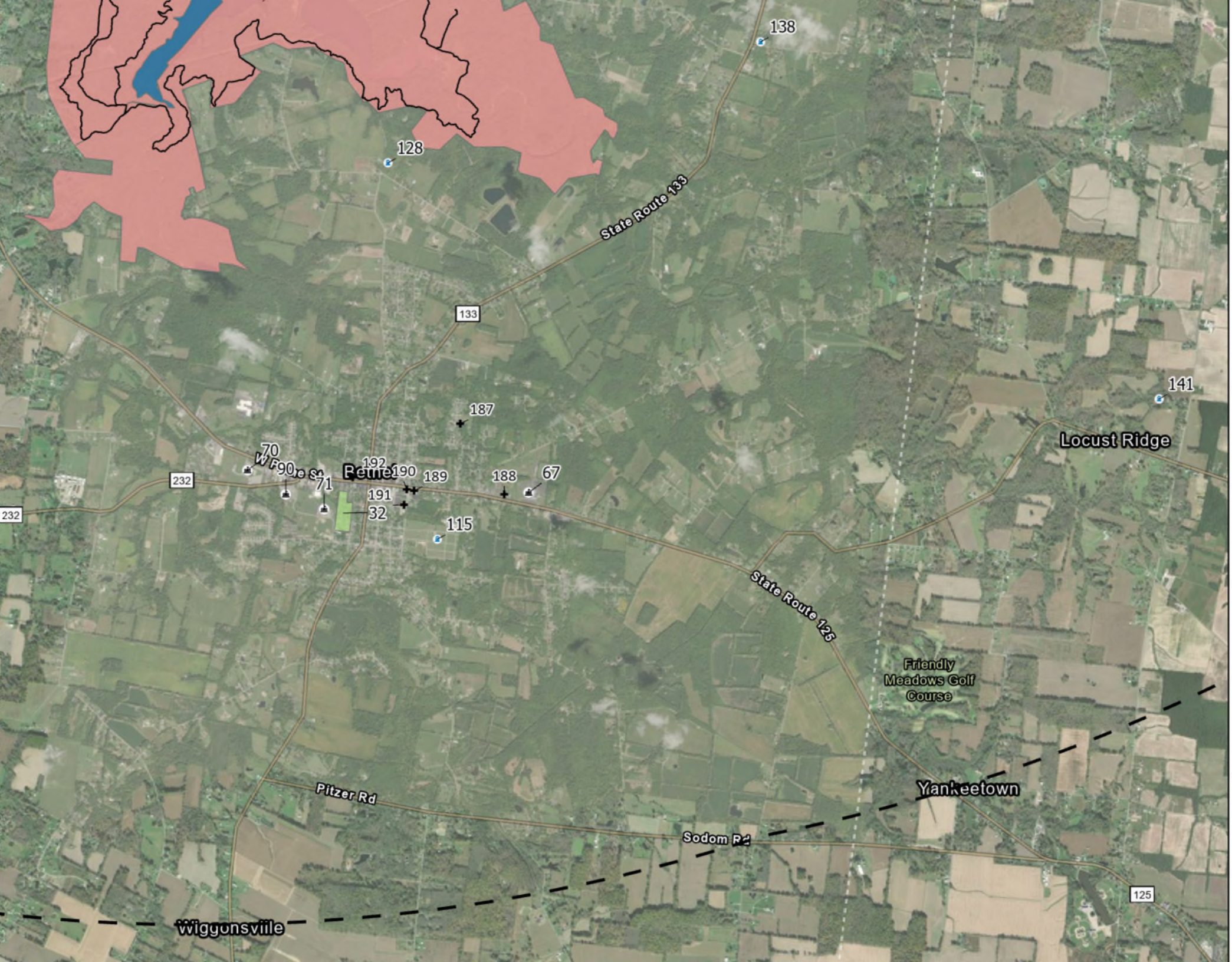
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32
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232
State Route 125
Friendly
Meadows Golf
Course
Pitzer Rd
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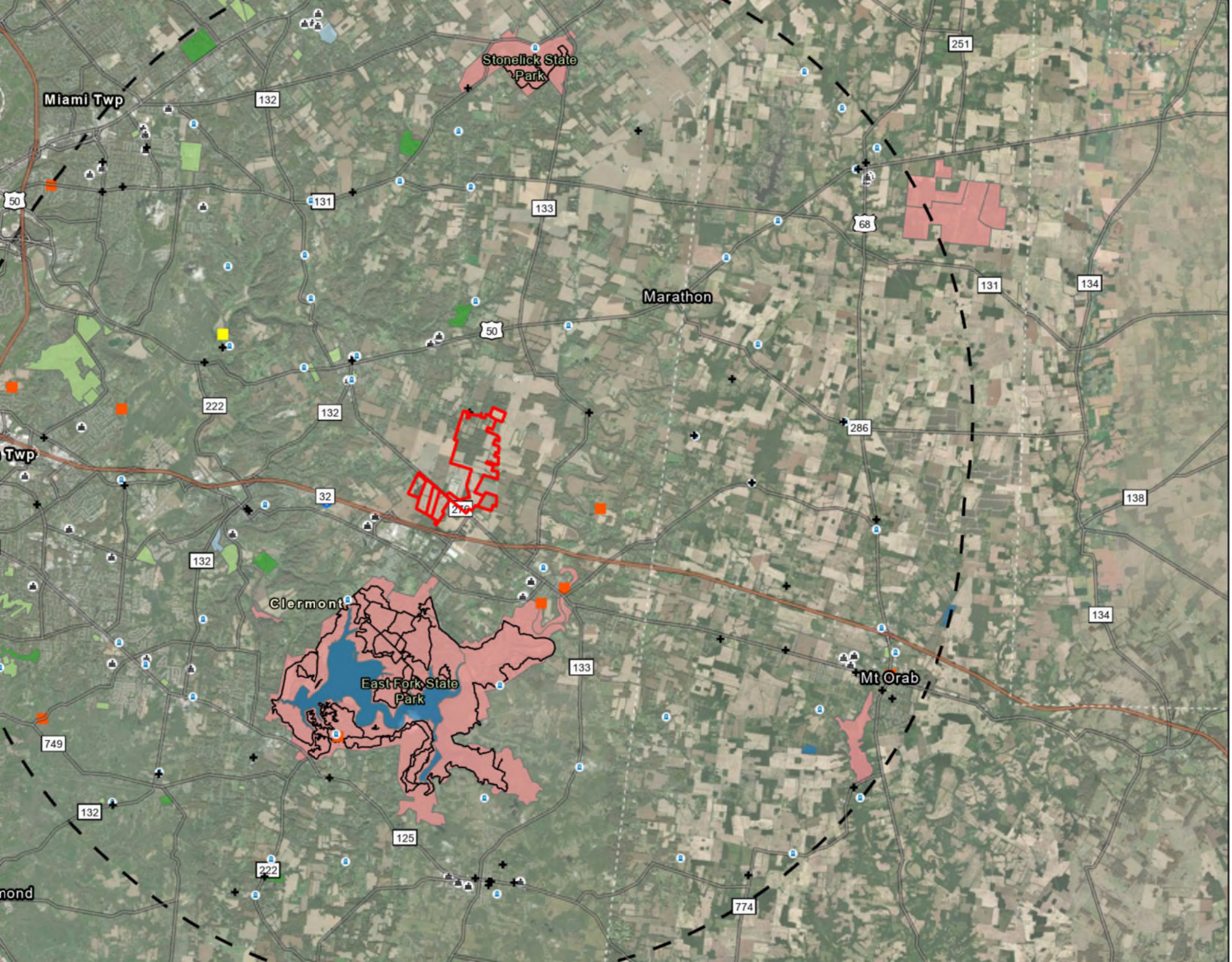
Stonelick State Park
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East Fork State Park
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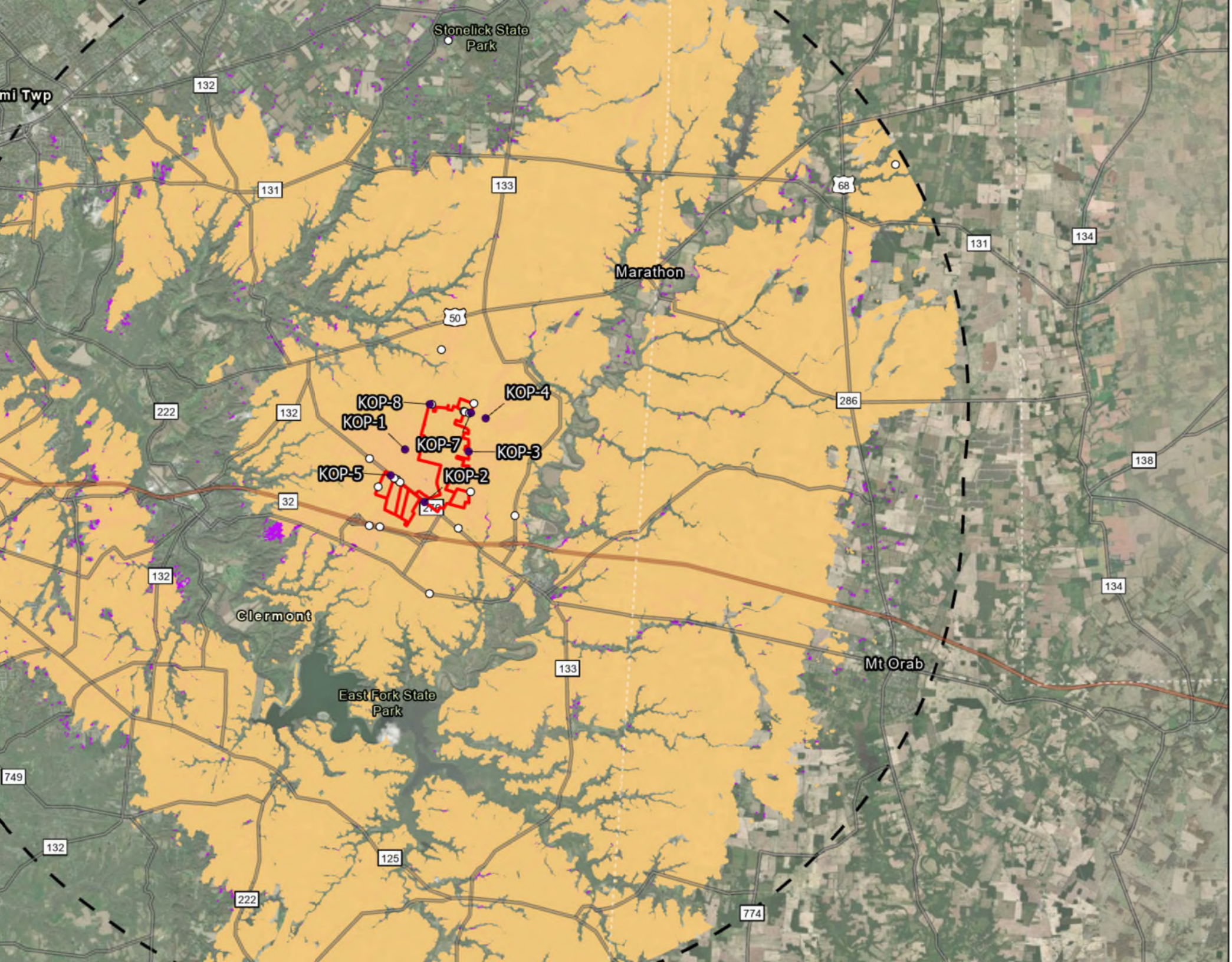
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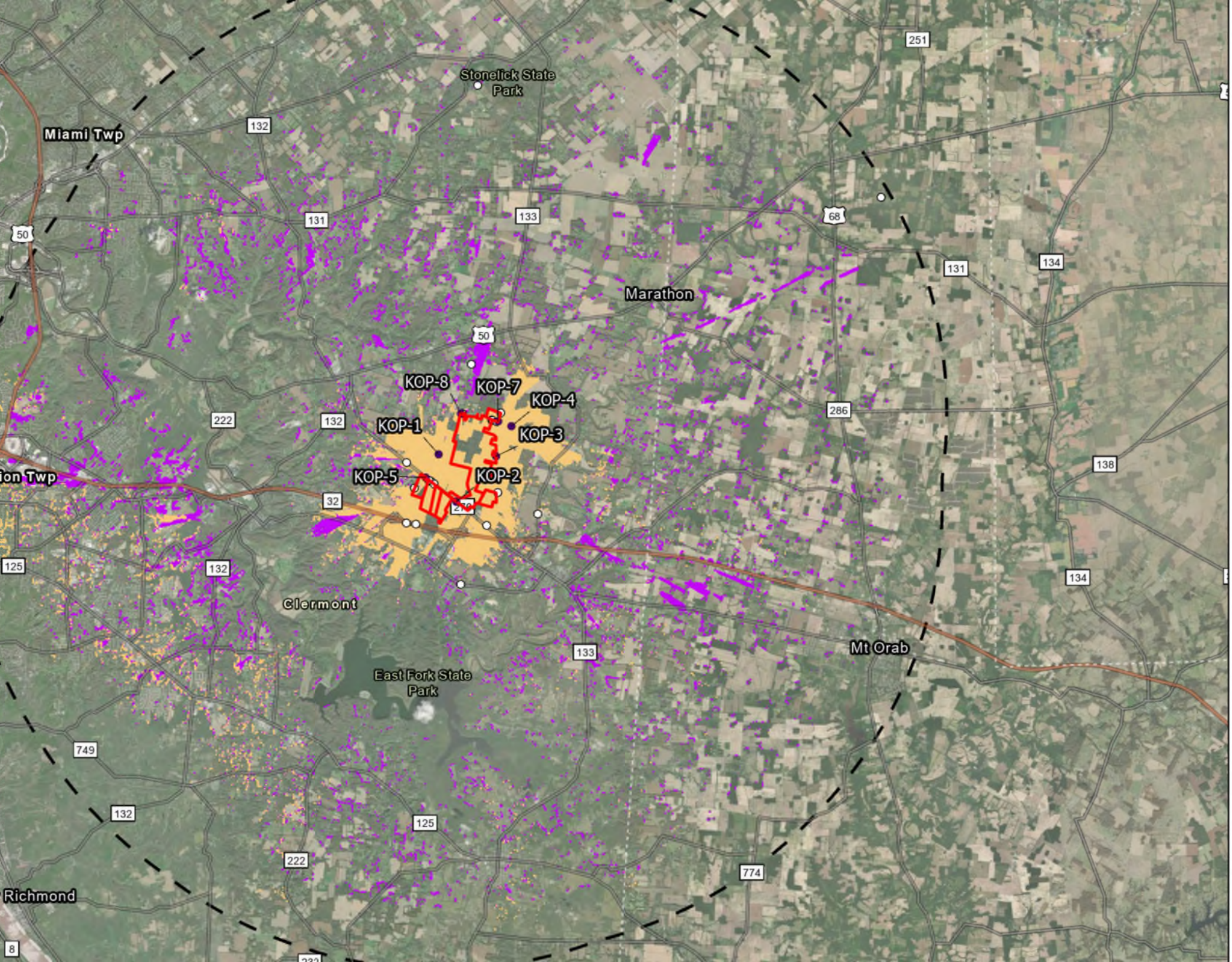
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KOP-7
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Clermont
East Fork State Park
Mt Orab
Richmond
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8

APPENDIX A: VISUAL SIMULATIONS

APPENDIX B: PHOTOGRAPHIC LOG

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STOP

kson Pike Rd

Viewing North)

Park

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in

Case No(s). 23-0045-EL-BGN

Summary: Application Exhibit V – Visual Impact Assessment Report electronically filed by Teresa Orahood on behalf of Herrnstein, Kara.