

**RICHMOND COUNTY PLANNING COMMISSION  
MEETING MINUTES**

August 10<sup>th</sup>, 2020

The Richmond County Planning Commission held its regularly scheduled meeting on Monday, August 10th 2020, in the Public Meeting Room, County Administrative Building, Warsaw, VA.

The following members were present:

Rick Cox  
Glenn Bowen  
Harry Smith, Jr.  
Brian Mothershead  
Cassandra Jackson  
John W. Lewis  
Marion James Packett  
Darnell Clayton  
J.R. Fidler

Absent:

Brian Jackson

Also present:

R. Morgan Quicke, County Administrator  
Hope Mothershead, Director of Planning and Zoning  
Liz Hylan, Admin. Assistant  
Vivian Giles, County Attorney  
Louis Iannone, Strata Solar (By Zoom Meeting)  
Richard Stuart, Strata Solar Attorney  
Eli & Elsie Hertzler  
Geoff Suttle, EDF Renewables  
Chris Gordon, Hemings Solar  
Richard McLendon, NNEC  
Brian Hoffman, Deputy Director, Friends of the Rappahannock (By Zoom Meeting)  
Approximately 24 others.

**CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE**

Glenn Bowen called the meeting to order at 7:00 p.m. Mr. Bowen gave the invocation and Mr. Lewis led everyone in the Pledge of Allegiance.

Chairman Bowen read the following statement:

As we continue to take precautions and aim to reduce the spread of COVID-19, we ask that each of you wear a cloth face covering as recommended by the CDC. The face coverings should be worn

throughout the duration of the meeting and also social distancing should be maintained as best as possible with the space available. If needed, masks are available near the entrance of the meeting room. Temperatures are being monitored through a computerized device at the door and hand sanitizer is available as needed. Thank you.

### PUBLIC COMMENT

There is no public comment.

### APPROVAL OF MINUTES – JULY 6<sup>TH</sup>, 2020/ JULY 13<sup>TH</sup>, 2020

Glenn Bowen asked if there were any additions or corrections to the minutes from the July 6<sup>th</sup>, 2020 and July 13<sup>th</sup>, 2020 meeting. Mr. Lewis and Mr. Cox noted some recommended changes to the minutes. Cassandra Jackson made a motion to approve the minutes, as amended. Darnell Clayton seconded the motion and they were approved unanimously.

### PUBLIC HEARING

- *Eli I. and Elsie Hertzler propose to rezone approximately 2 acres (a portion of Tax Map No. 31-105) located on Sharps Road, Warsaw, VA, from Agricultural, General (A-1) to Business, General (B-1) for purpose of a community variety store.*

Mrs. Mothershead gave the Commissioners some background on Eli and Elsie Hertzler:

- Mr. & Mrs. Eli Hertzler own a parcel of land located at 1498 Sharps Road, Warsaw, VA, containing approximately 105 acres.
- Mr. and Mrs. Hertzler intend to construct a 40' x 60' building adjacent to the home to open a community variety store. Mr. Hertzler ran a dry goods/variety store very similar to this style in Wisconsin prior to moving to Virginia.
- The entrance to the residence/store has been approved through VDOT as a low-volume commercial entrance.
- Mr. & Mrs. Hertzler intend to subdivide the portion of property necessary to run such a business and has engaged the services of Michael A. Wind in Tappahannock, VA to prepare such a survey. Currently, a rough sketch is enclosed with the application that will set forth the approximate boundaries.
- The parcel of real estate is currently zoned Agricultural, General (A-1) therefore, not allowing for a business of this nature.
- Mr. & Mrs. Hertzler have applied for a re-zoning to Business, General (B-1), which would ultimately allow him to use the parcel for a community variety store

Mrs. Mothershead noted staff recommends granting the re-zoning request based on the following:

- The rezoning will allow Mr. & Mrs. Hertzler to construct and operate a business that will benefit the community, all while not substantially changing the look of the agricultural area.
- Mr. & Mrs. Hertzler have agreed to finalize and record a survey of the 1 acre, more or less, portion of land as a condition to the rezoning.
- Mr. & Mrs. Hertzler agree that all proper permits (state and local) will be obtained for the construction and operation of a small community variety store.

- Mr. & Mrs. Hertzler agree that the rezoning will be conditional for the operation of a community variety store only – any additional operations at the location will need to come back before the Planning Commission / Board of Supervisors for approval.
- All adjoining property owners have received notice of this rezoning and a sign was posted on the lawn of the subject's property

Mrs. Mothershead noted responses received back from individuals have been in favor and some opposed of the project.

Chairman Bowen opened the floor to public comment.

Mortimer Payne expressed his concern about Mr. Hertzler attracting customers from out of the area that will increase traffic and the speed on Sharps Road. Mr. Payne noted this zoning is artificial it says A-1 Agricultural but Sharps Road is known as Residential, people live on this road, they walk their baby carriages, there are horses, they bike and walk this road. Mr. Payne stated if you're not going to rezone a house in Warsaw you shouldn't rezone this place. Mr. Payne noted Mr. Hertzler wants to help his neighbors and he believes he will but wishes he would take it to Garrettsville where there is built in traffic.

Bob Cralle noted the Amish live around him, he takes them shopping to Maryland for supplies, parts, flour, food goods, spices and materials for clothing that they aren't able to get around here. Mr. Cralle mentioned they would have the customers from the Amish community who won't have to travel to Maryland, Pennsylvania or Charlotte County to get the things they need.

David Veney mentioned he has lived in Sharps all his life and lives across from Eli and Elsie. Mr. Veney stated his main concern is traffic coming through and the speeds. Mr. Veney noted he has no problem with the store but is concerned about traffic patterns coming in and there being safety issues. Mr. Veney mentioned he is concerned about the horse manure in the roads and a lot of people are dipping and dodging trying to miss the horse manure, it could be an accident waiting to happen. Mr. Veney suggested there being a way to put bags behind the horses to help with the manure in the road.

Elaine Mullin noted she lives across from Eli and Elsie Hertzler. Mrs. Mullin commented everybody was all excited the Amish were coming to the Northern Neck and now that they are here, they need certain things that they use to farm, to live, to cook and raise their children just like we do. Mrs. Mullin noted as far as the traffic on Sharps Road there is a lot of traffic and it has been reported. Mrs. Mullin mentioned the Northern Neck was so happy to have them here, there here, they are good people and they should have a chance to do what they need to do.

Cliff Mullin commented he is hearing people having issues about change. Mr. Mullin noted the Amish wants to have a business and he encourages it. Mr. Mullin mentioned there are tractors up and down the road that people adjust to and the Amish are here with their horse and buggy's and people are adjusting to it. Mr. Mullin stated these people should not in any way be held back because of concerns over traffic and the changes will be dealt with. Mr. Mullin encouraged the Commissioners to give the Amish all the support they can on this proposal.

Valentina Baylor mentioned she resides right across the street from the Hertzlers. Ms. Baylor noted she welcomes the Amish to the community. Ms. Baylor expressed her one major concern about the traffic and

manure that's in the streets. Ms. Baylor mentioned when cars come up and down the road they are trying to avoid and not knowing if another vehicle will be coming, she can see an accident happening.

Mr. Cralle added he has lived in the Northern Neck all his life and has seen big beautiful farms getting sold to big developers and get ruined. Mr. Cralle noted the Amish are coming down buying farm land that's for sale. Mr. Cralle mentioned the Amish are keeping their land rural, they pay their taxes, they don't depend on anybody for anything. Mr. Cralle noted the Amish coming to the area are preventing the Northern Neck from becoming Northern Virginia Mr. Cralle also noted the Amish take care of their land, they're good neighbors that will do anything they can to help anyone.

Chairman Bowen closed the public comment period.

Mr. Packett asked if there is anyway VDOT could do some type of flashing light signage to alert people of possible traffic. Mr. Packett suggested that may be a good means of mitigating the traffic concerns everyone is having. Mrs. Mothershead stated the County works with VDOT on a lot of different issues like this and she would be happy to talk to them about a speed study or flashing lights that may help make it more apparent.

Mr. Cox asked about the type of entrance in the parking area the Hertzlers will be using. Mrs. Mothershead noted VDOT has approved them for a low volume commercial entrance. Mrs. Mothershead mentioned this is a new way of letting some of the small businesses not have to go into turn lanes, paved parking, etc.

Mr. Cox asked can it be assured there will be no parking along the street or the delivery trucks will not be stopping in the road to make deliveries. Mrs. Mothershead mentioned Mr. Hertzler has multiple areas where parking can be held as well as an area with a circle drive that ultimately can be used for larger trucks to be able to circle through.

Mr. Cox asked Mr. Hertzler if he agrees there will be no on street parking or delivering of goods. Mr. Hertzler commented one thing that may happen is a delivery truck may pull up and back in from the road. Mr. Hertzler noted there will be very few trailers and expects it to mostly be UPS or FedEx.

Mr. Cox asked Mr. Hertzler how often would the store be getting deliveries. Mr. Hertzler noted deliveries would be once a week and during the Fall season it could be every other day depending on how the business picks up.

Mr. Hertzler stated this is mainly a small community Amish store but still open to the public. Mr. Hertzler noted they will carry a line of groceries, bulk foods, fabrics, shoes and hats for the Amish people as well as cookware and houseware.

Mr. Clayton asked if the store would be selling items other than groceries such as picnic tables or furniture. Mr. Hertzler mentioned mainly the Amish get groceries, bulk foods, 50lb bags of sugar, flour, salt, spices, vitamins for children and their families, fabric to make the clothes for the children, shoes and hats.

Mr. Clayton asked the hours of the store. Mr. Hertzler noted the store would probably be open the hours of 8 a.m. to 4 p.m. and Saturdays 7 a.m. to noon but not quite sure yet.

*John W. Lewis made a motion to recommend the re-zoning of Eli & Elsie Hertzler for the purpose of a community variety store from Agricultural General (A-1) to Business, General (B-1) to the Board of*

*Supervisors. Cassandra Jackson seconded the motion and the motion carried with a vote of 9-0 (Rick Cox –aye; J.R. Fidler – aye; Glenn Bowen – aye; John W. Lewis –aye; Harry Smith, Jr. - aye; Cassandra Jackson – aye; Brian Mothershead – aye; Darnell Clayton-aye; Marion James Packett- aye.)*

Harry Smith abstained himself from the Hemings Solar discussion and left the meeting room.

- *Application from Hemings Solar Partners, LLC to determine whether the project is in substantial accord with the Richmond County Comprehensive Plan. The property for which the substantial accord determination will be conducted is identified as Tax Map No. 15-26.*

Mr. Quicke presented the Commissioners with a presentation reviewing the Hemings Solar Partners, LLC project. **(See Exhibit I)**

Mr. Quicke noted in Virginia Code Section 15.2-2232 all other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

Mr. Quicke mentioned the Richmond County Comprehensive Plan is silent on Solar Development. Mr. Quicke also mentioned the current Comprehensive Plan was adopted in 2013, prior to most solar projects with the Commonwealth of Virginia.

Mr. Quicke stated the Richmond County Comprehensive Plan- Goals:

1. To protect the integrity and value of archaeological and historical resources in Richmond County.
2. Protect the health, integrity, and value of the natural resources and environment of Richmond County.
3. Protect the quantity and quality of groundwater and drinking water of Richmond County.
4. Protect the rural character and viability of pursuing farming, fishing and forestry.
5. Support the construction, rehabilitation and maintenance of affordable housing sufficient to meet the current and future needs of residents of all levels of income in the County.
6. Enhance the economic base and employment opportunities in Richmond County.
7. Provide opportunities for broadband access to the businesses and citizens of Richmond County.
8. Develop a Capital Improvement Plan to support community services and improve community planning.
9. Support the provision and continued development of an adequate and safe transportation network to service the residents and visitors of the County.

Mr. Quicke concluded the presentation stating with the Richmond County Comprehensive Plan being silent on large scale solar facilities, interpretation of a solar facility being within substantial compliance would be largely subjective.

Mr. Quicke noted in 2015/2016, the Richmond County Planning Commission and Richmond County Board of Supervisors approved the inclusion of large-scale solar facilities, within A-1 (Agricultural) zoned areas of Richmond County, with a Special Exception Permit. Mr. Quicke mentioned the Comprehensive Plan is a guide, while the Zoning Ordinance is the law.

Mr. Quicke mentioned although a proposed solar facility is not 100% in accord with the Richmond County Comprehensive Plan, finding this sized project in substantial accord with the Comprehensive Plan under Virginia Code Section 15.2-2232 is recommended.

Chairman Bowen opened the floor to the public. With no further questions or comments, Chairman Bowen closed the floor to the public.

*Rick Cox made a motion to accept the Hemings Solar Partners, LLC to be in substantial accord with the Comprehensive Plan. Cassandra Jackson seconded the motion and the motion carried with a vote of 8-0 (Rick Cox –aye; J.R. Fidler – aye; Glenn Bowen – aye; John W. Lewis –aye; Cassandra Jackson – aye; Brian Mothershead – aye; Darnell Clayton-aye; Marion James Packett- aye.) (Harry Smith abstained)*

- *Application from Hemings Solar Partners, LLC for a Special Exception Permit in order to allow for a Utility Scale Solar Facility to be located on Tax Map No. 15-26 (2201 Richmond Road, Warsaw, VA).*

Chris Gordon with EDF Renewables gave a brief presentation and update on the Hemings Solar Partners, LLC Special Exception Permit. **(See Exhibit II)**

Mr. Gordon mentioned EDF Renewables is developing Hemings Solar in partnership with Northern Neck Electric Cooperative (NNEC) and Old Dominion Electric Cooperative (ODEC).

Mr. Gordon stated Hemings Solar will be first cooperative- dedicated renewable energy generation located in NNEC's service territory. Mr. Gordon noted 100% of its output will go to homes and businesses in Richmond County and the Northern Neck.

Mr. Gordon noted there are no trees or structures within the project area.

Mr. Gordon mentioned there is no new substation required. Mr. Gordon also mentioned this project will connect to NNEC's existing distribution line adjacent to substation.

Mr. Gordon reviewed some project updates since the last meeting:

- Site Design Adjustments
  - Additional vegetative screening areas added per County request
  - Removed option for battery storage
  - 500+ feet from road
  - 375+ feet from residence
- Conditions Agreed to with County Staff
  - County Staff and EDF have agreed on 40 Conditions; including surety bonding, vegetative screening, reimbursement for County expenses, etc.
- Addressing Toxicity Concerns
  - Provided memorandum to County addressing concern of potential for solar project toxicity
- Additional Community Outreach
  - Presentation to Friends of the Rappahannock (Bryan Hoffman)
  - Presentation to National Wildlife Refuge- Fish & Wildlife Service (Kendra Pednault)

- Outreach to adjacent landowner from previous meeting

Mr. Gordon stated with a project of this size, the time frame can be limited to 6- 9 months. Mr. Gordon noted pending permit approval they hope to get the commercial operation facility up and running by the middle of next year.

Mr. Gordon mentioned there are no threatened or endangered species observed on-site.

Mr. Gordon noted this project is in harmony with County's Comprehensive Plan.

Mr. Gordon mentioned stormwater runoff will be tightly controlled in accordance with state and local regulations.

Mr. Gordon noted the project will be decommissioned and removed at the end of its 25-35 year life. Mr. Gordon stated the land may be returned to previous agricultural use.

Chairman Bowen opened the floor to public comment.

Charles Sanford commented he is a neighbor and land owner to this project. Mr. Sanford noted there has been no attempt to contact the home owners to let them know what is going on. Mr. Sanford stated he does not approve of it.

Darlene Balderson commented she owns a property that her backyard will be in view of this project. Mrs. Balderson mentioned when it rains that land has water standing in it and they say its not going to disturb the land but they're just sugar coating it. Mrs. Balderson stated they have to look out their back windows and see this solar farm. Mrs. Balderson noted they are going to put buffers there but it will take years before you will be able to see it. Mrs. Balderson mentioned it is disturbing because this area is residential and this solar farm is being put in peoples back yard where people live. Mrs. Balderson stated she is opposed to this project.

Steve Colangelo, President of The Rappahannock Wildlife Refuge Friends Group, commented they are an independent non-profit head quartered in Richmond County with about 400 members. Mr. Colangelo noted their mission is to promote the National Wildlife Refuge system and the Rappahannock River Valley National Wildlife Refuge. Mr. Colangelo mentioned they support renewable energy. Mr. Colangelo stated the Refuge plays a very significant role in maintaining the quality of the river. Mr. Colangelo noted they recognize that these utility scale solar facilities are a component of renewable energy. Mr. Colangelo mentioned the zoning ordinance requires a special exception in recognition of the fact that these uses could have an impact on the neighborhood. Mr. Colangelo stated the zoning ordinance authorizes the County to require the applicant to put in conditions and manage the site in such a way to minimize the impacts. Mr. Colangelo noted this project is going to impact the refuge. Mr. Colangelo mentioned the most impacted is the Wellford unit that's directly adjacent to this site. Mr. Colangelo noted the applicant has not really addressed the impact that this use is going to have on the Refuge. Mr. Colangelo stated they are not opposed to what Hemings is trying to do they just simply want them to acknowledge they are there. Mr. Colangelo mentioned the vegetation Hemings is referring to is on the Refuge and there is no vegetated buffer proposed

between the Refuge and the site. Mr. Colangelo noted Hemings is relying on the trees that are on the refuge to screen the site from people traveling East on 360 and there is nothing to screen it from people who are visiting using the Refuge. Mr. Colangelo commented the most important issue for the Refuge is the buffer. Mr. Colangelo noted that Mr. Gordon stated that after meeting and talking to the folks they had expanded the border on the South East but not a stitch on the West adjacent to the Refuge. Mr. Colangelo noted the Refuge manager has submitted written comments making very specific suggestions with the respect of the buffer. Mr. Colangelo mentioned the buffer on the East side should be at least 100 feet just like the buffer on the North side, as well as the Refuge believes it should be planted with native plants and trees that are much more likely to survive and will provide much better screening. Mr. Colangelo mentioned after seeing the planting schedule proposed a large percentage is not native to this area. Mr. Colangelo noted the Refuge thinks Hemings should be a little more specific with their plan and identify the quantity, size and type of species that they are going to plant. Mr. Colangelo mentioned there are things that are also in the Refuge letter that would make it more wildlife friendly and believes it could be done without causing much of a burden on the applicant. Mr. Colangelo noted Mr. Gordon mentioned he spoke to the Refuge manager but that was after she had reached out to him. Mr. Colangelo stated all the refuge is really asking for is they get the kind of buffer on the side next to the Refuge that they are providing on the other three sides. Mr. Colangelo noted he thinks the County has the power under the Zoning ordinance to require those conditions as a result of the Special Exception permit.

Jason Sanford commented that everything he has heard has been minimal impact but there is impact. Mr. Sanford noted the water from that field drains through the woods into Little Carters Creek which dumps into the Rappahannock River. Mr. Sanford mentioned most of the businesses around here are agricultural and most of the chunk of tax dollars the County gets is from farmers. Mr. Sanford commented he feels it would be beneficial if they put these solar panels elsewhere where it does not affect the wildlife refuge. Mr. Sanford expressed his concern about the construction stressing out the cattle. Mr. Sanford noted the vegetation will take years to grow up. Mr. Sanford stated he's always been told to preserve the Northern Neck the way it is and this is not preserving it.

Brian Hoffman Deputy Director with Friends of the Rappahannock, read the following solar policy:

*We Friends of the Rappahannock recognize the importance of renewable energy and are very supportive of wind and solar power in the proper settings. We have partnered on solarized campaigns throughout the watershed which provided incentives for home and business owner to install rooftop solar arrays on their properties. Just like any development project there's a right place and a wrong place when it comes to sensitive areas and resources like streams, wetlands, wildlife habitat, historic and cultural resources. Additionally, these projects require robust erosion and sediment control and storm water management to prevent damages to water resources and the Rappahannock River. Converting prime agricultural lands and wetlands, forest, flood plains, especially adjacent to major rivers and wetland areas into industrial energy facilities is not in the public interest and prevents a risk to water resources and downstream land owners.*

Mr. Hoffman noted this policy was developed after a much larger project was proposed and installed on the border of Essex and Middlesex County after a large rain that lead to a devastating amount of sediment enter into the creeks due to the poor oversight by the local planning departments. Mr. Hoffman stated after speaking with Mr. Gordon and his project team he commended them on many aspects on their proposed development. Mr. Hoffman noted he agrees with his colleagues from the Refuge friends this is not an

enormous impact and EDF is striving to set an example of the type of solar project that could become in vogue throughout the region if done correctly. Mr. Hoffman stated the Rappahannock River is an incredible resource not just for local economy's but for state wide and national economy's and needs to be protected in such. Mr. Hoffman recommended the Commissioners and the Board of Supervisors take special precautions to request and require the highest standard of erosion and sediment control that may go beyond standard practice. Mr. Hoffman also recommended that 100% natural vegetation be included in the site plans and encouraged in all future solar developments as they are the least susceptible to high intensity droughts and large intense rainfalls which are becoming more and more common. Mr. Hoffman commented he did speak to Mr. Gordon and his planning team about the opportunity for using native pollinator mixes and native grasses that have extensive root systems versus your standard fescue grasses which are found in site stabilization practices. Mr. Hoffman noted they see this an opportunity to work from the ground up from the beginning to create a solar project which will create renewable energy while taking into full account the projective impacts discussed.

Richard McLendon with Northern Neck Electric Cooperative commented he is there to offer support for the Hemings Project. Mr. McLendon noted NNEC has been a part of this community for 80+ years and serve about 19,000 meters in various spots. Mr. McLendon stated this will be the first cooperative owned solar system in the Northern Neck. Mr. McLendon noted the renewable energy generated from this site will be used right in the Northern Neck and not generated to be shipped out somewhere else. Mr. McLendon mentioned there is an infrastructure that already exists so there will be no need to go through the expense in building an infrastructure to maintain, which helps tremendously. Mr. McLendon stated NNEC believes this project will have little or no impact on rates and thinks it's a good move forward for the environment.

Faye Schools noted she lives right across the road from this proposal and right beside the substation. Mrs. Schools expressed her concern about where the runoff will go. Mrs. Schools mentioned the runoff now comes across the road on her property going to Northern Neck Electric, and anyone at Northern Neck Electric can tell you that ditch stays full most of the time. Mrs. Schools stated she is against this project 100%. Mrs. Schools noted her home was there before the substation came and she plans on living there the rest of her life.

Chairman Bowen closed the public comment period.

John W. Lewis asked about the decommissioning plan, it says everything will be removed up to 36 inches beneath the surface, so what components will be left in the ground over 36 inches. Mr. Suttle noted EDF usually uses the 36-inch mark as bio-depth but typically they would not anticipate much left in the ground at all. Mr. Suttle mentioned they run trenching and that is the only ground disturbance EDF anticipates. Mr. Suttle noted there may be a small concrete foundation for a weather station as well as there might be some cabling or other equipment that has to be below that but will have to confirm with the engineer to determine if that would be deeper than 36 inches.

Mr. Cox asked Mr. Suttle why not just remove the statement saying 36 inches. Mr. Suttle noted the 36 inches is presuming when the property is put back under the previous use, typically 36 inches would cover bio-depth. Mr. Suttle mentioned if they have a post they don't anticipate rock or having to drill down for any of these foundations but if that were the case for a few of the steel post driven in the ground, it would make more sense to dig down cut it off and leave it there. Mr. Cox stated he is not sure he agrees, and if it is put there, decommission it and remove it all to restore the property to where it was in the traditional state,

why not just get everything out of there. Mr. Cox recommended that the 36 inches be removed, he does not see where it serves any purpose.

Mr. Lewis commented he would have to agree with Mr. Cox, what you put in when your done get it out and restore the land back to the way it was before EDF got there.

Mr. Lewis stated last month he asked about water testing and whether the well that was on site was viable to use for testing the water previously as subsequently to make sure there was no contamination. Mr. Lewis noted in everything he has read with this project nothing shows anything about any kind of water testing but on the previous project were making the company do extensive water testing. Mr. Lewis commented what's good for one is good for all, what's not good for one should not be good for all. Mr. Lewis also commented he does not understand why this project has no possible testing involved at all with the water table.

Mr. Quicke noted after spending hours on the phone with Chris and Geoff along with other members of there team the last couple of weeks, they had asked water testing be taken out for the time being as it was being presented to the Planning Commission. Mr. Quicke mentioned he doesn't think there is any research that really shows that this infrastructure has an impact on the ground work so it was removed. Mr. Quicke stated he noted to Chris and Geoff that should it be a concern from the Planning Commission there is a very good chance it may be reinserted.

Mr. Lewis stated his only reason for bringing it up is because we are asking a different company proposing solar to do water testing and he agrees with Mr. Quicke that there doesn't need to be extensive testing but if we are going to require it for one we need to require it for all, and if we're not going to require it for one then we should not require it for any.

Mr. Quicke mentioned these are two different projects, and when this issue was brought to Strata Solar's attention about the ground water monitoring, they were very willing to move forward with doing that. Mr. Quicke noted that was a very real concession they were willing to make to the property owners in that adjacent area, and had very little issue with adding that language into their conditions. Mr. Quicke mentioned when the list of conditions was first presented to EDF, the County pretty much took a carbon copy draft of what had already been presented, because the goal especially as solar continues to be looked at, the County wants to be very consistent. Mr. Quicke mentioned if the Planning Commission feels strongly that it needs to be consistent on the ground water monitoring issue, he believes EDF would understand and the County would understand. Mr. Quicke noted at the time of the conversation with EDF recently it was decided to present the conditions to the Planning Commission without that water testing but if the water testing needs to be put back in that's the pleasure of the Planning Commission.

Ms. Giles noted a lot of attention was paid to paragraph 22 with the respect of the materials to be used. Ms. Giles mentioned what we're seeing with the research coming in, generally you would probably get more from soil testing then from water testing. Ms. Giles noted she also agrees and is very big on treating everyone the same but the rules are very different for projects over 5MW then projects under 5MW and two sets of rules to a degree.

Mr. Suttle mentioned from a practical perspective they're trying to remove everything but if they have something 7 ft down you can't get out, one concern would be to tear up the site for a couple posts that are

down deep as compared to cutting them off at a reasonable depth that they don't think will impact the future use. Mr. Suttle noted he wouldn't necessarily want to tear up a site to get a few posts that are buried deep and for whatever reason they are having a hard time getting out.

Mr. Cox asked how deep the posts are driven. Mr. Suttle stated typically at least around 8-10 ft. below grade depending on soil conditions.

Mr. Fidler noted the issue the Commissioners are having is either you are allowed to have post in the ground after decommission or you're not, and if you allow some there's nothing preventing the decommissioning crew from coming through there and cutting them all off at 3 ft. Mr. Fidler stated he thinks the point is either it will all be taken out or plan on leaving some. Mr. Suttle mentioned you pull them out to the extent you can, they do not want to dig up the site being its more costly and it has to be restored.

Mr. Cox commented he believes the 36 inch should be removed and what you put in needs to be pulled out.

Mr. Lewis noted last month EDF told them the panels and infrastructure would be coming from three countries and a continent, the United States, Canada, Spain and Asia. Mr. Lewis asked EDF what country in Asia will parts be coming in from. Mr. Suttle mentioned the reference to Spain is the inverters that is currently in the design and intend to use, the panels themselves could come from China or Asia the manufacture is in a couple different places in Asia. Mr. Lewis stated he is trying to be uniform when three countries were mentioned and a whole continent, and wants specifics on what Countries in Asia are being talked about. Mr. Suttle mentioned a memo was provided stating specification sheets for each type of equipment such as the solar panels, inverters and the transformer. Mr. Suttle commented they are trying to be transparent where each company has factory's it's not just one factory that manufactures. Mr. Lewis asked if EDF could provide him with that information next month.

Mr. Fidler commended EDF for doing a great job adding the vegetated buffer from the last meeting. Mr. Fidler asked if the possibility of adding that on the west side would be an issue if it was recommended. Mr. Suttle commented in reference to the buffer on that side they believe the trees that are there are straddling the property line and they don't see the project having any impact, and any additional vegetated screening on that side they feel is simply not justified.

Chairman Bowen recommended not voting on this project at this time, as they are now aware the Refuge is there with concerns and to give Commissioners time to read over and study to come back next month with any questions. Mr. Quicke asked as far as the marching orders go for next month as they continue to work with Hemings, what does the Planning Commission want to see worked out with Hemings prior to the next meeting.

Mr. Fidler commented personally he is for the decommissioning issue as far as removal of all the materials versus the 36 inches with the exception of that he does not have an issue.

Mr. Cox noted he has some comments on the operations procedures but has not finished reviewing at this time.

Chairman Bowen suggested the Commissioners do their homework and get questions and concerns individually to Mrs. Mothershead no later than this coming week.

Mr. Packett asked EDF if they have met personally with the adjoining land owners who have spoke at this meeting to have some mutual discussion or has it just been correspondence through emails and letters. Mr. Gordon noted they sent a mailer to the adjoining property owners which included several folks that weren't technically adjacent. Mr. Gordon mentioned that mailer included instructions for a live webinar that was hosted in lieu of a community meeting as well as his personal contact information if there were any issues. Mr. Gordon noted a presentation was hosted for The Friends of the Rappahannock and Fish and Wildlife.

Mr. Suttle commented EDF is trying to work with the Coop and trying to be good partners as well as working with County staff addressing concerns that have come up.

### **BOOKERS MILL SOLAR- STRATA SOLAR DISCUSSION**

Harry Smith, Jr. returned to the room for discussion.

Mr. Quicke mentioned after the July meeting there was good discussion and several revisions were requested to be made.

Ms. Giles noted some highlighted changes. Ms. Giles mentioned one of the concerns was that 50% development was too much and another comment about stabilization and what that meant, it said establish ground cover or mulch could qualify. Ms. Giles commented what they tried to do is go back and revisit several of the provisions incorporate and blend DEQ requirements because what she has seen in the last couple of years is a step up to a significant degree enforcement and what DEQ is looking for. Ms. Giles noted DEQ has violated a lot of people when they had really gone over and above what was normally done so having seen that she feels better leaning on DEQ regulations and rules and enforcement. Ms. Giles mentioned in addition to that if DEQ sends a violation the County would get notified and if it's not corrected right away it would violate the conditions, therefore the permit could be pulled. Ms. Giles noted in Counties like Richmond County there generally not the expertise available or staff available to implement a whole new set of rules, so by being able to leverage on some existing rules that also proves as a general matter to be helpful. Ms. Giles mentioned the test well issue, they added in for those where they need to be shown would be in the site plan and work with the engineer and find where it makes sense and put them on the site plan. Ms. Giles also mentioned they added in the soil testing issue and feels you get better data for what you're really looking for because there are so many moving parts to the groundwater, meaning there are so many other places that have nothing to do with the project.

Ms. Giles noted there was a comment about the consultants and who they are paid for by the applicant. Ms. Giles commented to her knowledge the County gets to choose or approve but the applicant pays for it.

Ms. Giles mentioned there was also a comment about a stand of timber that should be left, so that paragraph and several others they have tried to clarify and clean up the language.

Mr. Fidler asked to clarify about EDF willing to do something different other than the 50% land disturbance. Ms. Giles noted that has been discussed and it was left at 50% because there weren't any better ideas about specific numbers. Ms. Giles also noted they have tried to weave in different places reliance on DEQ. Mr. Fidler commented he still thinks it's a lot of land.

Mr. Packett commented about the amount of rain dropped from Hurricane Isaias and a 15-acre pond in Newland that was about to go dry rise 12-ft. Mr. Packett noted Mr. Booker shared photos of a large-scale

rain event a couple of years ago and with the normal vegetation that's there now the whole road was flooded. Mr. Packett mentioned so the point that has been mentioned about no more than 50% disturbance, he feels is still a fairly large chunk if you get these rain events and he personally feels very confident in a lot of the questions EDF has answered but he still is not comfortable with having 400 acres of disturbed ground at one time. Mr. Packett noted he thinks it is too much at once and he personally thinks it would be in the best interest to do it in smaller scales and get a cover established first and then put the panels on after the cover is already established. Mr. Packett stated 400 acres is a big chunk of land and it concerns him.

Mr. Stuart noted if you talk about the event that happened over in Essex, the reason they had that problem was because they removed the storm water basins and Strata will not be removing those basins. Mr. Stuart mentioned Strata is putting in extraordinary storm water management controls, that will be designed to whatever storm DEQ says and gear to what is necessary. Mr. Stuart commented there will be some erosion and there is erosion on land that is not disturbed, so anything that may run or erode is going to be trapped either by the silk fence, the basin or the buffer. Mr. Stuart noted under the definition of disturbed you could have them go in and cut the timber on 50 acres and then they start grubbing stumps, while there grubbing stumps they cut another 50 acres so you have different degrees and even that degree has been disturbed, if this whole project was done in 50 acres it could take 10 years to build. Mr. Stuart mentioned solar farms are great neighbors but the construction is the difficult phase because you have traffic and dust. Mr. Stuart noted if seed or straw had to be put down and they had to wait for grass to grow to come back on to do something the project would never get built. Mr. Stuart stated they are trying to give the County the best protections you can possibly get. Mr. Stuart noted as the County Attorney pointed out if the project gets a notice of violation by DEQ they have to immediately notify the County and if they don't fix it immediately, the permit can get snatched. Mr. Stuart commented he does not know how much more control anyone could have.

Mr. Cox asked if the simple application to seed or mulch stabilizes the land. Mr. Stuart mentioned his understanding under the definitions of DEQ in order to stabilize you have to apply seed, straw and/ or mulch, and sometimes they just put mulch and not grass. Mr. Stuart also mentioned if that doesn't grow in a certain amount of time they have to come back and do it again. Mr. Stuart noted those measures are put in place so if anything does erode it never gets into a stream.

Mr. Smith expressed some concerns in regards to this project. Mr. Smith noted he has asked several times how many solar panels does it take to replace a tree or how many trees does it take to replace a solar panel for carbon dioxide absorption. Mr. Smith stated to date he has not been provided this information as asked. Mr. Smith mentioned he has started his own investigating and found out that the carbon is not the only factor to take in consideration when it comes to trees especially a forest. Mr. Smith commented what he has found is conclusive.

- Solar will take several years to yield benefits of reducing carbon missions and when you cut or clear trees as part of the project it will take that much longer.
- Trees clean the air also by absorbing odors and pollutant gases such as nitrogen oxides, ammonia, sulfur dioxide and ozone.
- Trees filter particulates out of the air by trapping them on their leaves and bark.
- Trees provide oxygen, in a year an acre of trees can provide enough oxygen for 18 people and here we are talking between 11,000 to 13,000.
- As trees transpire, they increase atmospheric moisture which helps with rain.

- Trees reduce runoff by breaking rainfall thus allowing the water to flow down the trunk and into the earth below the tree which in turn helps prevent storm water from carrying pollutants to streams.
- Trees act like a sponge that filters water naturally and use it to recharge ground water supplies.
- Trees help prevent soil erosion.

Mr. Smith mentioned some areas of concern are at the end of life of the solar farm. Mr. Smith asked are the holding ponds and the upkeep to insure they work as designed at the beginning of the project, and who's going to take care of that.

Mr. Smith noted the inability to put conditions on site, ie replanting of trees if the land owner wants this per lawyer saying it is not legal to require this because Strata will not be the one cutting trees down, but they will be clearing the earth. Mr. Smith mentioned it concerns him what other legal options they may try to get in the next 25 to 30 years.

Mr. Smith mentioned with all he has said it may seem he is against solar and he is not. Mr. Smith noted he is in favor of renewable sources of energy which includes solar, but we need to install these sources in the right place where is best for the environment.

Mr. Smith stated Strata has picked off cutting not just trees but a forest down, the number of holding ponds required tells him this is not the right site.

*John W. Lewis made a motion to accept the Bookers Mill Solar project as presented and recommended to the Board of Supervisors. J.R. Fidler seconded the motion and the motion carried with a vote of 5-3 (Rick Cox –aye; J.R. Fidler – aye; Glenn Bowen – aye; Harry Smith, Jr.-nay, John W. Lewis –aye; Cassandra Jackson – nay; Darnell Clayton-nay; Marion James Packett- aye.) (Brian Mothershead abstained)*

#### **OTHER BUSINESS**

Chairman Bowen asked the Commissioners preference on how to receive their meeting packets. Mrs. Mothershead commented she would continue to email packets and print copies to have available at the meeting.

Chairman Bowen asked about a Comprehensive Plan update. Mrs. Mothershead mentioned she has spoken with Mr. Quicke and they agreed that discussion will continue once some of the larger projects are resolved.

Chairman Bowen asked the Commissioners preference on the meeting location for these meetings. Mr. Smith commented he thinks the way the meeting was handled currently is good. Mr. Cox mentioned if people will comply with social distancing and wearing mask, he is good at keeping the meetings in the current location.

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,  
Liz Hylan

# Hemings Solar Partners, LLC – 2232 Substantial Accord Public Hearing



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RICHMOND COUNTY PLANNING COMMISSION  
AUGUST 10, 2020

## Project Details

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Location – 2201 Richmond Road, Warsaw, Virginia 22572

Technology – Solar Photovoltaic

Project Size – 4.9 MWac ( Approximately 35 acres)

Interconnection – Connects to NNEC’s distribution system via existing line adjacent to substation

### Parcel Info

- Owners – Mr. Clifton Jenkins and Ms. Nancy Wills
- Tax Map No. – 15-26
- Size – 83.4 acres
- Zoning – A-1 Agricultural



## Virginia Code Section 15.2-2232

H. A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right; (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or 56-594.01 or by a small agricultural generator under § 56-594.2; or (iii) the locality waives the requirement that solar facilities be reviewed for substantial accord with the comprehensive plan. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

## Richmond County Comprehensive Plan

The Richmond County Comprehensive Plan is silent on Solar Development

- The current Comprehensive Plan was adopted in 2013, prior to most solar projects within the Commonwealth of Virginia.
- 2020 Vision for Richmond County
  - Rural quality of life and landscape reflecting the County's agricultural and forestal heritage.
    - This project, at 35 acres of solar panels, will have only a slight impact on the rural quality of life, or the agricultural heritage of Richmond County.
  - Local businesses offering attractive job opportunities for skilled, local workforce.
    - Although limited in nature, there could be job opportunities available to the local workforce.
  - Protected water resources and water quality.
    - This project is proposed on a relatively flat piece of agricultural farm land, should require minimal land development activities, and will have a minimal impact on water resources or water quality.

## 2020 Vision for Richmond County – Cont.

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- Open spaces that promote traditional fishing, hunting and outdoor pursuits
  - Approving this Solar project could reduce open space for hunting and other outdoor pursuits.
- Housing that is affordable for the local workforce, the elderly and those with disabilities.
- Development of recreational facilities at the Richmond County Park.
- Protected historical and archaeological resources that portray the County's cultural heritage.
  - The applicant has conducted a historical resources review of the subject property, and has indicated no impact.
- Local Government, instituted for the common benefit, protection and security of the community, that recognize the constitutional rights of its citizens.
- High quality education in an environment that is conducive to learning and supported by the necessary infrastructure.

## Richmond County Comprehensive Plan – Goals

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1. To protect the integrity and value of archaeological and historical resources in Richmond County.
2. Protect the health, integrity, and value of the natural resources and environment of Richmond County.
3. Protect the quantity and quality of groundwater and drinking water of Richmond County.
4. Protect the rural character and viability of pursuing farming, fishing and forestry.
5. Support the construction, rehabilitation and maintenance of affordable housing sufficient to meet the current and future needs of residents of all levels of income in the County.

## Richmond County Comprehensive Plan – Goals

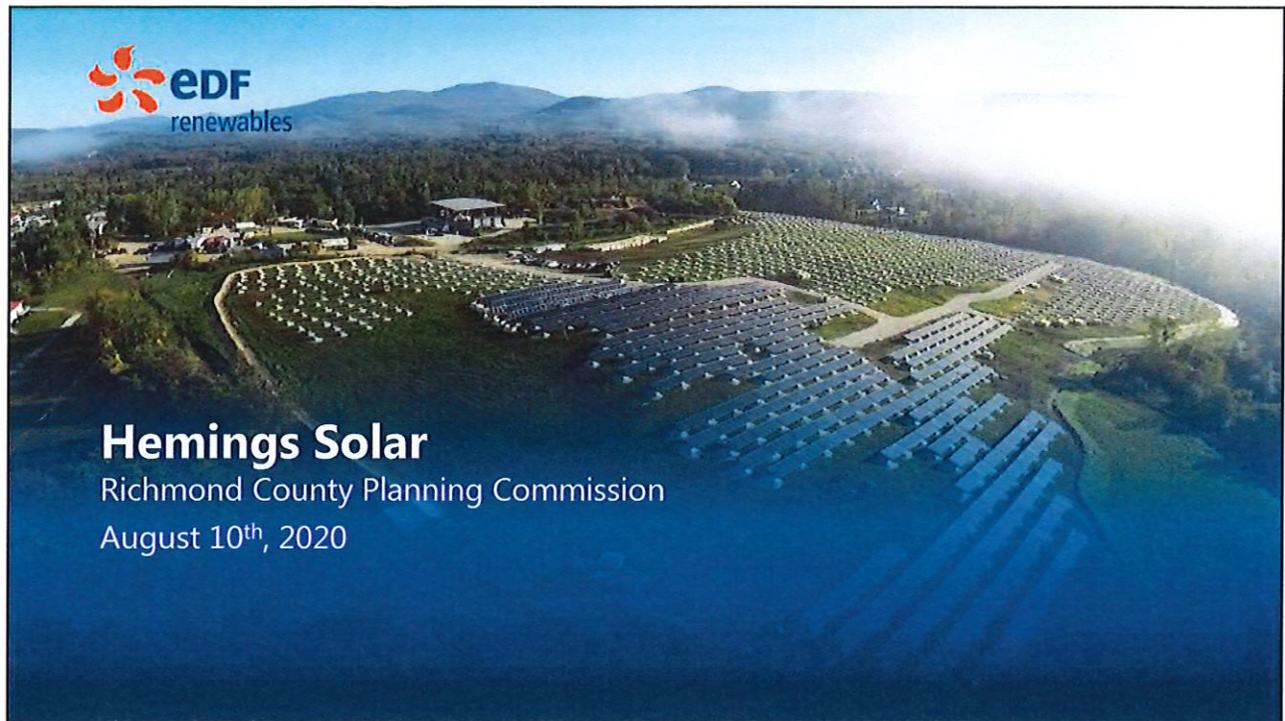
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6. Enhance the economic base and employment opportunities in Richmond County.
7. Provide opportunities for broadband access to the businesses and citizens of Richmond County.
8. Develop a Capital Improvement Plan to support community services and improve community planning.
9. Support the provision and continued development of an adequate and safe transportation network to serve the residents and visitors of the County.

## Conclusion

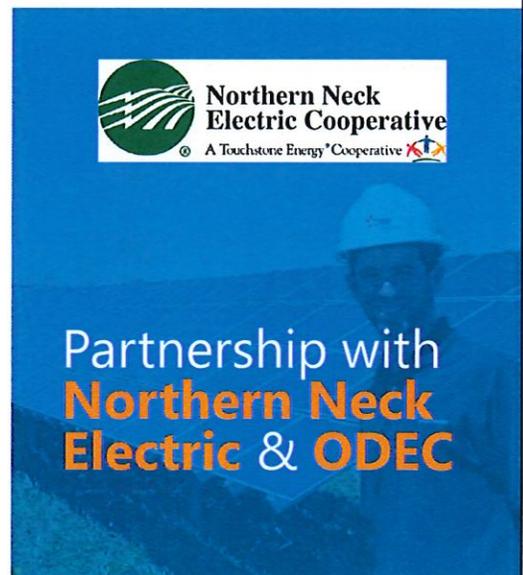
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- With the Richmond County Comprehensive Plan being silent on large scale solar facilities, interpretation of a solar facility being within substantial compliance would be largely subjective.
- In 2015/2016, the Richmond County Planning Commission and Richmond County Board of Supervisors approved the inclusion of large scale solar facilities, within A-1 (Agricultural) zoned areas of Richmond County, with a Special Exception Permit.
  - The Comprehensive Plan is a guide, while the Zoning Ordinance is the law.
- Although a proposed solar facility is not 100% in accord with the Richmond County Comprehensive Plan, finding this sized project in substantial accord with the Comprehensive Plan under Virginia Code Section 15.2 -2232 is recommended.

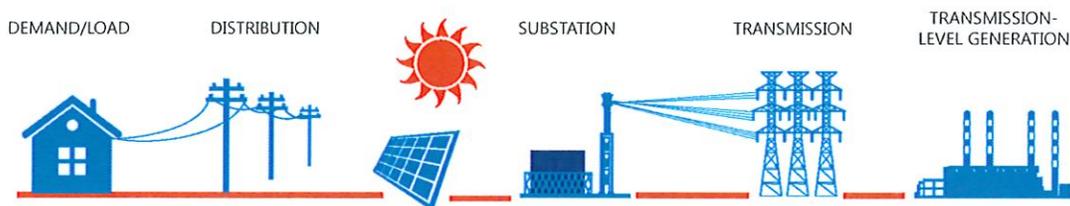


EDF Renewables is developing Hemings Solar in partnership with Northern Neck Electric Cooperative (NNEC) and Old Dominion Electric Cooperative (ODEC)

- NNEC is the not-for-profit electric cooperative serving Richmond County and surrounding area since 1938
- NNEC procures bulk of power through ODEC and is one of 11 distribution cooperative members – and owners of - ODEC
- Hemings Solar will be first cooperative-dedicated renewable energy generation located in NNEC’s service territory; 100% of its output will go to homes and businesses in Richmond County and the Northern Neck
- Locally generated solar power
  - Reduces need for costly transmission system upgrades
  - Connects to existing cooperative infrastructure; does not require construction of a new substation
  - Diversifies cooperatives generation mix; reduces exposure to coal and gas price volatility



## Benefits of **Distributed** Solar



1

Generates electricity in communities where power is consumed

2

Connects to existing infrastructure; does not require construction of new substation or distribution lines

3

Increases resiliency of local distribution grid; reduces need for costly transmission system upgrades

4

Smaller footprint means smaller impact; project occupies tens of acres vs. 100s or 1,000s of acres



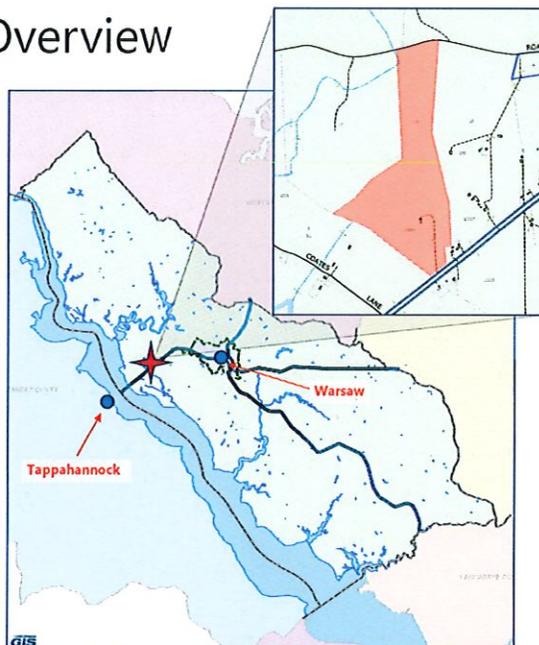
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## Project Overview

### Hemings Solar Partners, LLC

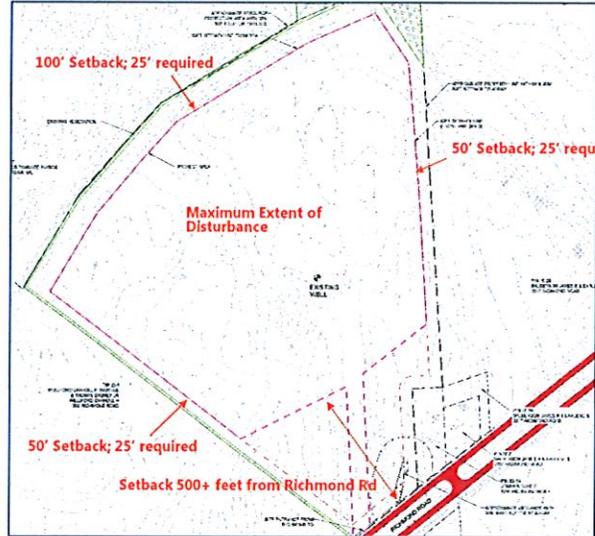
- **Location:** 2201 Richmond Road (West of Warsaw)
- **Technology:** Solar photovoltaic
- **Project Size:** 4.9 MWac (approx. 35 acres)
- **Interconnection:** Connects to NNEC's distribution system via existing line adjacent to substation
- **Parcel Info:**
  - Owner(s): Mr. Clifton Jenkins and Ms. Nancy Wills (Trustees of Lyell E. Jenkins Revocable Trust)
  - ID: 15-26
  - Size: 83.4 Acres
  - Zoning: A-1 Agricultural
  - Planning District: District 5



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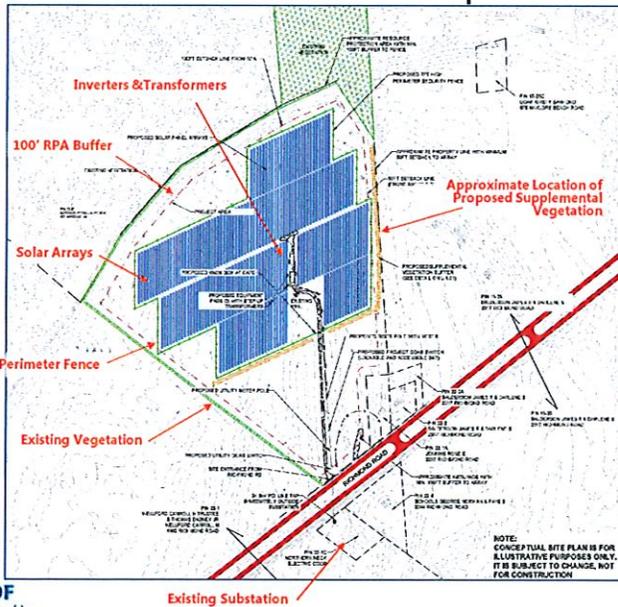
# Project Area



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# Conceptual Site Plan



In accordance with County Zoning Ordinance for Large Photovoltaic Energy Facilities (Sec. 157.110):

- Meets or exceeds required setbacks; 500+ ft setback from Richmond Road
- Max solar equipment height of 15 feet
- No new substation required; connects to NNEC's existing distribution line adjacent to substation
- Perimeter fenced to ensure public safety
- Inverters & transformers have minimal footprint & located interior to project area
- Limited visual impacts; existing perimeter vegetation & supplement with plantings in select areas
- At or below 65 dBA at property line & 50 dBA at nearest residence per County noise ordinance
- No lighting is proposed



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### Site Design Adjustments

- Additional vegetative screening areas added per County request
- Removed option for battery storage
- 500+ feet from road
- 375+ feet from residences

### Conditions Agreed to with County Staff

- County Staff and EDF have agreed on 40 Conditions; including surety bonding, vegetative screening, reimbursement for County expenses

### Addressing Toxicity Concerns

- Provided memorandum to County addressing concern of potential for solar project toxicity

### Additional Community Outreach

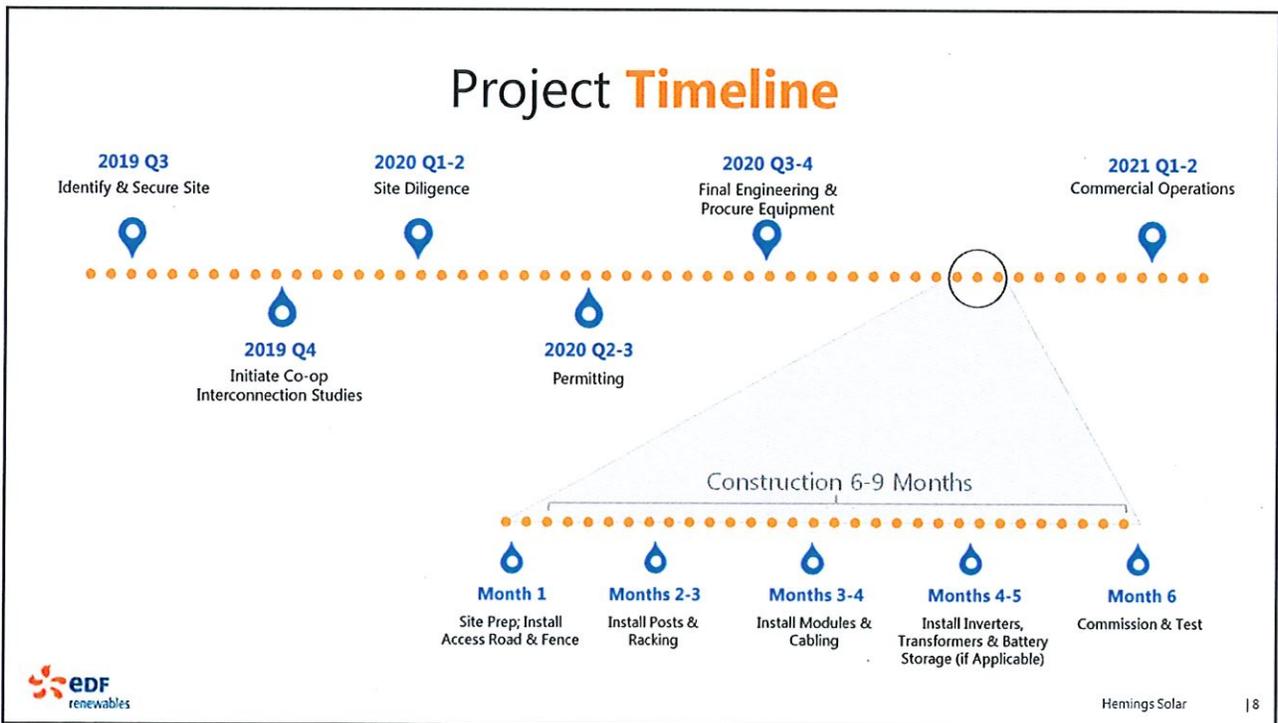
- Presentation to Friends of the Rappahannock (Bryan Hoffman)
- Presentation to National Wildlife Refuge – Fish & Wildlife Service (Kendra Pednault)
- Outreach to adjacent landowner from previous meeting



# Project Updates



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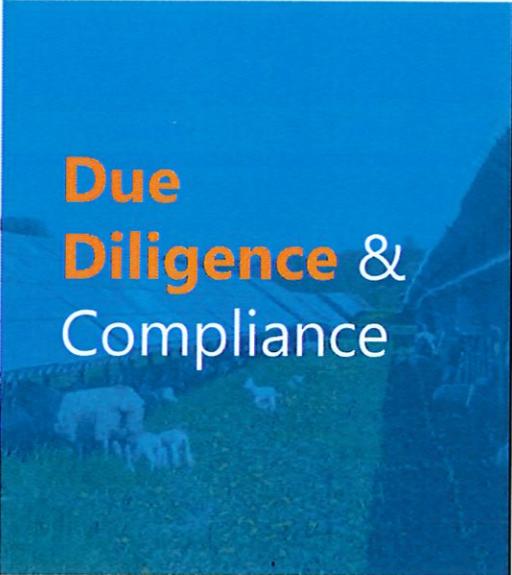


### Site Investigation and Due Diligence

- Wetlands mapped and avoided; minimum 100-ft setback from CBPA
- No threatened or endangered species observed on-site; field reconnaissance indicates low potential for on-site occurrence
- Avoids all known cultural or historic resources; no such resources have been previously identified on-site

### Compliance with Local & State Regulations

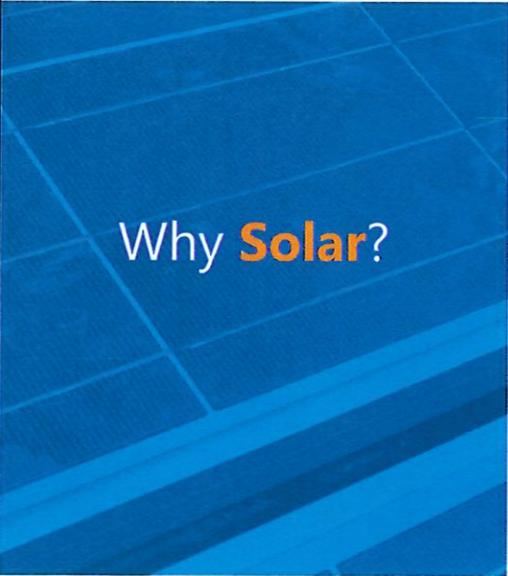
- In harmony with County's Comprehensive Plan; meets or exceeds County Solar Ordinance requirements
- <1 acre of impervious surface proposed; rain passes through gaps between panels & spaces between arrays to infiltrate into ground surface (no affect on groundwater recharge)
- Stormwater runoff tightly controlled in accordance with state and local regulations; mitigation measures implemented on-site as needed to control quantity and quality of stormwater runoff
- Natural drainage patterns maintained due to limited grading required; driven posts allow for conforming with existing topography
- Project will obtain all required local, state, and federal permits



**Due  
Diligence &  
Compliance**



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**Why  
Solar?**

### Benefits of Solar Energy Projects

- 
  - Generates clean, renewable electricity without using water, creating emissions or producing waste products
  - Places little to no demand on County infrastructure or services such as roads, water, sewer, emergency medical services or schools
- 
  - Low visual profile and quiet operations preserve the rural, open-space character of the area
  - Land may be returned to previous agricultural use at end of the project life
- 
  - Creates jobs during construction of the project; indirect economic benefits include local contracting opportunities, equipment sales and rentals, material purchases, and spending on hotels, restaurants and other local goods and services

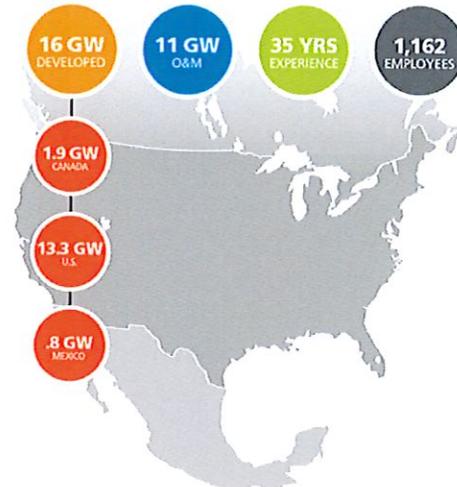


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# EDF Renewables North America

Trusted Partner in Renewable Energy with 35 Years of Industry Experience and Expertise in North America

- **Grid-Scale Power:** Wind (onshore and offshore), solar photovoltaic, and storage projects
- **Distributed Solutions:** Solar, solar+storage, electrical vehicle charging and energy management
- **Asset Optimization:** Technical, operational, and commercial skills to maximize performance of generating projects.
- Office in Charlottesville, VA



Creating value from Origination to Commercial Operation



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## Thank you.

Visit us at [edf-re.com](http://edf-re.com)

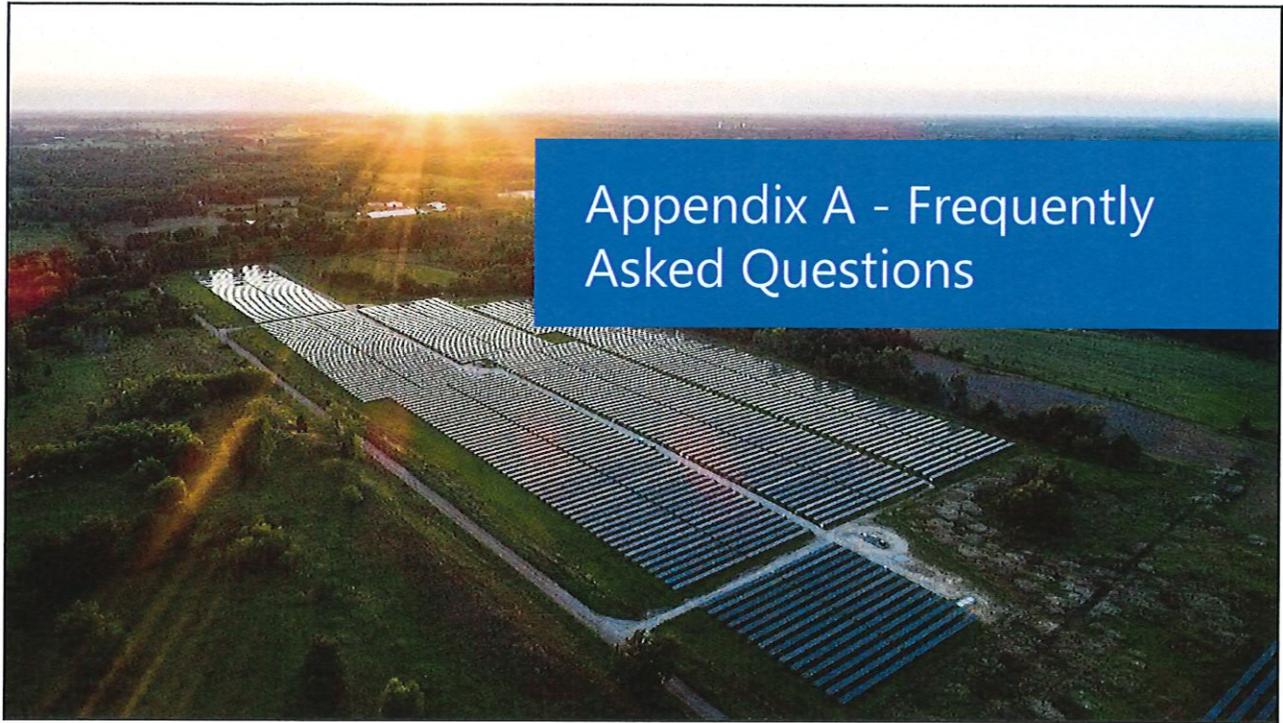


### CONTACT

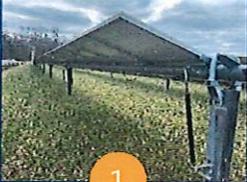
**Chris Gordon**

(434) 996-7430

[chris.gordon@edf-re.com](mailto:chris.gordon@edf-re.com)



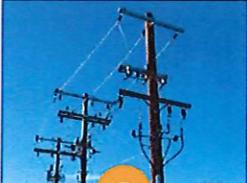
**Project Equipment**

- 

1 Racking Mounted on Support Posts
- 

2 Panels Installed on Racking
- 

3 Inverter / Transformer Skid
- 

4 Fencing
- 

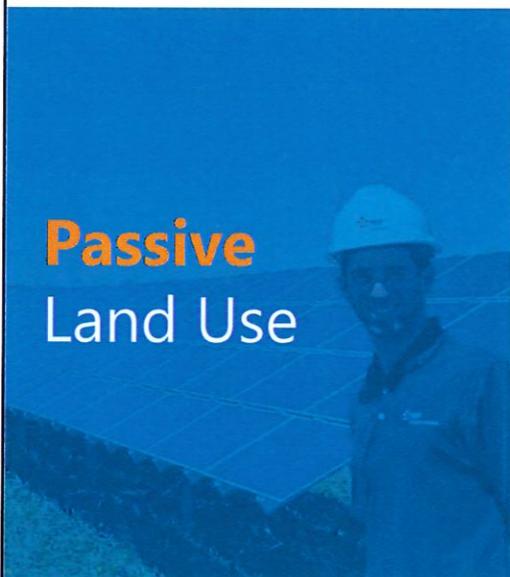
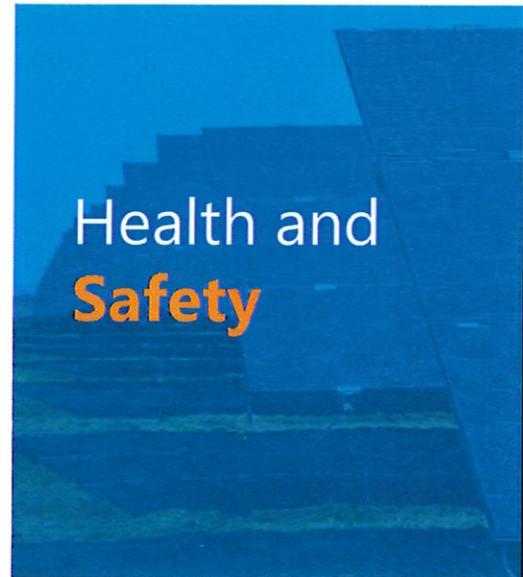
5 Interconnection Equipment
- 

6 Weather Station

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### Is the Project safe? Will it affect my health?

- Solar modules are safe and do not pose a health or safety risk; are typically comprised of silicon (similar to computer chips), copper, and aluminum encapsulated in plastic and protected under tempered glass with an aluminum frame
- Inverters and transformers used to condition power for use on the distribution grid do not contain heavy metals or toxins; pose limited environmental risk even during a malfunction or when damaged
- Operation of the facility is monitored online 24/7, and both emergency and normal shutdown procedures can be implemented remotely or manually on-site
- Project perimeter is fenced and includes warning signage to maintain public safety



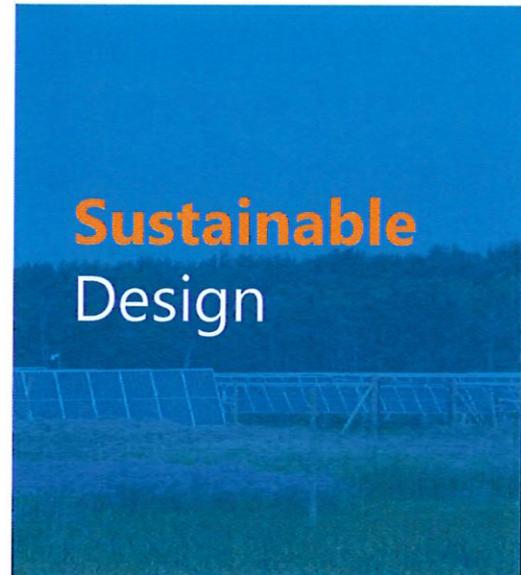
### How will the Project affect the community?

- Project offers low visual profile and quiet operations that preserve the rural, open-space character of the area
- Solar is a passive land use and a less intense use than farming; does not use fertilizers or pesticides, and does not involve land disturbance after construction
- Operation of the facility produces no emissions and does not generate smoke, debris or dust
- Project places little to no demand on County infrastructure and services including roads, water, sewer, fire, emergency medical services or schools
- Unmanned facility; no buildings or other walk-in structures
- No impact on traffic during operation



### How will the Project affect the environment?

- Generates clean, renewable electricity without using water, creating emissions or producing waste products
- Extensive due diligence conducted prior to construction identifies and addresses potential environmental impacts; includes evaluation of wetlands, sensitive species, and cultural and historic resources
- Project avoids wetlands and will not adversely impact groundwater resources; utilizes best management practices for erosion and sediment control during construction
- Retains existing trees and vegetation along the property boundary to extent possible, adds supplemental plantings in select areas, and only removes existing trees as necessary to construct the facility or prevent shading of solar modules



### Low Visual Profile

### Will I be able to see the Project?

- Maximum equipment height will be 15 feet or less except for weather station pole(s) necessary to monitor site conditions
- Project meets or exceed County setback requirements, with minimum 50-foot setback from the edge of the array to any property boundary
- Equipment will not be located within 500 feet of Richmond Road; limits views of the Project from public right-of-way
- Existing vegetation along entire northern and western property boundaries to limit views from adjacent properties to north and west, also eastbound travelers of Route 360
- Supplemental plantings in select areas to limit views from adjacent properties to the south and southeast, also westbound travelers of Route 360
- Solar panels are designed to absorb the sun's rays, not reflect them; panels also utilize anti-reflective coating to further minimize light reflected from their surface
- No lighting or signage other than for safety; Project can provide informational kiosk for educational purposes if County requests



### What happens at the end of project's life?

- Project is decommissioned and removed at the end of its 25-35 year life; land may be returned to previous agricultural use
- Decommissioning and removal is paid for by the Project, and not the landowner or the County
- Many project components have salvage value including steel posts and copper wire; solar modules and other equipment may be recycled
- Description of decommissioning and final land restoration provided in the permit application; project owner at the end of useful life bound by permit requirements, including equipment removal and land restoration

