



Narrative for Special Use Permit Application

May 9, 2018

Applicant, Cape Solar, LLC, is an affiliate of Urban Grid Solar Projects, a Virginia-based utility-scale solar company that is developing solar energy generation projects in several Virginia localities as well as other states. These projects deliver clean, renewable energy that is reshaping a more diversified electric grid of the future. Urban Grid and its partners have successfully developed and have in operation over 250 megawatts of solar energy projects in the Mid-Atlantic US and the UK and have over 1700 megawatts in various stages of development.

1. Applicant requests a Special Use Permit for the construction and operation of a solar farm in Page County to generate renewable electric power (the "Project") pursuant to Page County Zoning Ordinance Section 125-54(B)(1).
2. Applicant also requests that the Planning Commission find, pursuant to Virginia Code §15.2-2232, that the proposed electrical facility to be "substantially in accord" with the Page County Comprehensive Plan, in separate formal motion after notice and public hearing (concurrently with Applicant's Special Use Permit request above).

Introduction

Applicant requests a Special Use Permit for a photovoltaic solar electric generating facility on approximately 559 acres of land on the east side of U.S Route 340 near the intersection with Hinton Rd. (the "Project"). The Project site is identified as Tax Map Parcels 32-4-1, 32-4-1A, 32-A-43, 32-A-48, 42-A-14B, 32-A-55, 32-A-56, 32-A56A, 32-A-56B and 32-A-56C. Three parcels are owned by Roger W. Houser, two parcels are owned by Houser Properties, LLC, and five parcels are owned by Edward R. Baker, Jr. Applicant holds options for long-term leases of all of the parcels. The Project site is zoned Agricultural (A-1). The Project use is allowed by Special Use Permit as an "Electrical facility operating over 40 kilovolts."

The Project is a solar farm that generates electric power by collecting sunlight. An array of photovoltaic panels will be installed on a combination of either tracker or fixed tilt panel racks. Tracker panels rotate on an axis oriented north-to-south to that tracks the sun and to maximize the panel exposure to sunlight. Fixed tilt systems consist of east-to-west racks of solar panel arrays fixed at the optimum angle to collect sunlight. The photovoltaic panels themselves on both systems are treated with an anti-reflective coating to absorb, not reflect, sunlight.

At peak output, the Project is expected to generate electrical power equivalent to that needed to supply approximately 25,000 households with electricity (assuming average household consumption of 14,000 kWh pa as per EIA 2009 Residential Energy Consumption Survey). The electrical current generated by the solar arrays will be managed by inverters and associated equipment installed within the Project site. The current will then pass through a substation prior to interconnecting with existing transmission facilities, where it will be fed to the electric power grid



that serves the immediate area and the Mid-Atlantic region.

The Project site will utilize a VDOT-approved entrance at or near the intersection of Sandy Hook Road and U.S. 340 as its primary entrance for construction, inspection and service of the Project. The Project site will be enclosed by a chain link security fence to protect the solar arrays, equipment and substation.

The Project site is composed of existing agricultural fields. As a result, little ground disturbance is planned (some grading may be required). Dense meadow grass will be planted under and around the arrays. No forest cutting or clearing will be required. Approximately 40 acres of the Project will be located within the 100-year floodplain, but all equipment in the floodplain will be either above the flood level or waterproofed and will be installed in compliance with Page County building regulations. Construction of the solar farm will be limited to hours between sunrise and sunset. There will be no daily traffic to the site during commercial operations. No water or sewer services are needed for the Project.

During construction of the array field of the solar farm, which likely will last approximately nine to twelve months (depending on the weather), all activity will take place between sunrise and sunset. An interconnection substation and utility switchyard will be constructed on the site adjacent to the existing transmission line which bisects the property, in coordination with the utility, and that process should take 12 to 18 months or more and may be commenced prior to the installation of the array field.

Special Use Criteria

The Project is consistent with Page County's Comprehensive Plan and Zoning Ordinance. The Project is proposed to be built on land that is zoned Agricultural (A-1). In the Agricultural (A-1) zoning district, an "electrical facility operating over 40 kilovolts" is a use permitted by special use permit. The Project satisfies the applicable requirements set forth in Zoning Ordinance Section 125-54 as follows:

1. *Zoning Ordinance Section 125-54(B)(1) - The Project must satisfy the Supplemental Regulations that apply to "electrical facilities operating above 40 kilovolts."*

The applicable supplemental regulation requirement for an electrical facility operating over 40 kilovolts is that Applicant "file(s) one special use application for the entire route of the transmission line or electrical facility, rather than on a parcel-by-parcel basis." Applicant is filing one application for all parcels in the Project, including the interconnection substation and a utility switchyard.



2. *Zoning Ordinance Section 125-54(B)(2) - The Project must satisfy the following standards:*

- a. *The Project must conform to the Comprehensive Plan, or to specific elements of it, and to official policies connected with it, including purposes of the Zoning Chapter.*

Page County's Comprehensive Plan implements the County's vision of its future to maintain a rural quality of life, protect natural and cultural assets while encouraging compatible business and residential growth to provide a higher standard of living for its citizens. The stakeholders who created the Comprehensive Plan believed there was a need to manage change in Page County to promote the efficient use of valuable infrastructure. In the Comprehensive Plan's division of Page County into "Growth Tiers" the Project is located in an "Agricultural Protection Tier". In the Agriculture Protection Tier, as in other tiers, "the range of uses, consistent with the intent and purpose for each tier, is based on *the need for, and ability to provide and fund, necessary public facilities and services.*"

The primary theme running through the Comprehensive Plan is the need to control development that requires costly County infrastructure and converts open land into permanent developments – a phenomenon it calls "Sprawl." Applicant's solar farm does not contribute to Sprawl. The Project not deplete water resources or require sanitary sewer or other utility infrastructure. It does not permanently convert land to permanent development or increase demand on the County schools, roads, public safety resources, or other infrastructure. The Project will provide jobs, tax revenue and other economic opportunity without depleting the resources of the County.

In keeping with its goal of keeping agricultural lands from being "damaged or lost," the Comprehensive Plan notes that "developed land is rarely redeveloped as open space." A solar farm, which is a temporary installation of equipment on land with minimal ground disturbance is that form of development. It is not like, for example, a housing development with streets, water and sewer, foundations and buildings. When the Project reaches the end of its operational life the equipment will be removed, and the land may be returned to its previous agricultural use without any residual effects to the land.

- b. *The Project must have "minimum adverse impact on surrounding neighborhoods or community. This includes traffic, noise, light, dust, drainage, water quality, air quality, odor, fumes and vibrations. Due regard must be given to operations, site design, access, screening, or other matters to be regulated to mitigate adverse effect.*

The Project is designed to negate or minimize adverse impact on the surrounding community:

- *No Dust, odor, vibrations:* During operations, the Project will not produce any odors or dust other than that associated with normal maintenance.
- *No Public Water or Septic.* The solar usage requires no public water and will not create



septic waste.

- *No Daily Traffic:* Human and vehicular activity on the site will be limited to periodic visits for inspection and maintenance.
- *No Impacts to Air Quality:* The Project produces no emissions. No fumes will be generated by the electrical components on the Project site.
- *Little or No Noise:* The only noise generated by the site will be from the axis tracking systems and inverters which are low level sounds not audible outside of the Property and well below noise standards.
- *Light:* The glass covers of the solar panels and their coatings are designed to absorb (not reflect) sunlight, so the facility will generate virtually no glare.
- *Preserve Wetlands and Storm Water Filtration:* The Project will adhere to all local and state level rules and regulations pertaining to wetlands, waterways, and storm water management, including no net increase in the current storm water operations. Storm water management on the Property during operations will be similar to the Property's current agricultural use. Rain water will permeate the open ground around and between the arrays on site and collect in the waterways crossing the Property.
- *No Trash or Waste Products:* The solar facility collects sunlight and converts it to electrical energy without any waste or by-products. All construction debris will be removed from the Property following installation of the solar panels, inverters, and related equipment.

Section 125(B)(2) is also concerned with compliance with the specific purposes of the Zoning Code. The Project satisfies this requirement. The basic purpose of the Page County Zoning Code is to "promote the health, safety or general welfare of the public." The Zoning Code's preamble goes on to state the following specific purposes, and how the Project complies with those purposes:

- *Reduce or prevent congestion in the public streets.* Once operational, vehicular entrance into and exit from the project site onto public roads will be infrequent with no daily traffic.
- *Protect against one or more of the following: overcrowding of land; undue density of population in relation to the community facilities existing or available; obstruction of light and air; danger and congestion in travel and transportation; or loss of life, health or property from fire, flood, panic or other dangers.* The development adds no residential or commercial density with buildings or people. It does not obstruct light or air. It creates little impact on public roads, and does not increase risk of loss of life, health or property.
- *Encourage economic development activities that provide desirable employment and enlarge the tax base.* The Project will utilize several hundred workers during construction, and the effect of the construction on the local economy will be significant. During operations, the Project will require ongoing maintenance that could utilize local contractors. The Project will increase tax revenue for Page County in the following ways:
 - The real property comprising the Project site for solar use will be taxed at a higher rate than it currently is in agricultural use.
 - When the real property comprising the Project site is taken out of agricultural use,



- all applicable rollback taxes will be paid.
- Project equipment will be taxed using the County's real estate tax rate at 100% of the value for substation and switchyard equipment and due to the pollution control partial exemption, at 20% of the value of the solar equipment.
- *Provide for the preservation of agricultural and forestal lands and for the protection of surface water and groundwater.* The Project will preserve agricultural lands for future generations and will have no impact on surface water and groundwater that is materially different from its use prior to the Project.
- *Give effect to the policies and objectives set forth in the Comprehensive Plan of Page County.* As discussed above, the Project is in compliance with and supports the Page County Comprehensive Plan.

With respect to special use criteria, Section 125-54(A)(1) states that uses granted special use permits must be "compatible with existing and future uses in the district... depending upon their scale, design, location and conditions imposed by the governing body." Section 125-10, which sets forth the special use categories in the Agriculture (A-1) zoning district, is to "preserve the character" of agricultural portions of the County by "maintaining a low density of development," and further states that "(v)ery low density development may be permitted in this area." As described in this Narrative, the Project is carefully designed to utilize and preserve open agricultural land with an innovative, forward-thinking use that harvests sunlight. The Project creates no additional residential or commercial building density.

In summary, the Project conforms to the Comprehensive Plan and creates minimal community impacts in keeping with Section 125-54(B)(2) of the Zoning Ordinance. The solar usage is a passive use that, at the end of the term of the Lease, will be removed, preserving these large agricultural parcels.

3. *Zoning Ordinance Section (C)(2) - Applicant must demonstrate that the Project:*

- *is "in harmony" with the statement of intent of the zoning district*
- *has minimal impacts on adjoining property and neighborhood in terms of public health, safety and general welfare, as well as traffic, noise, light, dust, drainage, water quality, air quality, odor, fumes and vibrations*

As demonstrated above, the Project complies with the basic and specific purposes of the Zoning Ordinance. The Project also meets specific criteria for the zoning district in which the Project is located (A-1). The Project is in harmony with those elements as follows:

- *The intention to preserve the character of agricultural and low-density uses.* The Project preserves larger parcels and temporarily replaces traditional farming uses with the harvesting of sunlight. The Project will not permanently replace agricultural usage with residential or commercial development of buildings.
- *The maintenance of a relatively low-density of development.* As noted above, the Project



does not represent suburban and urban growth that create service impacts discouraged by the Comprehensive Plan.

- *Agricultural preservation.* A solar facility does not permanently take land out of agricultural uses. When the facility is decommissioned, the solar arrays will be removed, and the land will be returned to open fields.

The Project does not negatively impact public health, safety and general welfare. For the larger community, it reduces our use of fossil fuels to produce electricity and helps us convert to renewable energy that is not subject to foreign influence. All electrical and mechanical equipment will conform to applicable local, state and national codes and does not pose a health threat to those who live and work nearby, or to the flora and fauna on the Project site. The Project will be fenced for security and public safety. The Project is an innovative and environmentally friendly use that will deliver electrical energy to the grid sufficient to power approximately 25,000 homes, all of which advances, rather than detracts from, the general welfare of Page County. Finally, the Project impacts to traffic, noise, light, dust, drainage, water quality, air quality, odor, fumes and vibrations, are minimal or non-existent, as set forth above.

Summary

The Project site is well-suited for Applicant's proposed solar generation facility. Solar electricity generation uses the renewable energy from sunlight to produce electricity without harmful emissions, light, sounds or other impacts that detract from public health, safety and welfare. The Project does not require additional County infrastructure investment in roads or services. It preserves larger parcels without division and keeps these available for agricultural land after the facility is removed. The Project will increase the County's tax base and local employment opportunities, while maintaining Page County's rural character. Applicant respectfully requests that the Board, Planning Commission and Planning Department Staff find that the Project conforms with the Comprehensive Plan, is in harmony with the Zoning Ordinance, and approve this for Special Use Permit. Applicant further requests that the Planning Commission's formal motion and approval under Virginia Code §15.2-2232 that the Applicant's electrical generation facility is "substantially in accord" with the Comprehensive Plan.

Respectively submitted on behalf of Applicant by:

Jared L. Burden
GreeneHurlocker, PLC

**COUNTY OF PAGE
SPECIAL USE PERMIT APPLICATION**

FOR OFFICE USE ONLY:

DATE RECEIVED: May 11, 2018 DENSITY RANGE: Medium
AMOUNT PAID: \$900.00 RECEIPT #: CH # 3034

1. The applicant is the owner _____ other (Check one)

2. OWNER/MAILING ADDRESS OPERATOR/APPLICANT (If other than owner)

Name: (a): Roger W. Houser Name: Cape Solar, LLC, c/o GreeneHurlocker,

Address: 211 Walnut Hill Rd. PLC Address: 311 S. Main St.
Luray, VA 22835 Harrisonburg, VA 22801

(see Attachment for continuation)

Phone Number: (804) 240-6840 Phone Number: (540) 246-0470

3. Site Address: East of the Intersection of US 340 and Hinton Rd.

4. Directions to property:

North on S. Court St. towards W. Page St., Right onto W. Main (.2 Mile); Left on N. Broad St. (.6 Mile); Continue onto US 340 (1.6 Mile); Proposed Entrance North of JEB Lane at Intersection with US 340

5. Property size: Approximately 559 acres.

6. Tax Map Number: 32-A-43; 32-A-48; 42-A-14B; 32-4-1; 32-4-1A (see Attachment for continuation)
Magisterial District: Springfield

7. Current use of the property: Agricultural

8. Description of proposed use: Solar electricity generating facility

Size of building(s), if any: Please see enclosed Preliminary Plan, Sheet Two

9. Present Zoning: A-1 (Agriculture) _____ R (Residential)
_____ C-1 (Commercial) _____ I (Industrial)
_____ W-C (Woodland Conservation)

10. Applicants' additional comments, if any:

I (we), the undersigned, do hereby certify that the above information is correct and true. I (we) further understand that in granting approval of this application, the Board of Supervisors may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met. *Please refer to the attached "Power of Attorney" form for those applicants that desire to have a spokesperson, who is not the property owner, represent the application and property.*

Signature of Owner:



Signature of Applicant:

 on behalf of Cape Solar, LLC

COMMENTS BY PLANNING AND COMMUNITY DEVELOPMENT OFFICE:

DIRECTOR

DATE

Submit names and complete mailing addresses of ALL adjoining property owners, including property owners across any road or right-of-way (Continue on separate sheet if needed).

Note: Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME ADDRESS

PLEASE SEE ATTACHED SHEET


ADJOINING PROPERTY OWNER VERIFICATION:

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I, _____ (Name)

HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION HAS BEEN GIVEN TO ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

5/9/18
DATE

 on behalf of Cape Solar, LLC
SIGNATURE OF APPLICANT

**COUNTY OF PAGE
SPECIAL USE PERMIT APPLICATION**

(ATTACHMENT WITH ADDITIONAL INFORMATION)

2. PROPOSED OWNER/MAILING ADDRESS (continued)

(b) Name: Houser Properties, LLC
Address: 211 Walnut Hill Rd.
Luray, VA 22835
Phone: (804) 726-2400
(804) 240-6840

(c) Name: Edward R. Baker, Jr., c/o Houser Properties, LLC
Address: 211 Walnut Hill Rd.
Luray, VA 22835
Phone: (804) 726-2400
(804) 240-6840

6. TAX MAP NUMBER (continued)

32-A-56; 32-A-56A; 32-A-56B; 32-A-56C, 32-A-55

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE
SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

Please see attached correspondence

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

No objection

DATE

BUILDING OFFICIAL

5-7-18

Donna Allen

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY

Tracy Clatterbuck

From: Snider, Rodney <rodney.snider@vdot.virginia.gov>
Sent: Tuesday, May 15, 2018 6:53 AM
To: Tracy Clatterbuck
Subject: Re: Special Use Permit- Solar (Houser)

Tracy,

VDOT has no further comments at this time.

Regards,
Scott

On Mon, May 14, 2018 at 10:56 AM, Tracy Clatterbuck <tclatterbuck@pagecounty.virginia.gov> wrote:

Good Morning,

Please provide comments on the attached special use permit for the Houser Solar Project. I know they have reached out to you but I want to make sure everything is good on your end. This is going to the Planning Commission for introduction on 5/22.

Thanks,

Tracy Clatterbuck, CZA

Zoning Administrator

Page County Building and Zoning Department

103 South Court Street, Suite B

Luray, VA 22835

Phone: (540) 743-6674 or (540) 743-1324

Fax: (540) 743-1419



Jessica Berger <jessica.berger@urbangridco.com>

! Cape Solar-SUP Application Comments-VDOT- Page County

Jessica Berger <jessica.berger@urbangridco.com>
To: Rodney.Snider@vdot.virginia.gov
Cc: Jared Burden <jburden@greenehurlocker.com>

Sun, Apr 8, 2018 at 5:38 PM

Mr. Snider,

My name is Jessica Berger and I am the Project Manager for Cape Solar.

After speaking with Jared Burden, he mentioned a couple of things per your conversation about the Cape Solar project entrances.

I have attached the newly revised preliminary site plan for your review and comments. I have removed the entrance off of Kimball Road and moved the entrance on US 340 N to across from Sandy Hook Road.

Please let us know if you have any questions or need additional information to provide your comments. It is our hope that we will file the SUP Application early this week.

Please provide your comments on the agency comment sheet that I have attached to this email or feel free to respond to this email so that we can attach your comments to our application.

I can be reached at the contact information below, and by this email if you have any additional questions.

Thank you so much!

-Jessica

Jessica Berger
Project Manager, Urban Grid
2920 W. Broad St.
Suite 107
Richmond, VA 23230
Maryland Office: 410.604.3603
C: 804-615-2489
www.urbangridco.com

3 attachments

 **Pages 4 -6__Cape__Special Use Permit Application.pdf**
144K

 **Agency page from Page SUP application (2).pdf**
33K

 **Cape_combined-Rev 4.6.18.pdf**
4359K



Jessica Berger <jessica.berger@urbangridco.com>

! Cape Solar-SUP Application Comments-VDOT- Page County

Snider, Rodney <rodney.snider@vdot.virginia.gov>
To: Jessica Berger <jessica.berger@urbangridco.com>
Cc: Jared Burden <jburden@greenehurlocker.com>

Mon, Apr 9, 2018 at 2:23 PM

Jessica and Jared,

We generally support the entrance location shown on the sketch. Exact location and specific details can be addressed at site plan review.

Regards,
Scott

[Quoted text hidden]

1-39120142

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE
SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

Please see attached correspondence

DATE

VDOT OFFICIAL

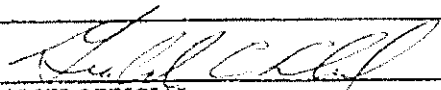
PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

no objections

DATE

HEALTH OFFICIAL

5/21/18



PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

no objection

DATE

BUILDING OFFICIAL

5-7-18



SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY

SPECIAL USE PERMIT APPLICATION
(Attachment with Additional Information)
ADJOINING PROPERTY OWNER INFORMATION

Site Plan Number	Type	Parcel #	Property Owner:	Property Address	Mailing Address
1	Site Parcel	32-A-56	Mr. Edward R. Baker, Jr.		
2	Site Parcel	32-A-56A	Mr. Edward R. Baker, Jr.		
3	Site Parcel	32-A-56B	Mr. Edward R. Baker, Jr.		
		32-A-56C	Mr. Edward R. Baker, Jr.		
5	Site Parcel	32-A-43	Houser Properties Llc		
6	Site Parcel	32-A-48	Houser Properties Llc		
7	Site Parcel	42-A-14B	Roger W. Houser		
8	Site Parcel	32-4-1A	Roger W. Houser C/O Bill Houser		211 Walnut Hill Rd Luray, VA 22835
9	Site Parcel	32-4-1	Roger W. Houser		211 Walnut Hill Rd Luray, VA 22835
10	Adjacent	32-4-2	Roger W. Houser		211 Walnut Hill Rd Luray, VA 22835
11	Adjacent	32-4-3	Mr. Charles Anthony & Ms. Deborah C. Zirkle		2354 US Hwy 340 N Luray, VA 22835
12	Adjacent	32-6-3	Stevie A Stoneberger		222 Dinges Ln Luray VA 22835
13	Adjacent	32-4-6	Mr. Charles Anthony & Ms. Deborah C. Zirkle		2354 US Hwy 340 N Luray, VA 22835
14	Adjacent	32-4-6A	Mr. Charles Anthony & Ms. Deborah C. Zirkle		2354 US Hwy 340 N Luray, VA 22835
15	Adjacent	32-A-57E	Mr. Perry C & Ms. Marilyn C. Rule		2376 Us Hwy 340 N Luray, VA 22835
16	Adjacent	32-A-57C	Mr. Leon & Ms. Banta Sonia E Viands		12518 Browns Mill Dr Herndon, VA 20170
17	Adjacent	32-A-57	Ms. Shirley M Conner		319 Pass Run Ln Luray, VA 22835
18	Adjacent	32-A-58	Ms. Rebecca J Viands		355 Pass Run Ln Luray, VA 22835
19	Adjacent	32-2-1B	Luray Ry Resort Incorporated		3402 Kimball Rd Luray, VA 22835
20	Adjacent	32-2-1A	Mr. John M & Ms. Katrina L Keefer	3368 KIMBALL RD	3368 Kimball Rd Luray, VA 22835
21	Site Parcel	32-A-55	Mr. Edward R. Baker, Jr.	3251 KIMBALL RD	336 Eden Rd Luray, VA 22835
22	Adjacent	32-A-65A	Rutt Enterprises LLC	-	2572 Kimball Rd Luray, VA 22835
23	Adjacent	32-A-51	Ms. Diane S Hilliard	2861 KIMBALL RD	2861 Kimball Rd Luray, VA 22835
			Mr. Eugene C & Ms. Betty A Fox	-	2336 Kimball Rd Luray, VA 22835
24	Adjacent	33-A-8		-	Luray, VA 22835
25	Adjacent	32-9-17	Mr. Wayne M & Ms. Joan K Stanley	1202 PARKVIEW ESTATES RD	1202 Parkview Estates Rd Luray, VA 22835
26	Adjacent	32-A-49	Mr. Samuel H Griffith Jr	120 NEW HOPE LN	142 New Hope Ln Luray, VA 22835
27	Adjacent	42-A-15A	Mr. Ronnie B & Ms. Bonnie S Short	265 OLD FARMS LN	330 Old Farms Ln Luray, VA 22835
28	Adjacent	42E-1-25	Mr. Fred M Everly Jr & Ms. Sue Ann True - Trustees	368 OLD FARM RD	3709 Hill St Fairfax, VA 22030
29	Adjacent	42E-1-26	Mr. William N & Ms. Imogene S Burgen-Trustees	406 OLD FARM RD	406 Old Farms Rd Luray, VA 22835
30	Adjacent	42E-1-27	Mr. Randy D & Ms. Donna M Smith	414 OLD FARM RD	414 Old Farm Rd Luray, VA 22835
31	Adjacent	42E-1-28	Roger W Houser	-	211 Walnut Hill Rd Luray, VA 22835
32	Adjacent	42E-1-29	Roger W Houser	-	211 Walnut Hill Rd Luray, VA 22835
33	Adjacent	42E-1-30	Roger W Houser	-	211 Walnut Hill Rd Luray Va 22835
34	Adjacent	42E-1-31	Mr. Christopher Page & Ms. Cheryl Lanette Adams	572 OLD FARM RD	572 Old Farms Rd Luray, VA 22835
35	Adjacent	42E-1-32	Ms. Terri A Mayes	578 OLD FARM RD	578 Old Farm Rd Luray, VA 22835
36	Adjacent	42E-1-33	Mr. John M & Ms. Christie L Greer-Trustees	-	592 Old Farm Rd Luray, VA 22835
37	Adjacent	42E-1-34	Mr. John M & Ms. Christie L Greer-Trustees	592 OLD FARM RD	592 Old Farm Rd Luray, VA 22835
38	Adjacent	42-A-12	Mr. Allen Lee & Ms. Nadia Laura Loudorback-Trustees	1131 OLD FARMS RD	1131 Old Farms Rd Luray, VA 22835
39	Adjacent	42-A-13	Mr. David W & Mr. Dennis Michael Shenk	1131 OLD FARMS RD	3729 Idn Rd Luray, VA 22835
40	Adjacent	42-A-10	Ms. Janet A Shenk	632 COLLINS AVE	632 Collins Ave Luray Va 22835
			Mr. Roger W Houser	-	
41	Adjacent	42-A-14F		-	2134 US Hwy 340 N Luray, VA 22835
42	Adjacent	42-1-3F	Mr. Christopher R & Mr. Robert A Williams, Jr.	299 HINTON RD	Po Box 1454 Front Royal, VA 22630
43	Adjacent	42-1-3H	Mr. Kenneth W & Ms. Teresa K Farkas	313 HINTON RD	313 Hinton Rd Luray, VA 22835
44	Adjacent	42-1-3I	Mr. Kenneth W & Ms. Teresa K Farkas	-	313 Hinton Rd Luray, VA 22835
				-	17 Springcrest Dr Luray, VA 22835
45	Adjacent	42-1-3G	Ms. Joanne M Yowell	-	
46	Adjacent	42-A-14K	Ms. Debra Houser	518 HINTON RD	211 Walnut Hill Rd Luray, VA 22835
47	Adjacent	42-A-14I	Mr. Roger W Houser	522 HINTON RD	2134 US Hwy 340 N Luray, VA 22835
48	Adjacent	42-A-14J	Mr. Roger W Houser	524 HINTON RD	2134 US Hwy 340 N Luray, VA 22835
49	Adjacent	42-A-14H	Mr. Roger W Houser	526 HINTON RD	2134 US Hwy 340 N Luray, VA 22835
50	Adjacent	42-A-14G	Mr. Roger W Houser	528 HINTON RD	2134 US Hwy 340 N Luray, VA 22835
51	Adjacent	32-10-2	Mr. Roger W Houser	534 HINTON RD	2134 US Hwy 340 N Luray, VA 22835
52	Adjacent	32-10-1	Mr. Kyla W Houser	540 HINTON RD	211 Walnut Hill Rd Luray, VA 22835
53	Adjacent	32-A-47	Mr. Robert W & Ms. Deborah L Krebs	-	151 Tutts Ln Luray, VA 22835
54	Adjacent	32-A-46	Mr. Robert W & Ms. Deborah L Krebs	151 TUTTS LN	151 Tutts Ln Luray, VA 22835
55	Adjacent	32-A-45	Mr. Robert W & Ms. Deborah L Krebs	-	151 Tutts Ln Luray, VA 22835
56	Adjacent	32-A-43A	Commonwealth Of Virginia	-	811 Commerce Rd Staunton, VA 24401
57	Adjacent	32-A-44A	Commonwealth Of Virginia C/O VDOT	-	551 Mechanic St Luray, VA 22835
			Commonwealth Of Virginia C/O Luray Residency, Virginia Dept Of Transportation	-	
58	Adjacent	32-8-A1		915 HINTON RD	551 Mechanic St Luray, VA 22835
59	Adjacent	32-8-A	Mr. Charles A Zirkle	-	2354 Us Hwy 340 N Luray, VA 22835
60	Adjacent	32-A-42	Mr. William J & Ms. Elizabeth Ryan	151 JEB LN	Po Box 597 Mount Jackson, VA 22842
61	Adjacent	32-A-42B	Mr. William J & Ms. Elizabeth Ryan	140 JEB LN	Po Box 597 Mount Jackson, VA 22842
62	Adjacent	32-A-42A	Mr. William J & Ms. Elizabeth Ryan	118 JEB LN	Po Box 597 Mount Jackson, VA 22842
				-	1728 US Hwy 340 N Luray, VA 22835
63	Adjacent	32-A-37	Ms. Bertha Dale Chaplin & Ms. Elizabeth Chaplin Snider	1728 US HWY 340 N	1909 US Hwy 340 N Luray, VA 22835
64	Adjacent	32-A-33	Ms. Eva Comelia Sours Beahn Life Estate	1909 US HWY 340 N	1913 US Hwy 340 N Luray, VA 22835
65	Adjacent	32-A-32	Mr. Robert R & Ms. Penny R Beahn	1913 US HWY 340 N	1913 US Hwy 340 N Luray, VA 22835
66	Adjacent	32-A-31	Mr. Glenn F Bradley	1919 US HWY 340 N	1919 US Hwy 340 N Luray, VA 22835
67	Adjacent	32-A-30	Mr. George W Shanks	1969 US HWY 340 N	Po Box 668 Luray, VA 22835
68	Adjacent	32-A-29	Mr. Robert & Ms. Margaret Yandow	1985 US HWY 340 N	1985 US Hwy 340 N Luray, VA 22835
69	Adjacent	32-3-4	Mr. Charles Anthony & Ms. Deborah C Zirkle	-	2354 US Hwy 340 N Luray, VA 22835
70	Adjacent	32-2-2A	Mr. Cletus M & Ms. Peggy C Bradley	3290 KIMBALL RD	3290 Kimball Rd Luray, VA 22835
71	Adjacent	32-2-2	Ms. Mary Ellen Judd	-	7802 Tayloe Dr Manassas, VA 20112

DECOMMISSIONING PLAN

_____, LLC
Page County

I. Introduction

This plan for decommissioning (the "Plan") is for the _____ Solar Project (the "Project") located in Page County, Virginia (the "County"), and shall be binding on each successor and assignee (the "Facility Owner"). The purpose of the Plan is to ensure the Project is properly removed at the end of the Project's useful life, or earlier if abandoned in whole or in part, and that the Project site is restored to pre-existing conditions. Implementation of this Decommissioning Plan Procedure will be a requirement of the Special Use Permit. Pursuant to this Plan, a Decommissioning Cost Estimate will be provided for County review prior to the issuance of building permits and updated every ten (10) years during the Project Life.

II. Decommissioning

The expected life of the Project is the period during which the facility can produce electrical energy generation (the "Project Life"). At the end of the Project Life, or earlier in the event of abandonment of all or a portion of the Project, the Facility Owner shall decommission the Project or a portion thereof, as set forth below. The decommissioning process for the Project is generally expected to occur as follows ("Decommissioning"):¹

1. The following items shall be removed, disassembled (if applicable), packaged and shipped for re-sale or to a salvage/recycling facility or other processing facility where possible, or to a landfill for disposal.
 - a. PV Module
 - b. Racking System
 - c. Mounting Posts
 - d. Electrical wiring/cabling
 - e. Inverters/transformers/connector station
 - f. Fencing
 - g. Concrete Foundations
 - h. Gravel from Access Drive(s)
2. Dispose of any components in a landfill that cannot be salvaged/recycled, re-sold or re-used.
3. Stabilize any exposed soil where equipment was removed, consistent with County and other applicable erosion and sediment control standards.
4. Maintain and replant turf-grass throughout the site, as necessary, unless required otherwise by the landowner.

¹ It is expected, but not required, that most components of the Project will be salvageable, recyclable, re-usable or re-salable.

5. The Project site or portion thereof shall be restored to its pre-development condition such that it is suitable for a use allowed by right without Special Use Permit.
6. The Project does not generate any hazardous materials. In the unlikely event, and to the extent that, any hazardous materials, as defined by federal, state and/or local laws, are present due to the Project, as part of Decommissioning the Facility Owner shall dispose of all such materials in accordance with applicable federal, state and local laws and regulations governing such materials and the disposal of the same.

III. Decommissioning Process

Decommissioning generally proceeds in reverse order of installation of the Project

1. The facility is disconnected from the utility power grid.
2. Solar arrays are disconnected, collected, and either shipped to another project, salvaged, or submitted to a collection and recycling program.
3. Electrical interconnection and distribution cables are removed and recycled off-site by an approved recycler.
4. Array support H-beams and racking are removed and recycled off-site by an approved metals recycler.
5. Electrical and electronic devices, including transformers and inverters are removed and recycled off-site by an approved recycler.
6. Concrete pads (if used for the inverter blocks) are removed and recycled off-site by a concrete recycler.
7. Fencing is removed and recycled off-site by an approved recycler.
8. Any interior Project roads, typically constructed of 4" aggregate base, can either remain onsite should the landowner choose to retain them, or be removed and the gravel repurposed either on- or off-site.
9. Unless agreed otherwise by the landowner, the Project site is returned to its condition prior to installation of the Project, in accordance with applicable land use regulations in effect at the time of Decommissioning.

IV. Decommissioning Cost Estimate

The Facility Owner shall provide an estimate of the cost to decommission the Project (the "Decommissioning Cost Estimate") prepared by a Virginia Licensed Engineer prior to the issuance of permits for installation of the Project, which shall include the following:

- (a) The gross estimated cost to perform Decommissioning as set forth in Section II above ("Gross Cost");
- (b) An administrative and inflation factor of 10% of the Gross Cost (the "Admin Factor");
- (c) The estimated resale and salvage values associated with the Project equipment ("Salvage Value"); and
- (d) A reduction in the Salvage Value by 10% such that only 90% of the Salvage Value can be used as a credit against the Gross Cost and Admin Factor. The Salvage Value multiplied by 90% is the "Salvage Credit."

Thus, the Decommissioning Cost Estimate formula is:

$$\text{Gross Cost} + \text{Admin Factor} - \text{Salvage Credit} = \text{the Decommissioning Cost Estimate.}$$

The Facility Owner shall provide an updated Decommissioning Cost Estimate on every 10th year anniversary of the date when the Project first began to continuously deliver electric energy to the electric grid for commercial sales (the "Commercial Operation Date") during the Project Life, which shall account for inflation, cost and value changes, and advances in decommissioning technologies and approaches.

If the Project lies on property owned by more than one person, entity or group (multiple owners), the Decommissioning Cost Estimate shall include a table allocating the Decommissioning Cost Estimate across the Project site, based on the percentage of generating capacity in megawatts (MW) attributable to each separately owned part of the property (the "Cost Allocation").

V. Timing for Decommissioning

Upon the earlier of: (i) Completion of the Project Life; or (ii) Abandonment of the Project or any portion thereof, the Facility Owner shall promptly arrange for and be responsible for the full Decommissioning of the Project.

If the Project or any portion thereof has ceased operations and is not maintained for a continuous period of longer than one (1) year and decommissioning is required before the end of the Project Life, the County may provide written notice of suspected abandonment to the Facility Owner. Upon receipt, the Facility Owner shall have a sixty (60) day period in which to refute the claim, remedy any problem, commence Decommissioning, or show why more than sixty (60) days is reasonably necessary to remedy the problem. If at the end of the sixty (60) day period the parties are unable to resolve amicably any dispute arising out of or in connection with this Decommissioning Plan, then such dispute shall be resolved by an action filed in the Circuit Court of Page County, Virginia.

VI. Partial Decommissioning

If Decommissioning is triggered for a portion, but not the entire Project, prior to the end of the Project Life, the Facility Owner shall commence and complete Decommissioning, in accordance with the Decommissioning Plan, for the applicable portion of the Project. If a portion of the Project is Decommissioned, the remaining portion of the Project would continue to be subject to this Decommissioning Plan.

VII. Completion of Decommissioning

Decommissioning will be complete when the County Construction Official or County Engineer, or another party appointed by the County, determines that Decommissioning has been completed in accordance with this Decommissioning Plan by issuance of a letter to the Facility Owner.

VIII. Default by the Facility Owner

If the Facility Owner is in default of its obligation to commence or complete Decommissioning, and such default remains uncured for more than sixty (60) days (as explained in Section V above), each

landowner shall have the right to commence Decommissioning activities within the area it owns. Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of the Facility Owner, including the County's zoning powers.

IX. Notice under this Decommissioning Plan

c/o Urban Grid Solar Projects, LLC
337 Log Canoe Circle
Stevensville, MD 21666
Attn: Decommissioning Notice

Page County Department of Planning and
Community Development

Attn: Director of Planning

X. Financial Security

Financial security shall be in an amount equal to the Decommissioning Cost Estimate (as determined by a Virginia licensed Engineer in Section III) prior to the Commercial Operation Date (the "Decommissioning Security"). When the Decommissioning Cost Estimate is redone during the Project Life, the Facility Owner shall adjust the amount of the Decommissioning Security to match the updated Decommissioning Cost Estimate.

If the Facility is not developed by a public utility company or an independent power producer with an investment grade credit rating with Moody's or Standard and Poor's (a "Qualified Company"), prior to commencement of commercial operations the Facility Owner shall provide financial security for the removal of the Facility. If the Facility is bought by an entity that is not a Qualified Company, that purchaser shall provide such financial security. If such financial security is required to run to the benefit of the County, such security shall also run to the benefit of the landowner. The Facility Owner will only be required to provide one instrument or obligation equal to the Decommissioning Security to satisfy its obligations to both the County and the landowner.

The Decommissioning Security may be provided in one of the following forms: (i) a surety bond, (ii) a letter of credit from a financial institution, or (iii) such other financial instrument as is commonly used in business to secure monetary obligations, so long as such instrument is irrevocable unless replaced with cash or other form of security reasonably acceptable to the parties that benefit from such security.

UG DRAFT 07/18/18

Cape Solar, LLC- Page County, VA

1. THIS SPECIAL USE PERMIT IS TRANSFERABLE. IT WILL MEET THE REQUIREMENTS IN AND HAVE PRIVILEGES PROVIDED FOR IN THE PAGE COUNTY ZONING ORDINANCE AND ANY ORDINANCE AMENDMENTS AS OF THE DATE OF APPROVAL OR AMENDMENT AND CONTINUING FOR THE PERIOD SET FORTH WITHIN THE PARAMETERS IN THIS SPECIAL USE PERMIT. THE SPECIAL USE PERMIT SHALL REMAIN WITH THE PROPERTY FOR A PERIOD OF NINETY-NINE (99) YEARS.
2. THE SOLAR ELECTRICITY GENERATING FACILITY MAY CONSIST OF RACKING AND FOUNDATIONS; INVERTERS AND TRANSFORMERS; NECESSARY ELECTRICAL INTERCONNECTIONS AND ALL IMPROVEMENTS AND CONNECTIONS REQUIRED TO STORE, TRANSFER AND DELIVER ELECTRICAL GENERATION AND ANCILLARY SERVICES, INCLUDING BUT NOT LIMITED TO: THREE (3) PHASE EXTENSIONS AND POWER BOX(ES); STRUCTURES TO HOUSE ELECTRICAL AND MAINTENANCE EQUIPMENT; SECURITY FENCING AND GATING ENCLOSING THE PREMISES; SAFETY SIGNAGE AND SOLAR PHOTOVOLTAIC ("PV") PANELS; AND PRIVATE VEHICULAR MAINTENANCE AND ACCESS ROADS (THE "SOLAR ELECTRICITY GENERATING FACILITY"), WHICH SHALL BE IN COMPLIANCE WITH ALL APPLICABLE COUNTY, STATE, AND FEDERAL AGENCY REGULATIONS.
3. THIS SPECIAL USE PERMIT MAY BE REVOKED UPON MATERIAL NON-COMPLIANCE WITH THE TERMS OF THE PERMIT, OR UPON VIOLATION OF ANY OTHER RELEVANT TERMS OF THE ZONING ORDINANCE OR ANY OTHER ORDINANCES OF THE COUNTY OF PAGE, VIRGINIA APPLICABLE TO THE SOLAR ELECTRICITY GENERATING FACILITY.
4. THE UTILIZATION OF LAND FOR SOLAR PANELS AND OTHER EQUIPMENT SHALL BE IN SUBSTANTIAL COMFORMITY WITH AND NOT EXTEND BEYOND THE PROPERTY LIMITS SHOWN ON THE PRELIMINARY SITE PLAN MAP, BY TIMMONS GROUP, LAST REVISED APRIL 6, 2018, INCLUDED IN SITE PLAN/APPLICATION. ANY EXPANSION OF THE SOLAR ELECTRICITY GENERATING FACILITY BEYOND THE ABOVE-DESCRIBED PROPERTY LIMITS WILL REQUIRE AN ADDITIONAL, NEW, OR MODIFIED SPECIAL USE PERMIT AS REQUIRED BY THE PAGE COUNTY ZONING ORDINANCE AT THAT TIME.
5. INSTALLATION OF SOLAR PANELS IS PERMITTED TO PROVIDE A SOLAR ELECTRICITY GENERATING FACILITY CAPABLE OF GENERATING APPROXIMATELY 100 MEGAWATTS AC OF POWER GENERATION ON THE 559 ACRE SITE.

6. BEFORE BEGINNING ANY CLEARING, GRADING, OR OTHER LAND DISTURBING ACTIVITY, THE APPLICANT SHALL OBTAIN APPROVAL OF CONSTRUCTION/ELECTRICAL PLANS AND/OR PERMITS FROM THE PAGE COUNTY BUILDING OFFICIAL, INCLUDING EROSION AND SEDIMENTATION PLANS AND/OR PERMITS AS REQUIRED BY THE PLANNING AND COMMUNITY DEVELOPMENT OFFICE AND/OR DEPARTMENT OF ENVIRONMENTAL QUALITY.
7. THE APPLICANT SHALL ADHERE TO THE LIGHTING AND LANDSCAPING PLAN SUBMITTED BY THE APPLICANT WITH ITS CONSTRUCTION PERMITTING APPLICATIONS APPROVED BY THE COUNTY OF PAGE, VIRGINIA. IF AMENDMENTS NEED TO BE MADE RELATED TO LIGHTING AND LANDSCAPING, PROPOSED AMENDMENTS MUST BE AT LEAST EQUIVALENT TO WHAT WAS ORIGINALLY APPROVED BY THE COUNTY OF PAGE, VIRGINIA. APPROVED LIGHTING AND LANDSCAPING SHALL BE INSTALLED PRIOR TO CLOSEOUT OF CONSTRUCTION PERMITTING FOR THE SOLAR ELECTRICITY GENERATING FACILITY. ALL LIGHTING SHALL BE MAINTAINED IN AN OPERATING CONDITION AT ALL TIMES. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. DEAD PLANT MATERIALS SHALL BE REMOVED WITHIN A REASONABLE TIME AND REPLACED DURING THE NEXT NORMAL PLANTING SEASON.
8. WITHIN THE SETBACK AREAS ALONG US ROUTE 340 BETWEEN JEB LANE AND TAX PARCEL 32-4-2, EXISTING AND NEW VEGETATION SHALL BE USED TO SCREEN THE SECURITY FENCE PURSUANT TO THE LANDSCAPING PLAN APPROVED BY THE COUNTY OF PAGE, VIRGINIA TO THE EXTENT COMMERCIALY PRACTICABLE UNDER THE APPLICANT'S APPROVED DEVELOPMENT PLAN.
9. ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT AWAY FROM ADJACENT PROPERTIES AND ROADS. LIGHT FIXTURES FOR THE SOLAR ELECTRICITY GENERATING FACILITY SHALL NOT EXCEED 20 FEET IN HEIGHT.
10. HOURS OF CONSTRUCTION OR CLEARING, GRADING, OR OTHER LAND DISTURBING ACTIVITY SHALL BE LIMITED TO MONDAY THROUGH SATURDAY, SUNRISE TO SUNDOWN. NO CONSTRUCTION SHALL TAKE PLACE ON SUNDAYS OR NATIONAL HOLIDAYS.
11. THE TOTAL HEIGHT OF THE SOLAR ELECTRICITY GENERATING FACILITY TO INCLUDE THE PANELS AND MOUNTS ONLY, SHALL NOT EXCEED 20 FEET ABOVE THE GROUND WHEN ORIENTATED AT MAXIMUM TILT. THIS HEIGHT LIMITATION SHALL NOT APPLY TO THE EQUIPMENT AT THE INTERCONNECTION POINT, WITHIN THE SUBSTATIONS OR THAT IS A PART

OF THE TRANSMISSION LINES THAT ARE PART OF THE LOCAL UTILITY POWER GRID.

12. ELECTRICAL WIRING USED IN THE SOLAR ELECTRICITY GENERATING FACILITY SHALL BE UNDERGROUND (TRENCHED) WHERE PRACTICABLE EXCEPT a) WIRING DIRECTLY CONNECTING INDIVIDUAL PANELS AND ARRAYS OF PANELS, b) WHERE NECESSARY TO AVOID NATURAL OBSTACLES, WETLANDS OR ELECTRICAL INTERFERENCE, OR c) WHERE WIRING IS BROUGHT TOGETHER FOR INTERCONNECTION TO SYSTEM COMPONENTS, SUBSTATIONS, AND/OR THE LOCAL UTILITY POWER GRID.
13. THE APPLICANT SHALL BE SOLELY RESPONSIBLE FOR DECOMMISSIONING THE SOLAR ELECTRICITY GENERATING FACILITY ACCORDING TO THE DECOMMISSIONING PLAN PROVIDED BY THE APPLICANT THAT WAS APPROVED BY THE COUNTY OF PAGE, VIRGINIA. DECOMMISSIONING SHALL INCLUDE REMOVAL OF SOLAR COLLECTORS, CABLING, ELECTRICAL COMPONENTS, ANY BASES OR FOOTERS, AND ALL OTHER ASSOCIATED ITEMS. THE APPLICANT IS SOLELY FINANCIALLY RESPONSIBLE FOR DECOMMISSIONING THE SOLAR ELECTRICITY GENERATING FACILITY. DECOMMISSIONING OF THE SOLAR ELECTRICITY GENERATING FACILITY DOES NOT INCLUDE THE EQUIPMENT AND SUBSTATION THAT REMAINS A PART OF THE LOCAL UTILITY POWER GRID AFTER THE SOLAR ELECTRICITY GENERATING FACILITY IS DECOMMISSIONED AND REMOVED.
14. BEFORE THE SOLAR ELECTRICITY GENERATING FACILITY IS ENERGIZED, IT SHALL BE SECURED WITH A FENCE AT LEAST SIX FEET IN HEIGHT. THE FENCE SHALL BE PROPERLY MAINTAINED AT ALL TIMES TO INCLUDE REPAIRS AND LANDSCAPING MAINTENANCE.
15. THE ZONING ADMINISTRATOR OR THEIR DESIGNATED REPRESENTATIVE MAY VISIT THE SITE AT ANY TIME TO ENSURE COMPLIANCE WITH ANY COUNTY ORDINANCES AND SPECIAL USE PERMIT CONDITIONS, SUCH VISITS TO BE IN COMPLIANCE WITH THE SAFETY AND SECURITY PROCEDURES OF THE SOLAR ELECTRICITY GENERATING FACILITY OPERATOR.