

# Elm Spring Solar I – Project Background & Origin

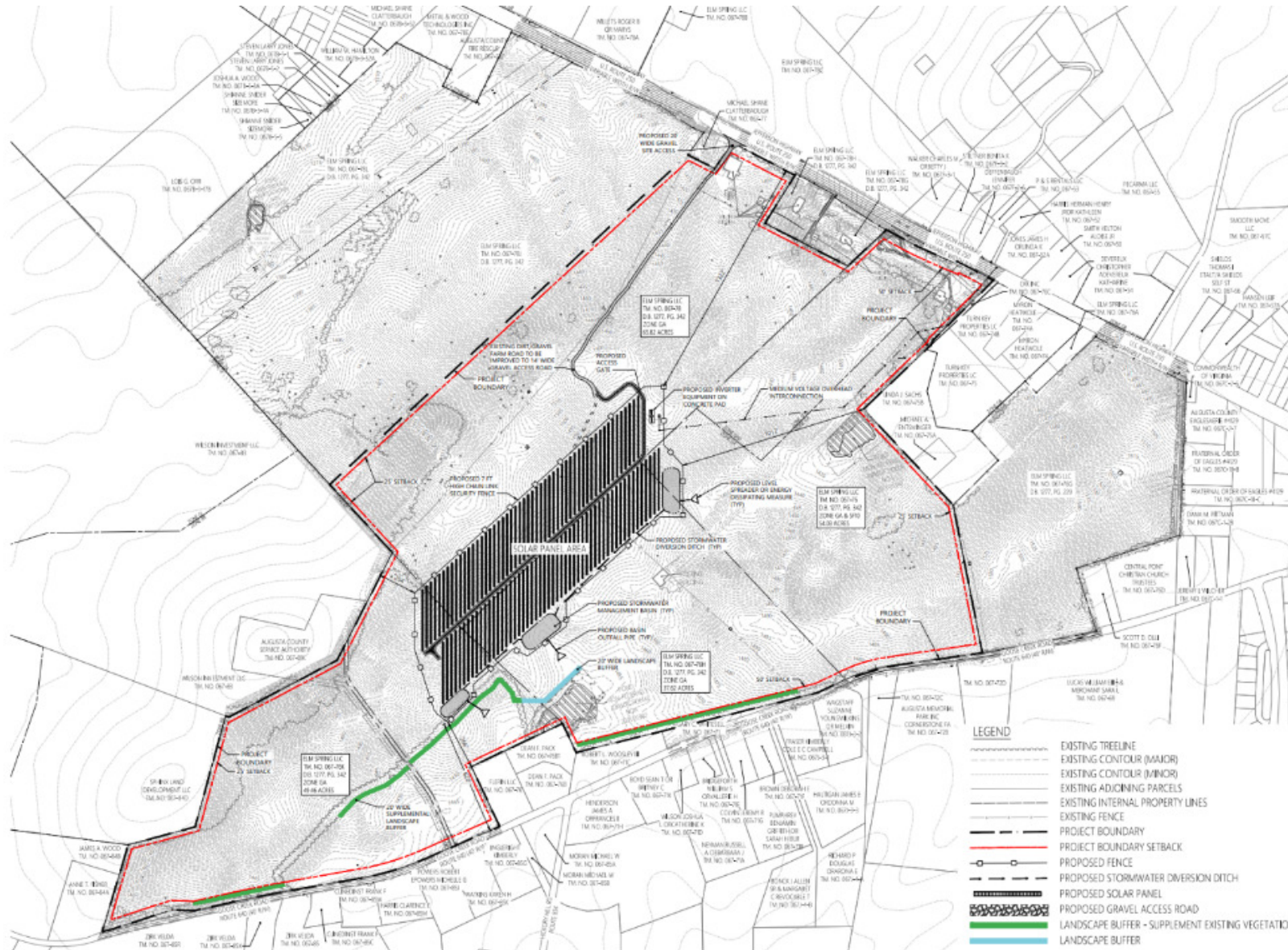


- Sought local assistance for project development
- Landowner priorities from Day 1:
  - Keep her promise to her father to maintain the farm as an operating farm, not sell for development
  - Lease a portion of the farm to improve the farm’s financial operation for her daughters and grandchildren
  - Minimize any potential negative impact on existing tenant farmer, improve or maintain his opportunities at Elm Spring if possible
- Family contributions to local infrastructure & public services:
  - 6 easements for water & sewer pipes, easement for road and water pipes for water tower, 2 acres for fire department, 19 additional utility easements

# Elm Spring Solar I – Project Overview and Status



- 25 acres within the fence, ~ 20 under panel (LEASED)
- Produce enough electricity for about 650 average homes (~20%)
- Interconnection agreement executed with Dominion
- PPA executed with Dominion Energy
- One of the first DG solar projects in the state to be approved by the state utility commission (SCC)
- Con Edison Clean Energy Business (now RWE Clean Energy) seeking to build, own, operate
- Voluntary Community Meeting held, plus nearest neighbor visits
- Planning for sheep grazing pilot program
- Seeking approval from the County
- ***Not a utility-scale solar project — distributed solar is encouraged***



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**ANTARES GROUP INC.**



**Elm Spring Solar**  
 2129 Jefferson Highway (Rt. 250)  
 Fishersville, Virginia

Project Name	Elm Spring Solar
Project No.	
Client	Antares Group Inc.
City	Fishersville, VA
County	Stafford County
State	Virginia
Special Use Permit	10/7/22

Not Approved for Construction  
**OVERALL SITE PLAN**

**C300**

4 5  
 34124.25

- LEGEND**
- EXISTING TREELINE
  - EXISTING CONTOUR (MAJOR)
  - EXISTING CONTOUR (MINOR)
  - EXISTING ADJOINING PARCELS
  - EXISTING INTERNAL PROPERTY LINES
  - EXISTING FENCE
  - PROJECT BOUNDARY
  - PROJECT BOUNDARY SETBACK
  - PROPOSED FENCE
  - PROPOSED STORMWATER DIVERSION DITCH
  - PROPOSED SOLAR PANEL
  - PROPOSED GRAVEL ACCESS ROAD
  - LANDSCAPE BUFFER - SUPPLEMENT EXISTING VEGETATION
  - LANDSCAPE BUFFER

# Viewpoints Map



# Response to Staff Report Items

- Policy 4: Farmland Impacts
  - Piloting sheep grazing inside the fence—minimal lost ag land use
  - Alternative considered in report was residential development (up to 180 houses)
- Policy 6: Balanced Land Uses (*this project is not utility-scale*)
  - Far exceeds minimum required setback from all neighbors and public spaces
  - Nearest neighbors support the project
  - Proposed operating conditions mitigate impacts on neighbors during construction
- Policy 7: Compact, Interconnected Development
  - Project is in an Urban Service Area. *This farm is an established part of the area's character.*
  - Family has granted multiple easements to support local infrastructure & public services
  - Staff report cites that proposed project is less than 0.06% (*six one-hundredth of one percent*) of Urban Service Area land in the County
- Policy 12: Compact, Interconnected Development
  - Proposed and known distributed solar projects under development in the area aren't visible from one another
- We believe the proposed project is In Substantial Accord with the Comprehensive Plan

# Viewpoints Map





| Ground-level Viewpoint #1







| Ground-level Viewpoint #2



# Viewpoints Map





| Ground-level Viewpoint #3





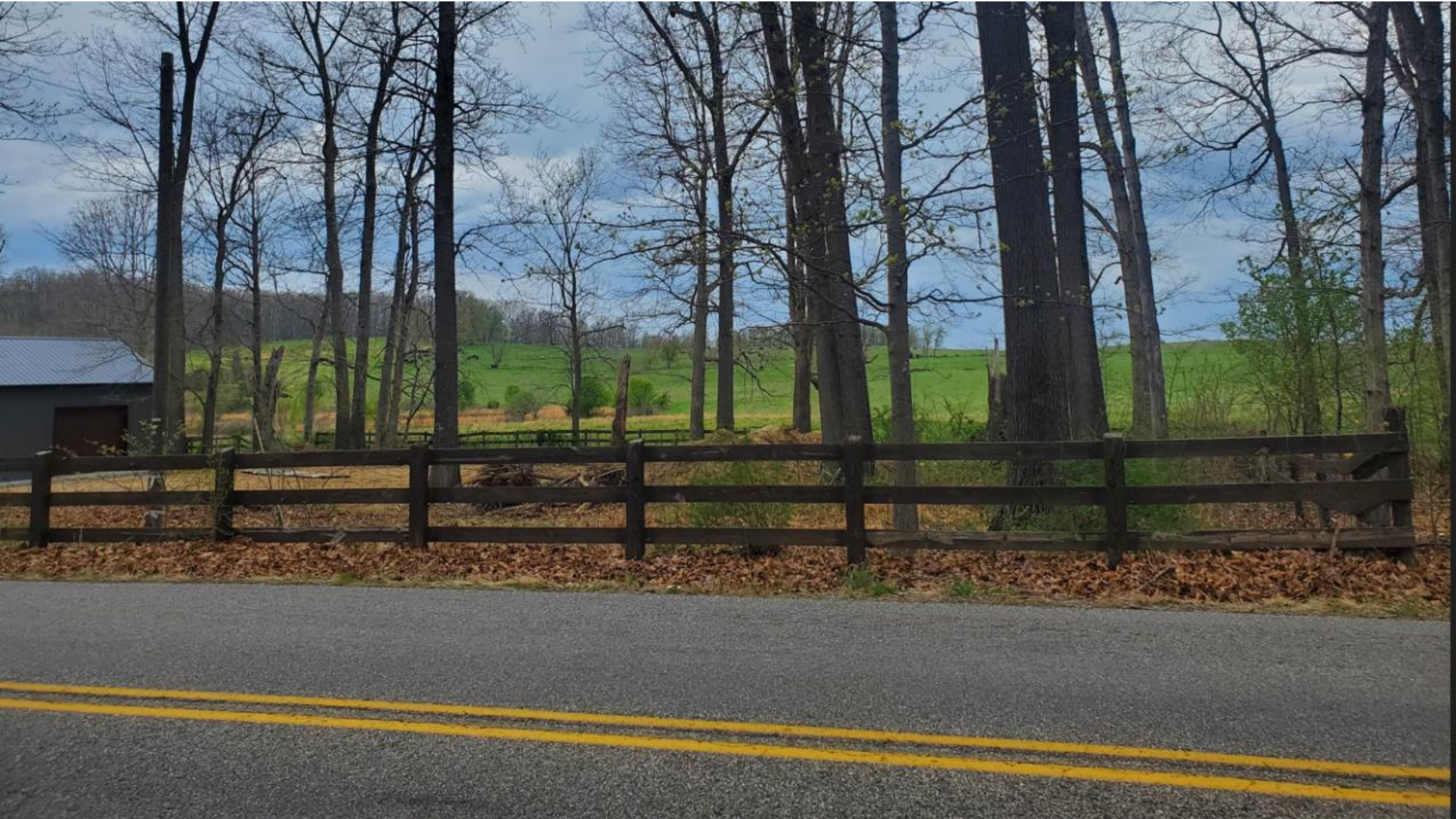
| Ground-level Viewpoint #4

# Viewpoints Map















| Ground-level Viewpoint #5

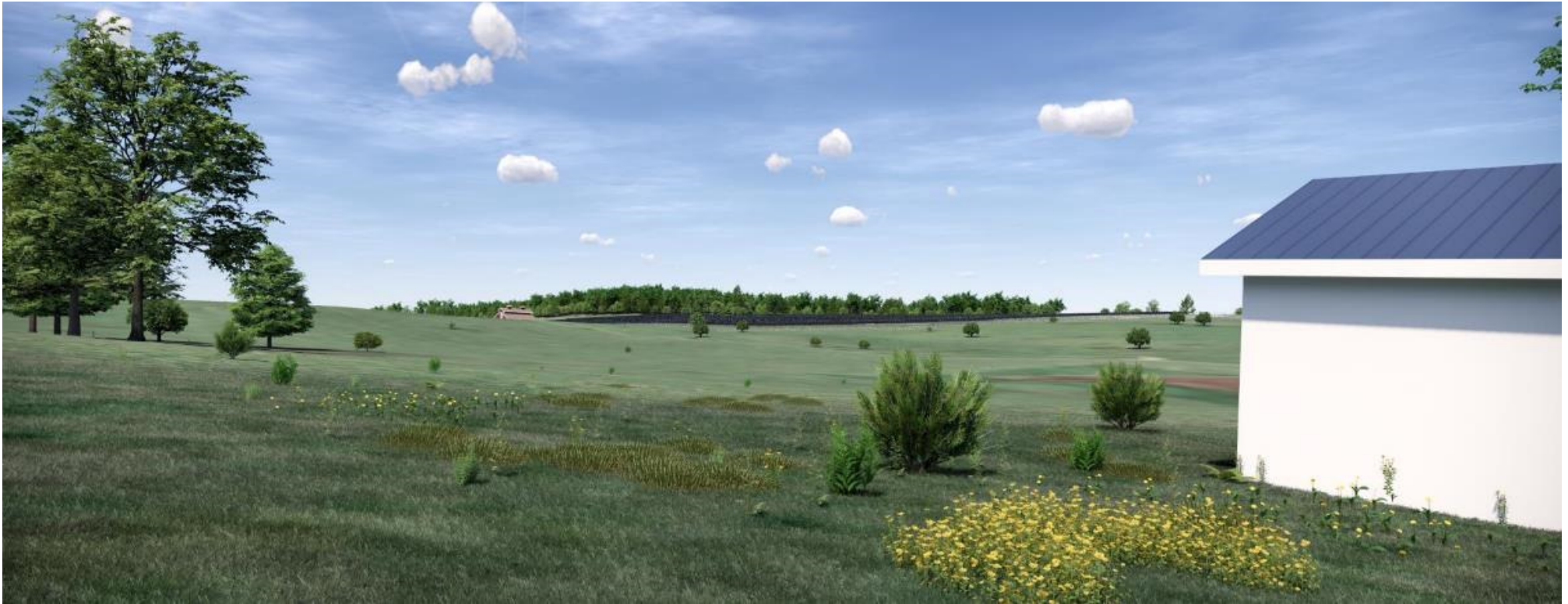




| Ground-level Viewpoint #6

# Viewpoints Map





| Ground-level Viewpoint #7





| Ground-level Viewpoint #8



| Ground-level Viewpoint #9