• 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**
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
Viewpoints Map
Ground-level Viewpoint #4
Viewpoints Map
Ground-level Viewpoint #5
Ground-level Viewpoint #6
Viewpoints Map
Ground-level Viewpoint #7
Ground-level Viewpoint #9