

To: Dan Witt – County Administrator
Monica Elder – Assistant County Administrator

From: Sean Millot, P.E. – Project Engineer - Kimley-Horn and Associates, Inc.
Francis Hodson – SolUnesco, LLC as agent for Randolph Virginia, LLC

Date: February 2, 2022

Subject: Randolph Solar Project – Conditional Use Application
Project Updates and Resubmittal

Dear Mr. Witt and Ms. Elder,

We appreciate the County's ongoing review of the Conditional Use Permit Application. SolUnesco and Kimley Horn are providing an updated CUP Application based on our last meeting on October 14, 2021, and a subsequent letter from Francis on October 22, 2022.

Since October, we have been diligently working to address your and the Berkley Group's questions and concerns representing feedback from the public, the Planning Commission, and the Board of Supervisors. We are pleased to present an updated project Application that contains the following significant updates:

Additional Due Diligence

To address the request to define where we would locate 800 MWs of solar, our team conducted significant additional due diligence on the wetlands and the cultural/historical resources. In our previous submission, we utilized only desktop due diligence to engineer the layout. To present more accurate information, we conducted field surveys.

Kimley-Horn (KH) reviewed the project areas and found areas that appeared to have marginal wetland systems based on aerial interpretation. After reviewing these areas, KH sent four teams of environmental scientists into the field to review over 3,000 acres of the panel areas. These teams recorded GPS points based on the field assessment. Overall, KH identified additional wetland areas and refined the location of the wetlands, which resulted in changes to the engineering and design of the panel areas.

SolUnesco and KH contracted Dovetail Cultural Resource Group to conduct additional desktop due diligence and field reconnaissance (Phase IA) for the cultural and historical resources around the site. Their review included historical databases, historical aeriels, and other information not available to the general public without special licenses. As areas of potential concerns were identified, field crews were sent to the site to help identify the architectural and cultural resources. Overall, the project has identified and avoided over 260 possible architectural resources found within the project and the surrounding parcels.

We will conduct additional research and fieldwork to obtain more specific details to prepare the reports necessary to submit to the appropriate State and Federal Agencies. We typically start this additional fieldwork and resulting reports based on the required timing for the state permitting processes.

Project Size

The previously submitted concept plans by Kimley-Horn showed a detailed concept plan of the solar arrays, roads, and fencing based on the maximum permitted footprint requested. As discussed at the October meeting, the site plan submitted in the July 2021 application allowed for approximately 50% more solar than required. We are submitting a current layout representing 800 MW.ac project capacity designed based on the updated site diligence (project constraints) and updated solar technology (panels, inverters).

We are providing you an overall project footprint, the Development Envelope that includes the area within the fence line, setbacks/buffers, and preserved land (wetlands, wetland riparian buffers, additional preserved forested lands, and setbacks). We present the Development Envelope in green. In addition, we are providing another plan set laying out the 800 MW Footprint within the fence line, which will be entirely within the Development Envelope. We engineered the 800 MW Footprint to be spread across the entire footprint to minimize impacts to the neighbors. We present this 800 MW Footprint in dark gray.

Impact to Neighbors

The project limits to neighboring properties have been reviewed and revised. First, we incorporated the amended solar ordinance into the revised CUP concept plans, including the 400-foot setback from residential structures. Additionally, we propose to exceed the required 75-foot setback to adjacent properties and increase the neighboring properties setback to 100 feet. Our 100-foot setback provides additional physical space between the fence/panels and the neighbors and decreases the project's visibility.

Second, since September, SolUnesco has deployed a three-person team to meet with the project's neighbors both adjacent and within a 400' proximity to the project's property line. SolUnesco's team conducted the outreach based on the following objectives: a) introduce SolUnesco and the Randolph Solar Project to the community; b) open a direct line of communication to our neighbors; c) answer any immediate concerns or questions; d) provide detailed maps of their parcel(s) and the closest distance to the project; and d) analyze the current viewshed and note areas that need supplemental plantings or new plantings. This team has i) had productive conversations with 109 landowners; ii) left information packets at 50 homes after unsuccessful attempt(s) to meet in-person; and iii) mailed 146 letters where a potential residential structure was located more than 800 ft from the project fence. The Applicant gathered 42 letters of support, 9 neighbors voiced opposition or were disinterested in discussing the project, and the remainder did not state a preference. Additionally, 12 of these residences are vacant, and 22 are Randolph Solar landowners. In total, the Applicant has contacted 348 nearby landowners: 202 in person and 146 by mail.

We are pleased to provide the County with this additional information to facilitate further consideration and evaluation. We will make ourselves available to answer questions and address concerns at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Sean Millot".

Sean Millot, P.E.

Project Engineer – Kimley-Horn

A handwritten signature in black ink that reads "J. H. Horn".

CEO – SolUnesco, LLC