

**CONCEPT PLAN
SUBMITTAL MATERIALS**

***Wild Hill Solar Project
Kabletown, West Virginia***

Prepared for:

**Wild Hill Solar, LLC an Indirect Subsidiary of
EDF Renewables, Inc.**
10 Second Street, NE, Suite 400
Minneapolis, Minnesota 55413

Prepared by:

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Project No. 0101-19-0344-001

June 9, 2022

POTESTA

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REVISED CONCEPT PLAN SUBMITTAL MATERIALS

Wild Hill Solar Project Kabletown, West Virginia

1.0 PROJECT DESCRIPTION

Wild Hill Solar, LLC (Wild Hill) an indirect subsidiary of EDF Renewables, Inc (EDF), is proposing to construct a 92.5-megawatt alternating current solar energy generating facility, known as Wild Hill Solar (the Project), on approximately 841 acres on six contiguous parcels owned by five separate property owners. The project is located approximately 2.5 miles south of the city of Charles Town situated between U.S. Highway 340 (to the west) and Route 25, Kabletown Road, (to the east) and is surrounded by agricultural and residential land uses. Approximately 579 acres of this solar project land is within the Urban Growth Boundary, and approximately 262 acres are outside of this Urban Growth Boundary. Wild Hill proposes to lease these parcels for a period of 30 or more years. The project will consist of rows of solar modules which are installed in arrays dispersed throughout the leased land. The project will have a substation connected to the existing 138-kilovolt overhead electrical transmission line passing through the southeast corner of the project area. This substation will be situated on a proposed 4.61-acre subdivided parcel which will have a 50-foot access easement through Mr. Todd Hough’s property off of Shennandale Road. The project will include internal access roads, commercial entrance(s), will be surrounded by security fencing and required zoning buffer, and stormwater management.

2.0 PROJECT AND ADJOINING PROPERTIES

Parcels to be Leased (within Solar Project)

Property Owner	Zigler, Inc.	Clarence & Donna S. Hough	John Samuel & Alice J. Rissler Estate	Charles E. & Marie S. Hough – LIFE	T. Todd & Susan H. Hough, Trustees	Clarence & Donna S. Hough
Physical Address	1079 Roper North Fork Rd., Charles Town, WV 25414	Vacant Parcel - east of the property located at 1343 Roper North Fork Rd. Charles Town, WV 25414	616 Uinta Farm Ln., Charles Town, WV 25414	620 Old Shennandale Rd., Charles Town, WV 25414	340 Old Shennandale Rd., Charles Town, WV 25414	Vacant Parcel – north of the property located at 340 Old Shennandale Rd., Charles Town, WV 25414
Deed Book	307	1209	1228	1209	1125	1212
Page	345	172	303	172	476	57
Parcel ID	District 6, TM#4, Parcel 9	District 6, TM#11, Parcel 7.1	District 2, TM#16, Parcel 18	District 6, TM#11, Parcel 8	District 6, TM#5, Parcel 1	District 6, TM#5, Parcel 6
Zoning District	Rural	Rural	Rural	Rural	Rural	Rural

Total Parcel Size	350.95 Acres	107.38 Acres	293.33 Acres	118.05 Acres	206.84 Acres	49.04 Acres
Project Area	350.95 Acres	107.38 Acres	120.56 Acres	32.11 Acres	181.70 Acres	49.04 Acres
in Urban Growth Area?	YES	YES	YES	NO	NO	NO

Adjoining Property Information

- | | |
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| <p>1. Vacant TM 4 PAR 4
 Owner: Cloverdale Heights Homeowners Association Inc.
 Address: 209 Cloverdale Road
 Charles Town, WV 25414
 Zoned: Rural</p> <p>2. Lot 112 TM 4 PAR 121
 Owner: Amanda L. Thomas
 Address: 153 Heath Court
 Charles Town, WV 25414
 Zoned: Rural</p> <p>3. Lot 111 TM 4 PAR 120
 Owner: Glendwell J. & Joann L. Lloyd
 Address: 133 Heath Court
 Charles Town, WV 25414
 Zoned: Rural</p> <p>4. Lot 110 TM 4 PAR 119
 Owner: William P. & Jamie L. Loewendick
 Address: 111 Heath Court
 Charles Town, WV 25414
 Zoned: Rural</p> <p>5. Lot 109 TM 4 PAR 118
 Owner: Timothy B. & Marta C. Sheehy
 Address: 71 Heath Court
 Charles Town, WV 25414
 Zoned: Rural</p> <p>6. Lot 95 TM 4 PAR 104
 Owner: Lowell V. & Teresa L. Barnard
 Address: 362 Cloverdale Road
 Charles Town, WV 25414
 Zoned: Rural</p> | <p>7. Lot 94 TM 4 PAR 103
 Owner: Nathan A. & Katie S. Madrid
 Address: 434 Cloverdale Road
 Charles Town, WV 25414
 Zoned: Rural</p> <p>8. Lot 93 TM 4 PAR 102
 Owner: Jamie H. & Gary D. Sharp
 Address: 46 Brighton Place
 Charles Town, WV 25414
 Zoned: Rural</p> <p>9. Lot 85 TM 4 PAR 94
 Owner: Steven Krop
 Address: 544 Cloverdale Road
 Charles Town, WV 25414
 Zoned: Rural</p> <p>10. Lot 84 TM 4 PAR 93
 Owner: Randy T. & Teresa R. Kelley
 Address: 582 Cloverdale Road
 Charles Town, WV 25414
 Zoned: Rural</p> <p>11. TM 16 PAR 11
 Owner: Mark E. Roper, et al.
 Address: 418 S. Samuel Street
 Charles Town, WV 25414
 Zoned: Residential/Growth</p> <p>12. TM 16 PAR 12.8
 Owner: Zigler Inc.
 Address: 1343 Roper North Fork Road
 Charles Town, WV 25414
 Zoned: Rural</p> |
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13. TM 16 PAR 12.9
 Owner: Joshua P. Largent
 Address: 469 Sanctuary Lane
 Charles Town, WV 25414
 Zoned: Rural
14. TM 16 PAR 18
 Owner: John Samuel & Alice J. Rissler
 Estate
 Address: 616 Uinta Farm Lane
 Charles Town, WV 25414
 Zoned: Rural
15. TM 16 PAR 18.2
 Owner: Ronald D. & Tracey H. Rissler
 Address: 616 Uinta Farm Lane
 Charles Town, WV 25414
 Zoned: Rural
16. TM 16 PAR 19.1
 Owner: Lawrence G. Rinard & Laura J.
 Johnston
 Address: 5731 Kabletown Road
 Charles Town, WV 25414
 Zoned: Rural
17. TM 5 PAR 5
 Owner: William G. & Barbara W.
 Rissler
 Address: 3432 Macintyre Drive
 Murrysville, PA 15668
 Zoned: Rural
18. TM 5 PAR 5.2
 Owner: Michael A. & Wilma J. Nemeč
 Address: 5203 Kabletown Road
 Charles Town, WV 25414
 Zoned: Rural
19. TM 5 PAR 5.1
 Owner: Dorothy D. Rissler
 Address: 4052 Cypress Street
 Zachary, LA 70791
 Zoned: Rural
20. TM 5 PAR 1.2
 Owner: Todd T. & Susan B. Hough,
 Trustees
 Address: 219 Ann Lewis Road
 Charles Town, WV 25414
 Zoned: Rural
21. TM 5 PAR 1
 Owner: Todd T. & Susan B. Hough,
 Trustees
 Address: 219 Ann Lewis Road
 Charles Town, WV 25414
 Zoned: Rural
23. TM 11 PAR 9
 Owner: Bullskin LLC
 Address: 3250 Highland Place
 Washington, DC 20008
 Zoned: Rural
24. TM 10 PAR 5
 Owner: Stanley W. Jr. & Katherine B. Dunn
 Address: 1371 Meyerstown Road
 Charles Town, WV 25414
 Zoned: Rural
25. TM 11 PAR 5
 Owner: Nancy C. Stolipher
 Address: 1599 Roper North Fork Road
 Charles Town, WV 25414
 Zoned: Rural
26. TM 11 PAR 7
 Owner: Zigler Inc.
 Address: 1083 Roper North Fork Road
 Charles Town, WV 25414
 Zoned: Rural
27. TM 11 PAR 6
 Owner: Sarah F. Carl Family
 Partnership
 Address: 14707 Essington Road
 Rockville, MD 20853
 Zoned: Rural

28. TM 4 PAR 9.1
Owner: Richard A. & Susan Zigler
Address: 1083 Roper North Fork Road
Charles Town, WV 25414
Zoned: Rural
29. TM 4 PAR 3.1
Owner: Reva N. Mickey
Address: 377 Roper North Fork Road
Charles Town, WV 25414
Zoned: Rural
30. TM 5 PAR 1.4
Owner: Douglas A. Knott
Address: 336 Old Shennandale Road
Charles Town, WV 25414
Zoned: Rural
31. TM 5 PAR 1.3
Owner: Kim E. Gutierrez Jr.
Address: 182 Old Shennandale Road
Charles Town, WV 25414
Zoned: Rural
32. TM 5 PAR 1.1
Owner: Robert P. & Patricia A. Funk
Address: 252 Old Shennandale Road
Charles Town, WV 25414
Zoned: Rural
33. TM 22 PAR 97
Owner: Donald E. & Lois A. Coyne.
Address: 5712 Kabletown Road
Charles Town, WV 25414
Zoned: Rural
34. TM 5 PAR 7.10
Owner: James A. & Lisa S. Boyer
Address: 5404 Kabletown Road
Charles Town, WV 25414
Zoned: Rural
35. TM 19 PAR 8.4
Owner: Michelle D. Cook
Address: 6171 Kabletown Road
Charles Town, WV 25414
Zoned: Rural
36. TM 19 PAR 8.1
Owner: Iurie & Valentina S. Gutu
Address: 80 Old Cave Road
Charles Town, WV 25414
Zoned: Rural
37. TM 16 PAR 78
Owner: Ryan B. & Michelle L. Robbins
Address: 18 Devonshire Drive
Charles Town, WV 25414
Zoned: Rural
38. TM 16 PAR 91
Owner: Daniel J. & Theresa E. Stogner
Address: 27 Devonshire Drive
Charles Town, WV 25414
Zoned: Rural
39. TM 16 PAR 17.6
Owner: Eric D. Seeders
Address: 300 Old Cave Road
Charles Town, WV 25414
Zoned: Rural
40. TM 16 PAR 18.1
Owner: Mary P. Rissler
Address: 279 Old Cave Road
Charles Town, WV 25414
Zoned: Rural
41. TM 16 PAR 18.3
Owner: Gary & Carolyn R. Vanderhaven
Address: 283 Old Cave Road
Charles Town, WV 25414
Zoned: Rural

42. TM 16 PAR 18.4
 Owner: Clyde R. Jr. & Donna R. Hitt
 Address: 97 Water Side Street
 Ridgely, WV 26753-7336
 Zoned: Rural
43. TM 16 PAR 17.5
 Owner: Lutman Land Development LLC
 Address: 412 W. Burr Boulevard
 Kearneysville, WV 25430
 Zoned: Rural
44. TM 16 PAR 17
 Owner: Gabriel S. & Shanika A. McCloud
 Address: 53 Monte Carlo Way
 Charles Town, WV 25414
 Zoned: Rural
45. TM 16 PAR 126
 Owner: Jacqueline K. Oehlsen
 Address: 32 Abbington Court
 Charles Town, WV 25414
 Zoned: Rural
46. TM 16 PAR 132
 Owner: Mark A. Mann & Pamela M. Phillips-Mann
 Address: 41 Abbington Court
 Charles Town, WV 25414
 Zoned: Rural
47. TM 16 PAR 133
 Owner: Jondra W. Kershner
 Address: 26 Sheffield Court
 Charles Town, WV 25414
 Zoned: Rural
48. TM 16 PAR 17.1
 Owner: William A. Culley
 Address: PO Box 217
 Summit Point, WV 25446
 Zoned: Rural
49. TM 16 PAR 20
 Owner: Aimee D. Whitlock Real Estate Trust
 Address: 39 Terrace View
 Charles Town, WV 25414
 Zoned: Rural
50. TM 16 PAR 21
 Owner: Thomas W. & Eileen V. Wall
 Address: 75 Terrace View
 Charles Town, WV 25414
 Zoned: Rural
51. TM 16 PAR 22
 Owner: George J. & Joyce O. Hussion
 Address: 95 Terrace View
 Charles Town, WV 25414
 Zoned: Rural
52. TM 16 PAR 23
 Owner: Barbara A. Bittinger
 Address: 123 Terrace View
 Charles Town, WV 25414
 Zoned: Rural
53. TM 16 PAR 45
 Owner: Eastland Homeowners Assoc. Inc.
 Address: PO Box 21
 Rippon, WV 25441
 Zoned: Rural
54. TM 16 PAR 12.4
 Owner: David A. Turner & Allyson R. Marley
 Address: PO Box 1072
 Harpers Ferry, WV 25425
 Zoned: Rural
55. TM 22 PAR 78
 Owner: Peter & Mihyun Schipper
 Address: 30 Green Valley Drive
 Charles Town, WV 25414
 Zoned: Rural

56. TM 22 PAR 79
 Owner: Gerald H. & Patricia A. Magnone
 Address: PO Box 1311
 Charles Town, WV 25414
 Zoned: Rural
57. TM 22 PAR 83
 Owner: Leonard & Linda Dearstine
 Address: 40 Windsor Drive
 Charles Town, WV 25414
 Zoned: Rural
58. TM 22 PAR 1.10
 Owner: Yvonne E. & Gregory M. Zabrucky
 Address: 5952 Kabletown Road
 Charles Town, WV 25414
 Zoned: Rural
59. TM 22 PAR 1.4
 Owner: Steve I. & Kathy D. Davis
 Address: 5908 Kabletown Road
 Charles Town, WV 25414
 Zoned: Rural
60. TM 22 PAR 1.5
 Owner: Curtiss B. Miller
 Address: 19 Mt. Hammond Lane
 Charles Town, WV 25414
 Zoned: Rural
61. TM 22 PAR 98
 Owner: Norman D. II & Robyn L. Ballenger
 Address: 20 Mount Hammond Lane
 Charles Town, WV 25414
 Zoned: Rural
62. TM 16 PAR 19
 Owner: Ronald D. Rissler Et al.
 Address: 616 Uinta Farm Lane
 Charles Town, WV 25414
 Zoned: Rural
65. TM 5 PAR 2
 Owner: Casey Family Land Trust
 Address: 118 Country Club Circle
 Winchester, VA 22602
 Zoned: Rural
66. TM 22 PAR 69
 Owner: Jarret M. & Shelly K. Carver
 Address: 20 Green Valley Drive
 Charles Town, WV 25414
67. TM 16 PAR COMM
 Owner: Owner: Eastland Homeowners Assoc. Inc.
 Address: P.O. Box 21
 Rippon, WV 25441

3.0 TRAFFIC IMPACT DATA

The Average Daily Traffic (ADT) of Adjoining Road (at proposed entrance) - Berryville Pike (US Route 344) carries approximately 14,003 ADT near Wheatland and Roper North Road Intersection. The roadway transitions from two lanes to four lanes near this intersection and has a posted speed of 55 mph. Kabletown Road (CR 25) carries around 1,630 ADT (West Virginia Division of Transportation Data Viewer). The roadway is one lane in each direction with a posted speed limit of 40 mph. The pavement width is approximately 20 feet with two 10-foot travel lanes, with variable width shoulders from 0 feet to 1.5 feet. The minimum right-of-way width is 30 feet (15 feet from centerline). The road surface appears to be in good condition. Peak period traffic volumes do not exceed 180 vehicles for both directions. Peak traffic periods are 7 to 8 am and 4 to 5 pm.

Potesta & Associates, Inc. (POTESTA) contacted the West Virginia Division of Highways' (WVDOH) District 5 office and requested that they review this location to determine if this would be a viable entrance location. A stake was placed at the proposed entrance and WVDOH verified, by viewing this stake in the field, that this location should be viable and relayed this information to POTESTA on June 3, 2020. POTESTA also conducted a sight distance profile and determined that this entrance meets the WVDOH sight distance requirements.

Trip Generation – “Solar Facility” is not listed on table 24-119.B.5.b, nor is it included in the International Transportation Manual; therefore, trip generation data developed for a previous EDF Solar facility project will be presented for this project.

Per “EDF Morris Ridge Solar Farm – Effect on Transportation Report, April 2020”

Maintenance and Operations Traffic Trip Generation

Due to the limited personnel, the operations and maintenance of the Project will result in minimal vehicular traffic generation. Two to three utility type maintenance vehicles would be anticipated to support the site operations. These vehicles would be anticipated to generate an average of two trips per day with a maximum of four trips per day. The maintenance and operations work efforts would generally require vehicular trips to the site outside of the AM and PM peak traffic periods. Occasional water delivery trucks (one per week) would be anticipated to the Project but the need would be sporadic, and their delivery times would vary during the day and would generally be outside of the AM and PM peak traffic periods. Typical operation and maintenance procedures for the facility would include:

- Inspection of each of the solar panel sites on a frequency of at least once per week.
- Informal site inspections and corrective maintenance for the facility occurring on an as-needed basis.
- Conducting ground maintenance of the facility during growing season months; a couple times per year if mechanically mowing, or multiple times per week if managing alternate strategies such as sheep grazing.

Due to the minimal trips generated by the maintenance and operations of the facility, the existing low volume of traffic along the site access roadways, and the rural nature of the site (not an urbanized congested location), the traffic impacts on the roadway operating level of service will be negligible.

Trip Generation for Wild Hill

- Vehicles per Day = 2-3 vpd
- Maximum and Average Trips Per Day = Max-4 vpd / Ave-2 vpd

Highway Problem Area

None within a 1-mile radius of the project (Envision Jefferson 2035 Comprehensive Plan, dated 2015)

Nearest Key Intersections

- (1) Route 25/3 Shennandale Road with Route 25 Kabletown Road (secondary) from 0.8 mile from proposed entrance.
- (2) Route 115 Shennandale Road (Primary) with Route 25 Kabletown Road (secondary) from 1.8 miles from proposed entrance. (Envision Jefferson 2035 Comprehensive Plan, dated 2015)

4.0 STORMWATER NARRATIVE

Stormwater Management for this solar project will follow the amended Jefferson County Stormwater Management Ordinance, Article I D.2.h for Solar Energy Facilities. A stormwater Management report with documentations and drawings will be submitted to Jefferson County for review and approval.

The solar project will also develop the required Erosion and Sediment Control Plan Stormwater Pollution Prevention Plan, and Groundwater Protection Plan to make application to register for the West Virginia Department of Environmental Protection National Pollution Discharge Elimination System (NPDES) permit for this construction.

The solar facility will be constructed on agricultural land, normally planted in row crops, hay/straw and used for grazing. The solar facility will be seeded with pollinator friendly and resistant ground cover such white clover or equivalent and will not be used for grazing.

5.0 LANDSCAPING AND GROUND COVER PLAN

Disturbed areas will be seeded with either white clover (*trifolium Repens*) or Birdsfoot Trefoil (*Lotus Corniculatus*) for pollinator friendly and resistant ground cover. The permanent solar facility's entire project boundary area will be seeded with these pollinator friendly and resistant ground cover to also extend under each Photo Voltaic (PV) module. The PV modules will be arranged to allow this growth of vegetation beneath and between the rows of PV modules. Vegetal cover shall have a minimum of 90 percent or better uniform coverage and shall not be subject to chemical fertilization and herbicides/pesticides. Existing vegetations and trees will be retained to the extent possible at outside property boundaries and buffer areas to assist in natural screening.

6.0 DECOMMISSIONING PLAN OUTLINE*

DECOMMISSIONING

DECOMMISSIONING DURING CONSTRUCTION, ABANDONMENT, OR COMPLETION OF PROJECT

- Completed useful life of the project (30 years life expected) or if the project is deenergized for greater than six months, decommissioning plan will go into effect.
- Or unlikely event that construction cannot be completed.

DECOMMISSIONING AFTER CEASING OPERATION

- Operational lifespan of 30 or more years. Proper maintenance, component replacement and repowering can extend life.

GENERAL ENVIRONMENTAL PROTECTION DURING DECOMMISSIONING

- General environmental protection and mitigation measures would be implemented. (similar to construction phase).

PRE-DISMANTLING ACTIVITIES

- De-energized and isolated from all external electrical lines.
- Staging areas would be delineated at appropriate locations.
- Temporary erosion and sedimentation control measures will be implemented.

EQUIPMENT DISMANTLING AND REMOVAL

Solar Panels

- Each panel will be disconnected and unfastened from the mounting rack and removed.
- Fixed racks be disassembled and removed from the site.
- The pilings will be removed.
- The metal racking components may be reused or recycled for future use.

Electrical Equipment and Collector System Inverters

- Will be removed and shipped off-site for eventual reuse or disposal.
- The piles and associated foundations will be removed from the site.
- Decommission up to the point of interconnection.

Substation

- All aboveground structure and electrical equipment will be removed.
- Land to be restored to original grade.
- Concrete foundations removed to at least 3 feet below original grade.
- All granular and geotextile materials would be removed.

Access Roads

- All access roads will be removed.
- All granular and geotextile materials would be removed from the site by dump truck.

Storage Infrastructure and Perimeter Fence

- Storage and operation infrastructure (e.g., temporary construction trailer) will be removed from the site by truck.
- Foundations associated with these facilities would be removed to a depth of at least 3 feet below original grade.
- Perimeter fencing would be removed and recycled or reused unless landowner(s) prefers to retain portions of fence.

SITE REHABILITATION/RESTORATION - Rehabilitation Plan will develop at the time of decommissioning. To include:

- Agricultural areas will be restored to their original condition, as appropriate.
- Access roads and other compacted areas to be de-compacted, and returned to pre-construction condition, or natural grade as appropriate.
- Disturbed areas will be immediately returned to agricultural uses.
- Erosion and sediment control left in place until ground cover is fully established.

Water Quality

- Jefferson County to be consulted for any decommissioning work near streams/waterbodies.

Agricultural Lands

- Any agricultural lands that have become compacted would be de-compacted and returned to pre-construction condition, or natural grade as appropriate.

Spills

- Strict spill prevention and spill response procedures will be in place

MANAGING EXCESS MATERIALS AND WASTE

Typical waste materials and modes of disposal:

- Concrete foundations - Crush and recycle as granular material.
- Solar Panels - Reuse or recycle.
- Steel and aluminum racks and mounts - Salvage for reuse or recycle for scrap.
- Cabling – Recycle.
- Inverter step-up transformers, inverters, and circuit breakers - Salvage for reuse or recycle for scrap.
- Granular material - Reuse or dispose in landfill.
- Oils/lubricants – Recycle.
- Hazardous materials - Dispose through licensed hauler.

- Geotextile material - Dispose in landfill.
- Miscellaneous non-recyclable materials - Dispose in landfill.

EMERGENCY RESPONSE AND COMMUNICATIONS PLANS

- Environmental Procedures.
- Occupational Health and Safety Procedures.
- Health and Safety Plan considering both public and occupational health and safety issues.

**Decommissioning plan will adhere to any plan approved by the Jefferson County Commission.*